



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Housing Needs Report

File #: 6410.00

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From: Carl Johannsen, RPP, MCIP  
Director of Development Services

Date: February 17, 2021

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## RECOMMENDATION:

THAT Council receive the Housing Needs Report.

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## PURPOSE:

The purpose of this report is for Council to consider receiving the City's first Housing Needs Report.

## POLICY:

In 2018 the Province of British Columbia enacted new provisions in the *Local Government Act* requiring local governments to prepare "Housing Needs Reports", to identify the number and type of housing units needed to meet current and anticipated needs for at least the next five years. In accordance with the *Act*, the City is required to receive its first Housing Needs Report by April 16, 2022.

## COMMENTS/ANALYSIS:

The City engaged Modus to prepare a Housing Needs Report (HNR) for the City of Langley in support of the work towards a new Official Community Plan (OCP) and to meet legislative requirements. Modus provided a work plan and budget of \$29,983 to complete this project, and the City applied for and received a grant from the Union of B.C. Municipalities (UBCM) to fully fund the preparation of the attached HNR.

The attached HNR provides a key foundation for new OCP policies and Zoning Bylaw regulations that support the development of new housing that meets the City's needs, and help facilitate affordable housing initiatives.

## Preparation of the Housing Needs Report

As a first step to complete the HNR, a significant amount of data collection and research was completed to gain an understanding of Langley City's existing context. Interviews were then undertaken with housing organizations, community services, neighbouring local governments, major institutions, and those in the development community. These interviews were supplemented by input from public engagement, held as part of the OCP update process. Finally, using population, household, and income projections into the future, housing needs in terms of unit cost and sizes were determined.

## Key Findings

HNRs are required to include 'Statements of Need' that summarize quantitative and qualitative analysis outcomes, and these are listed on page 34 of the attached HNR. The HNR also identifies the net number of new housing units, according to size (i.e. number of bedrooms), that are required by 2024 to meet projected population growth:

- 0 - 1 bedroom: 575
- 2 bedrooms: 442
- 3 bedrooms: 169
- 4 or more bedrooms: 167

Overall the HNR findings suggest that single detached homes are not attainable for most Langley City resident income groups and thus the City should encourage the development of townhouse and/or rowhouse units, as well as other 'missing middle' options, to help fill a significant gap in Langley City's current housing market. The HNR also highlights that vulnerable demographic groups, including seniors, people with disability or limited mobility, single parent families and youth, will require particular attention to their housing needs over the next 5 years. Housing that could help these groups include garden and basement suites, accessible housing units, co-ops, and rental options with 3+ bedrooms.

## Housing Needs Report and the new draft OCP

The key findings of the HNR provide a strong foundation for the new land use designations and housing policies that have been incorporated into the draft OCP Land Use Plan and the 'Affordable Living and Diverse Housing for All Generations' policy theme. Together these new land uses (and where in the City these land uses are proposed to be applied) and policies aim to:

- enable additional new townhouses and/or rowhouses and other missing middle housing types (i.e. du/tri/four-plexes, garden suites, etc.), to provide a greater variety of ownership housing beyond single detached homes;

- create more affordable market rental options, especially within the primary rental apartment market and for family-sized (3+ bedroom) and 1 bedroom units;
- provide more ageing-in-place housing options and seniors housing to support an aging population; and
- encourage more below-market, non-market and supportive housing options through partnerships with non-profit housing providers and senior governments.

**BUDGET IMPLICATIONS:**

Modus completed the HNR at a cost of \$29,983.00, and this cost was funded by a \$29,983 grant the City received from UBCM. In 2020 UBCM provided grants of up to \$30,000 to local governments (15,000 - 49,999 pop.) to complete HNRs.

**ALTERNATIVES:**

1. That Council direct staff to undertake further refinements before Council receives the Housing Needs Report.

Respectfully Submitted,



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Carl Johannsen, RPP, MCIP  
Director of Development Services

Attachment(s):

1. Housing Needs Report

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer