



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Housing Target Progress Report – Year I

File #: 6410.00

Doc #:

From: Ji Woo Lee BSc. MCRP.
Planning Assistant II

Date: August 29, 2025

RECOMMENDATION:

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

PURPOSE:

The purpose of this report is for Council to consider receiving the City's Housing Target Progress Report for the first year reporting period of August 1, 2024 to July 31, 2025.

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

POLICY:

Under the Province of British Columbia's *Housing Supply Act* and *Housing Supply Regulation*, the City of Langley is one of now forty municipalities with a housing target that sets the minimum number of housing units that must be completed within a 5-year period. The City's housing target was issued on July 24, 2024 for the period of August 1, 2024 to July 31, 2029, with a total cumulative target of 1,844 units. The City's responsibilities under the housing target order are to incorporate land use planning and development application processing that support the construction of new housing, and report to Council and the Province on housing delivery and related data, periodically.

This report, along with the attached housing target progress report form, follows and is inclusive of data from the initial six-month progress report received by Council on March 10, 2025. This update outlines the progress made during the first full year of the City's housing target, covering the period from August 1, 2024, to July 31, 2025. A six-month

progress report was only required in the first year of the housing target program and all future reports will be provided on an annual basis. The next progress report will be required following the end of the second-year report period, August 1, 2026.

Through the annual progress reports, the City is required to demonstrate its progress on meeting cumulative housing targets. In addition to housing unit delivery data from the target, the report also records tenure (ownership or rental) and unit type (such as number of bedrooms) as required by the Provincial guidelines.

Further, the progress report form captures development projects at various stages of the approval process. By including housing numbers from approved rezonings, development permits, and building permits, the City provides broader context and an outlook on future housing supply. The form also requires the City to report on housing-supportive actions undertaken, as well as applications that have been withdrawn or not approved, to further contextualize local development conditions.

COMMENTS/ANALYSIS:

One Year Housing Target Progress

The City's one-year update shows that 533 net new units have been completed—over 2.1 times the first-year target of 251 units—and already close to meeting the second-year target of 541 units.

Housing Types and Tenures

As presented in the report, a significant share of new homes being created in the City are apartments, with one bedroom type being the most common, followed by two-bedroom units, and studios. This development trend 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 38% owned (200 units) to 62% rental (333 units), 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

The City is currently on pace to exceed its 5-year housing target as well as many of the guidelines, including studio/one-bedroom, two-bedroom, owned, and rental units.

It is also important to note that the housing target report and progress reporting form do not recognize units that have not yet received approvals or received approvals before the housing target tracking period. Notable examples include the Langley Lions Seniors Housing complex and numerous townhome and plex-home applications. As these projects advance, they will enhance the City's housing inventory by adding diverse unit

types (such as three-bedroom units) and deeper levels of rental affordability (i.e. below-market housing), supporting alignment with the Provincial guidelines.

Time is an important factor in the take-up of new policy, as there is an inherent lag between policy adoption, implementation, and subsequent development approvals and completions. Especially as newly introduced plex-home development (Small-Scale Multi-Unit Housing, or SSMUH) and other ground-oriented housing forms identified in the Official Community Plan continue to see interest and applications brought forward, housing delivery is expected to diversify with a range of tenures, rental types, and unit sizes in line with the guidelines.

Municipal Actions for Increased Housing Supply

With preparation of the new Zoning Bylaw and the new Development Application Procedures Bylaw underway, the City is advancing measures to expand housing supply and address broader housing needs. These bylaws are intended to diversify and strengthen the housing inventory with consideration of density bonusing, inclusionary zoning, and new bedroom unit mix requirements, and streamlined approval processes that bring housing applications to completed construction sooner.

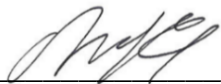
BUDGET IMPLICATIONS:

N.A.

ALTERNATIVES:

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

Respectfully Submitted,



Ji Woo Lee, BSc., MCRP
Planning Assistant II

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