HAVAN | Homebuilders Association Vancouver

# Build Homes, Not Barriers in The City of Langley

## September 2026 | HAVAN Government Relations Report

With municipal elections occurring across B.C. on October 17, there is no doubt that housing and affordability will be at the top of voters' concerns when meeting with candidates on doorsteps and at all-candidate debates. Our organization is launching the **Build Homes, not Barriers** campaign to inform and engage with candidates across Metro Vancouver and advocate on behalf of our members who are building the homes that you need in your community.

**Who are we?** Recognized as leaders in the homebuilding industry since 1974, our 1,000+ members include builders, developers, renovators, designers, suppliers, sub-trades, and leading professionals. We are an association of knowledgeable, trusted, resourceful, and local professionals who build over 65% of Metro Vancouver's homes.

Our campaign is two-fold. Firstly, we want to share housing data for your region to help inform you of what the landscape looks like in your municipality. Secondly, we undertook a survey to garner our members' perspective on housing-related issues. This includes the state of the market, development application timelines, development fees and charges, and other barriers to advancing new housing supply.

**This is what we heard:**

Our members identified the most significant barriers to building housing include economic uncertainty (65%), government fees and charges (65%), regulatory changes (55%), and permitting timelines (45%).

The top three policies that they would like municipalities to prioritize are DCC/ACC reductions, streamlining the permitting process, and digitalizing permitting submissions.

Our member survey helps illustrate both the severity and duration of these conditions. We asked members to think about their businesses and compare the current state of the market to their experiences one, three, and five years ago. While responses reflect each member's individual business experience, 63% said the market is worse today than it was one year ago. Compared with three years ago, 81% said conditions are worse, with 40% describing them as much worse. Looking at the previous five years, 79% said the market is worse today, including 56% who said it is much worse.

For further information on our campaign, our survey, or your local government, please use the QR code provided. Thank you for putting your name forward for the upcoming election and your interest in understanding the impact of housing in your community.

**Scan QR Code for More Information**

## Residential Construction Economic Impact

**Total Residential Construction**

| 1,760 JOBS | $137M WAGES | $299M INVESTMENT VALUE |
|---|---|---|

**New Residental Construction**

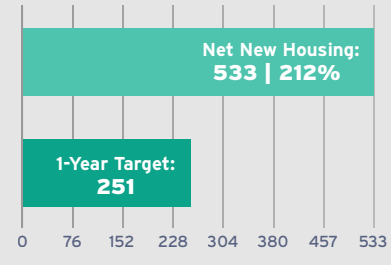
| 1,320 JOBS | $103M WAGES | $227M INVESTMENT VALUE |
|---|---|---|

**Renovation & Repair Construction**

| 440 JOBS | $34M WAGES | $72M INVESTMENT VALUE |
|---|---|---|

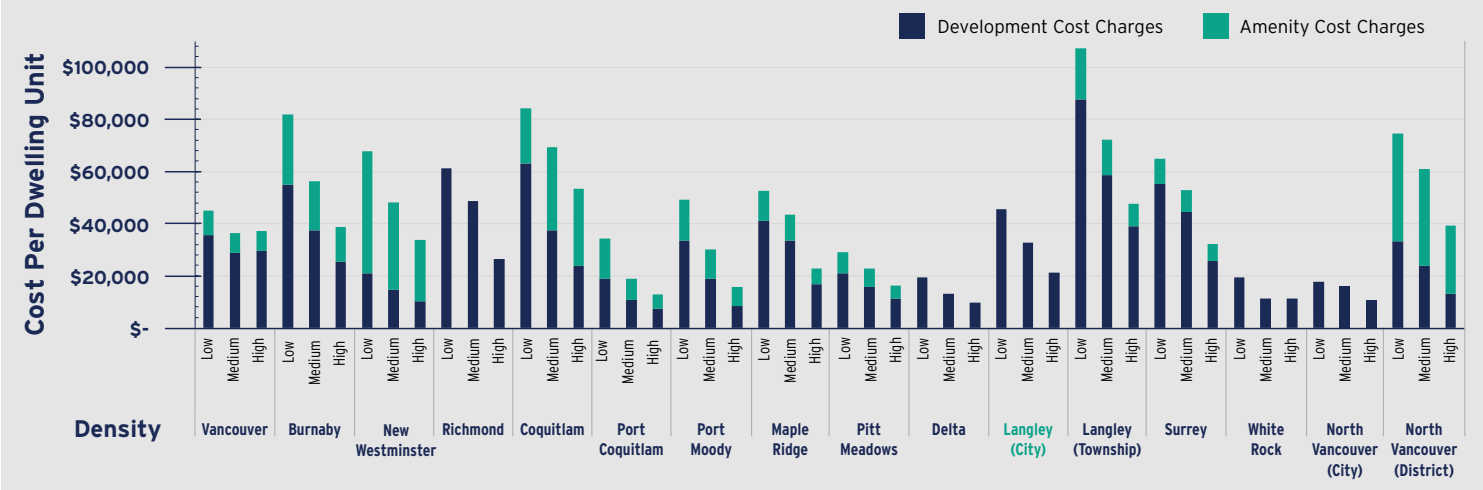
Source: Canadian Homebuilders Association (2026)

## Is The City of Langley Meeting its Housing Target?




Source: B.C. Ministry of Housing and Municipal Affairs (2024) and Municipal Housing Target Update Reports (2024-2026)

## How Much are Municipalities Charging for New Developments by Housing Density?




Source: Municipal By-Laws (as of 2026)

# What tools does local government have in its toolbox to support a broad range of new housing in your community?

To increase housing supply and improve housing affordability for British Columbians, the Government of B.C. enacted Bill 44 (small scale, multi-unit housing), Bill 46 (development cost charges and amenity cost charges), Bill 47 (designation of high-density, transit-oriented areas), and Bill 16 (inclusion zoning and density bonusing). While these provincial statutes set mandates for housing development, local governments still retain many tools to support homebuilding in a more efficient and affordable manner.

## Advocacy

Mayors and Councillors can advocate to the federal and provincial levels of government on incentives to encourage homebuilding, funding for needed infrastructure to meet growth demands, and policy development to support city halls and builders working more efficiently to build homes in all forms.

## OCP/Bylaws

Official Community Plans (OCPs) and Zoning Bylaws outline the long-term vision and goals for municipal land use to meet housing needs. These can include designation of lands for specific purposes, including resilient housing, and sustainable transportation networks.

## Transportation

As communities are planned and built, traffic and transportation infrastructure is essential to accommodate growth. Areas of higher growth should incorporate access to public transit and have connection to pedestrian and cycling networks.

## Permitting Programs

The development application approval process can be long and onerous, depending on the application. City halls can develop policy, implement technological and artificial intelligence tools, and streamline processes to advance development applications in a more efficient manner, reducing time costs to both municipal government and builders.

## Guaranteed Timelines

City halls can identify guaranteed timelines for issuing of development and renovation applications and building permits. Targeted timelines for processing provide certainty for builders and can reduce delays and costs.

## Development Financing Payments

The implementation of a four-year program for the payment of development cost charges and amenity cost charges can provide certainty for homebuilders in managing upfront development costs. Allowing builders to use surety bonds, in lieu of more traditional letters of credit, provides flexibility in accessing financial capital and helps lower early-stage financing costs.

## Balancing the Municipal Assist Factor

Infrastructure benefits the whole community, yet much of its cost is placed on new homes. A more balanced municipal assist factor shares these costs fairly and helps prevent today's homebuyers in your community, often first-time buyers, from carrying a disproportionate burden.

## Align Standards, Reward Leadership

To protect housing affordability and provide greater certainty, municipalities should pause further advancement of local Energy and Zero Carbon Step Code requirements and realign them with provincial standards. Additionally, municipalities are encouraged to continue their innovation and climate leadership by offering incentives for projects that voluntarily exceed current requirements.

## Land Contribution

Municipalities can sell or lease land they own to co-operative and non-profit housing providers at a reduced rate, or contribute lands at no cost, to facilitate the construction of new non-market housing.

## Waiver of Fees

There are a variety of municipal costs and fees associated with housing developments that can be waived, including development cost charges, community amenity charges, utility costs and building permit fees. These waivers will contribute to a lower cost of building new non-market homes.

## Community Land Trust

A community land trust agreement can be established to acquire and hold land specifically for the purpose of affordable housing. Municipal land, in the form of a land trust, can be used to support the development of cooperative or non-profit housing.

## Make Your City a Place to Build and Belong

The homebuilding industry is part of your economy and community. It creates jobs, strengthens local businesses and grows municipal revenues while helping residents and future generations stay in your community.


HAVAN

*Proudly affiliated with:* CANADIAN HOME BUILDERS' ASSOCIATION BRITISH COLUMBIA — The Leading Advocate of the Residential Construction Industry in BC; Canadian Home Builders' Association

HAVAN, through its Government Relations department team, works with Metro Vancouver local governments on important public policy issues. Non-partisan policy analysis and strategic consultation is provided in a collaborative approach to efficiently deliver an affordable supply of housing across the region.

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