



## HOUSING TARGET PROGRESS REPORT FORM

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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](mailto:Housing.Targets@gov.bc.ca) as soon as practicable after Council resolution.

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



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<b>Section 1: MUNICIPAL INFORMATION</b>	
<b>Municipality</b>	<b>City of Langford</b>
<b>Housing Target Order Date</b>	August 18, 2025
<b>Reporting Period</b>	1.1: September 1, 2025 – February 28, 2026
<b>Date Received by Council Resolution</b>	March 16, 2026
<b>Date Submitted to Ministry</b>	March 19, 2026
<b>Municipal Website of Published Report</b>	www.langford.ca
<b>Report Prepared By</b>	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
<b>Municipal Contact Info</b>	Leah Stohmann Director of Community Planning and Development lstohmann@langford.ca 250-478-7882
<b>Contractor Contact Info</b>	<input checked="" type="checkbox"/> N/A

<b>Section 2: NUMBER OF NET NEW UNITS</b>				
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. <u>Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.</u>				
<b>Section 8 must be completed if a housing target has not been met for the reporting period.</b>				
	<b>Completions</b> (Reporting Period)	<b>Demolitions</b> (Reporting Period)	<b>Net New Units</b> (Reporting Period)	<b>Net New Units</b> (Since HTO Effective Date)
<b>Total</b>	825	31	794	794

<b>Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE</b> (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.				
	<b>Completions</b> (Reporting Period)	<b>Demolitions</b> (Reporting Period)	<b>Net New Units</b> (Reporting Period)	<b>Net New Units</b> (Since Effective HTO Date)
<b>Units by Size</b>				
Studio	<b>The City of Langford does not track this data.</b>			
One Bedroom				
Two Bedroom				
Three Bedroom				

Four or More Bedroom <sup>1</sup>	
<b>Units by Tenure</b>	
Rental Units <sup>2</sup> – Total	<b>The City of Langford does not track this data.</b>
Rental – Purpose Built	
Rental – Secondary Suite	
Rental – Accessory Dwelling	
Rental – Co-op	
Owned Units	
<b>Units by Rental Affordability</b>	
Market	<b>The City of Langford does not track this data.</b>
Below Market <sup>3</sup> - Total	
Below Market - Rental Units with On-Site Supports <sup>4</sup>	

**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.
- On July 25, 2025, Council adopted a new OCP for 100,000 residents that could strategically meet the needs of the residents while addressing the challenges of affordability, housing, climate change, social equity, rising infrastructure costs, and improving transportation options.
  - On November 18, 2024, Council approved Langford’s first Urban Forest Management Plan (UFMP). The plan details the current extent and condition of Langford’s urban forest and establishes a strategic framework to meet the vision, target, and goals for the urban forest over the next 25 years.
  - The City hired a transportation consultant to review and update the off-street parking bylaw. Adoption of the bylaw is scheduled for early 2026.

- The City hired a planning consultant to update and complete the Form and Character Design Guidelines. Adoption of the bylaw is scheduled for early 2026.
- The City hired a planning consultant to update and complete the Environmental Development Permit Areas. Adoption of the bylaw is scheduled for early 2026.
- These updates to the City’s planning framework will help streamline the development approval processes by clarifying expectations for new development.
- The City had committed to a partnership with M’Akola Housing Society to construct a mixed-use building on City property, with 40 affordable housing units and 73 childcare spaces. M’Akola had anticipated funding from the Indigenous Housing Fund for the affordable housing component of this project, while the City received funding approval from the Childcare BC New Spaces Fund for the childcare component. However, M’Akola and the City have recently been informed by BC Housing that funding through the Indigenous Housing Fund is no longer available.

**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.

N/A

**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
<b>Applications</b>	0	7	39	46
<b>New Units</b>	0	444	189	633

**Unit Breakdown**
**Units by Size**

Studio	<b>The City of Langford does not track this data.</b>
One Bedroom	
Two Bedroom	
Three Bedroom	
Four or More Bedroom <sup>1</sup>	

**Units by Tenure**

Rental Units <sup>2</sup> – Total <sup>2</sup>	
Rental – Purpose Built	



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Rental – Secondary Suite	<b>The City of Langford does not track this data.</b>
Rental – Accessory Dwelling	
Rental – Co-op	
Owned Units	
<b>Units by Rental Affordability</b>	
Market	<b>The City of Langford does not track this data. No non-profit affordable housing projects are currently under construction</b>
Below Market <sup>3</sup> - Total	
Below Market - Rental Units with On-Site Supports <sup>4</sup>	

<b>Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS</b>		
<p><b>A)</b> 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.</p>		
	<b>Applications Withdrawn</b>	<b>Applications Not Approved</b>
<b>Applications</b>	0	0
<b>Proposed Units</b>	0	0
<p><b>B)</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.</p>		
N/A		

<b>Section 7: OTHER INFORMATION</b>
Provide any other information not presented above that may be relevant to the municipality’s effort and progress toward achieving the housing target.
Funding from senior levels of government is essential in advancing the construction of affordable housing in Langford.



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The City has twice submitted applications to the federal Housing Accelerator Fund for grant funding, neither of which was successful. The City intended to use a portion of these funds to purchase land to create opportunities for partnerships with non-profit housing providers, as there are very limited opportunities on land currently owned by the City.

With that funding not approved, the M'Akola Housing Society Indigenous Housing Fund no longer available, and the Community Housing Fund suspended, the City expects that it's unlikely any significant progress can be made towards the affordable housing component of the Housing Target Order Guideline in the foreseeable future.

**Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS**

**If the housing target has not been met for the reporting period**, please provide a summary of planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- dates of completion or other major project milestones;
- links to any publicly available information; and
- the number of units anticipated by completing the action.

*NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.*

<b>Name of Action:</b>	
<b>Description of Action:</b>	
<b>Completion/Milestone Date:</b>	
<b>Link:</b>	<b>Number of Units:</b>
<b>Name of Action:</b>	
<b>Description of Action:</b>	
<b>Completion/Milestone Date:</b>	
<b>Link:</b>	<b>Number of Units:</b>
<b>Name of Action:</b>	
<b>Description of Action:</b>	
<b>Completion/Milestone Date:</b>	



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Link:	Number of Units:
<p><i>*Copy/Paste above description tables as needed</i></p>	

<sup>1</sup> 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.

<sup>2</sup> **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

<sup>3</sup> **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

<sup>4</sup> **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.