



Council Report

For the Meeting of April 17, 2025

To: Council **Date:** April 3, 2025
From: Karen Hoese, Director, Planning and Development
Subject: Amendment Bylaw for the Affordable Housing Standards Bylaw

RECOMMENDATION

That the following Bylaw be given first, second and third readings:

1. Affordable Housing Standards Bylaw, Amendment Bylaw (No. 1), No. 25-028.

BACKGROUND

The Affordable Housing Standards Bylaw, No. 22-056 (the “**Bylaw**”) was adopted on January 26, 2023. Its purpose is to consolidate various affordability standards into one central location. These standards in the Bylaw are referenced when securing affordable rental housing and below-market homeownership units through legal agreements, such as housing agreements. In addition, the Bylaw serves as a useful resource for market and non-market housing partners, providing clarity and certainty on the City’s affordability standards.

The Bylaw’s affordability standards set maximum rental rates and income limits that align with affordability targets used in senior government, regional government, and City of Victoria housing programs. Because these programs are periodically updated to reflect changes in inflation rates, demographics, and market conditions, when the Bylaw was introduced, it was anticipated that annual updates to the Bylaw would be required.

Since the adoption of the Bylaw, there have been several updates to existing affordability standards and the introduction of new standards. For example, in 2023 BC Housing updated their Housing Income Limits, and in 2024 the City introduced a new housing program, the Affordable Rental Housing Revitalization Tax Exemption (RTE) Bylaw, which references 95% of CMHC’s Median Market Rent. To ensure the Bylaw remains current and aligns with applicable housing programs and existing city policies, various updates are required.

CONCLUSIONS

The Affordable Housing Standards Bylaw, Amendment Bylaw (No. 1), No. 25-028 (see Attachment 1) implements minor updates to ensure the Bylaw aligns with updated government affordability targets.

A blackline consolidated version of the Affordable Housing Standards Bylaw (Attachment 2) is also provided as a reference to show how the bylaw would appear after amended as proposed.

Respectfully submitted,

Nadine Kawata
Senior Planner – Housing Development
Planning and Development

Karen Hoese
Director
Planning and Development

Report accepted and recommended by the City Manager

List of Attachments

- Attachment 1: Bylaw No. 25-028
- Attachment 2: Blackline consolidated Affordable Housing Standards Bylaw