



# City of Langford

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**Policy Name:** Affordable Housing and Amenity Contribution Policy

☐ New ☒ Amendment

**DEPARTMENT:** Planning

**Governance/Corporate Policy and Planning**

**POLICY NO:** POL-0011-PLAN  
(formerly 0340-50)

## Amended

### 1. General Amenity Contributions

- a) The following required contribution amounts will apply to all market-priced residential units developed through rezoning, based upon the seven areas of Langford delineated on the attached map.
- b) The cash contribution in the first row of Table A shall be a requirement of the development of all multi-family units, and the development of up to and including fifteen lots (fee simple or strata);
- c) The contribution of affordable housing units and/or cash, for developments that are proposed to create more than fifteen lots may be found in Section 3 of this policy.

**Table A:**

<u>Contribution</u>	<u>City Centre</u>	<u>Sooke Road Corridor</u>	<u>North Langford</u>	<u>East Langford</u>	<u>West Langford</u>	<u>South Langford</u>
<b>Affordable Housing</b>	\$1000/SFE	\$1000/SFE	\$1000/SFE	\$1000/SFE	\$1000/SFE	\$1000/SFE
<b>Affordable Housing Units</b>	Nil	Nil	See: Section 3a	See: Section 3a	See: Section 3a	See: Section 3a
<b>General Amenity Reserve Fund</b>	\$3800/SFE*	\$3,400/SFE	\$6,000/SFE	\$6,000/SFE	\$6,000/SFE	\$6,000/SFE

*\*includes \$300 per unit towards downtown parking*

## 2. Single Family Equivalent

The required contribution for small lot and multi-family residential development shall be determined using the contribution amount (Table A) the following multiplier (Table B):

**Table B:**

Housing Type	Single Family Equivalent
½ Duplex (except in the City Centre)	0.66
Small Lot Detached (except in the City Centre)	0.66
Multi-Family (Townhousing, Attached Housing, Apartment), except in the City Centre;	0.61
½ Duplex, Small Lot Detached, and Townhouses in the City Centre	1.0
Apartment in the City Centre	0.75

## 3. Amenity Contribution for Commercial, Business Park and Industrial Development

- a) In addition to the required contribution amounts above, the following contribution amounts are required for commercial, business park and industrial lands:

**Table C:**

<u>Contribution</u>	<u>City Centre</u>	<u>Sooke Road Corridor</u>	<u>North Langford</u>	<u>East Langford</u>	<u>West Langford</u>	<u>South Langford</u>
<b>General Amenity Reserve Fund</b>	\$10.75 per m2 (\$1.00 per ft2) GFA	Nil	Nil	Nil	Nil	Nil

## 4. Reductions to Amenity Contributions Required by Section 1

- a) The total required contribution calculated pursuant to Section 1 of this Policy may be reduced under the following circumstances by the amount specified in Table D:

**Table D:**

	1 <sup>st</sup> through 4 <sup>th</sup> storeys	5 <sup>th</sup> and 6 <sup>th</sup> storey	7 <sup>th</sup> storey and above
<b>Non-Market Housing</b>	50%	50%	50%
<b>Market Housing</b>	nil	50%	75%

## 5. Parks and Open Space

- a) Park and Open Space contributions will be determined by Council on a case by case basis at the time of rezoning and do not form part of this policy.



## 6. Affordable Housing

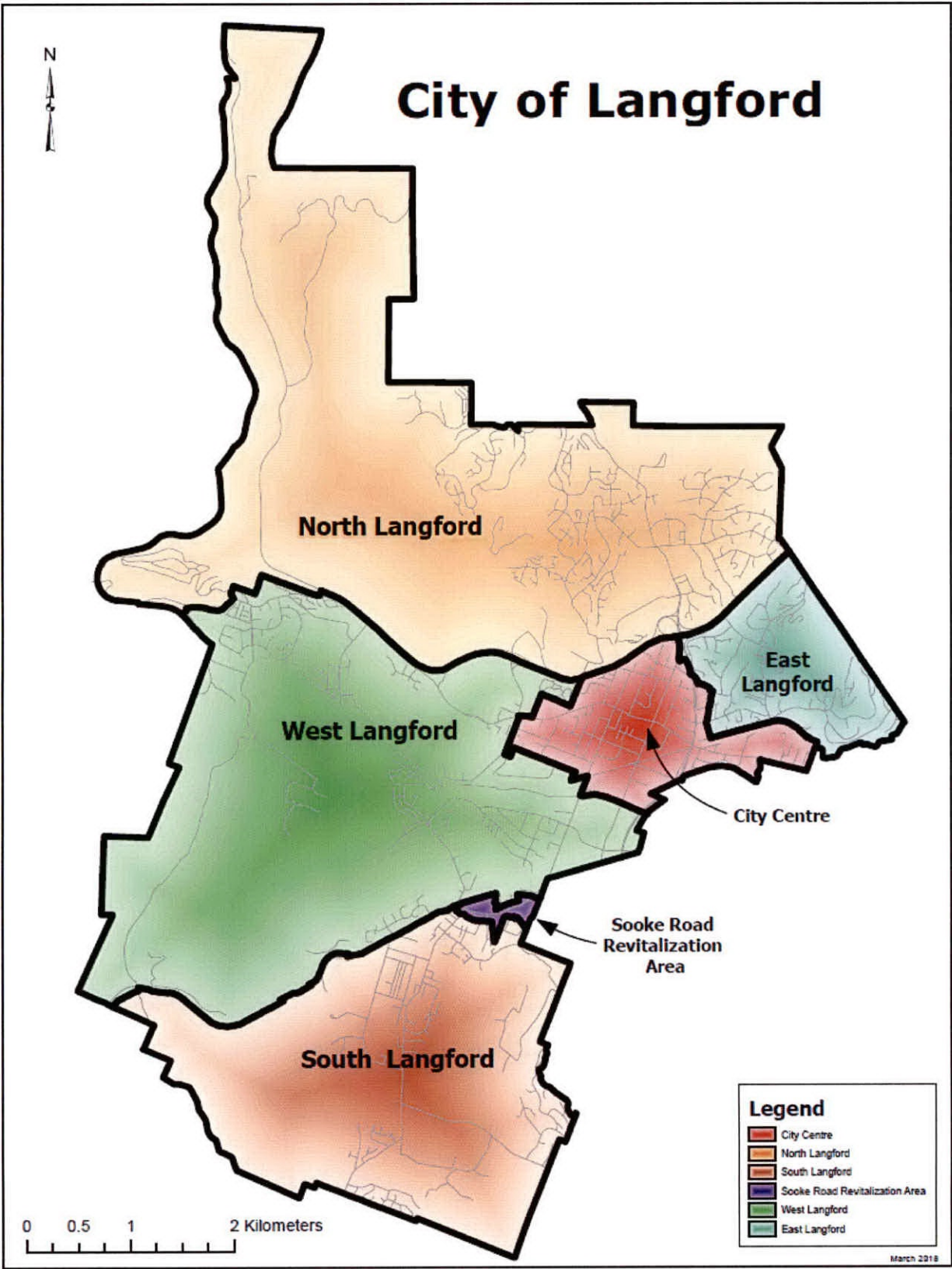
- a) All new rezoning applications to create fifteen or more new single-family residential lots shall provide either:
  - i. one affordable housing unit, in accordance with Sections 4(c) through 4(n) of this policy, for each full increment of fifteen new single family lots as well as a cash contribution towards the City's Affordable Housing Reserve Fund as outlined in Table A for each new single-family lot that is less than a full increment of fifteen; **or**
  - ii. a cash contribution towards the City's Affordable Housing Reserve Fund as outlined in Table A.
- b) For the purpose of determining the amenity contribution for affordable housing at the time of rezoning, the number of new single family lots shall be deemed to be the amount possible within the entire area being rezoned;
- c) The gross floor area of the affordable dwelling shall be a minimum of 83 m<sup>2</sup> (893 ft<sup>2</sup>) not including garages, carports, or decks. No more than two contiguous small lot-small house lots may be created.
- d) Council may agree to allow one or more of the affordable housing units to be provided on a site different to that being developed, subject to this location being confirmed prior to approval of the bylaw. Seventy-five percent of the required units must be single-family dwellings, while 25% of the units may be multi-family units, at Council's discretion.
- e) The developer will register on title a housing agreement with the City of Langford to sell the small lot homes for a maximum sale price of \$165 000 to the City of Langford Affordable Housing Committee qualified purchasers. The City of Langford's Affordable Housing Committee will have control, registered on title through an affordability housing agreement, over the transfer of the affordable homes.
- f) For every fifteen registered lots, one of the fifteen must have an affordable house built within six months of registration.
- g) An affordable housing agreement will be registered on the title of each lot restricting the resale of the affordable homes to a maximum of \$165 000 for a period of five years. The affordable housing agreement is registered at the time of subdivision.
- h) The owner may increase the sale price by \$2 000 for each year of the ownership (exceeding five years) after the first five years of ownership. After twenty-five years of ownership, the house may be sold for market value.
- i) The Affordable Housing Committee shall select the first and subsequent purchasers of the homes from a list of qualified purchasers.
- j) The registered affordable housing agreement will notify the purchasers that the Affordable Housing Committee has control over the resale of the home to qualified purchasers selected by the Affordable Housing Committee.
- k) The housing design will be chosen by the developer through a development permit process from home designs approved by the Affordable Housing Committee and applicable development permits.
- l) Affordable units must meet a minimum of 3 bedrooms, unless equivalent average size is requested by the City to meet a family's special needs, and each unit must include 10 m<sup>2</sup> (100 ft<sup>2</sup>) of storage space, inclusive of closets and exterior side yard setback facing windows;
- m) Each affordable unit must include a single-vehicle garage, must be professionally landscaped in the front and exterior side yard setbacks (\$5,000 landscaping bond is required), and must have blinds or curtains on front and exterior side yard setback facing windows;
- n) All affordable units should must meet minimal visit-ability standards on the ground floor level, namely:
- o) A zero-step entrance at the front, back or side entrance of the house (located on an accessible route from the street);

- p) Wider doorways on all main floor doors (minimum 813 mm (32 inch) clear door opening); and
- q) A half bath on the main floor (minimum requirements include a sink, toilet and a wider doorway);
- r) A minimum of 25% multi-family units may be required in all new large neighbourhood developments (40+ acres); these can be transferable at Council's discretion;
- s) The construction of secondary suites will be mandatory for a minimum of 50% of all single-family dwellings (except in regards to small lots).
- t) That any consideration of applications to rezone lands will be subject to the applicant providing a benefit to the public, in line with the Affordable Housing Strategy outlined in Table 2.
- u) **Notwithstanding any other section of this policy, Council may accept, as an alternative at the time of zoning, any innovative options which might reasonably be expected to result in the provision of affordable housing units.**

**Table E: Affordable Housing Strategy for Owner-Occupied and Rental Housing Units**

		GOAL/INITIATIVE	CITY ACTION/ROLE
OWNERSHIP	MARKET	1) Provide a range of smaller housing forms (small lots, condo, town-house, etc.) 2) Encourage new forms of housing, e.g.: fee simple row housing, micro houses 3) Minimum 25% multi-family units in all new large neighbourhood developments (40+ acre); these can be transferable to town centre	<ul style="list-style-type: none"> <li>Streamline Approvals/encouragement</li> <li>Approvals/support</li> <li>Condition of Zoning</li> </ul>
	NON-MARKET/ SUBSIDIZED	1) One in ten lots provide subsidized unit (75% SFD and 25% multi-family units at Council's discretion) 2) \$500 fee per unit paid in all rezonings to be used in housing projects 3) Encourage and partner with developers to provide subsidized units in priority areas	<ul style="list-style-type: none"> <li>Rezoning/Density bonuses</li> <li>Rezoning/Density bonuses</li> <li>a) Density bonus, waive/reduce fees</li> <li>Reduce amenity lands contributed to City if additional affordable housing is provided</li> </ul>
RENTAL	MARKET	1) Encourage and partner with developers to provide market rental suites (multi-family/micro housing) 2) Mandate secondary suites in minimum 50% of all SFD (conventional size lots)	<ul style="list-style-type: none"> <li>Density bonus or use housing agreement</li> <li>Waive amenity contributions for rental multi-family, with 10% of units in housing agreement</li> <li>Condition of zoning approvals</li> </ul>
	NON-MARKET/ SUBSIDIZED	1) Actively pursue City partnerships with industry and other groups to provide rental units in priority areas using funds from \$500 levy	<ul style="list-style-type: none"> <li>a) City requests partnerships and uses density bonuses to raise \$500 per unit funds.</li> <li>City waives/reduces fees and DCCs in priority areas.</li> <li>Density bonusing</li> <li>Tax holiday in revitalization areas</li> <li>Partner with other governments/leverage funds.</li> </ul>





DATED: POL-0011-PLAN (formerly 0340-50) dated January 19<sup>th</sup>, 2015 - Amends POL-0011-PLAN dated April 2, 2012, Replaces: 6940-00-001 & 002 & 003 & 004

DATED: September 4, 2007 and UPDATED: December 17, 2007, Replaces: 6930-30-00 & 003, and 6940-01

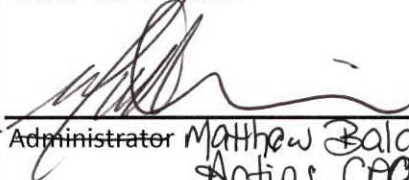
DATED: March 15<sup>th</sup>, 2004 "Affordable Housing Policy"

DATED: March 15<sup>th</sup>, 2004 "Amenity Fund Contribution Policy"

DATED: December 1<sup>st</sup>, 2003 "Affordable Housing Policy"

Adopted by Council: April 16, 2018

CERTIFIED CORRECT



Administrator Matthew Baldwin  
Acting CAO