

CONSTRUCTION

According to the National Association of Industrial and Office Properties's Fall 2018 "Regional Industrial Development Cost Survey," the **Township ranked number one** municipalities across the Lower Mainland when it comes to development approval times.

As the **fastest growing municipality in the region** and with the Township of Langley being the **most popular community selected** by BC residents who looked to relocate to a new community, the construction of residential dwellings continues to be a clear value proposition from a market viability perspective as seen by the development community.

In 2018 alone, the Township recorded the **construction value of building permits being \$471 million**. While this figure is not adjusted for inflation, some increases in permit values over time are due to higher construction costs.

Skilled workers in trades, including the construction industry, is considered to be **amongst the top occupational specialties** in the Township, and this more likely has a correlation to existing employment opportunities. As compared to the Canadian average, there are at least 20% more trades workers concentrated locally in the Township. In 2016 Statistics Canada, there were 2,870 residents who

identified their usual place of employment to be construction, which is a 46% increase since 2011 census. In 2017, the Township recorded 1,204 business licenses issued to local construction businesses which is an increase of nearly 500 since 2012, demonstrating the immense role of the housing and construction sectors in the regional economy.

This may be due in part or in whole to the fact that the **most common post-secondary field of study** amongst the Township's population is connected to trades. In 2016, some 8,555 Township residents between the ages of 25 and 64 were studying architecture, engineering, and related technologies including construction which is 42% more than the national average.

This being said, the continued evolution toward services employment is a factor that will impact resource industries such as construction. The **long-run shift in advanced economies** is for the share of employment in producing goods to decline and the share of employment in providing services to rise.

For many years, the Township has taken a leadership role in establishing construction standards that put our environment first. Since 2014, builders have been able to apply to the Township's **Green Building Rebate Program**

SEE NEXT



Useful Links

Built Green Canada
builtgreencanada.ca

Canadian Home Builders Association
chbab.org

Energy Star for New Homes
nrcan.gc.ca/energy/efficiency/housing/new-homes

In 2018, the Township recorded the construction value of building permits being \$471 million.

which provides financial incentives to enrolled builders that have made a commitment to new construction that excels under the EnerGuide rating system. Today's buyers are increasingly considering EnerGuide ratings in their purchase requirements. A 2014 Township-commissioned survey conducted by Ipsos Reid identified that:

- 9-in-10 homebuyers said energy efficiency was an important housing feature when deciding whether to purchase a particular home
- 8-in-10 homebuyers said they were interested in seeing an EnerGuide rating on a home they were considering purchasing
- overall, 77% of homebuyers say they would be more likely to purchase a home knowing it has been rated as energy efficient
- 62% of homebuyers indicated they would pay more for an energy efficient home. Township staff are now working on **Net Zero Energy Building Certification**, a program which will verify net zero energy building performance

The Township has equally taken a leadership role in **adaptable housing**. Adaptable homes have design features that facilitate easy retrofits to enable individuals with limited mobility due to age or disability to live in their homes with relative independence. The Township has

required adaptable design features in many new housing developments for almost 10 years and, in 2016, updated its policy to require adaptable housing in a proportion of all new housing developments across the Township. Currently, adaptable design features are required in at least 5% of all new single family, rowhouse, and townhouse units and 10% of all new apartment units.

In 2013, Township Council endorsed the **Housing Action Plan** to guide decision-making related to market and non-market housing. The Housing Action Plan includes over 50 short, medium and long-term actions that aim to encourage a diverse and affordable supply of housing in the Township of Langley. Then in 2016, Township Council endorsed Metro Vancouver's **Regional Affordable Housing Strategy** as a collaborative approach to addressing regional housing needs.