



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Housing Target Progress Report – Half Year

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From: Anton Metalnikov, RPP, MCIP  
Planner

Date: March 10, 2025

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## RECOMMENDATION:

THAT Council receive the Housing Target Progress Report for the period of August 1, 2024 to January 31, 2025.

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## PURPOSE:

The purpose of this report is for Council to consider receiving the City's Housing Target Progress Report for the first reporting period of August 1, 2024 to January 31, 2025 (first six months from the effective date of the housing target).

Once received, this report will be sent to the Province and posted on the City's website.

## POLICY:

The Province of British Columbia passed the *Housing Supply Act* in 2022 and the *Housing Supply Regulation* in 2023. This legislation enabled the Province to set binding targets for municipalities on the number of housing units they must have completed within a five-year period. Unit completions are measured on net (units completed minus units demolished). These targets are set at 75% of the estimated total housing need as calculated by the Province at the time of housing target development under a similar formula to that used for Housing Needs Reports.

Housing targets have been issued to various municipalities at different times, in "cohorts" of ten. The City of Langley was part of the third cohort, and had its housing target issued on July 24, 2024 for the period of August 1, 2024 to July 31, 2029, with a total target of 1,844 units.

The City's responsibilities under the housing target order are to incorporate land use planning and development processing that support the construction of new housing, collect housing-related data, and report this data to Council and the Province according to scheduled progress updates.

This report serves as the first progress update representing the first six-month period from August 1, 2024 to January 31, 2025. Future progress reports will be required at the one-year mark from the effective date of the housing target (August 1, 2025), and annually from then on.

Cumulative housing targets on an annual basis were also included to measure progress toward the total five-year target. In addition, while not targets, several housing characteristics such as tenure (ownership or rental) and unit type (number of bedrooms) were included as guidelines that the City must track and report on. The figures for these guidelines were also calculated based on the Housing Needs Report method.

The housing target progress report form also includes data on recently issued residential permits to provide broader context and show the number of units that can be expected to be completed in future progress reports. Qualitative information on housing-supporting actions being taken by the City and withdrawn or non-approved housing development applications is provided as well.

## **COMMENTS/ANALYSIS:**

### Six-Month Housing Target Progress

The City's six-month update (January 31, 2025) shows the City has completed 237 net new units, or 94% of its one-year target of 251 units (August 1, 2025).

While the six-month progress report is intended to be an informational update and does not have an interim/cumulative housing target attached to it, it shows the City has already made significant progress towards meeting the one-year target of 251 units.

### Housing Types and Tenures

As presented in the report, a significant share of new homes being created in the City are apartments, with most new apartment units recently completed having one bedroom, and most others being studios or two-bedroom units. This is consistent with the emphasis on studio and one-bedroom units included in the guidelines.

The tenure split of the new units presented in the report is approximately 83% owned to 13% rental, with all rental units being market-rate. The ratio between the development of owned and rental units has oscillated over time based on market conditions.

### Commentary on In-Process Development

It is important to note that the short reporting period of six months together with the City's small size and primarily multi-unit (especially apartment building) development pattern result in significant data swings from time to time as a small number of individual projects have substantial effects on the overall total.

For example, within this reporting period, of the 275 units completed, 252 (or 92%) were within three apartment buildings – two strata and one rental. All but two of the remaining units were in two townhome developments. Of the fourteen multi-unit developments currently under construction in the City, six are rental and one is mixed tenure, which will contribute to a longer-term trend that meets both the City's Official Community Plan (OCP) policy of achieving a "balanced" mix of owned and rental housing supply as well as the housing type guidelines.

It is also important to note that the housing target measures housing completions, not approvals or construction starts, and thus lags the City's development approvals and policy decisions. For example, of the five multi-unit developments represented in this reporting period's unit completions, the associated rezonings and Development Permits were all approved in 2022, with all applications made prior to the adoption of the current OCP and well before the introduction of the *Housing Supply Act*.

A variety of City policy updates adopted since then or currently in progress, including implementation of Provincial housing legislation, will be reflected in future housing target progress reports as more recent applications are approved and complete construction. This includes the implementation of the Ground Oriented Residential OCP designation (townhomes) and the plex-home (Bill 44) Zoning Bylaw update, and the new bedroom unit mix requirements being proposed for new Zoning Bylaw. Together these initiatives will support more units with three or more bedrooms as more townhomes, plex-homes, and larger apartments are created. Similarly, policies supporting below-market rental units are also being explored for the new Zoning Bylaw, such as density bonusing and inclusionary zoning, which if implemented would be reflected in future reports.

### **BUDGET IMPLICATIONS:**

The Housing Target Progress Report was prepared by staff with existing resources. No expenditures are made necessary by receiving the report.

### **ALTERNATIVES:**

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

Respectfully Submitted,



Anton Metalnikov, RPP, MCIP  
Planner

Concurrence:



Roy M. Beddow, RPP, MCIP  
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP  
Director of Development Services

Attachments:

1. Housing Target Progress Report Form
2. Housing Target Order (HTO)
3. HTO Unit Breakdown Guidelines

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



Francis Cheung, P. Eng.  
Chief Administrative Officer