HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the *Housing Supply Act* (Act). The information provided will be evaluated to determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at **Housing.Targets@gov.bc.ca** as soon as practicable after Council resolution.

Do not submit the form directly to the Minister's Office.

Section 1: MUNICIPAL INFORMATION	
Municipality	Township of Langley
Housing Target Order Date	August 18, 2025
Reporting Period	Year 1
Date Received by Council Resolution	November 16, 2026
Date Submitted to Ministry	November 17, 2026
Municipal Website of Published Report	https://www.tol.ca/en/the-township/housing-targets.aspx
Report Prepared By	☒ Municipal Staff ☐ Contractor/External
Municipal Contact Info	*Alyssa Koselowski, Planner I, akoselowski@tol.ca, 604-533-6023*
Contractor Contact Info	☒ N/A *(name, position/title, email, phone)*

Section 2: NUMBER OF NET NEW UNITS

Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.

Section 8 must be completed if a housing target has not been met for the reporting period.

	Completions (Reporting Period)	**Demolitions** (Reporting Period)	**Net New Units** (Reporting Period)	**Net New Units** (Since HTO Effective Date)
Total	1577	61	1516	1516

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)

Record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.

	Completions (Reporting Period)	**Demolitions** (Reporting Period)	**Net New Units** (Reporting Period)	**Net New Units** (Since Effective HTO Date)
Units by Size				
Studio	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1
One Bedroom	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1
Two Bedroom	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1
Three Bedroom	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1
Four or More Bedroom[1]	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1

Units by Tenure				
Rental Units[2] – Total	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2
Rental – Purpose Built	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2
Rental – Secondary Suite	206	1	205	205
Rental – Accessory Dwelling	7	0	7	7
Rental – Co-op	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2
Owned Units	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2
Units by Rental Affordability				
Market	SEE NOTE 3	SEE NOTE 3	SEE NOTE 3	SEE NOTE 3
Below Market[3] - Total	SEE NOTE 3	SEE NOTE 3	SEE NOTE 3	SEE NOTE 3
Below Market - Rental Units with On-Site Supports[4]	SEE NOTE 3	SEE NOTE 3	SEE NOTE 3	SEE NOTE 3

Note 1: The Township of Langley did not historically collect information on unit sizes. This data has only recently been added to the Township's data collection process. As a result, the completed units referenced in this interim report came from Building Permit applications submitted before unit size information was collected.

Note 2: The Township of Langley did not historically collect information on unit tenure. This data has only recently been added to the Township's data collection process to align with Housing Target Order reporting requirements. As a result, the completed units referenced in this interim report came from Building Permit applications submitted before unit tenure information was collected.

Note 3: The Township of Langley did not historically collect information on unit rental affordability. This data has only recently been added to the Township's data collection process to align with Housing Target Order reporting requirements. As a result, the completed units referenced in this interim report came from Building Permit applications submitted before unit rental affordability information was collected.

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

Official Community Plan Update – The Township of Langley completed an update of the Official Community Plan to boost housing supply and follow mandated requirements from the Ministry of Housing.

Community Plans Update – The Township of Langley also completed an update of several Community Plans to align with the newly updated Official Community Plan.

Willougby Community Plan Update – The Township of Langley completed an update of the Willoughby Community Plan to boost housing supply.

Willoughby Transit Corridor Plan – The Township of Langley completed a new Willoughby Transit Corridor Plan for the 200 Street Corridor.

Gordon Neighbourhood Plan Consolidation – The Township of Langley consolidated two existing neighbourhood plans (Central Gordon and Northeast Gordon) with the intent to simplify the regulatory framework, align with the broader Willoughby Community Plan Update and explore increasing residential densities, where appropriate.

BC Builds Projects – the Township of Langley is working with the BC Builds Program through the Province to develop 3 rental housing projects.

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

The Township of Langley has ongoing agreements with Katzie First Nation ("Katzie 2") and Kwantlen First Nation ("McMillan Island 6") to provide water and sewer services.

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the **most current** application type. Provide the estimated number of new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
Applications	-	28	383	411
New Units	-	340	1825	2165
Unit Breakdown				
Units by Size				
Studio	-	15	69	84
One Bedroom	-	0	509	509
Two Bedroom	-	91	685	776
Three Bedroom	-	234	562	796
Four or More Bedroom[1]	-	-	-	-
Units by Tenure				
Rental Units[2] – Total[2]	-	SEE NOTE 4	SEE NOTE 4	-
Rental – Purpose Built	-	SEE NOTE 4	122	122
Rental – Secondary Suite	-	SEE NOTE 4	126	126
Rental – Accessory Dwelling	-	SEE NOTE 4	18	18
Rental – Co-op	-	SEE NOTE 4	SEE NOTE 4	-
Owned Units	-	SEE NOTE 4	SEE NOTE 4	-
Units by Rental Affordability				
Market	-	SEE NOTE 5	SEE NOTE 5	-
Below Market[3] - Total	-	SEE NOTE 5	SEE NOTE 5	-
Below Market - Rental Units with On-Site Supports[4]	-	SEE NOTE 5	SEE NOTE 5	-

Note 4: The Township of Langley did not historically collect information on unit tenure. This data has only recently been added to the Township's data collection process to align with Housing Target Order

reporting requirements. As a result, the completed units referenced in this interim report came from Building Permit applications submitted before unit tenure information was collected.

Note 5: The Township of Langley did not historically collect information on unit rental affordability. This data has only recently been added to the Township's data collection process to align with Housing Target Order reporting requirements. As a result, the completed units referenced in this interim report came from Building Permit applications submitted before unit rental affordability information was collected.

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and the estimated number of proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	170	0
Proposed Units	428	0

B) Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

In total, there were 170 applications that were withdrawn within Reporting Period 1. No application was not approved by staff or Council.

Building Permit Applications = 169
Development Permit Applications = 1
Rezoning Applications = 0

The Township of Langley does not necessarily track why building permits are withdrawn, but this can be for several reasons. For example, some applicants accidentally applied twice, so one of their applications was cancelled, or they applied for the wrong type of application.

In addition, the number of proposed units associated with the withdrawn applications was likely not accurate, as we do not confirm proposed units until the application was issued.

There was 1 development permit application that was withdrawn within Reporting Period 1. The reason provided by the applicant was due to market conditions and financial feasibility. This application had 257 units proposed.

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to the municipality's effort and progress toward achieving the housing target.

As of August 31, 2026, a total of 7,299 residential units received Third Reading and were considered *Approved in Principle*. Before projects can receive final adoption, applicants must meet all required conditions of approval. These typically include actions such as dedicating land for road widening or entering into agreements for necessary works and services. Applicants generally only complete these conditions when they are ready to move forward with construction. Given current economic conditions, the Township is seeing many applicants choosing to delay meeting these requirements until market conditions improve.

[1] If needed due to data gaps, it is acceptable to report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.
[2] **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.
[3] **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.
[4] **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.