CITY OF LANGFORD
BYLAW NO. 2270

INCLUSIONARY ZONING BYLAW

WHEREAS, pursuant to the *Local Government Act*, a local government may, by bylaw, require through a Zoning Bylaw the provision of special needs and affordable housing within residential development;

AND WHEREAS the Council of the City of Langford has consulted with interest-holders;

AND WHEREAS Council has taken into consideration:

a) Future land use patterns and development,
b) The housing policies and desired outcomes described in the Official Community Plan,
c) Increases in population growth of residents,
d) The capital costs of providing attainable home ownership dwelling units and affordable rental housing dwelling units; and
e) Whether the charges:
    i. Will deter housing development in the City, and
    ii. Will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land.

NOW THEREFORE BE IT RESOLVED that the Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

Interpretation

1. In the event of a conflict with any term of this bylaw with the provisions of the *Local Government Act* authorizing zoning bylaws for affordable housing and special needs housing, this bylaw is to be interpreted so that it is consistent with the authority set out in the *Local Government Act*.

2. In this Bylaw, the words or phrases that are not defined in this section but are defined in the Zoning Bylaw shall have the meaning assigned to them in the Zoning Bylaw.

3. In this bylaw:

"Affordable Housing Units" includes 'Affordable Rental Housing Units' and 'Attainable Ownership Housing Units'.

"Affordable Rental Housing Unit" means a below-market rental dwelling unit, where:

a) The maximum cost of rent is either:
    i. At least 10% below the median monthly rental rate for the City, as published and updated by the Canadian Mortgage and Housing Corporation on an annual basis, and the affordability level is maintained for a period of at least 25 years; or
    ii. No more than 30% of the median renter household income as published and updated by Statistics Canada every four years, and the affordability level is maintained for a period of at least 10 years; and
b) The registered owner has granted to the City a Housing Agreement for the housing commitments required by the City.

"Attainable Ownership Housing Unit" means a below-market fee simple or strata dwelling unit, where:

a) The purchase price, exclusive of GST, is at least 10% below the benchmark price for a unit of a given size as published by the Victoria Real Estate Board and updated annually on its website, and the affordability level is maintained for a period of at least 25 years;
b) The total monthly shelter cost, including strata fees, heating and property tax (based on a 25-year amortization, 10% downpayment and mortgage rate for a conventional 5-year mortgage term as reported by the Bank of Canada for the applicable year) is no more than 30% of the qualifying household's before-tax monthly income; and
c) A Housing Agreement is registered on title for the housing commitments required by the City.

"Building Permit" means a building permit under the City of Langford Building Bylaw 1160, as amended, repealed, and replaced from time to time.

"Development" means approval of a Subdivision, or a Building Permit authorizing the Construction, alteration, reconstruction, demolition, removal, repair, relocation or extension of a building or structure.

"City" means the City of Langford.

"Construction" means constructing a new building, or altering, reconstructing, demolishing, removing, repairing, or relocating an existing building.

"Housing Agreement" means an agreement registered on title in a form satisfactory to the City, and establishes conditions related to the use of a residential dwelling unit, including but not limited to occupancy of the dwelling unit to persons, families, and households that qualify for affordable housing based on their household income level, restricting the tenure of the dwelling unit, and prescribing minimum costs for occupying or selling a dwelling unit, including establishing a maximum sales price or monthly rental rate, and the rate of increasing future sales price or monthly rental rates for the dwelling unit.

"Market Ownership Development" includes:

a) Construction of a dwelling unit on a lot registered in accordance with the *Land Titles Act*, or,
b) In the case of a two-family dwelling, townhouse, or apartment where each dwelling unit is intended to be used as a permanent residence of one household which are sold at market rates:
    i. A building or land subdivided pursuant to the *Strata Property Act*; or
    ii. A building or land subdivided pursuant to the *Land Title Act*, where dwelling units are separated by party walls as defined by the *BC Building Code*.

"Market Rental Development" means any lot or building with two or more dwelling units which are held under a single legal title, but does not include a secondary suite, garden suite or a carriage suite.

"Official Community Plan" means Bylaw 2200.

"Previously Approved Development" means a Development that is subject to a site-specific conditional density rule, either as specified in a Comprehensive Development Zone or Schedule AD to the Zoning Bylaw.

"Subdivision" means a subdivision as defined in the *Local Government Act*.

"Zoning Bylaw" means Zoning Bylaw No. 300.

Inclusionary Zoning

4. Unless exempted in Section 9, a Building Permit or Subdivision, as applicable, will not be approved for any residential dwelling unit in any zone, unless:
   a) For a Market Ownership Development: a minimum of:
      i. 5% of all one-family dwelling units, two-family dwelling units, or dwelling units in an apartment building with 5 or more storeys are developed and secured as Attainable Ownership Housing Units; and
      ii. 2% of all townhouse dwelling units or dwelling units in an apartment building with up to 4 storeys are developed and secured as Attainable Ownership Housing Units; and
   b) For a Market Rental Development: a minimum of 10% of all dwelling units are developed and secured as Affordable Rental Housing Units.

5. Notwithstanding the requirements in section 4.a), where the calculation of Attainable Ownership Housing Units required:
   a) Results in a fraction, the calculation will be rounded up to the nearest whole unit, or, at the developer's option, the calculation can be rounded down to the nearest whole number provided that the balance of the contribution is paid in an amount equal to the capital cost of providing the required portion of the Attainable Ownership Housing Unit in accordance with the rates listed in Attachment "A", and
   b) Results in fewer than ten whole Attainable Ownership Housing Units, the developer may instead pay an amount equal to the capital cost of providing the required Attainable Ownership Housing Units in accordance with the rates listed in Attachment "A".

6. Notwithstanding the requirements in section 4.b), where the calculation of Affordable Rental Housing Units required:
   a) Results in a fraction, the calculation will be rounded up to the nearest whole unit, or, at the developer's option, the calculation can be rounded down to the nearest whole number provided that the balance of the contribution is paid in an amount equal to the capital cost of providing the required portion of the Affordable Rental Housing Unit in accordance with the rates listed in Attachment "A", and
   b) Results in fewer than five whole Affordable Rental Housing Units, the developer may instead pay an amount equal to the capital cost of providing the required Affordable Rental Housing Units in accordance with the rates listed in Attachment "A".

7. Cash contributions pursuant to sections 5 and 6 are payable to the City's Inclusionary Housing Reserve Fund at the time of issuance of the Building Permit or Subdivision approval, as applicable.

8. Where a building includes both Market Ownership Development and Market Rental Development, the number of Affordable Housing Units required to be developed and secured shall be calculated separately for each portion of the building as provided within the Building Permit application.

Exemptions

9. Despite section 4., the inclusionary zoning requirements do not apply where:

a) A contribution has been made previously for the same Development, unless further Development is expected to result in an increase in the number and/or size of units;

b) A Development in which all the dwelling units will be owned by any of the following:
   i. a corporation incorporated by, or in which shares have been acquired by, a municipality or regional district for a purpose that includes providing affordable housing;
   ii. a society, other than a member-funded society as defined in section 190 of the *Societies Act*;
   iii. a housing cooperative, within the meaning of the *Cooperative Association Act*, that is not-for-profit;
   iv. a board within the meaning of the *Health Authorities Act*;
   v. an agent of the government or the government of Canada;
   vi. a registered charity as defined in section 248 (1) of the *Income Tax Act* (Canada);
   vii. a body within a prescribed class of bodies.

c) A Subdivision or Building Permit application for a Previously Approved Development;

d) A Subdivision or Building Permit application for a lot that was subject to an Official Community Plan amendment which resulted in a change of use or density, and that use and density is reflected in the Building Permit;

   i. For clarity, contribution requirements referred to in section 9 (d) must provide equal or greater public benefit than the conditions of this bylaw, and is subject to financial analysis of the Development and the registration of a Housing Agreement on title which restricts housing tenure and/or affordability.

Configuration of Affordable Housing Units

10. The Affordable Housing Units developed and secured in a Development must generally reflect the size, finish, and configuration of the market component of the Development, as appropriate, and,

11. A minimum of 50% of the Affordable Housing Units in a Development must be configured with two or more bedrooms.

Alternate Sites or Contributions

12. The City may consider allowing the transfer of the required affordable units between properties where the requirements for affordable housing meet or exceed the requirements listed in section 4 or exceed the minimum level of affordability outlined within this bylaw. If approved, the agreement must be secured through a Section 219 covenant on title specifying:
    a) The number of units to be built on another parcel of land;
    b) The legal address, and where applicable, street address, of the parcel of land where the Affordable Housing Units will be located;
    c) The registered legal name of the individual or corporation delivering the Affordable Housing Units;
    d) When the Affordable Housing Units will be delivered; and
    e) How the agreement will meet or exceed the requirements established in this Inclusionary Zoning Bylaw.

13. The City may consider amending the requirements of this bylaw for any other Building Permit where, in the opinion of City Council, the Development provides equal or greater public benefit than the conditions of this bylaw, subject to financial analysis and the registration of a Housing Agreement on title which restricts housing tenure and/or affordability.

Refunds

14. Under no circumstances shall any charges collected under this bylaw be refunded. When no Construction is commenced pursuant to an approved Building Permit that later expires, charges collected shall be credited toward charges payable in respect of a future Building Permit under this bylaw.

Effective date

15. This bylaw shall come into force and effect on the date of adoption, except charges do not apply to any Development that has submitted a complete application for Building Permit, Subdivision, development permit, or zoning amendment prior to adoption of the bylaw, unless the applicant for the Building Permit agrees in writing that it should have effect.

Severance

16. In the event a portion of this bylaw is set aside by a court of competent jurisdiction, the portion is deemed to be severed from the bylaw such that the remaining portions of the bylaw continue in force and effect.

Citation

17. This Bylaw may be cited for all purposes as "City of Langford Inclusionary Zoning Bylaw No. 2270, 2026".

READ A FIRST TIME this 15th day of June, 2026.

READ A SECOND TIME this 15th day of June, 2026.

READ A THIRD TIME this 15th day of June, 2026.

ADOPTED this 29th day of June, 2026.

PRESIDING COUNCIL MEMBER	CORPORATE OFFICER
SCOTT GOODMANSON	Marie Watmough Corporate Officer

SCHEDULE A - ATTACHED TO INCLUSIONARY ZONING BYLAW 2270, 2026

INCLUSIONARY ZONING CASH-IN-LIEU CHARGES

1. The Charges to be levied and paid are in the amounts specified in Columns B and C of Table 1 in respect of the class of Development specified in Column A:

Column "A" Class of Development	**Column "B" Cash-in-Lieu Charge (per new dwelling unit)**	**Column "C" Cash-in-Lieu Charge (per new lot)**
One-family dwelling lot		$1,387
Two-family dwelling unit	$1,387	
Townhouse dwelling unit	$1,355	
Apartment dwelling unit, buildings up to 4 storeys	$1,355	
Apartment dwelling unit, Market Ownership Development over 4 storeys	$3,689	
Apartment dwelling unit, Market Rental Development over 4 storeys	$3,862	