



AFFORDABLE HOUSING STANDARDS BYLAW BYLAW NO. 22-056

This consolidation is a copy of a bylaw
consolidated under the authority of section
139 of the *Community Charter*.
(Consolidated on October 02 2025 up to
Bylaw No.25-053)

This bylaw is printed under and by authority
of the Corporate Administrator of the
Corporation of the City of Victoria.

NO. 22-056

AFFORDABLE HOUSING STANDARDS BYLAW

A BYLAW OF THE CITY OF VICTORIA

(Consolidated to include Bylaw No. 25-028 and 25-053)

The purpose of this Bylaw is to establish affordability standards for rental and affordable home ownership housing in order to protect housing security for low to median income residents, and to apply these standards in housing agreements.

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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 a public meeting assembled enacts the following provisions:

Title

1. This Bylaw may be cited as the “AFFORDABLE HOUSING STANDARDS BYLAW”.

Definitions

2. In this Bylaw:
 - (a) “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.
 - (b) “below-market homeownership unit” means a dwelling unit available for sale at less than market value pursuant to an arrangement with BC Housing or any other public entity.
 - (c) “income” means the total annual income before tax from all sources for every occupant of the dwelling unit, and includes non-taxable income.

Below-Market Homeownership Units

3. Subject to section 6, maximum income limits for below-market homeownership units are those provided in Table 1, for the corresponding affordability target and number of bedrooms.

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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

Affordable Rental Units

4. Subject to section 6, maximum income limits and maximum rents for affordable rental units are those provided in Table 2, for the corresponding affordability target and type of dwelling unit.

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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

5. Notwithstanding section 4, where the affordable rental units are provided in cooperation with BC Housing or the Canada Mortgage and Housing Corporation (CMHC), maximum income limits, if applicable, and maximum rents for affordable rental units are those provided in Table 3 for the corresponding affordability target and type of dwelling unit, subject to section 6.

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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	Maximum Monthly Rent		\$1,250	\$1,625	\$2,050	\$2,387

Income Limits						
4	BC Housing -2023 Housing Income Limits	Maximum Annual Income Limit	\$50,000	\$65,000	\$82,000	\$95,500

25-053 5.a. Subject to section 6, for the purposes of tenants' right of first refusal in new or recently renovated rental units, the maximum rents for below-market rental units are those provided in Table 3.a., for the corresponding type of dwelling unit.

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Table 3.a.

Affordability Target		Studio Dwelling Unit	1 Bedroom Dwelling Unit	2 Bedroom Dwelling Unit	3 Bedroom Dwelling Unit	4+ Bedroom Dwelling Unit
2024 CMHC Average Rent of Vacant Units	Maximum Monthly Rent	\$1,814	\$2,037	\$2,695	\$3,047	

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Adjustments for CPI

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6. Commencing in the second calendar year following the year this Bylaw is amended, the dollar amounts set out in Tables 1, 2, 3, and 3.a. shall be adjusted annually on January 1 of each year by adding to the dollar amount specified in this Bylaw an amount calculated by multiplying the dollar amount as of the previous January 1 by the annual percentage increase in the CPI for the most recently published twelve-month period.

Effective Date

7. This Bylaw comes into force on adoption.

READ A FIRST TIME the **14th** day of **July** 2022

READ A SECOND TIME the **14th** day of **July** 2022

READ A THIRD TIME the **14th** day of **July** 2022

ADOPTED on the **26th** day of **January** 2023

“CURT KINGSLEY”
CITY CLERK

“MARIANNE ALTO”
MAYOR