

AFFORDABLE HOUSING STANDARDS BYLAW, AMENDMENT BYLAW (NO. 1)

A BYLAW OF THE CITY OF VICTORIA

The purpose of this bylaw is to amend the *Affordable Housing Standards Bylaw* to align City affordability targets with the current standards established by public housing bodies and other levels of government.

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Under its statutory powers, including sections 8(3)(g) and 63(f) of the *Community Charter* and section 483 of the *Local Government Act*, the Council of the Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

Title

1. This Bylaw may be cited as the “AFFORDABLE HOUSING STANDARDS BYLAW, AMENDMENT BYLAW (NO. 1)”.

Amendments

2. The Affordable Housing Standards Bylaw No. 22-056 is amended in section 3, as follows:
 - (a) by striking out “type of development” and replacing it with “affordability target”; and
 - (b) by deleting Table 1 entirely and replacing it with the following:

Table 1

Row	Affordability Target	Studio or 1 Bedroom Dwelling Unit	2+ Bedroom Dwelling Unit
1	BC Housing - Low and Moderate Income Limits	\$85,870	\$138,770
2	BC Housing – Middle Income Limits	\$131,950	\$191,910

3. The Affordable Housing Standards Bylaw is further amended in section 4, by deleting Table 2 entirely and replacing it with the following:

Table 2

Row	Affordability Target	Maximum Income Limit	Maximum Monthly Rent				
			Studio Dwelling Unit	1 Bedroom Dwelling Unit	2 Bedroom Dwelling Unit	3 Bedroom Dwelling Unit	4 Bedroom Dwelling Unit
1	Very low income	\$24,999	\$375	\$425	\$575	\$700	\$730
2	Low income	\$44,999	\$625	\$775	\$1,050	\$1,050	\$1,250
3	Median income	\$69,999	\$1,125	\$1,250	\$1,400	\$1,750	\$2,000

4. The Affordable Housing Standards Bylaw is further amended in section 5, as follows:

(a) by striking out “organization”, and replacing it with “affordability target”; and

(b) by deleting Table 3 entirely and replacing it with the following:

Table 3

Row	Affordability Target		Studio Dwelling Unit	1 Bedroom Dwelling Unit	2 Bedroom Dwelling Unit	3 Bedroom Dwelling Unit	4+ Bedroom Dwelling Unit
1	CMHC – 2024 Average Market Rent	Maximum Monthly Rent	\$1,350	\$1,502	\$1,954	\$2,351	
2	CMHC - 2024 Median Market Rent	Maximum Monthly Rent	\$1,300	\$1,418	\$1,827	\$2,458	
3	BC Housing – 2023 Housing Income Limits	Maximum Monthly Rent	\$1,250		\$1,625	\$2,050	\$2,387
4	BC Housing – 2023 Housing Income Limits	Maximum Annual Income Limit	\$50,000		\$65,000	\$82,000	\$95,500

5. The Affordable Housing Standards Bylaw is further amended in section 6 by striking out “adopted” and replacing it with “amended”.

Effective Date

6. This Bylaw comes into force on adoption.

READ A FIRST TIME the day of 2025

READ A SECOND TIME the _____ day of _____ 2025

READ A THIRD TIME the _____ day of _____ 2025

ADOPTED on the _____ day of _____ 2025

CITY CLERK

MAYOR