



## REGULAR COUNCIL MEETING AGENDA

Monday, March 24, 2025  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

*Public meetings held in Council Chambers are livestreamed and recorded. The video recordings are available on the City's website for public viewing.*

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### 1. LAND ACKNOWLEDGEMENT

The land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

### 2. ADOPTION OF AGENDA **RECOMMENDATION:**

THAT the March 24, 2025 regular agenda be adopted as circulated.

### 3. CONSENT AGENDA

*Before the motion is made to approve the Consent Agenda, a Council member may request that an item be removed from the Consent Agenda and dealt with separately; additionally, a Council member may request that one or more items on the Regular Council Agenda be included on the Consent Agenda, and if no one objects, it will be so listed and considered.*

*Where no recommendation is noted, the agenda item is deemed to be received for information.*

### **RECOMMENDATION:**

THAT the following item(s) be approved:

#### 3.a **Adoption of Minutes**

##### 3.a.1 Regular Meeting Minutes from March 10, 2025

### **RECOMMENDATION:**

THAT the minutes of the regular meeting held on March 10, 2025 be adopted as circulated.

##### 3.a.2 Special Meeting Minutes from March 10, 2025

**RECOMMENDATION:**

THAT the minutes of the special meeting held on March 10, 2025 be adopted as circulated.

**3.b Correspondence**

- 3.b.1 Smart21 Communities of 2025 - Langley City  
Intelligent Community Forum

**4. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**5. COUNCIL MEMBER REPORTS**

**5.a Upcoming Regular Meetings**

April 7, 2025  
April 28, 2025

**5.b Council Advisory Bodies Update**

**6. BYLAWS**

**6.a Pacific Nazarene Housing Society Development Application**

19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street

**6.a.1 Bylaw 3305 - Official Community Plan Bylaw Amendment**

First and second reading of a bylaw to amend the Official Community Plan to incorporate provisions for and amend the land use designation of the subject properties located at **19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street** from the current designation of "Ground Oriented Residential" to "Low Rise Residential" to permit the consideration of a 6-storey mixed-use building with a new church and community gathering facility, a child care centre, commercial units, the start of a new greenway connection to Conder Park, and the provision of 302 rental apartment units, of which 60 (20% of the total units) would be rented at 20% below the appraised market rent of the remaining 242 market rental units.

**RECOMMENDATION:**

THAT the bylaw cited as "City of Langley Official Community Plan Bylaw, 2021, No. 3200 Amendment No. 1, 2025, No. 3305" be read a first and second time.

- 6.a.2 OCP Amendment Bylaw No. 3305 – Public Consultation & Adoption Requirements (19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991



200 Street)

Report dated: March 19, 2025

**RECOMMENDATION:**

THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3305 (19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street) to the following organizations and authorities for consultation prior to holding a public hearing on April 7, 2025 in consideration of the requirements set out in Section 475 of the Local Government Act:

Katzie First Nation  
Kwantlen First Nation  
Matsqui First Nation  
Semiahmoo First Nation  
Metro Vancouver  
School District No. 35  
TransLink

2. Consider Official Community Plan Amendment Bylaw No. 3305 in conjunction with the 2025-2029 Financial Plan Bylaw No. 3308 and the regional liquid and solid waste management plans in accordance with Section 477 (3) of the Local Government Act.

6.a.3 Bylaw 3306 - Zoning Bylaw Amendment No. 218 & Development Permit No. 13-24

First and second reading of a bylaw to amend the Zoning Bylaw to rezone the properties located at **19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street** from the P2 Private Institutional/Recreation Zone and RS1 Single Family Residential Zone to the CD108 Comprehensive Development Zone to accommodate a 6-storey mixed-use building with 302 rental apartment units and a church, child care centre, and commercial units.

**RECOMMENDATION:**

That the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 218, 2025, No. 3306" be read a first and second time.

**7. ADMINISTRATIVE REPORTS**

**7.a Award of Tender - Traffic Signal Upgrades**

Report dated: March 24, 2025

## **RECOMMENDATION:**

1. THAT City Council award “Tender T2024-032 – Traffic Signal Upgrades” to Crown Contracting Ltd. for the tendered amount of \$689,700.00 (excluding taxes).
2. THAT City Council retain W.K. Williams Engineering Consultants Ltd. to provide contract administration services at a cost of \$5,300.00 (excluding taxes).
3. THAT City Council approve a contingency allowance of \$68,970.00 for unforeseen issues.
4. THAT City Council authorize the Director of Engineering, Parks and Environment and the Corporate Officer to execute the contract documents for Tender T2024-032.

## **8. NEW AND UNFINISHED BUSINESS**

### **8.a Motions/Notices of Motion**

#### **8.a.1 Crime Prevention Committee - Appointment of Chair & Co-Chair**

##### **RECOMMENDATION:**

THAT Councillor Paul Albrecht be appointed Chair of the Crime Prevention Committee; and

THAT Councillor Mike Solyom be appointed Co-Chair of the Crime Prevention Committee.

#### **8.a.2 Motion - Surety Bond Program For Municipal Servicing Agreements - Council White**

##### **RECOMMENDATION:**

WHEREAS affordable housing development has remained challenged due to a range of complexities; such as socio & economic factors, material pricing, supply limitations and local regulatory complexities.

AND WHEREAS the integrated nature of these complexities is contingent on effective collaboration between developers, the construction industry, all levels of government and the community to achieve housing affordability.

AND WHEREAS developers, contractors and builders are required to submit capital-intensive financial security for servicing agreements (infrastructure) pursuant to the City of Langley's Subdivision and Development Servicing Bylaw (Bylaw 2021, No. 3126);

AND WHEREAS a growing number of municipalities within British Columbia, Alberta and Ontario currently make provision for providing alternative security such as insurance backed surety bonds within their security

agreements – providing greater financial liquidity for developers, ensures municipal financial stability, helps accelerate housing supply while creating greater opportunity and margin for housing affordability.

THEREFORE BE IT RESOLVED that Council direct staff to research and report back to Council on alternative forms of bonding for security in municipal servicing agreements as per the City of Langley's Subdivision and Development Servicing Bylaw (Bylaw 2021, No. 3126).

9. **CORRESPONDENCE**

*See Consent Agenda*

10. **ADJOURNMENT**

**RECOMMENDATION:**

THAT the meeting adjourn.



## MINUTES OF A REGULAR COUNCIL MEETING

**Monday, March 10, 2025**

**7:00 p.m.**

**Council Chambers, Langley City Hall  
20399 Douglas Crescent**

Present: Mayor Pachal  
Councillor Albrecht  
Councillor James  
Councillor Mack  
Councillor Solyom  
Councillor Wallace

Absent: Councillor White

Staff Present: F. Cheung, Chief Administrative Officer  
C. Daum, Acting Director of Recreation, Culture and Community Services  
G. Flack, Deputy Chief Administrative Officer  
K. Hilton, Director of Recreation, Culture and Community Services  
C. Johannsen, Director of Development Services  
S. Kennedy, Fire Chief  
K. Kenney, Corporate Officer  
D. Pollock, Director of Engineering, Parks and Environment  
B. Zeller, Manager of Human Resources

### **1. LAND ACKNOWLEDGEMENT**

Mayor Pachal began by acknowledging the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

### **2. ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the March 10, 2025 regular agenda be adopted as circulated.

CARRIED

**3. CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following item(s) be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from February 24, 2025

THAT the minutes of the regular meeting held on February 24, 2025 be adopted as circulated.

2. Special Meeting Minutes from February 24, 2025

THAT the minutes of the special meeting held on February 24, 2025 be adopted as circulated.

b. Correspondence

1. World Down Syndrome Day - March 21, 2025

Lower Mainland Down Syndrome Society

THAT the correspondence from the Lower Mainland Down Syndrome Society dated January 28, 2025 be received for information.

CARRIED

**4. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**5. COUNCIL MEMBER REPORTS**

a. Upcoming Regular Meetings

March 24, 2025

April 7, 2025

b. Council Advisory Bodies Update

Councillor Wallace acknowledged the Langley City Library for hosting International Women's Day events in conjunction with the Station Café and thanked all those who attended.

## 6. **BYLAWS**

- a. Bylaw 3304 - Zoning Amendment Bylaw No. 217 & Development Permit No. 09-24

Third reading of a bylaw to rezone the properties located at 5080 & 5096 208 Street from RS1 Single Family Residential Zone to CD107 Comprehensive Development Zone to permit a 10-unit townhome development.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 217, 2025, No. 3304" be read a third time.

CARRIED

Opposed: Councillor Mack

- b. Bylaw 3308 - Financial Plan 2025-2029 Bylaw

Final reading of a bylaw to adopt the Financial Plan for 2025 - 2029.

It was MOVED and SECONDED

THAT the bylaw cited as "Financial Plan 2025 – 2029 Bylaw, 2025, No. 3308" be read a final time.

BEFORE THE QUESTION WAS CALLED a Council member provided their perspective on the bylaw.

CARRIED

Opposed: Councillor Mack

## 7. **COMMITTEE REPORTS**

- a. Accessibility Advisory Committee - Micromobility Devices

Report dated: February 21, 2025

It was MOVED and SECONDED

THAT Council review and consider developing guidelines and bylaws on the use of micromobility devices for the protection and safety of the citizens of Langley City.

BEFORE THE QUESTION WAS CALLED, in response to a question from a Council member, the Chair of the Accessibility Advisory Committee

advised of how the committee determined this issue falls within the mandate of the Committee.

Council discussion ensued regarding the following:

- Including this item for discussion at Council's upcoming strategic planning session;
- Potential role of the Accessibility Advisory Committee with respect to the Committee recommendation;
- Potential next steps for Council with respect to the Committee recommendation;
- Staff capacity a consideration in determining Council's strategic planning priorities.

Staff responded to a question from a member of Council regarding potential amount of staff time involved in actioning the Committee recommendation.

THE QUESTION WAS CALLED and the motion was

CARRIED

- b. Environmental Sustainability Committee – Amendment to Terms of Reference to add Seniors Representative

Report dated: March 4, 2025

It was MOVED and SECONDED

THAT Council approve the proposed amendment to the Environmental Sustainability Committee Terms of Reference to add a seniors representative to the membership.

CARRIED

## **8. ADMINISTRATIVE REPORTS**

- a. Housing Target Progress Report – Half Year

Report dated: March 10, 2025

It was MOVED and SECONDED

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

BEFORE THE QUESTION WAS CALLED staff responded to questions from Council members regarding the following:

- Confirm City supports Co-ops as a housing option;

- Statistics indicating the City is not meeting provincial guidelines in terms of amount of market rental and below market rental units provided in the city;

THE QUESTION WAS CALLED and the motion was

CARRIED

- b. Community Emergency Preparedness Fund Emergency Support Services  
Report dated: February 25, 2025

It was MOVED and SECONDED

THAT City Council support the grant application entitled "Community Emergency Preparedness Fund Emergency Support Services" to the Union of British Columbia Municipalities (UBCM)'s Community Preparedness Fund to purchase equipment, supplies and training.

CARRIED

- c. Community Emergency Preparedness Fund Grant Application  
Report dated: February 25, 2025

It was MOVED and SECONDED

THAT City Council support the grant application entitled "City of Langley Emergency Operations Centre Preparedness Project" to the Union of British Columbia Municipalities (UBCM) under the Community Emergency Preparedness Fund to purchase equipment, supplies and training for the Emergency Operation Centre in the amount of \$39,870.25.

CARRIED

**9. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion

**10. CORRESPONDENCE**

*See Consent Agenda*

**11. ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 7:21 pm.

CARRIED



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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER



## MINUTES OF THE SPECIAL COUNCIL MEETING

**Monday, March 10, 2025**

**5:15 pm**

**Council Chambers, Langley City Hall  
20399 Douglas Crescent**

**Present:** Mayor Pachal  
Councillor Albrecht  
Councillor James  
Councillor Mack  
Councillor Solyom  
Councillor Wallace

**Absent:** Councillor White

**Staff Present:** F. Cheung, Chief Administrative Officer  
R. Beddow, Deputy Director of Development Services  
G. Flack, Deputy Chief Administrative Officer  
C. Daum, Acting Director of Recreation, Culture and Community Services  
C. Johannsen, Director of Development Services  
S. Kennedy, Fire Chief  
K. Kenney, Corporate Officer  
D. Pollock, Director of Engineering, Parks and Environment  
B. Zeller, Manager of Human Resources

### **1. LAND ACKNOWLEDGEMENT**

Mayor Pachal began by acknowledging the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

### **2. ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the March 10, 2025 special meeting agenda be adopted as circulated.

**CARRIED**

**3. COMMITTEE OF THE WHOLE**

It was MOVED and SECONDED

THAT Council commence Committee of the Whole.

CARRIED

- a. Langley City Centre SkyTrain Station Design Update by Station Contractor  
Explanatory memo

Carl Johannsen, Director of Development Services spoke to the Explanatory Memo in the Agenda package entitled, "Langley City Centre SkyTrain Station Design Update by Station Contractor (Design Advisory Process or 'DAP') and provided a PowerPoint presentation outlining updates that have been made to the Langley City Centre (LCC) SkyTrain station design by the design/build contractor in response to feedback from Council and the Advisory Design Panel.

- b. Proposed Habitat Compensation Areas

Report dated: March 10, 2025

David Pollock, Director of Engineering, Parks & Environment spoke to the report dated March 10, 2025, entitled "Proposed Habitat Compensation Areas" and provided a PowerPoint presentation on same.

Staff responded to questions from Council members on the following:

- Clarification on status of blue and green highlighted areas within the Nicomekl floodplain on map in report;
- Boulevard trees;
- Removal of invasive species;

It was MOVED and SECONDED

THAT the report titled "Proposed Habitat Compensation Areas" dated March 10, 2025, be received for information.

BEFORE THE QUESTION WAS CALLED staff responded to further questions from Council members regarding the following:

- Potential impact of reduced water retention in the Nicomekl Floodplain by enhancement of other areas;
- Maturity of trees planted that will replace existing established trees;
- Potential for habitat enhancement of North West quadrant.

THE QUESTION WAS CALLED and the motion was  
CARRIED

Before consideration of Item 3.c., Councillor Mack declared a pecuniary conflict of interest with respect to the item and left the meeting at 5:42 pm.

c. Fraser Highway One-Way Project Update - 15 minutes - 5:45pm

David Pollock, Director of Engineering, Parks & Environment provided an update on the Fraser Highway One-Way Utilities and Public Realm Project, with a PowerPoint presentation highlighting information on the following:

- Current construction activities;
- Phase 1 completed works;
- Upcoming works for Phase 2 of the project beginning March 31, 2025;
- Communications.

Staff responded to questions from Council members regarding the following:

- Type of electrical connections being installed on the One-Way;
- Completion of works in time for Arts Alive Festival in August;
- Saving samples of original wood and concrete for historical purposes;
- Connecting original and new underground infrastructure;
- Plans for restoring sidewalk, street trees and centre island on 206 Street;
- Timing of planting street trees;
- Timing of installation of street furniture.

Councillor Mack returned to the meeting at 6:03 pm.

4. **COMMITTEE OF THE WHOLE - RISE AND REPORT**

It was MOVED and SECONDED

THAT Committee of the Whole rise and report.

CARRIED

5. **RATIFICATION OF RECOMMENDATIONS FROM COMMITTEE OF THE WHOLE**

N/A

6. **MOTION TO HOLD A CLOSED MEETING**

It was MOVED and SECONDED

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the Community Charter:

1 (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

2 (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

7. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 6:04 pm.

CARRIED

Special Council Meeting - March 10, 2025

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER

## Intelligent Community Forum

Dear Mayor Pachal:

03/08/25

On behalf of the ICF Co-Founders, our ICF Institutes, our ICF National organizations, and our members worldwide, congratulations for being named one of the Smart21 Communities of 2025! If you have not yet seen it, you can read the press release and see the announcement here: [https://www.intelligentcommunity.org/icf\\_names\\_the\\_smart21\\_communities\\_of\\_2025](https://www.intelligentcommunity.org/icf_names_the_smart21_communities_of_2025)

It is now time to look forward to the next phase of the Awards Program – finding out if your community will be named among the Top7 Intelligent Communities of the Year. In the coming days, you will be receiving a **Community Narratives Questionnaire** that begins this next step of the evaluation process for Langley City. The questionnaire will be due to ICF by 17:00 Eastern Standard Time on **Friday, May 9, 2025**.

Our independent Analysts team will review your Smart21 responses and this questionnaire to evaluate your community. From this evaluation, ICF will name Top7 Intelligent Communities on 18 June at a conference in Las Rozas de Madrid, Spain. [More information on this conference can be found by clicking here](#). Registration is now open, and I hope your community will send a delegation to join us.

Please note: Submission of a Top7 questionnaire commits your community – if it is named to the Top7 of 2025 – to host a site inspection, either virtual or in-person, by an ICF Auditor between August 1, and September 15, 2025, and to send at least one representative to Binh Duong, Vietnam for the 2025 ICF Global Summit in late October. The exact dates of the Summit will be announced shortly. If you are unable to commit to these steps this year, we ask that you do not pursue this Top7 designation.

If you have any questions about what information to include in the questionnaire, ICF would be pleased to answer this by telephone, email, or online. Many of our communities have found this to be helpful in preparing their questionnaires. These inquiries can be directed to my fellow co-founder, Robert Bell at [rbell@intelligentcommunity.org](mailto:rbell@intelligentcommunity.org) or to ICF's Executive Director Matthew Owen at [mowen@intelligentcommunity.org](mailto:mowen@intelligentcommunity.org)

Congratulations on your selection and the success you have achieved during this period of unprecedented challenge. Good luck on the rest of the way through our international awards program. We look forward to working with you more in the coming months.

**John G. Jung, Chairman and Co-Founder**

250 Park Avenue, 7th Floor, New York, New York, 10177, USA +1-647-8014238 Direct  
[www.intelligentcommunity.org](http://www.intelligentcommunity.org)      [jjung@intelligentcommunity.org](mailto:jjung@intelligentcommunity.org)

***Congratulations to Curitiba, Parana, Brazil– the 2024 Intelligent Community of the Year***

## **FOR IMMEDIATE RELEASE**

March 13, 2025

### **Langley City Named One of the World's Smart21 Communities of 2025**

Langley City, B.C. – The Intelligent Community Forum (ICF) has recognized Langley City as one of the world's Smart21 Communities of 2025, placing it among a respected group of cities and regions leading the way in innovation, digital transformation, and economic development.

Langley City is one of 21 communities across nine nations and five continents to receive this honour. The Smart21 recognition marks the semi-finalist stage of ICF's annual Intelligent Community of the Year Awards Program, which recognizes communities using technology, innovation, and inclusive economic growth to build a thriving future for residents and businesses.

"We are honoured to be named one of the world's Smart21 Communities," said Mayor Nathan Pachal. "This recognition is a testament to our efforts in making Langley City a forward-thinking and connected community that improves life for our residents and businesses. It's a proud achievement for our city and employees."

The announcement was made on March 6, 2025, at the Communities in Transition conference in Hamilton, Ontario. The summit brings together global smart city advocates, policymakers, and industry leaders to discuss pressing issues, including the housing crisis, public-private partnerships, and the role of artificial intelligence (AI) in infrastructure, healthcare and more.



Langley City's application shows a strong commitment to social, cultural and economic programs and initiatives. The Smart21 selection process evaluates communities based on ICF's Community Accelerator Strategy, which considers six key factors: connectivity, workforce, innovation, engagement, sustainability, and digital inclusion.

The Smart21 distinction is a significant achievement. Up to 400 communities worldwide submit nominations each year. From this group, the Top7 Intelligent Communities of 2025 are selected for the next phase of the program.

For more information about the Intelligent Community Forum and the Smart21 Communities of 2025, visit [intelligentcommunity.org](https://intelligentcommunity.org). For the complete list of Smart 21 Communities for 2025, visit [The Smart21 Communities of the Year](#).

**Media Contact:**

Wendy Dupley  
Economic Development Advisor  
[wdupley@langleycity.ca](mailto:wdupley@langleycity.ca)  
902.774.3997

**OFFICIAL COMMUNITY PLAN BYLAW, 2021, No. 3100, AMENDMENT  
No. 1, 2025, No. 3305**

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Prepared by:



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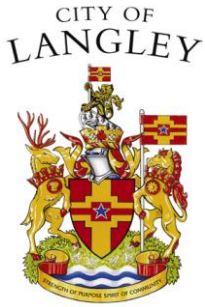
Anton Metalnikov, Planner

Reviewed by:



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Francis Cheung, Chief Administrative Officer



## EXPLANATORY MEMO

### OFFICIAL COMMUNITY PLAN BYLAW, 2021, No. 3100 AMENDMENT No. 1, 2025, BYLAW No. 3305

The purpose of Bylaw No. 3305 is to amend the Official Community Plan in order to amend the land use designations of the properties addressed as 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street from “Ground Oriented Residential” to “Low Rise Residential” and amend three Policies in the OCP Appendices A and B to permit the consideration of a development proposal by the non-profit Pacific Nazarene Housing Society (PNHS) to develop a 6-storey mixed-use apartment building that includes a new church and community gathering facility, a major child care centre, neighbourhood serving commercial units, the start of a new greenway connection to Conder Park, and the provision of 302 rental units, of which 60 (or 20% of the total units) would be rented at 20% below the appraised market rent of the 242 market rental units with funding support being sought from the ‘BC Builds Program’ managed by BC Housing and the Province of British Columbia.

#### Consistency with OCP

The proposed OCP Amendment and related rezoning are consistent with Policies 6.15.1 to 6.15.7 in OCP Appendix A: Nicomekl River District Neighbourhood Plan that identify a neighbourhood-serving commercial node at ‘Conder Park Neighbourhood Convenience Corner’, at 200 Street and 50 Avenue, as well as these key OCP Policies:

- **Policy 1.16.2.:** Seek innovative and flexible rental housing developments that include stratified and purpose built rental units, mixed rental (ie. market and below market) buildings and mixed tenure (rental and strata) buildings.
- **Policy 1.21. Partner with Non-Profits and Senior Governments:** Explore opportunities for partnerships with non-profit housing organizations, First Nation governments, and senior governments on affordable housing initiatives.
- **Policy 3.23. Child Care Spaces:** Facilitate the development of an adequate number of high-quality, accessible, and affordable child care spaces that meet the needs of residents and workers.
- **Policy 3.31. Community Amenities:** Community amenities, for the purpose of this Plan and the Zoning Bylaw (including use of density bonuses), include:
  - **3.31.2.:** Childcare facilities.
  - **3.31.4.:** Affordable and/or special needs housing.
  - **3.31.5.:** Public realm improvements.
- **Policy 5.6. Align Land Use and Transportation:** Align transportation planning with land use planning to support sustainable transportation choices, as in the Land Use Designations Map (Map 3) and policies in the Policy Section 2 (A Highly Connected City Aligned With Rapid Transit).
- **Map 11. Parks and Open Space:** The application supports the ‘Potential Location for New Plaza or Open Space’ site near Conder Park.

### OCP Amendments Required

- Permitting apartment residential uses (currently townhome);
- Permitting a maximum height of 6 storeys (currently 3 storeys);
- Permitting a maximum density of 2.1 FAR (currently 1.2 FAR); and
- Amending Map 3 – Land Use, Policies 6.15.8 and 6.15.9 in OCP Appendix A, and Policy 8.1 in OCP Appendix B to enable the above changes.

### Rationale for OCP Amendment

In the City of Langley and many other municipalities, OCP amendment applications are considered in unique cases with the expectation that substantial public benefits are included as part of the application. This OCP Amendment Bylaw is being brought to Council for consideration based on these public and community benefits being included in the proposed development:

- All proposed units in the building will be rental tenure, and a minimum of 20% of the units will be rented at a minimum of 20% below the appraised market rent and secured by a Housing Agreement for the life of the building. Proposed to be funded through the BC Builds program, these ‘workforce’ below market units are oriented towards middle income earners and their families to provide more affordable housing options in the community in the midst of high rents and tight rental supply. This proposal represents the largest inclusionary housing project as measured by the number of below market units in the City. To support the viability of this percentage of below market units, and to allow for a greater number of below market units to be provided overall, additional density and height are required and thus the residential component of the application is proposed in a 6-storey building in apartment form.
- A major childcare centre that is sized to support a range of age groups, with additional capacity for before and after school programs planned for the church space.
- The creation of a new multi-use pathway and plaza that will act as the trailhead for a future greenway connection between the intersection of the project’s access driveway at Grade Crescent and 200 Street and Conder Park.
- A new church facility in which PNHS has indicated that, when this facility is not in use by the church, it will be available for booking by community members for meetings and events.

### OCP Bylaw Amendment and the Housing Needs Report (HNR)

Under section 473.1(2) of the *Local Government Act*, local governments must consider their HNR when developing or amending an OCP. The following information from the City’s HNR is relevant in the context of the subject OCP amendment application:

- The 2024 HNR update identified the need for 3,691 new homes within 5 years and 10,498 homes within 20 years. The proposal’s 302 units would contribute 8% and 3% of these totals respectively.
- HNRs must include statements on housing need near “alternative” transportation infrastructure. The proposed development is located directly adjacent to a major bus corridor which has been identified in TransLink plans for future upgrading to Frequent Transit Network status and to RapidBus within 6-10 years;
- The HNR identifies a significant need for more rental housing, especially at below-market rents. The proposal is for a 302-unit purpose-built rental building, of which 60 units will have rents at 20% below appraised market rent.



## OFFICIAL COMMUNITY PLAN BYLAW, 2021, No. 3200 AMENDMENT No. 1

### BYLAW No. 3305

A Bylaw to amend City of Langley Official Community Plan Bylaw, 2021, No. 3200.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

#### 1. Title

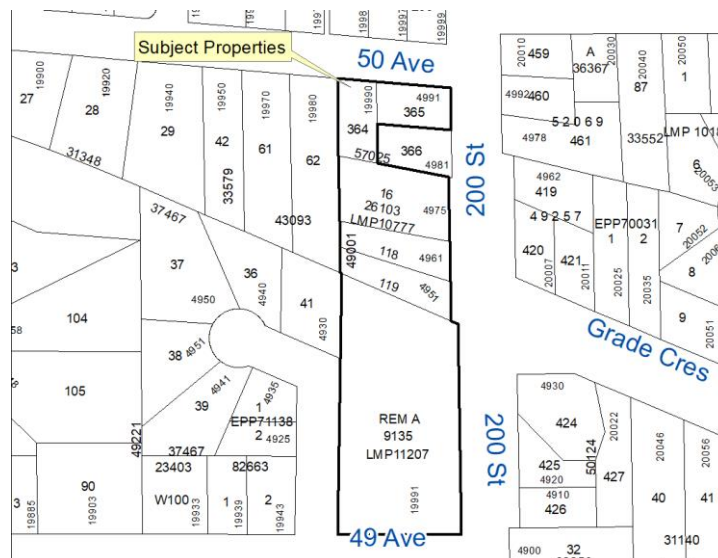
This bylaw shall be cited as the “City of Langley Official Community Plan Bylaw, 2021, No. 3200 Amendment No. 1, 2025, No. 3305”.

#### 2. Amendments

The City of Langley Official Community Plan Bylaw, 2021, No. 3200 is hereby amended by:

- 2.1 Redesignating the area shown outlined in bold on Schedule A attached to and forming part of this Bylaw from Ground Oriented Residential to Low Rise Residential on Map 3 Land Use Plan:

#### Schedule A



- 2.2 Amending Policy 6.15.8 in OCP Appendix A to include this sentence added to the end of this Policy: ‘, and may include apartment buildings that contain a minimum of 20% of the total unit count being rented at a minimum of 20% below market rent rates, and secured by Housing Agreement for the life of these buildings; and,’
- 2.3 Amending Policy 6.15.9 in OCP Appendix A to include this sentence added to the end of this Policy: ‘Apartment buildings up to 6 storeys may be permitted if these buildings contain a minimum of 20% of the total unit count being rented at a minimum of 20% below market rent rates, and secured by Housing Agreement for the life of these buildings.’
- 2.4 Amending Policy 8.1 in OCP Appendix B to include this sentence at the end of this Policy: ‘Apartment buildings up to 6 storeys in height may be permitted on the property located at and adjoining to the northwest corner of the intersection of 200 Street and 49 Avenue, if these buildings contain a minimum of 20% of the total unit count being rented at a minimum of 20% below market rent rates, and secured by Housing Agreement for the life of these buildings.’

READ A FIRST AND SECOND TIME this    day of    , XXXX.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this    day of    , XXXX.

READ A THIRD TIME this    day of    , XXXX.

FINALLY ADOPTED this    day of    , XXXX.

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**MAYOR**

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**CORPORATE OFFICER**



## REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **OCP Amendment Bylaw No. 3305 – Public Consultation & Adoption Requirements (19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street)**

File #: 6480.00

Doc #:

From: Anton Metalnikov, RPP, MCIP  
Planner

Date: March 19, 2025

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### RECOMMENDATION:

THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3305 (19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street) to the following organizations and authorities for consultation prior to holding a public hearing on April 7, 2025 in consideration of the requirements set out in Section 475 of the *Local Government Act*.  
  
Katzie First Nation  
Kwantlen First Nation  
Matsqui First Nation  
Semiahmoo First Nation  
Metro Vancouver  
School District No. 35  
TransLink
  2. Consider Official Community Plan Amendment Bylaw No. 3305 in conjunction with the 2025-2029 Financial Plan Bylaw No. 3308 and the regional liquid and solid waste management plans in accordance with Section 477 (3) of the *Local Government Act*.
-

## **PURPOSE:**

To consider the statutory public consultation and adoption requirements for OCP Amendment Bylaw No. 3305, which seeks to incorporate provisions for and amend the land use designation of the properties addressed 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street from the designation of “Ground Oriented Residential” to “Low Rise Residential” to permit a 6-storey mixed-use building with a new church and community gathering facility, a child care centre, commercial units, the start of a new greenway connection to Conder Park, and the provision of 302 rental apartment units, of which 60 (or 20% of the total units) would be rented at 20% below the appraised market rent of the remaining 242 market rental units.

## **POLICY:**

Section 475 of the *Local Government Act* sets out the public consultation requirements for Official Community Plan bylaws while Section 477 establishes the adoption procedures.

## **COMMENTS/ANALYSIS:**

### **1. OCP Amendment Bylaw No. 3305**

The purpose of Bylaw No. 3305 is to amend the Official Community Plan to incorporate provisions for and amend the land use designation of the properties addressed 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street to permit apartment uses at a 6-storey height and 2.1 FAR density in response to an application for a 6-storey mixed-use building with 302 rental apartment units and a church, child care centre, and commercial units by the Pacific Nazarene Housing Society.

### **2. Public Consultation Requirements**

Section 475 (1) of the *Local Government Act* requires that a local government “provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected” by an Official Community Plan bylaw during its development. Section 475 (2) of the *Act* outlines the specific considerations relating to public consultation. It is therefore recommended that Bylaw No. 3305 be referred to the agencies listed in Part 1 of the recommendation above.

To maximize awareness and provide the opportunity for any early preliminary feedback, staff has already sent informal notice of the proposal to Metro Vancouver, School District No. 35 (SD35), and TransLink. SD35 and TransLink have each provided responses, which have been attached to this report. Metro Vancouver has advised that they will provide a letter in response to the formal referral recommended by this report but did not raise any immediate concerns. The applicant has independently reached out to the Chiefs of the Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations, and



the project's archaeologist has also engaged with a larger number of First Nations as part of the Provincial Archaeological Overview Assessment and Archaeological Impact Assessment (AIA) permitting processes. The project's AIA permit has been approved, which includes Musqueam, Kwantlen, and Sto:lo permits having been received, and all affected First Nations have been invited to participate in the fieldwork expected to start the week of March 31, 2025.

The applicant also published a project website and held a Public Information Meeting on December 10, 2024 shortly after submitting their application, which was advertised through hand-delivered flyers. A summary of the feedback received by the applicant is attached to this report. In early March 2025 the applicant mailed a second flyer through Canada Post to over 1,250 addresses surrounding the subject site with an application update, including continuing to direct the public to their website to provide comment and ask questions.

The City has followed its Development Application Procedures Bylaw, including to post development notice signs on all three of the property's street frontages with information, applicant and City contact information, and direction to the City's online Development Application Portal with links to all project drawings and reports. The Development Application Procedures Bylaw will continue to be followed in providing notice of the public hearing, including through direct mailouts, updates to the signs on site, and posting to the City's online and physical notice boards. Notices will also be placed in the newspaper.

### 3. Adoption Procedures

#### a) Official Community Plan Amendment

Section 477 (3) of the *Local Government Act* requires a local government to consider an OCP bylaw in conjunction with its Financial Plan and any applicable waste management plan after first reading but before holding a public hearing. This requirement is reflected in Part 2 of the recommendations above.

The proposed Official Community Plan amendments embodied in Bylaw No. 3305 do not commit the City to any new expenditures or unfunded projects. The financial details of the rezoning bylaw application that is bundled with this OCP amendment, including land sale, amenity contribution reduction, and other potential waivers and credits, do not require changes or amendments to the Financial Plan. With respect to the regional waste management plans (Metro Vancouver's Solid and Liquid Waste Management Plans), the City is awaiting finalized comments from Metro Vancouver staff on the proposed OCP amendments and their potential impact on the regional service plans.

b) Regional Context Statement

The proposed Official Community Plan amendments do not necessitate any changes to the City's Regional Context Statement and thus Metro Vancouver Board acceptance is not required.

**BUDGET IMPLICATIONS:**

Bylaw No. 3305 does not commit the City to any new expenditures or unfunded projects. The financial details of the rezoning bylaw application that is bundled with this OCP amendment, including land sale, amenity contribution reduction, and other potential waivers and credits, do not require changes or amendments to the Financial Plan. The increased development density permitted in the proposed Low Rise Residential land use designation will enable increased revenues from development cost charges, community amenity contributions, and property taxes.

**ALTERNATIVES:**

1. Consider a revised public consultation process.

Respectfully Submitted,



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Anton Metalnikov, RPP, MCIP  
Planner

Concurrence:



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Roy Beddow, RPP, MCIP  
Deputy Director of Development Services

Concurrence:



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Carl Johannsen, RPP, MCIP  
Director of Development Services

To: Mayor and Councillors

Date: March 19, 2025

Subject: OCP Amendment Bylaw No. 3305 – Public Consultation & Adoption Requirements

Page 5

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**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.

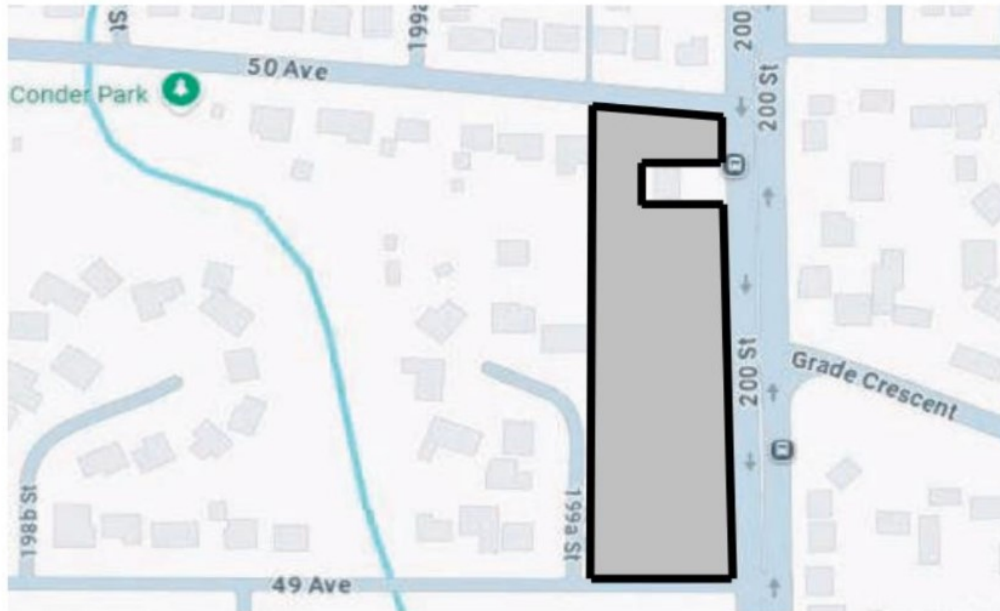


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Francis Cheung, P. Eng.  
Chief Administrative Officer



**Public Information Meeting**  
for Proposed Mixed-Use Development  
at 19990 49th Ave, Langley



Pacific Nazarene Housing Society (PNHS), an expression of the Church of the Nazarene — Canada Pacific District, has submitted a Development Application to the City of Langley for the above address, as indicated on the map area, to build a 6-storey mixed use development which will include 302 rental apartments with a portion at below-market rents as a part of the BC Builds program, a 73-space licensed childcare facility, a church meeting and community centre facility, and 5 commercial retail units. The application requires an amendment to the Official Community Plan, a zoning, and a Development Permit.

PNHS will host a Public Information Meeting on Tuesday December 10 from 4:00 PM to 7:00PM at the Church of the Nazarene, 19990 49th Ave, Langley. We're excited to share our vision with you.

Project details are being made available online at [www.pacnaz.ca/langleyproject](http://www.pacnaz.ca/langleyproject).

If you are unable to attend the meeting in person and would like to leave a comment, ask a question or express a concern, please contact us by email at [pnhs@pacnaz.ca](mailto:pnhs@pacnaz.ca).

PLEASE NOTE: THIS IS NOT A 'PUBLIC HEARING' NOTICE

# Summary

With over 60 attendees eager to learn about our PNHS Langley proposal, we considered the meeting a great success.

The project team presented 15 public information boards detailing key aspects of the proposal, including architectural design, landscape planning, project statistics, and community benefits. For further details, please refer to Annex 1 of this document.

The project team responsible for answering questions and informing the public about the proposed development included:

- Rodrigo Cepeda Architect from Hcma Architecture + Design
- Will Vachon Designer from Hcma Architecture + Design
- Nastaran Moradinejad from PFS landscape Design
- Daniel Fung from Bunt & Associates Trasportation
- Allison Savigny Facilities Planning from Inform Planning,
- Bob Prenovost from Propellors Advisors (Owner representative)
- Gordon McCann - District Superintendent for the Pacific Nazarene Housing Socienty (Owner)

Comments from the public were varied but overall conveyed a very positive impression of the proposed development. However, a few recurring concerns were expressed by participants:

- Insufficient parking capacity, leading to potential street parking issues.
- The building’s size being perceived as too large for the neighborhood.
- Limited public transit options in the area.
- Insufficient public infrastructure to support a project of this scale.
- Traffic design challenges at the intersections of 200th Street with 49th Avenue, 50th Avenue, and Grade Crescent.

Out of the 60+ attendees, 10 individuals completed the Public Information Meeting survey, and written notes were recorded from the comments of one participant. For additional details, please refer to Annex 2 of this document.





The Pacific Nazarene Housing Society (PNHS), a non-profit housing society affiliated with the Church of the Nazarene, is proposing a mixed-use rental housing development which will include a new church/community hub, a licensed childcare facility, and commercial retail space. This building will also include below-market workforce housing units, with funding being pursued through the BC Builds program.

PNHS has submitted a development application to the City of Langley and is providing this information update as a follow up to the Public Information Session which the church hosted for its neighbours on December 10, 2024. Residents will also be able to provide feedback to the City Council at a

Public Hearing. Notification of the Public Hearing will be made through additional mailouts, newspaper announcements, stickers on development signs, and postings on the City's physical and online notice boards.

### Mission & Purpose

To deliver a renewed space of worship, a multi-purpose community hub, and rental and below-market rental housing that contribute to the health of the community and to the City of Langley.

***This proposed development already aligns with the City of Langley's Official Community Plan (OCP) which calls for creating a community-focused retail hub at "Conder Neighbourhood Convenience Corner" with housing and retail shops to serve area residents. \****

**\* This application proposes an amendment to the OCP so as to facilitate this vision for *affordable workforce* housing, adding apartments and the necessary increase in building height.**

### Project Vision

*To create a vibrant, safe, welcoming hub that serves as a centre of community life for the Living Hope Church AND the wider community, anchored by middle-income workforce housing, childcare, and retail spaces servicing local residents.*

## What Will Be Included?

This proposed mixed-use 6-storey building, located on 200 St. between 49th and 50th Avenue in the City of Langley, includes:

- 302 'middle income' **WorkForce** rental homes seeking funding through British Columbia's BC Builds, including units for families.
- Studio, 1, 2 and 3 bedroom homes will have 20% of the units (60 units) priced at 'below market'. **Over 90% of all homes will rent at or below CMHC's housing affordability index.** These homes will remain as purpose-built, affordable rental in perpetuity, secured by a Housing Agreement with the City.
- A new **49-space licensed childcare facility** with additional capacity for before/after school programs, subject to securing funding.
- **New church/multipurpose community hub** with a community kitchen.
- **5 commercial retail units.**
- Surface parking stalls for church, child care and commercial daily use, and
- An underground parking level with secured parking for residents and employees.

The project will be funded by Pacific Nazarene Housing Society, and is also *seeking* funding through the Province of British Columbia through BC Builds, and seeking long-term financing through CMHC.

We welcome your feedback on this proposal.

Please visit <http://pacnaz.ca/langleyproject> to share your comments.



**BC Builds** *BC Builds, a provincial government housing program that aims to create more workforce housing that is more affordable for middle income earners and families, is working on this project as one of its' Demonstration Projects to show how faith based and non-profit organizations and municipalities can collaborate in innovative ways to create community hubs that include middle income workforce housing including police officers, firefighters, nurses and teachers. among others. Ensuring that these professionals and their families have housing in the community that they can afford is a high priority for the City of Langley.*





February 14, 2025

Anton Metalnikov  
Planner  
Langley City  
20399 Douglas Crescent  
Langley, BC V3A 4B3

Re: Development Application for 19991 49 Avenue

We have reviewed the above proposal.

We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Condos	302	13	8	10

Given the current school catchments this development would impact Simonds Elementary School, H.D. Stafford Middle School and Langley Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the City of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA  
Secretary Treasurer



**TransLink**  
400 - 287 Nelson's Court  
New Westminster, BC V3L 0E7  
Canada  
Tel 778.375.7500  
translink.ca

South Coast British Columbia  
Transportation Authority

February 20, 2025

Anton Metalnikov  
City of Langley  
20399 Douglas Crescent  
Langley, BC V3A 4B3

Dear Anton Metalnikov,

**Re: City of Langley | Development Permit Application DP 13-24, Rezoning Application RZ 09-24, and OCP Amendment Application OCP 01-24 at 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street**

Thank you for your correspondence dated January 10, 2025 and for the opportunity to provide feedback on the proposed Pacific Nazarene Housing Society development at 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street.

We appreciate the outreach and provide our comments based on:

- Our legislated mandate to review major development proposals for regional transportation implications, and to support Metro Vancouver's Regional Growth Strategy (RGS);
- Policy direction in the [Regional Transportation Strategy \(RTS\)](#) to work with partner agencies in advancing shared regional objectives and integrated land use and transportation planning; and
- The [Transit-Oriented Communities Design Guidelines \(TOCDGs\)](#), a tool to support the planning and design of communities that integrate land use with sustainable transportation.

**1. We have reviewed the proposed development and have the following key comments:**

- a. The developer is proposing "Rapid" service level density in an area planned (but not funded) for "All Day Frequent" service.
- b. TransLink encourages provision of additional bicycle spaces as the development is located on the Major Bike Network (MBN).



- c. We ask for confirmation of intersection design with new access at 200 Street and Grade Crescent.

**2. TransLink encourages focusing growth in designated Urban Centres, Frequent Transit Development Areas (FTDAs), and Major Transit Growth Corridors (per [Metro 2050](#)).**

- a. Focusing growth in regionally designated centres and transit-oriented growth areas foster the development of walkable, vibrant, and mixed use communities that can support a range of services and amenities. The subject property is situated approximately 600 m outside of Langley Regional City Centre, and adjacent to the Major Transit Network (as shown in [Transport 2050, pages 114-115](#)), but not within a Major Transit Growth Corridor. D4: Density of the [TOCDGs](#) speaks to concentrating the highest density of homes and activities in Urban Centres and along frequent transit corridors, and scaling down in density, height, and massing as the distance to/from frequent transit increases.
- b. The Pacific Nazarene Housing Society development includes 6-storey rental apartment building with 302 units, a large childcare facility, a new church and community hall and the establishment of a greenway plaza and connection to a future trail. Based on the Transit-Supportive Land Use Guidelines in TransLink's [Transit Service Guidelines](#), the proposed density, estimated to be above 300 people and jobs per hectare, is within the range that might be expected for rapid transit corridors.
- c. As per the [Location-Efficiency Framework](#) in Transport 2050, the proposed development is in a location with good/moderate transit and good car/truck accessibility. Improved transit accessibility would be required to support uses with many visitors, such as the proposed large childcare facility, a new church and community hall.

**3. Subject to funding approval, enhanced bus services may be implemented in the area.**

- a. The area around the development site is currently served by the following bus routes with bus stops located on 200 Street:

Bus Route	Service Type	Service Characteristics
531	Standard	15 to 30 minutes' frequency throughout the day, every day; evening service provided
561	Basic	30 to 60 minutes' frequency on weekdays; may or may not operate throughout the entire day or 7 days per week
840	Peak Only – Limited	Service offered only in peak periods and only on weekdays; service frequency may vary

- b. The [Access for Everyone](#) plan identifies future Langley-White Rock (24 Ave) RapidBus service along this portion of 200 Street as part of Year 6-10 Priorities (i.e. tentatively 2030-2035, subject to funding). Per the [Transit Service Guidelines](#), RapidBus is an “All Day Frequent” service, operating every 15 minutes or better in both directions throughout the day.
- c. Given that the development site is located within the urban area, TransLink would consider potential new transit services for the area through our investment plan prioritization process, and as funding for transit expansion allows. Through future Area Transport Plan processes, we will work with local government partners to plan and implement the Langley-White Rock RapidBus service. Implementing new RapidBus service requires commitments from municipalities or relevant road authorities for bus lanes and other bus priority measures, (e.g., potential signal modifications at Grade Crescent), to achieve travel times 20% faster than local bus and bus lanes on at least one-third of the route.

**4. TransLink supports the development of protected cycling infrastructure and sidewalks.**

- a. TransLink’s [Access for Everyone](#) plan aims to make active transport the convenient choice for shorter trips.
- b. D3.1.2 in the [TOCDGs](#) speaks to designing multi-modal streets that improve pedestrian and cyclist safety and comfort, and D3.1.2 speaks to providing secure, abundant bicycle parking to support bicycle use.
- c. TransLink supports the development of “Comfortable for Most” bikeway along 200 Street, as it will contribute to completing the MBN, as shown in [Transport 2050, pages 102-103](#). Further information about the MBN can be found in the [TransLink State of Cycling in Metro Vancouver 2024](#) report.
- d. The developer is currently proposing 204 bicycle spaces, of which 152 are Class 1 spaces and 52 are Class 2. Given that this development is on the MBN, has 302 rental units and is expected to draw a large number of people for temporary uses (e.g. childcare facility, church and retail units), we encourage the provision of additional bicycle spaces.
- e. Upgrades along 200 Street may be eligible for cost-share funding through TransLink's Local Government Funding (cost share) programs. Please see [Road, Cycling, and Pedestrian Improvements](#), [the interactive BICCS/WITT Eligibility Map](#), or email [ipme@translink.ca](mailto:ipme@translink.ca) for more information.

**5. TransLink encourages implementing Transportation Demand Management (TDM) measures to discourage unnecessary driving.**

- a. The developer is currently proposing 429 parking spaces in a shared parking arrangement to reduce the number of parking spaces provided. This aligns with D3.4.2, D4.1.2, D6.1.2 in the [TOCDGs](#) to design parking to support a pedestrian-oriented urban realm and manage parking supply and demand.
- b. D6: Demand Management of the [TOCDGs](#) further speaks to unbundling parking costs from housing costs, and exploring shared mobility services to discourage unnecessary driving. We encourage the City to consider implementing additional TDM strategies as appropriate to increase housing affordability and reduce demand for driving (Transport 2050 Action 3.1.3).
- c. We encourage reference to TransLink's [TDM Guidelines for Development in Metro Vancouver, a tool to](#) improve the process, strategic development and implementation of TDM across the region.
- d. We also encourage participation in [Compass for Developments](#) if eligible. Compass for Developments is a program that allows developers to make a one-time bulk payment to TransLink to satisfy municipal TDM requirements for transit benefits, while allowing stratas and/or property managers to facilitate the distribution of the transit benefits to occupants. For more information, please see Compass for Developments or email [tdmdevelopment@translink.ca](mailto:tdmdevelopment@translink.ca).

**6. Development may trigger TransLink's review and approval process under the [South Coast BC Transportation Authority \(SCBCTA\) Act, S.21 \(1\) for Major Road Network \(MRN\)](#).**

- a. TransLink is in the process of formalizing guidelines associated with people-moving capacity changes on the MRN.
- b. While there are no concerns at this moment with the proposed access onto 200 Street at Grade Crescent to use the existing traffic signals, introducing new road / access approaches to an intersection may trigger a review to confirm intersection geometric design and operational changes.
- c. TransLink requests that the City ask the applicant to confirm that their intent is to convert the T-intersection at 200 Street and Grade Crescent to a four-legged signalized with additional traffic signal pole and with the driveway access acting like the fourth leg of the intersection.

- d. There are no concerns for the secondary access to use the existing traffic signal at 50 Avenue, which already has a left turn arrow.

**7. Development does not trigger TransLink's review and approval process under the [SCBCTA Act, S.21 \(2\)](#) for Regional Goods Movement.**

- a. Given that there are no proposed prohibitions on the movement of trucks, TransLink's review and approval under SCBCTA ACT S. 21(2) are not required.

**8. Please submit any detours required during construction or new/temporary/relocated bus stops to CMBC for review prior to implementation.**

- a. CMBC's notice periods and procedures for road closures, detours and stop closures are set out on TransLink's [Temporary Transit Changes web page](#).

**Continued Collaboration**

We appreciate the opportunity to provide comments on the proposed Pacific Nazarene Housing Society development. We look forward to continued coordination with the City of Langley. Please feel free to contact me at [charis.loong@translink.ca](mailto:charis.loong@translink.ca) should you have any questions or wish to discuss further.

Kind Regards,



Charis Loong  
Senior Planner, Transit-Oriented Communities Planning

# **ZONING BYLAW, 1996, No. 2100, AMENDMENT No. 218, 2025, No. 3306**

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Prepared by:



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Anton Metalnikov, Planner

Reviewed by:



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Francis Cheung, Chief Administrative Officer



## ZONING BYLAW, 1996, No. 2100 AMENDMENT NO. 218, 2025, BYLAW NO. 3306 DEVELOPMENT PERMIT APPLICATION DP 13-24

To consider rezoning and Development Permit applications from Pacific Nazarene Housing Society Inc. to accommodate a 6-storey mixed-use building with 302 rental apartment units and a church, child care centre, and commercial units.

The subject properties are currently zoned P2 Private Institutional/Recreation Zone and RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated “Ground Oriented Residential” in the Official Community Plan (OCP) Land Use Map. In order to enable consideration of the subject rezoning, the applicant has also applied to amend the OCP to incorporate provisions for and amend the land use designation of the subject properties to “Low Rise Residential”. All lands designated for multi-unit residential uses are subject to a Development Permit to address building form and character.

### **Background Information:**

<b>Applicant:</b>	Pacific Nazarene Housing Society, Inc.
<b>Owners:</b>	Church of the Nazarene Canada Pacific District, Inc. & City of Langley
<b>Civic Addresses:</b>	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street
<b>Legal Description:</b>	Parcel “A” (Reference Plan 9135), Lot 1, Except: Firstly; Part Outlined Red on Plan with Bylaw Filed 58930, Secondly: Part Subdivided by Plan 37325, Thirdly: Part Dedicated Road on Plan LMP11207, Section 3, Township 8, New Westminster District, Plan 5752; Lot 16, Except: Part Dedicated Road on Plan LMP10777, Section 3, Township 8, New Westminster District, Plan 26103; Lots 118 & 119, Section 3, Township 8, New Westminster District, Plan 49001; Lots 364 & 365, Section 3, Township 8, New Westminster District, Plan 57025
<b>Site Area:</b>	11,198.3 m <sup>2</sup> (2.77 acres)
<b>Number of Units:</b>	302 apartments
<b>Gross Floor Area:</b>	*23,570.2 m <sup>2</sup> (253,707 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.10
<b>Lot Coverage:</b>	*46.9%
<b>Total Parking Required:</b>	565 spaces (including 28 accessible spaces) *RM3 Zone Requirements
<b>Parking Provided:</b>	*428 spaces (including 20 accessible spaces)
<b>Existing OCP Designation:</b>	Ground Oriented Residential
<b>Proposed OCP Designation:</b>	Low Rise Residential
<b>Existing Zoning:</b>	P2 Private Institutional/Recreation & RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD108 Comprehensive Development
<b>Variances Requested:</b>	Parking spaces shared among different uses 5.5 m long accessible parking stalls (5.8 m min.)
<b>Estimated Development Cost Charges (DCCs):</b>	\$11,689,850.95 (City - \$6,523,776.93, GVS&DD - \$2,273,436.62, GVWD - \$2,119,018.93, MV Parks - \$94,616.14, SD35 - \$176,200.00, TransLink - \$502,802.33) *Subject to further review
<b>Community Amenity Contributions (CACs):</b>	\$1,025,000.00 *Subject to further review



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 218**

**BYLAW No. 3306**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street to the CD108 Comprehensive Development Zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

**1. Title**

This bylaw shall be cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 218, 2025, No. 3306".

**2. Amendment**

- (1) Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 108 (CD108) Zone immediately after Comprehensive Development – 107 (CD107) Zone:

***"ZZZZ. CD108 COMPREHENSIVE DEVELOPMENT ZONE***

**1. Intent**

This Zone is intended to accommodate and regulate a 6-storey mixed-use building with apartment units, a church, a child care centre, and general commercial space.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) *Retail Store.*
- (b) *General Service, except for drive-through units.*

- (c) *Personal Service, except for Personal Health Enhancement Center.*
- (d) *Office.*
- (e) *Eating Establishment, except for drive-through units.*
- (f) *Cultural Facilities.*
- (g) *Assembly Hall.*
- (h) *Community Service.*
- (i) *Artist Studio.*
- (j) *Child Care Centre.*
- (k) Brew pub.
- (l) Brewers and vintners.
- (m) Multiple-Unit Residential; and
- (n) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*; and
  - (ii) *Caretaker's dwelling units.*

### 3. Site Dimensions

The following lots shall form the site and shall be zoned CD108 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 002-409-844  
Parcel "A" (Reference Plan 9135), Lot 1, Except: Firstly; Part Outlined Red on Plan with Bylaw Filed 58930, Secondly: Part Subdivided by Plan 37325, Thirdly: Part Dedicated Road on Plan LMP11207, Section 3, Township 8, New Westminster District, Plan 5752
- (b) PID: 002-325-683  
Lot 16, Except: Part Dedicated Road on Plan LMP10777, Section 3, Township 8, New Westminster District, Plan 26103
- (c) PID: 004-808-011  
Lot 118, Section 3, Township 8, New Westminster District, Plan 49001
- (d) PID: 003-886-689  
Lot 119, Section 3, Township 8, New Westminster District, Plan 49001
- (e) PID: 001-597-868  
Lot 364, Section 3, Township 8, New Westminster District, Plan 57025
- (f) PID: 005-518-393



Lot 365, Section 3, Township 8, New Westminster District,  
Plan 57025

#### **4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by HCMA Architecture + Design (dated March 14, 2025) and PFS Studio (dated March 13, 2025), one copy each of which is attached to Development Permit No. 13-24.

#### **5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

(2) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classification of:

- (a) PID: 002-409-844  
Parcel “A” (Reference Plan 9135), Lot 1, Except: Firstly; Part Outlined Red on Plan with Bylaw Filed 58930, Secondly: Part Subdivided by Plan 37325, Thirdly: Part Dedicated Road on Plan LMP11207, Section 3, Township 8, New Westminster District, Plan 5752

from the P2 Private Institutional/Recreation Zone, and:

- (b) PID: 002-325-683  
Lot 16, Except: Part Dedicated Road on Plan LMP10777, Section 3, Township 8, New Westminster District, Plan 26103
- (c) PID: 004-808-011  
Lot 118, Section 3, Township 8, New Westminster District, Plan 49001

- (d) PID: 003-886-689  
Lot 119, Section 3, Township 8, New Westminster District,  
Plan 49001
- (e) PID: 001-597-868  
Lot 364, Section 3, Township 8, New Westminster District,  
Plan 57025
- (f) PID: 005-518-393  
Lot 365, Section 3, Township 8, New Westminster District,  
Plan 57025

from the RS1 Single Family Residential Zone to the CD108 Comprehensive Development Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this    day of    , XXXX.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this    day of    , XXXX.

READ A THIRD TIME this    day of    , XXXX.

FINALLY ADOPTED this    day of    , XXXX.

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**MAYOR**

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**CORPORATE OFFICER**





## EXPLANATORY MEMO

### January 29, 2025 Advisory Design Panel Recommendations and Applicant Response DP 13-24

**19991 49 Avenue, 19990 50 Avenue, and 4951-4975 &  
4991 200 Street**

#### **Advisory Design Panel Recommendations and Applicant Response**

On January 29, 2025 the Advisory Design Panel (ADP) reviewed the DP 13-24 application, and provided the following recommendations (see attached minutes for further details):

1. Soften the appearance of the child care protection wall (e.g. visibility, art, etc.)
2. Provide more information on the panel frame angling and treatment, especially near the top of the building, and confirm this feature's viability and mitigation of solar reflectivity
3. Consider more variation within the colour palette (e.g. sectioned breaks in colour, at the building top, bases contrasting with residential floors above, etc.)
4. Explore the alternative colour palettes, materials, and other design treatments to soften the building in line with the residential character of the local neighbourhood
5. Ensure on-site wayfinding is provided
6. Review the placement of the elevators for Building Code compliance
7. Consider outdoor amenity space furnishing in greater detail, including considering a bicycle maintenance station in the southwest area and an overhead structure (e.g. pergola) in the raised courtyard
8. Explore greater variety in the dimensions of window and balcony voids
9. Consider increasing the height of the northern leg (e.g. similar to the step of the southern leg)
10. Provide a 3D flythrough animated rendering to better represent the design's rhythm and light play
11. Provide more information on building signage, including considering a podium sign oriented to the street
12. Ensure railway heritage is incorporated into the project (e.g. interpretive features, signage, etc.)
13. Consider incorporating mezzanines into the commercial spaces
14. Review sound attenuation measures (e.g. street noise, between the ground floor and upper floors)
15. Incorporate a high-albedo roof treatment to reduce the heat island effect
16. Ensure headlight glare is prevented to neighbouring properties.

The applicant submitted finalized revised architectural and landscape drawings on March 14, 2025 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Soften the appearance of the child care protection wall (e.g. visibility, art, etc.)

The child care protection wall has been softened with a wavy top and circular cutout windows, which were limited to maintain privacy and security for the child care play area. Its material has also been changed from white to brown brick to contrast with the white daycare wall in behind and echo the new bronze colour of the residential floors above.

2. Provide more information on the panel frame angling and treatment, especially near the top of the building, and confirm this feature's viability and mitigation of solar reflectivity

A more detailed diagram on the panel frames has been provided to illustrate the variety of modules in place, their 3D angular treatments, and the way they fit together. The applicant has confirmed that this façade system is viable from a constructability standpoint and that its finish will not create solar glare impacts.

3. Consider more variation within the colour palette (e.g. sectioned breaks in colour, at the building top, bases contrasting with residential floors above, etc.)

The building base colours have been updated to contrast both with the residential building sections above them as well as with each other, with brown brick used for the commercial units and child care protection wall and white brick used for the child care space and church to create variety both vertically and horizontally down the length of the building façade.

4. Explore alternative colour palettes, materials, and other design treatments to soften the building in line with the residential character of the local neighbourhood

The "blueberry" colour that was originally used on the southern residential building wing has been replaced with bronze, and the commercial units have similarly been updated from white to brown. This allows the majority of the building to be clad in warmer, earth-tone colours that respond to its surroundings.

5. Ensure on-site wayfinding is provided

A wayfinding and signage plan has been developed and included in the architectural drawings to direct visitors arriving both on foot and by car, delivery vehicles, and waste collection vehicles to key destinations such as building entrances, loading bays, and waste collection stations.

6. Review the placement of the elevators for Building Code compliance

The applicant has reviewed the placement of the building elevators and confirms they comply with the Building Code.

7. Consider outdoor amenity space furnishing in greater detail, including considering a bicycle maintenance station in the southwest area and an overhead structure (e.g. pergola) in the raised courtyard

A bicycle maintenance station has been added near the southwest corner area and a pergola has been added to the raised courtyard. Additional furnishing details have also been shown throughout the building's open areas.

8. Explore greater variety in the dimensions of window and balcony voids

The façade has been updated to increase the variety and visual interest of window and balcony openings across the façade.

9. Consider increasing the height of the northern leg (e.g. similar to the step of the southern leg)

Increasing the height of the northern leg was explored but found to interfere with the building's rhythm and proportions. As such, the existing height treatment, where the southern brown building section is raised above the northern white section, has been retained.

10. Provide a 3D flythrough animated rendering to better represent the design's rhythm and light play

A flythrough animated rendering was not provided due to the cost and technical challenges associated with this.

11. Provide more information on building signage, including considering a podium sign oriented to the street

Building signage has been incorporated into the renderings, with a podium sign identified on the site corner at the intersection of 200 Street and 50 Avenue.

12. Ensure railway heritage is incorporated into the project (e.g. interpretive features, signage, etc.)

The pattern and colour of pavers in the entrance drive aisle continuing into the site west from Grade Crescent has been designed in a way to replicate the railway

tracks that previously ran along a very similar alignment as part of the Vancouver, Victoria, and Eastern Railway.

13. Consider incorporating mezzanines into the commercial spaces

Mezzanines were considered for the commercial spaces but determined to be of limited utility and were not incorporated.

14. Review sound attenuation measures (e.g. street noise, between the ground floor and upper floors)

The applicant will be retaining an acoustical consultant to ensure that noise is adequately mitigated, both from the street to the building as well as between the various uses within the building.

15. Incorporate a high-albedo roof treatment to reduce the heat island effect

A high albedo roof treatment has been incorporated to increase solar reflectivity and thereby reduce the heat island effect.

16. Ensure headlight glare is prevented to neighbouring properties.

Fencing and retaining walls have been provided and positioned to ensure that any headlight glare is blocked from neighbouring properties.

Staff Commentary

Staff support the updates made by the applicant in response to ADP recommendations.

In response to questions posed to staff at the ADP meeting, staff have the following responses:

1. Provide more information on bus stop design along frontage

The current bus stop is located on 200 Street just south of the intersection with 50 Avenue, away from the frontage of the proposed building itself. The property adjacent to the bus stop is likely to see moderate changes to provide parkade exiting and extra surface parking while prioritizing the retention of trees. As such, the bus stop is unlikely to see significant change but would be incorporated as part of any frontage updates that may be later identified as necessary.



**MINUTES OF THE  
ADVISORY DESIGN PANEL**

**HELD IN CKF ROOM,  
LANGLEY CITY HALL**

**WEDNESDAY, JANUARY 29, 2025  
AT 7:03 PM**

**Present:** Councillor Paul Albrecht (Chair)  
Councillor Mike Solyom (Co-Chair)  
Mayor Nathan Pachal  
Himanshu Chopra  
Melissa Coderre  
Jaswinder Gabri  
Matt Hassett  
Tracey Macatangay  
Ritti Suvilai

**Absent:** Leslie Koole  
Tana McNicol  
Samantha Stroman

**Staff:** C. Johannsen, Director of Development Services  
K. Kenney, Corporate Officer  
A. Metalnikov, Planner

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Chair Albrecht began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

**1) AGENDA**

Adoption of the January 29, 2025 agenda

It was MOVED and SECONDED

THAT the January 15, 2025 agenda be adopted as circulated.

**CARRIED**



2) **MINUTES**

Adoption of minutes from the December 11, 2024 meeting

It was MOVED and SECONDED

THAT the minutes of the December 11, 2024 Advisory Design Panel meeting be approved as circulated.

**CARRIED**

3) **INFORMATION UPDATE:**  
**DEVELOPMENT PERMIT APPLICATION DP 08-23**  
**ZONING BYLAW AMENDMENT APPLICATION RZ 07-23**  
**20625 Eastleigh Crescent.**

Mr. Johannsen updated the panel on a change to the development application for 20625 Eastleigh Crescent subsequent to the panel's review of the application, which elevates the parkade about a metre higher above grade than originally proposed in order to allow the applicant to undertake deeper excavation entirely on their site with no impingement on neighbouring properties.

4) **DEVELOPMENT PERMIT APPLICATION DP 13-24**  
**ZONING BYLAW AMENDMENT APPLICATION RZ 09-24**  
**OCP AMENDMENT APPLICATION OCP 01-24**  
**19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street.**

Mr. Johannsen advised of the purpose of the application to allow for creation of below market rental units through a partnership between the City, the property owner, and BC Builds.

Mr. Metalnikov spoke to the staff report dated January 21, 2025 providing information on the proposed development.

Staff responded to questions from Panel members regarding:

- Other rental buildings with churches;
- Status of neighbouring properties;
- Recipient of tax exemption for Church property;

The Applicant team entered the meeting:

- Bob Prenovost, Managing Principal, Propellor Advisors (*representing the owner/applicant*)

- Rodrigo Cepeda, Architect, Director of Project Delivery, hcma
- William Vachon, Intern Architect, hcma
- Nastaran Moradinejad, Landscape Architect Principal, PFS Studio

Mr. Cepeda provided a PowerPoint presentation on the proposed development, providing information on the following:

- Location map;
- Infrastructure map showing infrastructure nearby to subject property;
- Images of site in relation to Langley and downtown Vancouver;
- Site master plan;
- Floor plan levels 2 to 6;
- Ground floor plan childcare space, commercial spaces, residential amenities, amenity space;
- Colour palette;
- Renderings of building from different views;
- Main entrance rendering.

Mr. Moradinejad highlighted information on the landscape design, providing information on the following:

- Integration with architecture;
- Indoor outdoor relations;
- Landscape concept;
- Ground level and level two;
- Terraced landscape;
- Community use area;
- Residential amenity;
- Incorporation of green space and trees wherever possible;
- Materiality of landscaping;
- Plantings – ground level;
- Planting trees;
- Shrubs, perennials and grasses.

The applicant team responded to questions from Panel members and received feedback from Panel members regarding the form and character of the building:

- Soften appearance of protective barrier between daycare playground and parking lot;
- Overhead shade structure for upper floor courtyard;
- Intended effect of diamond-shapes on building;
- More visual interest at the top on roof;
- More colour variance in sections;
- Facilitating deliveries to commercial buildings;
- Barrier for raised outdoor space;
- Blueberry plantings on site;
- Different sized loading spaces;
- Amenity gym space proximity to a washroom;
- Garbage pick-up process;

- Potential for more colour variations and breaks in colour on various areas of the building
- Have contrasting roof colour;
- Have greater variety of window styles;
- Different style pavers used to differentiate pedestrian-oriented space;
- Make building style more residential, less institutional and boxy;
- Soften up commercial spaces with displays;
- Provide furniture for southwest amenity space for use by residents;
- Ensure plantings for childcare area are non-toxic;
- Consider adding trees near childcare space;
- Do something with height of north face to create different levels;
- Consider sound mitigation measures for balconies;
- Provide 3D animation of building to capture the play of light described;
- Consider podium style advertising sign at grade on 200 St. for businesses;
- Location for Heritage Marker;
- Consider incorporating mezzanines in commercial spaces;
- Consider getting colour palette for building from trees in neighbourhood;
- Ensure entry height clearance accommodates trucks;
- Lighted bollards to line plaza;
- Lighting opportunities for businesses;
- Accessibility features to access the site;
- Use treatment for roof that will reduce heat island effect;
- Bike racks will be distributed throughout development;
- Consider utilizing flexible space in southwest corner or outdoor church space for bike maintenance;
- Sheen to materials will reflect light down toward street.

Staff responded to questions from Panel members regarding the following:

- Discussion between staff and applicant regarding colour palette;
- Having more variation in roofline façade.

The applicant team left the meeting.

It was MOVED and SECONDED  
THAT:

The ADP receive the staff report dated January 21, 2025 for information; and

The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:

- a. Soften the appearance of the childcare protection wall (e.g. visibility, art, etc.);
- b. Provide more information on the panel frame angling and treatment, especially near the top of the building, and confirm this feature's viability and mitigation of solar reflectivity;

- c. Consider more variation within the colour palette (e.g. sectioned breaks in colour, at the building top, bases contrasting with residential floors above, etc.);
- d. Explore alternative colour palettes, materials, and other design treatments to soften the building in line with the residential character of the local neighbourhood;
- e. Ensure on-site wayfinding is provided;
- f. Review the placement of the elevators for Building Code compliance;
- g. Consider outdoor amenity space furnishing in greater detail, including considering a bicycle maintenance station in the southwest area and an overhead structure (e.g. pergola) in the raised courtyard;
- h. Explore greater variety in the dimensions of window and balcony voids;
- i. Consider increasing the height of the northern leg (e.g. similar to the step of the southern leg);
- j. Provide a 3D flythrough animated rendering to better represent the design's rhythm and light play;
- k. Provide more information on building signage, including considering a podium sign oriented to the street;
- l. Ensure railway heritage is incorporated into the project (e.g. interpretive features, signage, etc.);
- m. Consider incorporating mezzanines into the commercial spaces;
- n. Review sound attenuation measures (e.g. street noise, between the ground floor and upper floors);
- o. Incorporate a high-albedo roof treatment to reduce the heat island effect;
- p. Ensure headlight glare is prevented to neighbouring properties.

**\*CARRIED**

*\*Subsequent to this vote, a Panel member advised the Chair they disagreed with Panel's recommendations with respect to changes to the colour, materials, and general look of the building*

**5) DEVELOPMENT PERMIT APPLICATION DP 11-24**  
**20501 Logan Avenue.**

Mr. Johannsen advised of the purpose of the Gateway Village Phase 1 application which will provide an extension of Eastleigh Crescent into the site.

Mr. Metalnikov spoke to the staff report dated January 21, 2025 providing information on the proposed development.

The Applicant team entered the meeting:

Andressa Linhares, Architect, Keystone Architecture & Planning Ltd.  
Elena Topisirovic, Project Manager, Keystone Architecture & Planning Ltd.  
Jennifer Wall, Landscape Architect, Keystone Architecture & Planning Ltd.  
Peter Fassbender, Developer representative, Fassbender Consulting Ltd.

Ms. Topisirovic provided a PowerPoint presentation on the proposed development, providing information on the following:

- Site context;
- Project data;
- Phasing plan;
- Site Plan;
- P1 level;
- Floor Plans 1 – 6;
- Roof Level;
- Site sections.

Ms. Linhares provided information on the following:

- Design rationale;
- Building elevations;
- Material Board;
- Renderings of the development;
- View along Eastleigh Crescent;
- Main entrance;
- Amenity on level 2 podium.

Ms. Wall provided information on the landscape plan, providing information on the following:

- Site plan;
- Benches and planters;
- Materials;
- Landscape buffer;
- West side secured courtyard space;
- North end security access;
- Podium plan – exterior amenity space, north facing;
- Planting palette.

The applicant team responded to questions from Panel members and received feedback from Panel members regarding the form and character of building:

- Design of future phases to be different but cohesive;
- Colour palette seems dark; consider fewer colours, less black and more cedar or warmer colour;
- Consider tying in industrial history through use of a metal colour palette for this building;
- How landscape plan complements architecture (ex. use of paving grids);
- Suggest getting more creative in the landscape;
- Barrier between balconies is corrugated metal;
- Opportunity to be more creative with colour in internal courtyard;
- Soften the edges of the courtyard and elevated space;
- Have covered area for amenity space;
- Consider using rust colour on west side;
- Make massing at corner tops bolder;

- Have heavy duty wall between residential and commercial units for sound attenuation;
- Address usability of parking spot 142;
- Have washroom and plumbing for kitchenette for second level amenity space;
- More greenery on second floor amenity;
- Have auto door openers for bike rooms;
- Have advertising signage for businesses geared to pedestrians;
- Heritage element for distillery;
- Raise design standards for lights, garbage cans and public furnishings along Eastleigh
- Flex room is a den;
- Bike storage for residents is located in parkade;
- Make door frames wider in adaptable units;
- Provide rendering of commercial frontage;
- On-street parking will be available between Glover and Logan;
- Maneuverability in parkade;
- Enhance North elevation with white to create more contrast; provide more variation toward centre;
- Playground feels bland:
- Provide wider stairs for ground floor units to accommodate strollers, walkers;
- Small patio size for ground street-facing units;
- Have lighter coloured rooftop treatment to reduce heat island effect;
- Glover Road treatment is important as it will set tone for Innovation Blvd. give more attention to that corner and the rooftop, make it bolder;
- Privacy issues with west wing units facing courtyard.

The applicant team left the meeting.

There was further discussion regarding the following:

- Whether the Panel prefers warmer or darker tone;
- Renderings look darker than what they would look like in real life;
- Get more creative in landscape amenity rendering;
- Not much variation in colour and type of pavers, differentiate spaces in courtyard (private and public spaces) using creative surfacing;
- Buffer courtyards from parking.

It was MOVED and SECONDED  
THAT:

The ADP receive the staff report dated January 21, 2025 for information; and

The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:

- a. Explore a more harmonized façade design (e.g. brightening/greater use of white panelling, warmer accents, reduced colour palette range, reduced number of vertical fins within the extruded frames);

- b. Within the courtyard, incorporate greater differentiation between different activity areas, provide more colour interest and warmth (e.g. play area safety surfacing), explore additional plantings (e.g. buffering the northern edge, lattices), and provide a weather protection feature;
- c. Consider additional colour variation on the west elevation and greater warmth on the north elevation;
- d. Review the roofline and façade design to more strongly highlight the building ends and corner pop-ups;
- e. Review usability of parking stall 142;
- f. Provide washroom and kitchen facilities within the indoor amenity area;
- g. Provide pedestrian-oriented commercial signage (e.g. hanging from commercial soffits);
- h. Incorporate automatic doors to facilitate maneuverability with bicycles;
- i. Consider property heritage in design;
- j. Ensure adaptable units have adequate door widths, maneuverable corridors, side-by-side washers/dryers, etc.;
- k. Provide a rendering of the ground floor commercial frontage;
- l. Review sound attenuation measures (e.g. street noise, between commercial and residential floors);
- m. Consider an alternative play feature;
- n. Consider a high-albedo roof treatment, solar panels, etc. to reduce the heat island effect;
- o. Review the design of the inside corner units within the courtyard for privacy.

CARRIED

**6) NEXT MEETING**

To be confirmed.

**7) ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:38 pm.

CARRIED



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**ADVISORY DESIGN PANEL CHAIR**



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**CORPORATE OFFICER**





# ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 13-24  
Rezoning Application RZ 09-24  
OCP Amendment Application OCP 01-24  
(19991 49 Ave., 19990 50 Ave., and 4951-4975 & 4991 200 St.)**

From: Anton Metalnikov, RPP, MCIP  
Planner

Bylaw #: 3305 &  
3306  
File #: 6620.00  
Doc #:

Date: January 21, 2025  
**\*Updated March 19, 2025; changes marked  
with asterisk**

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## RECOMMENDATION:

THAT this report be received for information.

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## 1. PROPOSAL:

Development Permit, rezoning, and Official Community Plan (OCP) amendment applications for a 6-storey rental apartment building including below-market units, daycare, church and community hall, and commercial space.

## 2. CITY BYLAWS & POLICIES:

Applying to the subject properties:

- a. **Official Community Plan (OCP):** Ground Oriented Residential and Corner Commercial (townhome residential and local commercial);
- b. **Zoning:** P2 Private Institutional/Recreation Zone and RS1 Single Family Residential Zone; and
- c. **Environmentally Sensitive Areas (ESAs):** The site hosts both Low and Moderately Low sensitivity areas which would be affected by the proposal.

The proposed development:

- a. Includes an OCP amendment to Low Rise Residential to enable the proposed apartment uses, height, and density. The applicant's rationale for this amendment is that it would deliver public benefits, including:

- 60 below-market rental homes (20 percent below appraised market rent), supported by the Provincial BC Builds program;
  - A large child care facility (approximately 49 infant, toddler and preschool spaces, plus approximately 24 after school spaces);
  - A new church and community hall; and
  - The establishment of a greenway plaza and connection to a future trail to be extended to Conder Park through future development.
- b. Includes a rezoning to CD108 Comprehensive Development Zone to enable the proposed development, due to the absence of a standard zone accommodating the Low Rise Residential and Corner Commercial OCP designations in the current Zoning Bylaw; and
  - c. Requires a Development Permit for a mixed-use multi-unit development and development within ESAs. An environmental assessment will be conducted and the results, including any compensation as necessary, will be provided when this application proceeds to Council.

\*The environmental assessment has now been completed and identifies 7,705 m<sup>2</sup> total area of impacted ESA across the application site, including 4,973 m<sup>2</sup> of “moderately-low” sensitivity and 2,732 of “low” sensitivity. The City’s ESA Development Permit Area Guidelines require development in ESAs ranked as “low” and “moderately low” sensitivity to replace the value of lost habitat (trees, shrubs, plants) at a 2:1 ratio, with the option of providing cash-in-lieu for off-site compensation works. In accordance with these guidelines, a \$191,100 cash-in-lieu compensation contribution is required to fund this habitat replacement. Analysis of potential habitat compensation locations has also been completed and confirms that there is adequate space available for this replacement.

### 3. DETAILED BACKGROUND INFORMATION

<b>Applicant:</b>	Pacific Nazarene Housing Society, Inc.
<b>Owners:</b>	Church of the Nazarene Canada Pacific District, Inc. & City of Langley
<b>Civic Addresses:</b>	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street
<b>Legal Description:</b>	Parcel “A” (Reference Plan 9135), Lot 1, Except: Firstly; Part Outlined Red on Plan with Bylaw Filed 58930, Secondly: Part Subdivided by Plan 37325, Thirdly: Part Dedicated Road on Plan LMP11207, Section 3, Township 8, New Westminster District, Plan 5752; Lot 16, Except: Part Dedicated Road on Plan LMP10777, Section 3, Township 8, New Westminster District, Plan 26103; Lots 118 & 119, Section 3, Township 8, New Westminster District, Plan 49001; Lots 364 & 365, Section 3, Township 8, New Westminster District, Plan 57025
<b>Site Area:</b>	11,198.3 m <sup>2</sup> (2.77 acres)
<b>Number of Units:</b>	302 apartments

<b>Gross Floor Area:</b>	*23,570.2 m <sup>2</sup> (253,707 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.10
<b>Lot Coverage:</b>	*46.9%
<b>Total Parking</b>	565 spaces (including 28 accessible spaces)
<b>Required:</b>	*RM3 Zone Requirements
<b>Parking Provided:</b>	*428 spaces (including 20 accessible spaces)
<b>Existing OCP</b>	Ground Oriented Residential
<b>Designation:</b>	
<b>Proposed OCP</b>	Low Rise Residential
<b>Designation:</b>	
<b>Existing Zoning:</b>	P2 Private Institutional/Recreation & RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD108 Comprehensive Development
<b>Variances</b>	Parking spaces shared among different uses
<b>Requested:</b>	5.5 m long accessible parking stalls (5.8 m min.)
<b>Estimated</b>	\$11,689,850.95 (City - \$6,523,776.93, GVS&DD -
<b>Development</b>	\$2,273,436.62, GVWD - \$2,119,018.93, MV Parks - \$94,616.14,
<b>Cost Charges</b>	SD35 - \$176,200.00, TransLink - \$502,802.33)
<b>(DCCs):</b>	*Subject to further review
<b>Community</b>	\$1,025,000.00
<b>Amenity</b>	*Subject to further review
<b>Contributions</b>	
<b>(CACs):</b>	

#### 4. SITE CONTEXT (19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street)

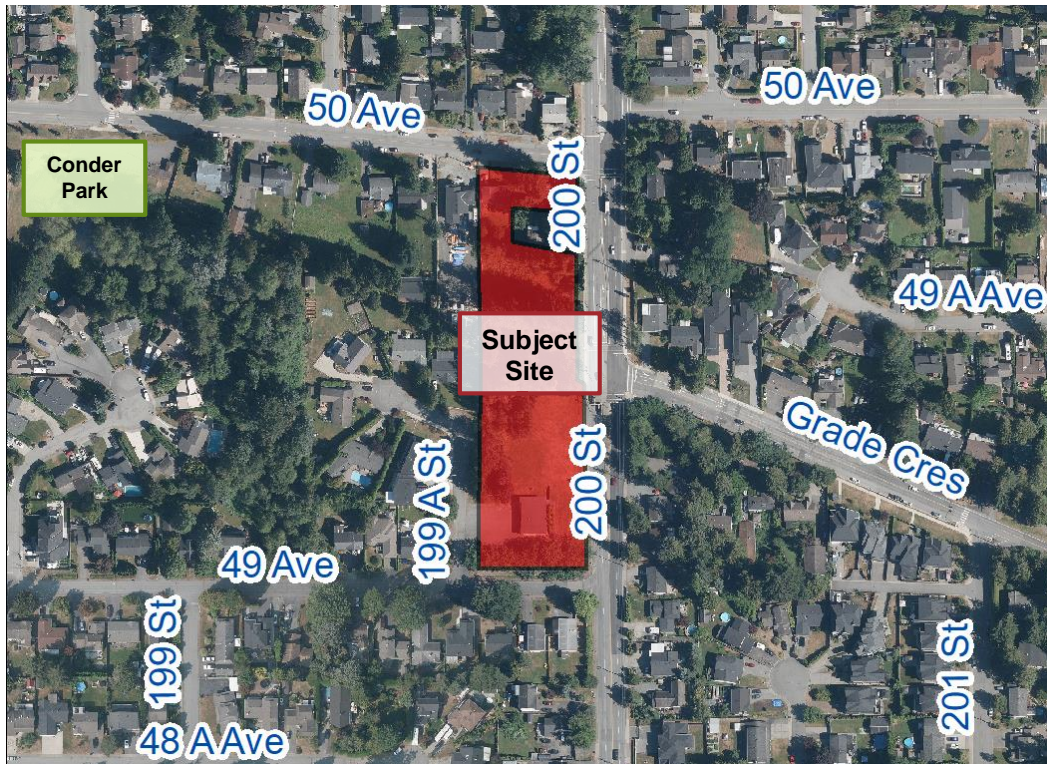
The proposed development site consists of six properties: a church and five single-detached home lots. Single-detached homes designated Ground Oriented Residential in the OCP (envisioning townhome development) neighbour the site on all four sides. Additionally, its surroundings include:

- **North:** 50 Avenue (collector street);
- **East:** 200 Street (arterial street within TransLink's Major Road Network);
- **South:** 49 Avenue (collector street); and
- **West:** 199A Street (local street).

\*Three of the properties (4951-4975 200 Street) included in the application are currently owned by the City of Langley. As required by the *Community Charter*, the City gave notice of this intended property sale on January 22, 2025.

The site is located in a distinctly residential area but would itself create a variety of local-serving amenities including commercial businesses, child care, and an enlarged church and community hall. It also has convenient walking connections to:

- Three transit routes (directly adjacent). The 200 Street corridor has also been identified in TransLink's Access for Everyone plan for a future RapidBus line;
- Conder Park (5-to-10-minute walk); and
- Simonds Elementary School (10-minute walk).



*Context Map*

## 5. PROPOSED SITE AND BUILDING DESIGN

### A. Site Layout and Building Massing

The proposed development is for a flat-roofed wood-frame building. At ground level, it is separated into two halves by a private internal street extension aligned with Grade Crescent to take advantage of the access provided by the existing traffic light on 200 Street and route the majority of vehicles through this connection to reduce the number of vehicles using the adjacent lower-traffic roads. Public pedestrian access will be permitted along a path through this private connection, which is intended to be extended as an 8-metre-wide greenway with a multi-use path and trees through to Conder Park as part of any future development of the properties to the west. A secondary vehicle connection is provided on 50 Avenue. There will be no general vehicle access to 49 Avenue or 199A Street, but



an emergency-only access, secured with bollards, will be provided onto 199A Street to ensure emergency services have adequate access.

\*The ground floor of the southern half includes a residential lobby and amenity spaces, a large child care space, and a church and community hall. The north side includes an additional residential lobby and five commercial units. Commercial tenants are yet to be determined but are envisioned in the OCP Appendix A: Nicomekl River District Neighbourhood Plan (Conder Park Neighbourhood Convenience Corner) as potentially including a café/bakery, convenience retail/food service, and/or small-scale office, among other uses identified in the OCP. Drive-through establishments and gas stations are prohibited. Underground parking is provided beneath the majority of the site and has been designed to be expanded if the remaining area to the north is also developed in the future. Surface parking is also provided to the back of the buildings.

The upper floors rise to a height of 6-storeys over this podium level and bridge the space created by the central access in an S-shape. This configuration allows for an efficient layout that maximizes rental housing supply on site, while breaking up the massing from all views with gaps between building wings reducing the street wall lengths.

The building has also been designed to minimize shadowing on adjacent properties, and enable potential future mixed-use development on the properties to the north (between the proposed building and 50 Avenue).

#### B. Building Elevations and Materials

\*The building's ground floor is wholly treated with white and brown brick cladding and expansive fenestration into the commercial and church spaces. The same brown brick is used for partial walls separating the outdoor child care spaces. The upper residential floors are decorated with prominent square-patterned metal panelling with alternating angles and thicknesses, which are coloured to contrast with the building base below. Balconies are inset into the residential units and set back from these square modules, with glass railings in line with the panels. Within the frames, full-sized windows are interspersed with narrower windows to create visual interest across the façade. Wood-finish walls are provided within the balconies and serve as a warmer natural contrast.

#### C. Landscaping

The landscaping reflects the project's varied mix of uses with various outdoor spaces provided beside the child care spaces (play areas), church (seating and dining), and commercial units (pocket plazas), and

programmed to relate to these functions. The pocket plaza concrete unit paver surface treatment extends over the private street connection and its sidewalks to reinforce its intention as a public place and path. Landscape beds, featuring a variety of shrubs and trees, are provided around the perimeter of the site to add greenery and soften the site's edge while maintaining visibility and engagement between the active ground floors and the street, with some incorporating benches. Strip LED lighting is integrated into this seating, bollard lighting is provided along the central vehicle court, and additional lighting is incorporated elsewhere to accent select trees. An outdoor amenity deck is provided on the second floor, on the roof of the commercial units below, which includes additional plantings and trees.

The development would also upgrade the public realm frontage. In addition to new sidewalks on all sides and a bike path along 200 Street, this would include new street trees along 49 and 50 Avenues and 199A Street, as well as new trees along the west property line. New street trees would also be provided along 200 Street which, together with new private trees to be planted on the property, would create a double row of trees that flanks the sidewalk and bike path on both sides.

#### **D. Building Program and Details**

The building's unit mix includes:

- 75 studios (25%);
- 154 one-bedroom units (51%);
- 58 two-bedroom units (19%); and
- 15 three-bedroom units (5%).

\*61 (20.2%) of the units are adaptable. Resident storage facilities are provided in storage rooms in the residential floors as well as within in-unit storage rooms. 1,050 m<sup>2</sup> (11,302 ft<sup>2</sup>) of total amenity space is provided, including 410 m<sup>2</sup> (4,413 ft<sup>2</sup>) of indoor space and 640 m<sup>2</sup> (6,889 ft<sup>2</sup>) of outdoor space split between the second-floor deck and a ground-floor space outside the southern indoor amenity rooms.

### **6. SUSTAINABILITY FEATURES**

- Construction techniques that minimize site disturbance and protect air quality;
- Lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating a construction recycling plan and the use of recycled building materials;

- Achieves an energy performance of 25% better than the current Model National Energy Code for multi-unit residential buildings;
- Reduced heat island effect with a high-reflectivity roof;
- Non-water dependent and drought-tolerant materials in the landscape design served by an irrigation system with central control and rain sensors; and
- Water-conserving toilets.

## 7. CPTED

The applicant's proposal benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

## 8. VARIANCES

### A. Parking spaces shared among different uses.

The proposed building includes a diverse variety of uses, including apartments, child care, a church and community hall, and commercial units. Parking for apartment residents will be provided in full by the dedicated and secured underground parking level. Other parking requirements, namely apartment visitor (0.2 spaces/unit), child care (1 space/employee), church (1 space/10 m<sup>2</sup> floor area), and commercial parking (3 spaces/93 m<sup>2</sup> floor area), are required to be calculated and provided independently in the current Zoning Bylaw.

\*This would result in a total non-resident parking requirement of 184 spaces. However, the parking demand for these different uses generally peaks at different times. For example, parking use is greatest for resident visitors in the evenings and weekends, for child care and commercial spaces during business hours, and for churches on Sundays. The proposed development includes 96 surface parking spaces to take advantage of these offset peaks in parking demand to make more efficient use of space and allow the various neighbourhood-serving uses to all be provided while ensuring that each has adequate parking available. This approach has previously been taken on other mixed-use buildings in the City, where certain parking spaces are shared between commercial customers and residential visitors, while others are dedicated to one function or the other at all times, as informed by a parking study prepared by a professional engineer. Staff are formalizing and standardizing a similar proposed shared parking approach in the new Zoning Bylaw currently under development.

A parking study is currently being conducted for this proposal. It will provide more information and recommendations on how the shared parking can best be organized, including what number of stalls needs to be available for which different uses at which different times. Based on this, there may be updates made to the design, number and location of surface parking spaces prior to the application proceeding to Council. Once the shared parking arrangement is confirmed, the shared parking spaces will be signed and managed accordingly by the landowner. These results will be presented when the application proceeds to Council.

\*The parking study has now been completed. It identifies the hour-by-hour parking demand of each component use within the proposal, which has been considered alongside the applicant's direct previous experience with their other church properties to develop a shared parking approach with different spaces available for different uses at different times. While the exact split will be subject to further refinement, a conceptual framework has been included in the updated architectural set provided in response to ADP recommendations. The parking study confirms that the proposed parking supply will satisfy demand.

B. Accessible stall length

The length of the accessible stalls is proposed at 5.5 metres, compared to the 5.8 metres required in the Zoning Bylaw. The 5.5 metre length is consistent with the City's standard parking stall dimension requirements and several other surrounding municipalities (including Langley Township, Surrey, Maple Ridge, and Abbotsford) use the same stall length for both standard and accessible parking spaces. Staff are also considering making standard and accessible parking stall lengths consistent in the City's upcoming new Zoning Bylaw.

C. Residential parking

\*If the current Zoning Bylaw requirement for a similar type of building (i.e. RM3 Zone) was applied to this application, the applicant's proposed overall residential parking amount is 14.2% less than what would be required. Given that a CD zone is being proposed for this development, technically only the previous parking-related variances are required. However, it is important to note that staff support the applicant's residential parking approach, as the proposal (less 54 spaces of 14.2%) exceeds the rates under preliminary consideration for the new Zoning Bylaw. These rates are being used for apartment applications to the north, including those along 53 and 53A Avenues, and are based on research work conducted by the City's Zoning Bylaw update consultant and staff to date, recent parking-related



Provincial legislation and guidance, a review of parking requirements in other Lower Mainland municipalities, and the Metro Vancouver Parking Study, which concluded that rental homes, and especially below-market rental homes, have notably lower parking demand.

\*If the preliminary rates being considered for the draft new Zoning Bylaw were applied to this application, 323 resident parking spaces would be required, based on rates of 1.0 spaces per studio and 1-bedroom unit, 1.25 spaces per 2-bedroom unit, and 1.45 spaces per 3-bedroom unit. This total is 4 spaces (1.2%) less than the proposed parking amount of 327 resident spaces (equivalent to rates of 1.0 spaces per studio and 1-bedroom unit, 1.3 spaces per 2-bedroom unit, and 1.5 spaces per 3-bedroom unit) and is 15.2% less than the current RM3 Zone requirement of 381 spaces, which is based on rates of 1.2 spaces per studio and 1-bedroom unit, 1.3 spaces per 2-bedroom unit, and 2.0 spaces per 3-bedroom unit. With a total of 332 underground parking spaces available, this leaves five stalls to be dedicated to church and child care staff and allows for more above-ground parking to be available to visitors and customers.

Based on the above rationales, staff support these variances.

## 9. ENGINEERING

These requirements have been issued to reflect the application for a rezoning development application proposing institutional, and commercial & residential mixed-use development located at:

- 19991 49 Avenue
- 19990 50 Avenue
- 4951, 4961, 4975, and 4991 200 Street

Note: all works are to be done to the City of Langley's Design Criteria Manual (DCM), and the City's Subdivision and Development Servicing Bylaw (SDSB).

Per the City's DCM requirement, the developer and their consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Commitment by Owner and Consulting Engineer) prior to starting their design works.

Per the City's Watercourse Protection Bylaw No. 3152, the developer's consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Confirmation of Commitment by Qualified Environmental Professional - QEP) prior to starting their site monitoring works.

## **ENGINEERING SERVICING COMMENTS – PRELIMINARY ONLY**

*Off-site servicing drawing submission will not be accepted until traffic impact assessment (TIA) report, existing road structure assessment report, and water & sanitary hydraulic modelling report recommendations are finalized.*

### **A) Offsite Servicing Requirement**

1. Garbage and recycling enclosures, and collection vehicle access route and turning radius shall be accommodated on the site
2. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
3. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. All calculations shall be based the City' DCM with 20% added to the calculated results to account for climate change. A safety factor of 20% shall be added to the calculated storage volume. *Pre-development release rates shall not include climate change effect.*
4. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
5. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a demolition permit.
6. New water, sanitary and storm sewer service connections are most likely required and they shall be provided from 49 or 50 Avenue. Service connection off arterial road is typically not supported. All pertinent service connection design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City.
7. Road Dedication and Easement
  - a. Consultant shall submit the proposed road dedication, consolidation, subdivision, and/or SROW legal plan for Engineering staff review.
  - b. 5m x 5m corner truncation is required at all intersections at 200 Street
  - c. 4m x 4m corner truncation is required at 49 Ave @ 199A Street
  - d. It appears 199A Street meet the required road ROW width for a local road.
  - e. It appears 49 and 50 Avenue meet the required road ROW width for a collector road.

- f. It appears 200 Street fronting 4951, 4961, and 4975 meets the required road ROW width, west side of road, for an arterial road.
- g. Approximately 1.5m of road dedication is required fronting 4981 and 4991 200 Street. Additional road dedication from the east side of 200 Street will be required to achieve the required 30m road ROW for an arterial road.
- h. Approximately 3.5m of road dedication is required off the 200 Street frontage of 19991 49 Avenue.

8. Road Work

- a. The scope and extent of the off-site road works shall be determined in part from the TIA recommendation.
- b. 200 Street frontage shall be constructed to include raised separated bike lane per standard road drawing #SS-R01. Pedestrian and bike facility connectivity must be considered from 50 Avenue to Grade Crescent.
- c. 49 Avenue shall be constructed to meet collector road standard per standard road drawing #SS-R06
- d. 50 Avenue shall be constructed to meet collector road with bike lane standard per standard road drawing #SS-R05
- e. Curb return entrance off 200 Street shall be used.
- f. The condition of the existing pavement along the proposed project's frontages shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate, it shall be remediated by the Developer, at the Developer's expense.

9. At the Developer's expense, a Traffic Impact Assessment (TIA) will be completed by the City's standing traffic consultant per the DCM Section 8.21. The applicable fee toward completing the TIA must be paid via a cheque issued to the City's selected traffic consultant and delivered to the City. TIA reports must be approved by the City Engineer prior to taking the application to Council. The TIA completion timing **must** be:

- a. For *OCP Amendment / Rezoning Applications*: Prior to Council's first and second readings; and
- b. For *Development Permits (DP)*: Prior to Council consideration of the application.

10. Watermain and Water Service Connection

- a. New water service connection shall be provided from a collector or local road.

- b. The existing 150mm AC watermain on 49 Ave and 50 Ave shall be upgraded to current material standard and meet minimum size requirement.
- c. At the Developer's expense, the capacity of the existing watermain shall be assessed through hydraulic modeling performed by the City's standing consultant. Any upgrade requirement for watermain(s) not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
- d. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be per DCM Section 3.10 and approved by the City Engineer and the City of Langley Fire Rescue Service.

#### 11. Storm & Sanitary Mains and Service Connections

- a. New service connection shall be provided from collector or local roads.
- b. A Stormceptor or equivalent oil separator is required to treat site surface drainage.
- c. Civil consultant shall complete a catchment area analysis per DCM section 4.0 to confirm that the City storm sewer system has sufficient capacity to accommodate the minor flow, and identify the floor route for the major rain event. Developer will need to upgrade/improve any capacity deficiency or negative impacts to the downstream system due to the proposed development.
- d. Part of this development falls under South Langley Integrated Rainwater Management. Infiltration is part of the runoff collection system. Please see section 5.7 in DCM for more details.
- e. Culvert crossing at 199A Street shall be reviewed by the designer to confirm it can meet the 1:100 year event.
- f. At the Developer's expense, the capacity of the existing sanitary main shall be assessed through hydraulic modeling performed by the City's standing consultant. Any upgrade requirement for sanitary main(s) not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.

#### 12. Street Light

- a. New street lights will be required along 49 Ave and 50 Ave frontages. Any required street lighting upgrades, relocation, and/or replacement shall be done at the Developer's expense. Any existing BC Hydro lease-lights to be removed and disposed of off-site.
- b. Existing street lighting along 200 Street and 199A Street frontages shall be analyzed by a qualified electrical consultant to ensure street lighting and lighting levels meet the criteria outlined in DCM.

13. Street Tree

- a. Street trees will be required all frontages as part of the road work. Pending final boulevard design, soil cell and irrigation may be required as per DCM section 11.

14. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's 200 Street and 49 Avenue by replacing with underground infrastructure. The developer is responsible for contacting BCHydro and telecom companies to start the design work. If undergrounding is not possible at this time, pre-ducting the frontage is typically required by the developer with cash in-lieu contribution for the incomplete portion of the work.

15. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer.

**B) The Developer is required to deposit the following bonding and fees:**

1. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.
2. The City will require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs, as per the City's Subdivision and Development Servicing Bylaw 2021 #3126.
3. A deposit for a storm, sanitary and water services is required, which will be determined by City staff after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City will require a \$40,000 bond for the installation of a water meter to current City standards as per the DCM.
5. A signed and sealed pavement cut form (Form F-2 of the City's DCM) shall be completed by the developer's consulting engineer. Upon the review and approval of the City Engineer of the submitted form, the corresponding Permanent pavement cut reinstatement and degradation fees shall be paid by the Developer.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

## 10. FIRE DEPARTMENT COMMENTS

Fire department access for the whole project was reviewed to ensure adequate access was in place for apparatus and firefighters. Fire apparatus access for the whole site must consider access route, including maneuverability, hydrant location and coverage, over height issues as well as weight bearing considerations. Bollard access to 199A St must be redesigned to support maneuverability of large firetruck apparatus. A construction fire safety plan shall be completed, complete with crane inspection records. A progressive standpipe installation will be required as construction rises. Standpipes will be required at the main entrance of the parkade, and in elevator lobbies. Stairwells act as an area of refuge and should be made as wide as possible (60") All garbage/recycling containers must be stored in a fire rated, sprinklered room, and must be of adequate size to prevent spillover into adjacent area. Marked Exits must not be on a fob. A radio amplification bylaw is currently in development and will need to be adhered to. Consideration will be given to the installation of power banks in the storage room lockers for e-bikes charging. A Fire Safety plan and FD lock box (Knox box) will be required before occupancy. Two 4" FDC will be located on concrete pedestal at the front and rear of the building, not building mounted. exact location to be discussed with the Fire Department at a later date.

## 11. BUDGET IMPLICATIONS

In accordance with Development Cost Charges Bylaw, 2024, No. 3256 and the City's Amenity Contributions Policy, the proposed development would typically be estimated to contribute the following to the City:

- **Development Cost Charges (DCCs):** \$6,523,776.93
- **Community Amenity Contributions (CACs):** \$1,025,000.00

Given the proposal's inclusion of below-market rental homes and backing by a Provincial housing program, these figures are subject to change based on further consideration with Council.



Prepared by:



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Anton Metalnikov, RPP, MCIP  
Planner

Concurrence:



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Roy M. Beddow, RPP, MCIP  
Deputy Director of Development Services

Concurrence:



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Carl Johannsen, RPP, MCIP  
Director of Development Services

Concurrence:



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David Pollock, P.Eng.  
Director of Engineering, Parks,  
& Environment

Concurrence:



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Scott Kennedy  
Fire Chief

*Attachments*



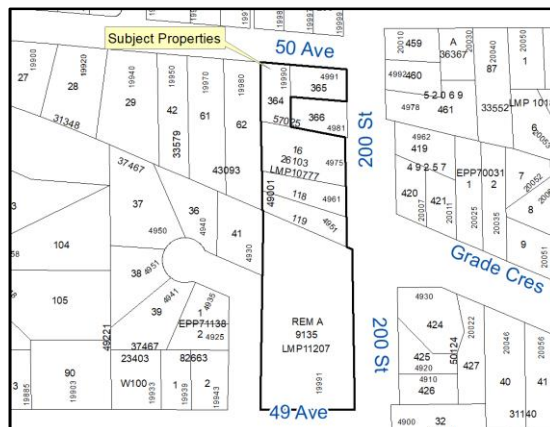
## DEVELOPMENT PERMIT APPLICATION DP 13-24 REZONING APPLICATION RZ 09-24 OCP AMENDMENT APPLICATION OCP 01-24

**Civic Addresses:** 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street

**Legal Description:** Parcel "A" (Reference Plan 9135), Lot 1, Except: Firstly; Part Outlined Red on Plan with Bylaw Filed 58930, Secondly: Part Subdivided by Plan 37325, Thirdly: Part Dedicated Road on Plan LMP11207, Section 3, Township 8, New Westminster District, Plan 5752; Lot 16, Except: Part Dedicated Road on Plan LMP10777, Section 3, Township 8, New Westminster District, Plan 26103; Lots 118 & 119, Section 3, Township 8, New Westminster District, Plan 49001; Lots 364 & 365, Section 3, Township 8, New Westminster District, Plan 57025

**Applicant:** Pacific Nazarene Housing Society, Inc.

**Owners:** Church of the Nazarene Canada Pacific District, Inc. & City of Langley





# PACIFIC NAZARENE HOUSING SOCIETY, LANGLEY

Application for OCP Amendment, Rezoning and Development Permit  
Revised Application  
Revised Application

December 3rd, 2024  
January 21st, 2025  
March 14th, 2025

**BC Builds**  
homes for people

**IFS STUDIO**  
LANDSCAPE ARCHITECTURE

**PNHS**



LIST OF DRAWINGS  
A000 COVER SHEET  
A001 STATISTICS  
A002 DESIGN RATIONALE  
A003 SHADOW ANALYSIS  
A004 SHARED PARKING DIAGRAM  
A005 SHARED PARKING DIAGRAM  
A006 WAYFINDING  
A101 SITE PLAN  
A201 KEY PLAN - LEVEL P1  
A202 KEY PLAN - LEVEL 1  
A203 KEY PLAN - LEVEL 2  
A204 KEY PLAN - LEVEL 3 TO 6  
A205 KEY PLAN - ROOF  
A210 LEVEL P1 - A  
A211 LEVEL P1 - B  
A212 LEVEL P1 - C  
A213 LEVEL 1 - A  
A214 LEVEL 1 - B  
A215 LEVEL 1 - C  
A216 LEVEL 2 - A  
A217 LEVEL 2 - B  
A218 LEVEL 3 TO 6 - A  
A219 LEVEL 3 TO 6 - B  
A301 ELEVATIONS  
A311 SECTIONS  
A321 MATERIAL PALETTE  
A322 FACADE MODULES  
A331 RENDER AVO 1  
A332 RENDER AVO 2

## Project Statistics

<b>QCP District areas:</b> Nicome River District 200 Street Corridor	<b>Zoning:</b> Existing P2 and RS1 Proposed CD	<b>Proposed Building:</b> All Stores Height (m) All South Building North Building	6 20.7 22.9
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Street Address:	Legal Description:	Assembly Information:	Lot Area:
			sq.m. sf
19991 49 Avenue Langley, BC	Plan NWP5752 Lot 1	Living Hope Church of the Nazarene	6,636.8
4951 200 Street Langley, BC	Plan 49001 Lot 119	City of Langley	8,446
4961 200 Street Langley, BC	Plan 49001 Lot 118	City of Langley	8,008
4975 200 Street Langley, BC	Plan NWP26103 Lot 16	City of Langley	1,607.2
4991 200 Street Langley, BC	Plan NWP57025 Lot 365	Private	684.6
19990 50th Avenue Langley, BC	Plan NWP57025 Lot 364	Living Hope Church of the Nazarene	676.8
			<b>7,285</b>
			<b>TOTAL 11,198.3 120,538</b>
			(1.12 ha)

Lot Area After Dedication:	sq.m.	sf
Pre-dedication area	11,198.3	120,538.0
Dedication A	315.1	3,391.9
Dedication B	42.6	458.9
Dedication C	8.3	88.8
<b>TOTAL</b>	<b>10,832.3</b>	<b>116,598.4</b>
	(1.08 ha)	

Lot Coverage:	sq.m.
	5,076
Original Lot Area	45.3%
New Lot Area	46.9%

Gross Floor Area:	Parking	South Building	North Building	Total
	sq.m. sf	sq.m. sf	sq.m. sf	sq.m. sf
Level P1	9,179.0			
Level One	98,801.9			
Level Two		2,175.6	23,417.9	85.7
Level Three		2,778.0	29,902.1	1,437.0
Level Four		2,645.0	28,470.5	1,415.0
Level Five		2,645.0	28,470.5	1,415.0
Level Six		2,645.0	28,470.5	1,415.0
Roof Level		87.9	946.1	0.0
<b>TOTAL</b>	<b>15,621.5</b>	<b>166,148.3</b>	<b>7,948.7</b>	<b>85,558.7</b>
				<b>23,570.2</b>
				<b>253,707.0</b>

Dwelling Units Summary:	South Building	North Building
	Studio 1 Bedroom 2 Bedrooms 3 Bedrooms	Studio 1 Bedroom 2 Bedrooms 3 Bedrooms
Level One	0	0
Level Two	11	20
Level Three	11	20
Level Four	11	20
Level Five	11	20
Level Six	11	20
Subtotal	55	100
<b>BUILDING TOTAL</b>		<b>200</b>
<b>GRAND TOTAL</b>		<b>302</b>

Dwelling Units per hectare	
= 302 units / 1.12 ha	<b>269.7</b>

Dwelling Unit Mix:	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	Total
	75 (25%)	154 (51%)	58 (19%)	15 (5%)	302
20% Adaptable required (per OCP)	15	31	12	3	<b>61</b>

Development Data:	Institutional	Childcare	Non-rentable	Commercial	Non-rentable	Residential	Circulation & Non-rentable	Rentable Storage	Rentable Units
	Assembly Hall			Rentable		Amenity			
South Building									
Level One	912.0	824.6	19.1	0.0	0.0	237.4	182.5	0.0	0.0
Level Two							306.4	75.5	2,396.1
Level Three							313.5	75.5	2,256.0
Level Four							313.5	75.5	2,256.0
Level Five							313.5	75.5	2,256.0
Level Six							313.5	75.5	2,256.0
Roof Level									
Subtotal (sq.m.)	912.0	824.6	19.1	0.0	0.0	237.4	1,830.7	377.5	11,420.1
Subtotal (sf)	9,816.7	8,876.2	205.6	0.0	0.0	2,555.4	19,705.7	4,063.4	122,925.4
S. Bldg. Subtotals by Use (sq.m.)			<b>1,755.7</b>		<b>0.0</b>				<b>13,865.8</b>
(sf)			<b>18,898.5</b>		<b>0.0</b>				<b>149,249.6</b>
North Building									
Level One	0.0	0.0	0.0	600.0	69.8	0.0	181.9	0.0	0.0
Level Two						165.8	183.3	57.7	1,030.2
Level Three							180.6	0.0	1,234.4
Level Four							180.6	0.0	1,234.4
Level Five							180.6	0.0	1,234.4
Level Six							180.6	0.0	1,234.4
Roof Level									
Subtotal (sq.m.)	0.0	0.0	0.0	600.0	69.8	165.8	1,087.6	57.7	5,967.8
Subtotal (sf)	0.0	0.0	0.0	6,458.3	751.2	1,794.7	11,706.5	621.1	64,236.9
N. Bldg. Subtotals by Use (sq.m.)			<b>0.0</b>		<b>669.8</b>				<b>7,278.9</b>
(sf)			<b>0.0</b>		<b>7,209.6</b>				<b>78,349.1</b>
<b>TOTAL GROSS FLOOR AREA (sq.m.)</b>	<b>23,570.2</b>					<b>F.A.R.</b>	<b>2.10</b>		
(sf)	<b>253,707.0</b>								

Parking Requirement:	Area (sq.m.)	Units	Multiplier	Required Stalls	Provided Stalls
Assembly Hall	912.0		x 1 / 10 sq.m.	91.2	
Childcare			12 x 1 / employee	12	
Commercial	600.0		x 3 / 93 sq.m.	19.4	
Residential					
Studio		75	1.2	90	
One Bedroom		154	1.2	184.8	
Two Bedrooms		58	1.3	75.4	
Three Bedrooms		15	2	30	
Visitors		302	0.2	60.4	
<b>TOTAL</b>				<b>565</b>	<b>428</b>

Accessible Stalls	minimum 5% of all stalls	= 430 x 0.05	<b>20</b>
Small Stalls			<b>246</b> 57%

Loading Requirement:	Commercial GFA	Required	Provided
2 spaces for commercial GFA of 456 - 2323 sq.m., plus	2,336.6	2	2
1 space for each additional 2323 sq.m. or fraction thereof			
CoL requirements for this development is:			
Two 3m x 9m Loading Spaces		2	2
Two 3m x 7m Loading Spaces		2	2

Bicycle Space Requirement:	Multiplier	Required Class 1	Class 2	Provided Class 1	Class 2
Multi-family Residential	Class 1 = 0.5 / unit Class 2 = 6 / Class 1 = 1 / 500 sq.m. Class 2 = 6 / unit	151.0		151.0	
Retail	10 spaces 10 spaces		1.3	12	1.0
Assembly Hall				30	30
Childcare				10	10
<b>TOTAL</b>		<b>152.3</b>	<b>62</b>	<b>152</b>	<b>52</b>

Amenity Spaces (sq.m.):	Multiplier	South Building	Proposed	North Building	Proposed	Combined
Indoor Amenity	2.3 sq.m./unit*	200	245	102	165	302
Outdoor Amenity		400	390	204	250	604
<b>TOTAL</b>		<b>600</b>	<b>635</b>	<b>306</b>	<b>415</b>	<b>906</b>
						<b>1,050</b>

Childcare Outdoor Space:	Required	Provided
(Requirement includes covered and uncovered)		
Infants	255 sq.m.	138
Pre-school	358 sq.m.	176
<b>TOTAL</b>		<b>472</b>

Waste and Recycling Room Calculations:	By/Law Paragraph	South Building	North Building	Notes
Number of residential units		200.0	102.0	
Centralized W & R storage space: (0.31	6.1			
sq.m. x #units)+8 sq.m.		70.0	39.6	
Centralized min recycling space: (0.16	6.2			
sq.m.x #units)+5 sq.m.		37.0	21.3	WITHIN W&R
Flex space for recycling (50%)	6.3	18.5	10.7	IN ADDITION
Subtotal		88.5	50.3	

Retail Area in sq.m. (incl church and daycare)		1755.7	669.8
Retail recycling storage for commercial buildings = 0.014 x building floor space + 3 sq.m.	6.4		12.4
Maximum retail recycling storage space for 7000 sq.m. area threshold	6.4	25	25 WITHIN W&R
Centralized W & R storage space: (0.0182 * AREA sq.m.)+3.7 sq.m.	6.5	35.7	15.9
Maximum Required W&R storage space for 14,000 sq.m. area threshold	6.6	41	41
Subtotal		35.7	15.9

Proposed Grade Calculation (mm):	East	West	North
Property	Building	Property	Building
17,820	17,499	17,399	16,950
17,681	17,499	17,399	16,950
17,742	16,959	17,216	17,118
17,359	17,499	17,329	17,070
17,498	17,499	17,881	17,691
17,438	17,499	17,499	17,709
17,378	17,499	17,499	17,723
17,314	17,499	17,407	17,735
17,235	17,499	17,367	17,743
17,150	17,500	17,325	17,746
17,053	17,499	17,276	17,742
16,975	17,499	17,237	17,737
16,800	16,969	16,687	16,979
16,500	16,746	16,623	17,968
16,500	16,473	16,350	17,958
16,500	16,337	16,419	16,049
16,500	16,200	16,350	16,107
16,500	16,064	16,282	16,204
16,500	15,938	16,218	16,285
16,500	15,720	16,228	16,410
16,144	15,536	15,840	16,535
15,117	15,338	15,726	16,635
15,144	15,500	15,322	16,691
14,919	15,500	15,710	16,300
14,597	14,800	17,188	16,745
14,481	14,800	14,841	16,752
14,244	13,887	14,066	16,436
13,895	13,892	13,826	16,676
13,800	13,449	13,625	16,917
13,517	13,600	13,659	17,217
			17,346
<b>Average North</b>	<b>16,257</b>		
		<b>Average South</b>	<b>17,170</b>

Distribution of Parking Spaces:	Regular	Small	
Level P1	167	165	332
Level One	15	81	96
Subtotal	182	246	
<b>TOTAL</b>		<b>428</b>	

Residential Bicycle Spaces:	Horizontal	Vertical
Level P1	83	28
Level One	29	11
<b>Total</b>	<b>112</b>	<b>39</b>
	74.2%	25.8%
<b>Total H + V</b>		<b>151</b>

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Key plan

Issued for

Project title  
PACIFIC NAZARENE HOUSING SOCIETY RENTAL HOUSING

Client  
Pacific Nazarene Housing Society

Site address  
19991-49th Avenue  
4901-4975 - 200 Street  
4901-200 Street  
19990 50th Avenue

Sheet title  
PROJECT STATISTICS

Sheet number

A001



# Overview

As a gesture of respect, peace, and friendship, we acknowledge that the site of this development is located on the unceded Indigenous homelands of the Coast Salish People - specifically the Kwantlen, Matsqui, Katzie and Semiahmoo, and all their ancestors who lived on and served as faithful stewards of these lands.

The proposed development is situated on a one hectare, block-long site that straddles the 200<sup>th</sup> Street Corridor and Nicomekl River Districts of the City of Langley Official Community Plan (OCP).

This application is in support of a proposal to revise the OCP and rezone the subject site from P2 and RSI to CD zone to permit the increased density to 210 FAR.

The proposed would provide a childcare facility, service-oriented retail space, and 302 units of rental residential with amenity in addition to an updated assembly hall for the Owner: the Living Hope Church of the Nazarene (Pacific Nazarene Housing Society), whose vision includes community support.

## Area plan

### Site opportunities

The subject site is on 200<sup>th</sup> Street, which is a major road and truck route through the City of Langley. The vicinity of the site is now dominated by single family residential development, but the OCP identifies that this part of the city will be a transition zone between the more dense downtown core to its north and the suburbs to the south.

### Public transit

The subject site will be a thirty minute walk from the future Skytrain station planned at Industrial Avenue and 203<sup>rd</sup> Street. 200<sup>th</sup> Street is served by public transit and there is a bus stop at the subject site, and another across the street. This major route is also earmarked as a potential rapid bus route.

### Green areas

The site surrounded by generous green space in every direction. It is a five minute walk to the Nicomekl River and Trail to the north. A six minute walk to the east arrives at Sandial Botanical Gardens, Penzer Action Park and the Power Line Trail are about five minutes south, and finally Conder Park is a three minute walk to the west.

## Site assembly



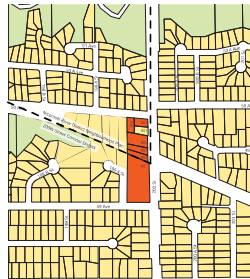
The subject site will be the result of collaboration between the City of Langley and the Pacific Nazarene Housing Society (PNHS). With the shared goals of growing and connecting the community of Langley, the applicant is pleased to put forward this development proposal.

The southernmost parcel is the longstanding home of the Living Hope Church of the Nazarene. The northwest parcel was previously purchased by PNHS. The northeast lot is a recent purchase from a private owner. Finally, the three parcels across from Grade Crescent are City-owned land.

The consolidation of these properties will enable a density of affordable rental housing that exceeds what could be achieved without assembly. This will help to address the shortage of such housing in Langley, and will help the City to hit its targets for new housing units.

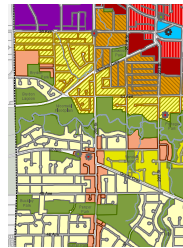
## Guideline review

### Current zoning



**Legend**  
RSI zoning  
Park

### Official Community Plan uses



The City of Langley OCP currently shows the subject site is to be rezoned to ground-oriented residential use. The Applicant, in consultation with city staff, is seeking to update the OCP to reflect the highest and best use that these church-owned lands can potentially provide, given their adjacency to frequent transit. The proposal therefore shows a Low-Rise Residential design (permitting up to six storeys), similar to developments near Nicomekl Elementary School.

This proposal builds on the OCP's "Conder Convenience Corner" vision, with a neighbourhood commercial community centre that includes more housing units, a large daycare, a renewed church and community space, and a greater supply of rental and below-market housing.

The site straddles two Districts identified in the OCP: the Nicomekl River District and the 200<sup>th</sup> Street Corridor. The intent for both of these districts is to be densely residential use where there is good proximity to major roads and the downtown.

The OCP shows a mix of Suburban, Ground-oriented, and Urban Residential. It is the Applicant's position that the proposed development aligns with the intent of the OCP and provides this desired density by offering 302 units of rental and below-market housing. The proposal then exceeds expectations by providing childcare and service-oriented retail units at ground level, while also including an update to the church congregation facility.

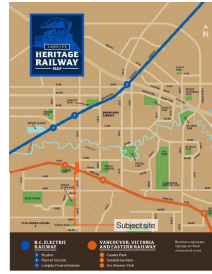
## Heritage: Vancouver, Victoria, & Eastern Rail



Langley Public Archives 20075, 2007



Map B201 and V146 site through Langley area



Langley Railway Map: Highlighting station location within zoning



## Subject site



### Streetscape

The subject site is wrapped by single family homes and residential local roads to the north, south, and east. In contrast, the east side of the proposed development faces onto a major roadway that is also a primary truck route through the city. Running north to south the grade of the site changes by over 6 meters, amounting to an average slope of 3% with the highest point at the south corner. The ground floor of the proposed development will house residential amenity, childcare, an assembly hall, and retail units. The site is bifurcated by what was once a regional electric railway track, and the building partitens and provides parking access at this point along 200<sup>th</sup> Street.

### Pedestrians

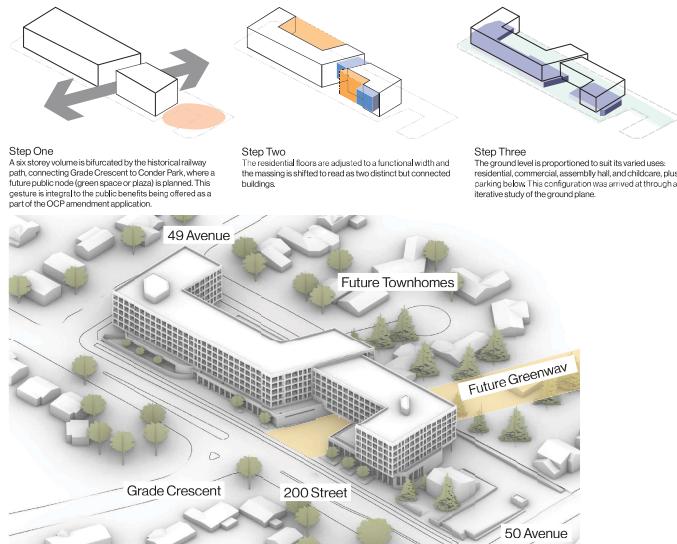
An inclusive pedestrian experience is at the heart of the site concept, and the gentle slope of the site is handled with care to minimize stairs and offer efficient and comfortable paths of travel. For pedestrian safety, modes are separated by keeping vehicular access at the rear of the site.

The ground level uses on site require varying degrees of openness/privacy, which creates variety along the street. The proposed development is bookended with perhaps the most active uses: residential lobbies and amenity, and retail space. The walkway itself is broad, ranging between 9m and 14m from building to curb. This means ample space for times of high pedestrian traffic, as well as room for landscaping buffer.

### Vehicles

Underground parking is provided and vehicular access is located on the east side across from Grade Crescent and at the northwest corner of the site. At ground level, parking is distributed along the north and west ends of the site. This configuration serves all the building uses while maintaining a strong facade and street interface along the front elevation. It loads the density towards the busiest street and maximizes the buffer between the six storey proposed development and the adjacent single family homes.

## Building massing



### Step One

A six storey volume is bifurcated by the historical railway path, connecting Grade Crescent to Conder Park, where a future public node (green space or plaza) is planned. This gesture is integral to the public benefits being offered as a part of the OCP amendment application.

### Step Two

The residential floors are adjusted to a functional width and the massing is refined to read as two distinct but connected buildings.

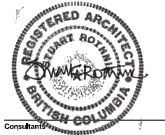
### Step Three

The ground level is proportioned to suit its varied uses: residential, commercial, assembly hall, and childcare, plus parking below. This configuration was arrived at through an iterative study of the ground plane.



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Key plan

Issued for

Project title  
PACIFIC NAZARENE  
HOUSING SOCIETY  
RENTAL HOUSING

Client  
Pacific Nazarene Housing Society

Site address  
19901 - 49th Avenue  
495-4975 - 200 Street  
4901 - 200 Street  
19990 50th Avenue

Sheet title  
Design Rationale

Sheet number

A002



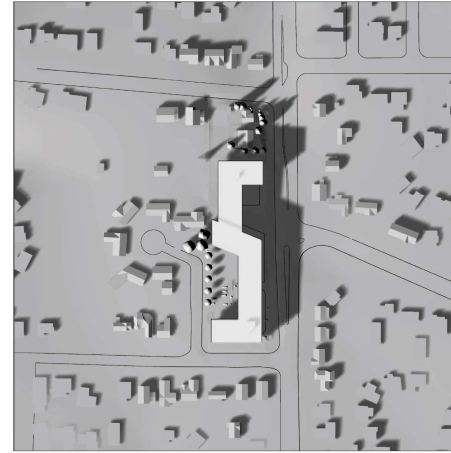
Key plan



EQUINOX  
09:00



EQUINOX  
12:00



EQUINOX  
15:00



SUMMER  
09:00



SUMMER  
12:00



SUMMER  
15:00

Issued for  
Combined OCP  
Amendment - Reviewing -  
Development Permit  
Application  
Revised Application  
Revised Application  
December 3rd, 2024  
January 2nd, 2025  
March 14th, 2025

PROJECT NAME  
PNHS LANGLEY

Client  
Site address

Sheet title  
SHADOW STUDY

Printed Date  
Sheet number  
2025-03-14

A003

# LEA

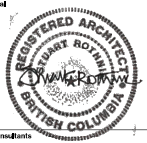







SHARED SURFACE BREAKDOWN - DAY		Spaces
Visitor stalls		29
Commercial		20
Church		35
Child care		12
		96 plus 5 underground

LEVEL P1



SHARED SURFACE BREAKDOWN - NIGHT		Spaces
Visitor stalls		59
Commercial		20
Church		17
Child care		0
		96 <i>plus 5 underground</i>

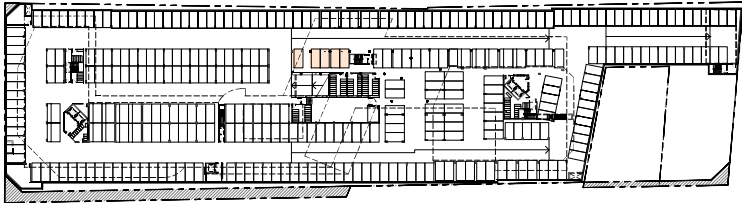


 VISITORS PARKING  
 COMMERCIAL PARKING  
 CHURCH  
 CHILDCARE  
 CHILDCARE STAFF

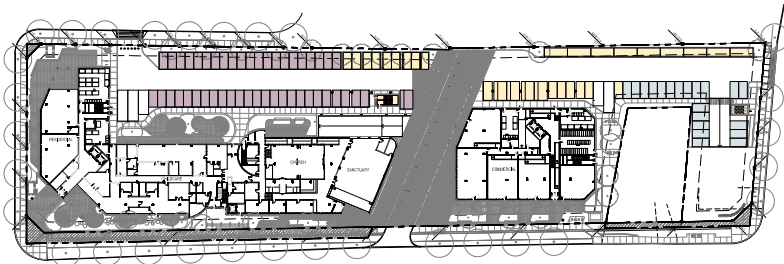
Issued for Combined OCP Amendment - Rezoning - Development Permit Application	December 3rd, 2024
Revised Application	January 21st, 2025
Revised Application	March 14th, 2025

Sheet number      Scale 1:500      -

WEEKEND



LEVEL P1



LEVEL 1

SHARED SURFACE BREAKDOWN - SUNDAY		Spaces
Visitor stalls		29
Commercial		20
Church		47
Child care		0
		96 plus 5 underground



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LEGEND: SHARED PARKING

- VISITORS PARKING
- COMMERCIAL PARKING
- CHURCH
- CHILDCARE
- CHILDCARE STAFF

Key plan

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Combined OCP  
Amendment - Rezoning  
Development Permit  
Application  
December 3rd, 2024  
January 2nd, 2025  
March 14th, 2025

Project title  
PNHS-LANGLEY

Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
1001-1011 AVENUE

Sheet title  
SHARED-PARKING  
WEEKEND-STUDY

Sheet number  
Scale 1:500

A005





Key plan

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Revised Application  
December 3rd, 2023  
January 21st, 2025



A Typical Residence Entrance



B Childcare Entrance



C Church Entrance



D Typical Commercial Signage Entrance



E Pedestal Signage

### Sign Types

- 1 Pedestal Signage
- 2 Vehicular Directional
- 3 Commercial Signage
- 4 Commercial Parking
- 5 Loading Dock ID
- 6 Building Number
- A Signage Views

### Circulation & Path of Travel

- Vehicular (Cars)
- Vehicular (Transport)
- Pedestrian Access
- Pedestrian Exit
- Garbage Room/Facility
- Loading Bays

Project title  
PNHS-LANGLEY

Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
19991 40TH AVENUE

Sheet title  
WAYFINDING DIAGRAM

Printed Date  
2024-12-03  
Sheet number  
Scale 1:250

# A006



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Consultants

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Amendment - Rezoning -  
Development Permit  
Application  
Revised Application  
Revised Application  
December 3rd, 2024  
January 21st, 2025  
March 14th, 2025

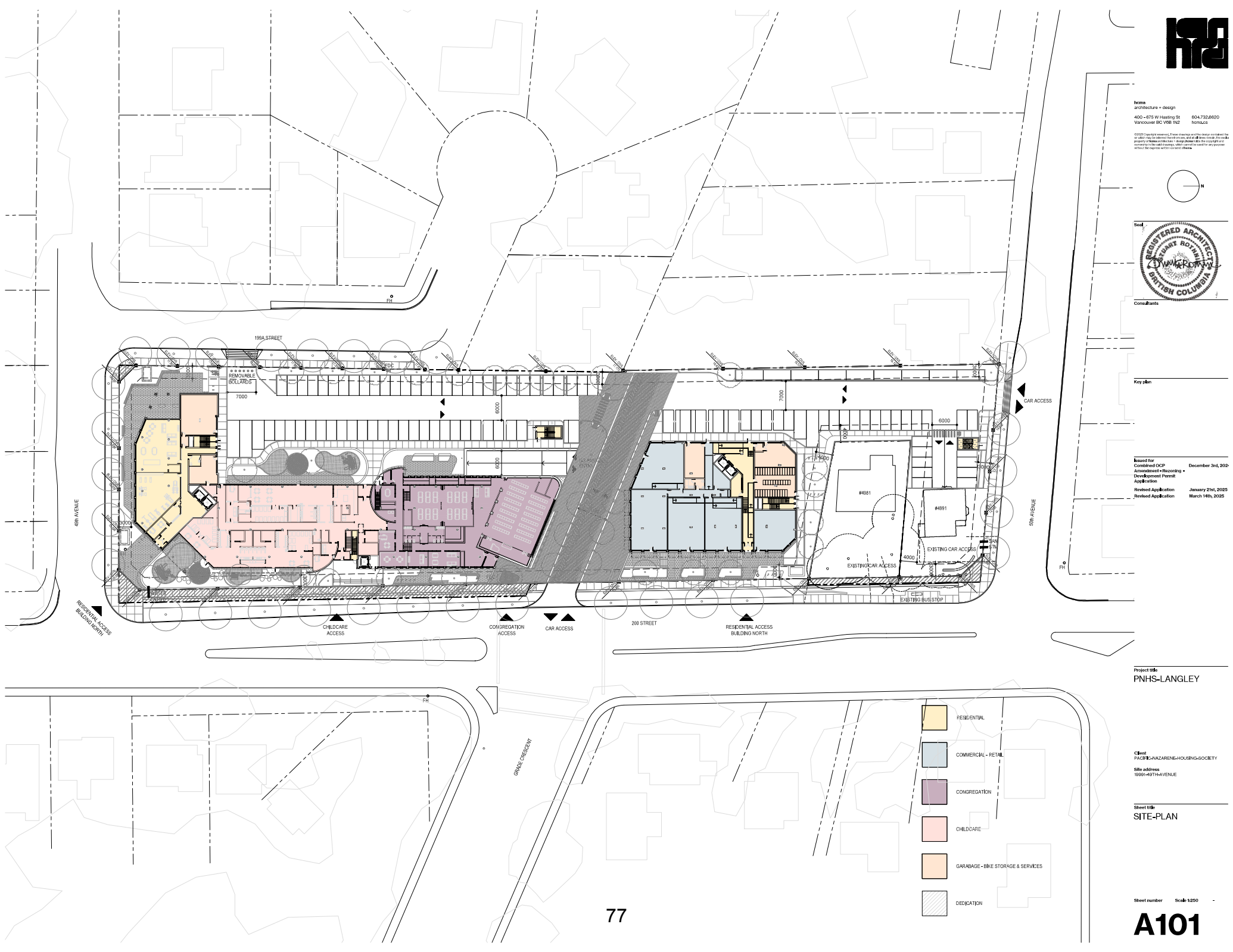
Project title  
PNHS-LANGLEY

Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
9991-40TH AVENUE

Sheet title  
SITE-PLAN

Sheet number  
Scale 1:250

A101





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### Key plan

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Revised Application	January 21st, 2026
Revised Application	March 14th, 2026

Project title  
PNHS-LANGLEY

**Client**  
PACIFIC NAZARENE HOUSING SOCIETY

**Site address**  
19891-49TH AVENUE

Sheet title  
KEY-PLAN-LEVEL-P1

Sheet number      Scale 1:250      -

# A201



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Consultants

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Amendment - Rezoning -  
Development Permit  
Application  
Revised Application  
Revised Application  
December 3rd, 2024  
January 21st, 2025  
March 14th, 2025

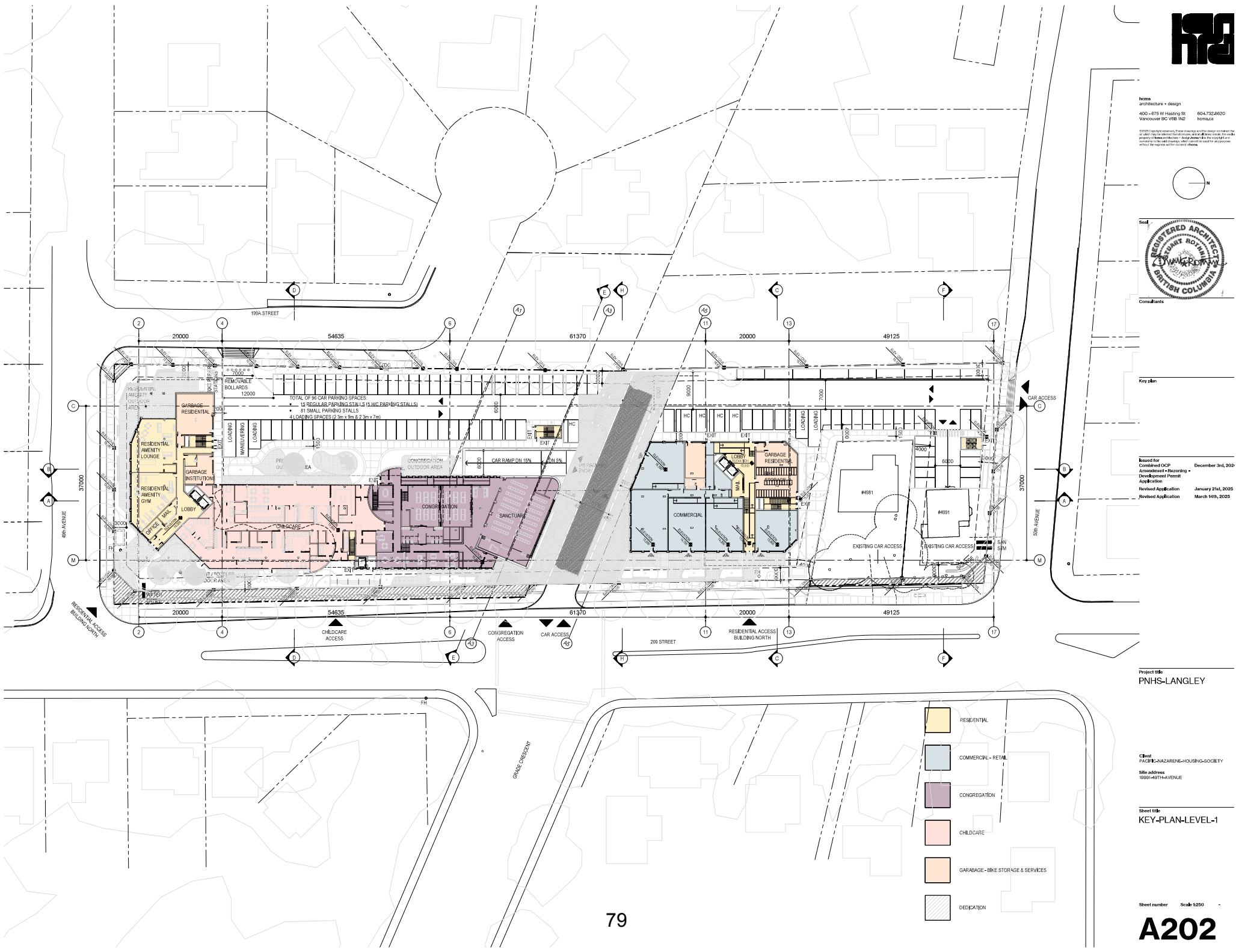
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Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
9991-40TH AVENUE

Sheet title  
KEY-PLAN-LEVEL-1

Sheet number  
Scale 1:250

A202





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Application  
December 3rd, 2024

Revised Application  
January 21st, 2025

Revised Application  
March 14th, 2025

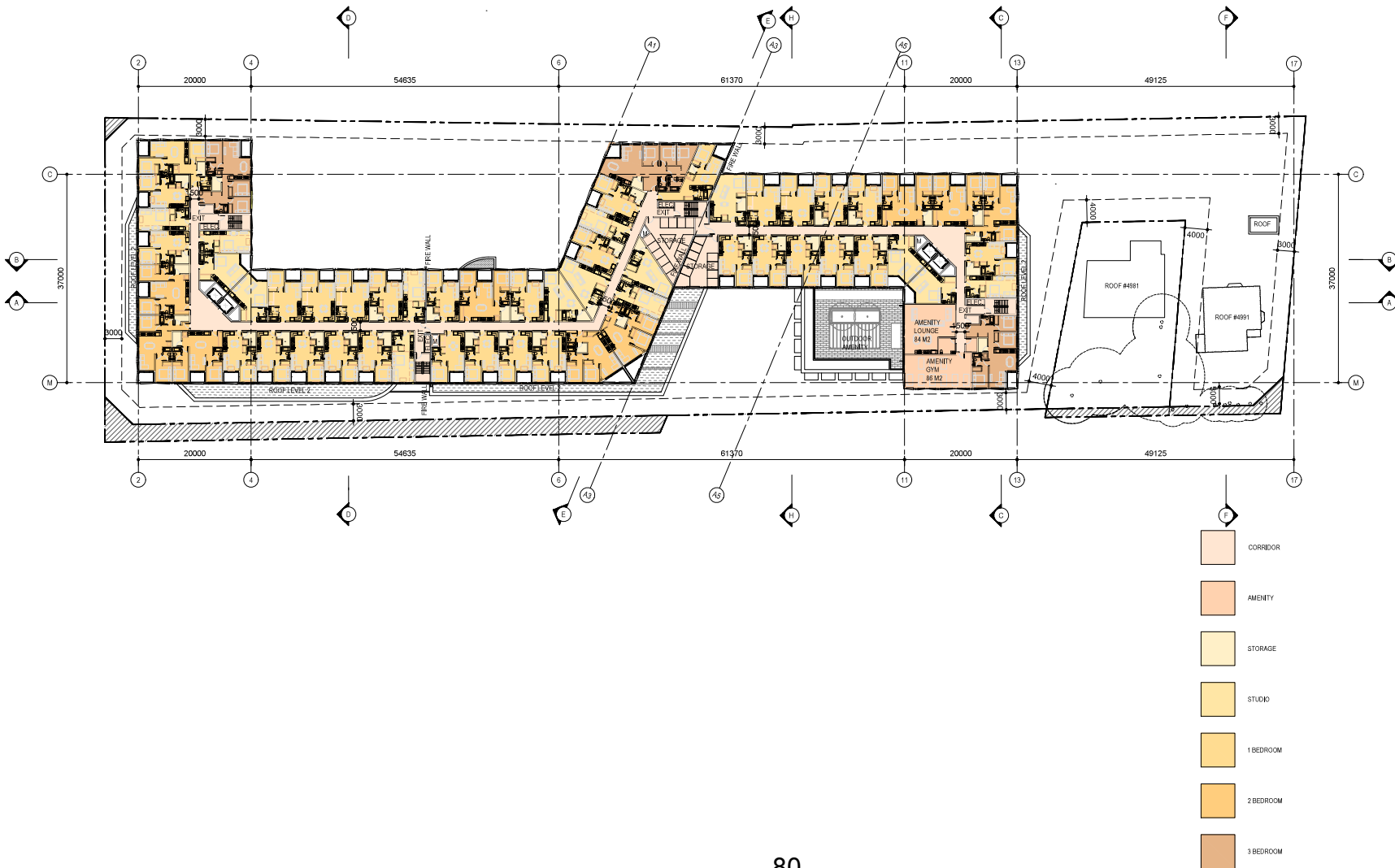
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PNHS-LANGLEY

Client:  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address:  
1890-69TH AVENUE

Sheet title:  
KEY-PLAN-LEVEL-2

Sheet number: 80 Scale: 1:250

A203





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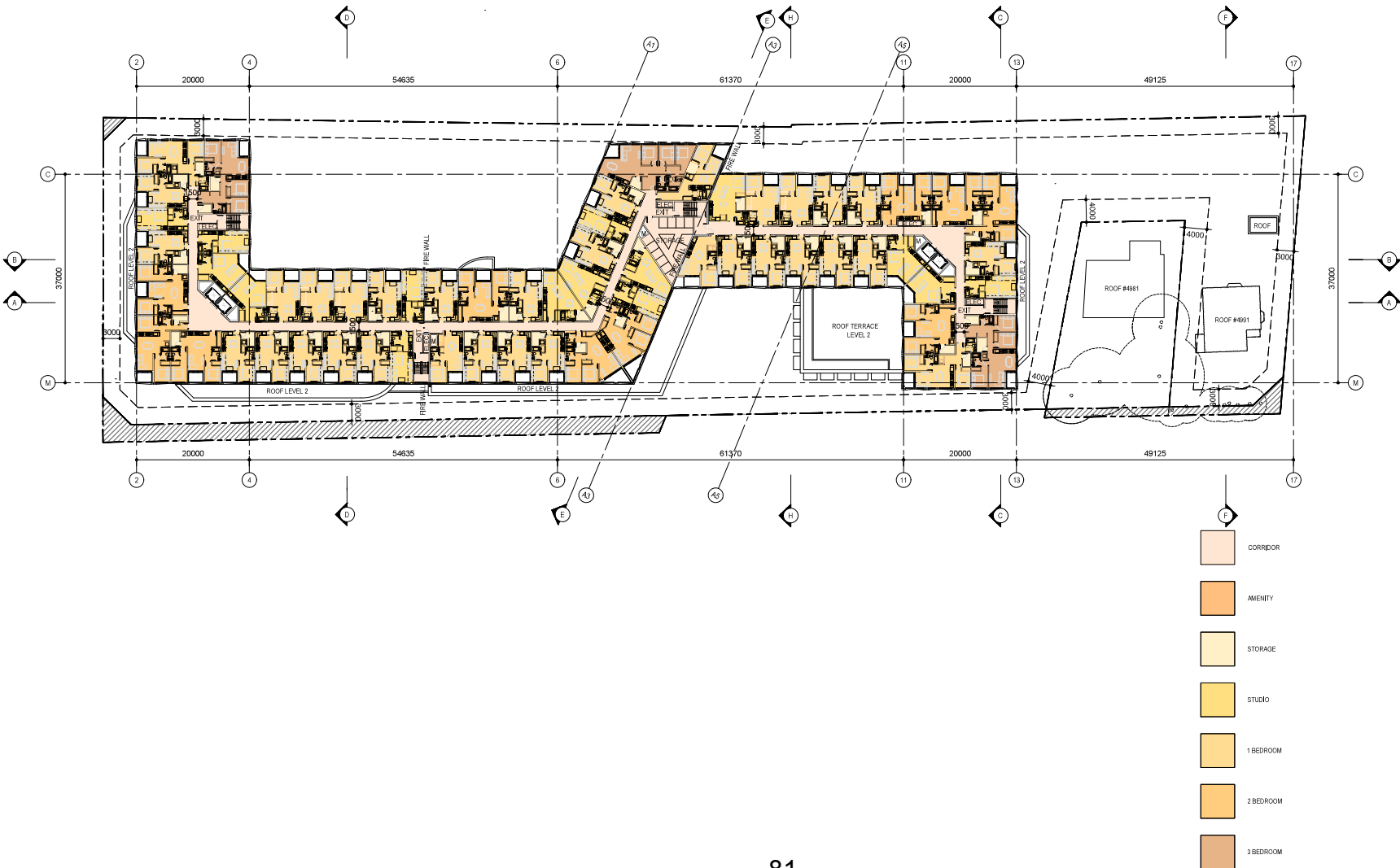
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Development Permit  
Application  
Revised Application  
Revised Application  
December 3rd, 2019  
January 21st, 2025  
March 14th, 2025

Project title:  
PNHS-LANGLEY

Client:  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address:  
1991-1971 AVENUE

Sheet title:  
KEY-PLAN  
LEVELS-3-TO-6

Sheet number  
Scale 1:250





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Revised Application  
Revised Application  
December 3rd, 2025  
January 21st, 2025  
March 14th, 2025

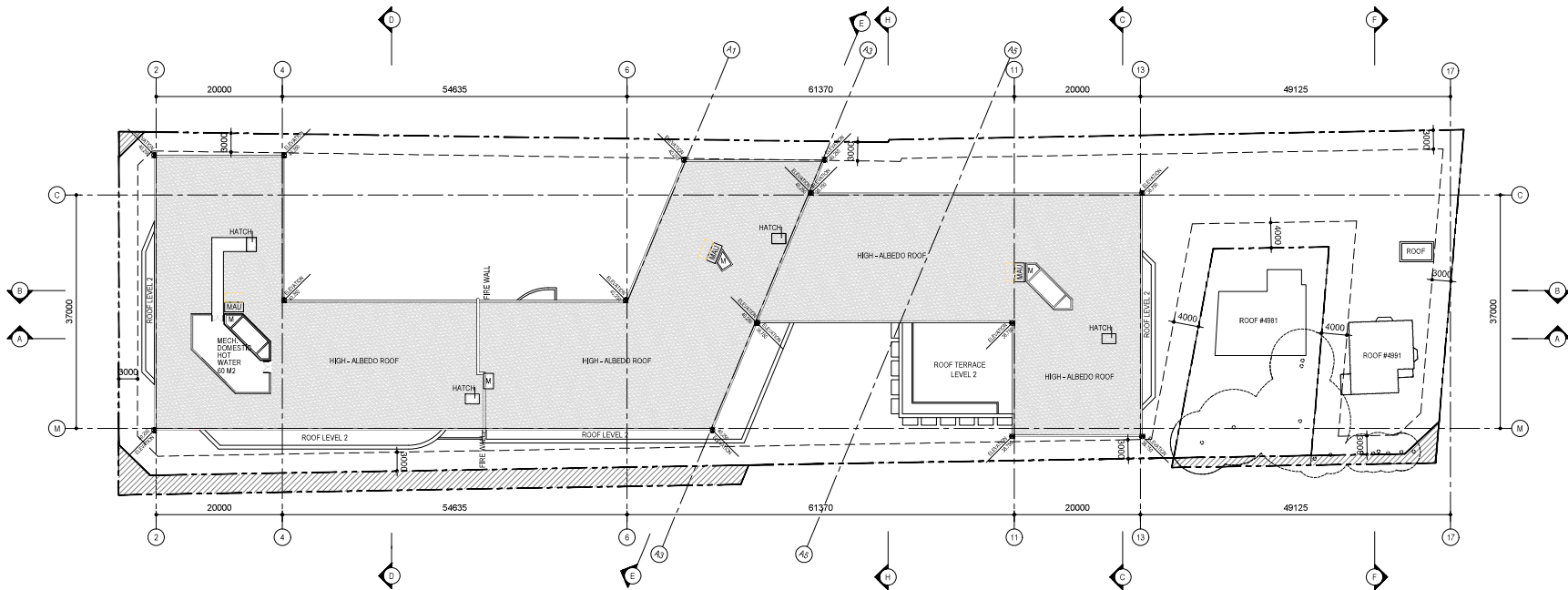
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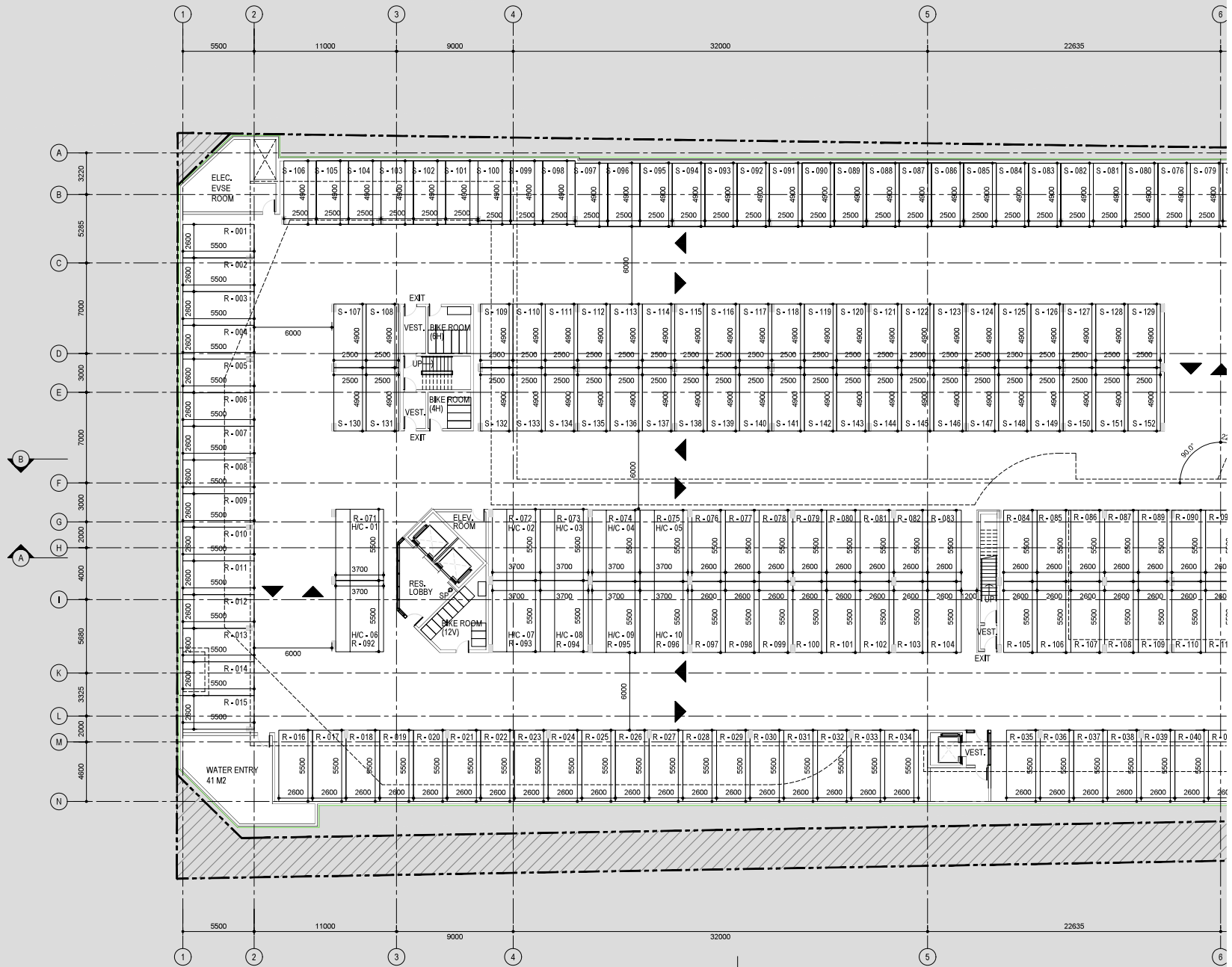
Client:  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address:  
19191-49TH AVENUE

Sheet title:  
KEY-PLAN-ROOF-PLAN

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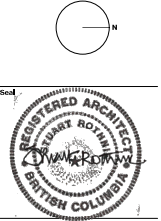
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Consulents

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Revised Application  
December 3rd, 2020  
January 26th, 2025  
March 16th, 2025

Project title  
PNHS-LANGLEY

Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
1909-40TH AVENUE

Sheet title  
LEVEL-P1-A

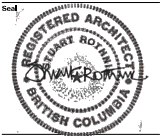
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Comments

Key plan

Issued for:  
Combined OCP  
Amendment - Renovation -  
Development Permit  
Application  
Revised Application  
Revised Application  
December 3rd, 2020  
January 2nd, 2025  
March 14th, 2025

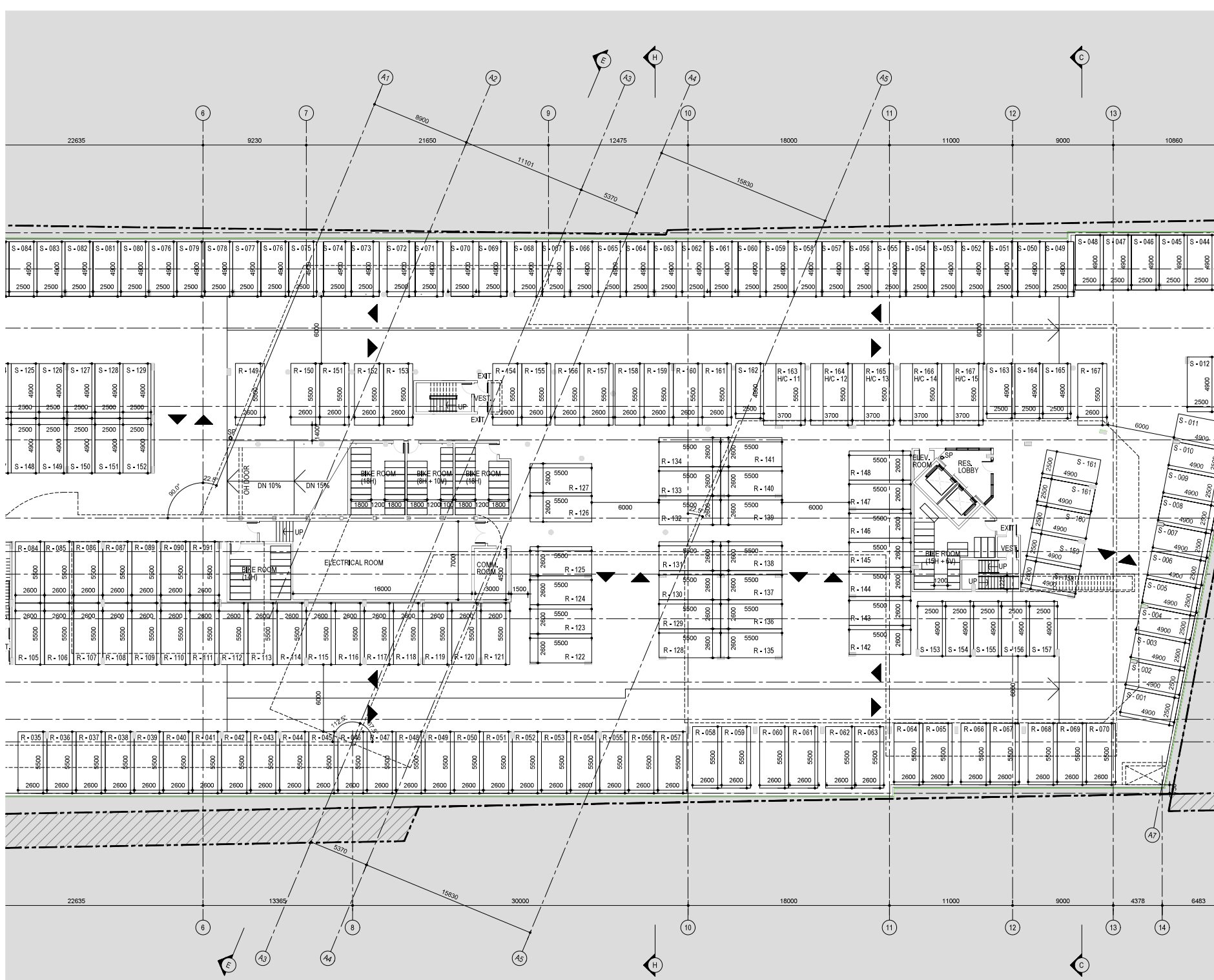
Project title:  
PNHS-LANGLEY

Client:  
PACIFIC NAZARETH HOUSING SOCIETY  
Site address:  
9999-40TH AVENUE

Sheet title:  
LEVEL-P1-B

Sheet number  
Scale 1:800

A211





Consultants

Key plan

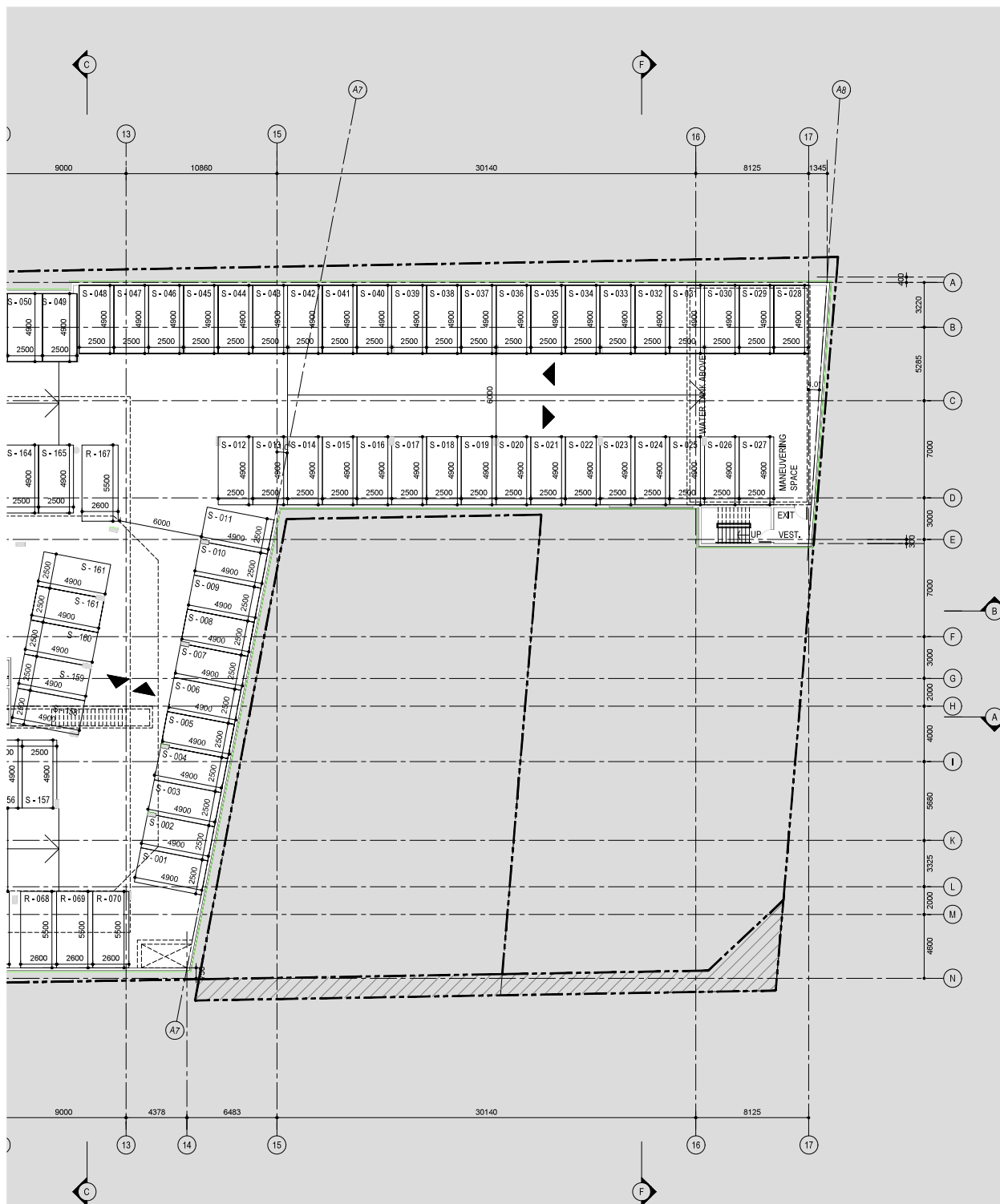
Issued for:  
Continued OCP  
Amendment - Rezoning -  
Development Permit  
Application  
Revised Application  
Revised Application  
December 3rd, 2020  
January 26th, 2021  
March 14th, 2021

Project title:  
PNHS-LANGLEY

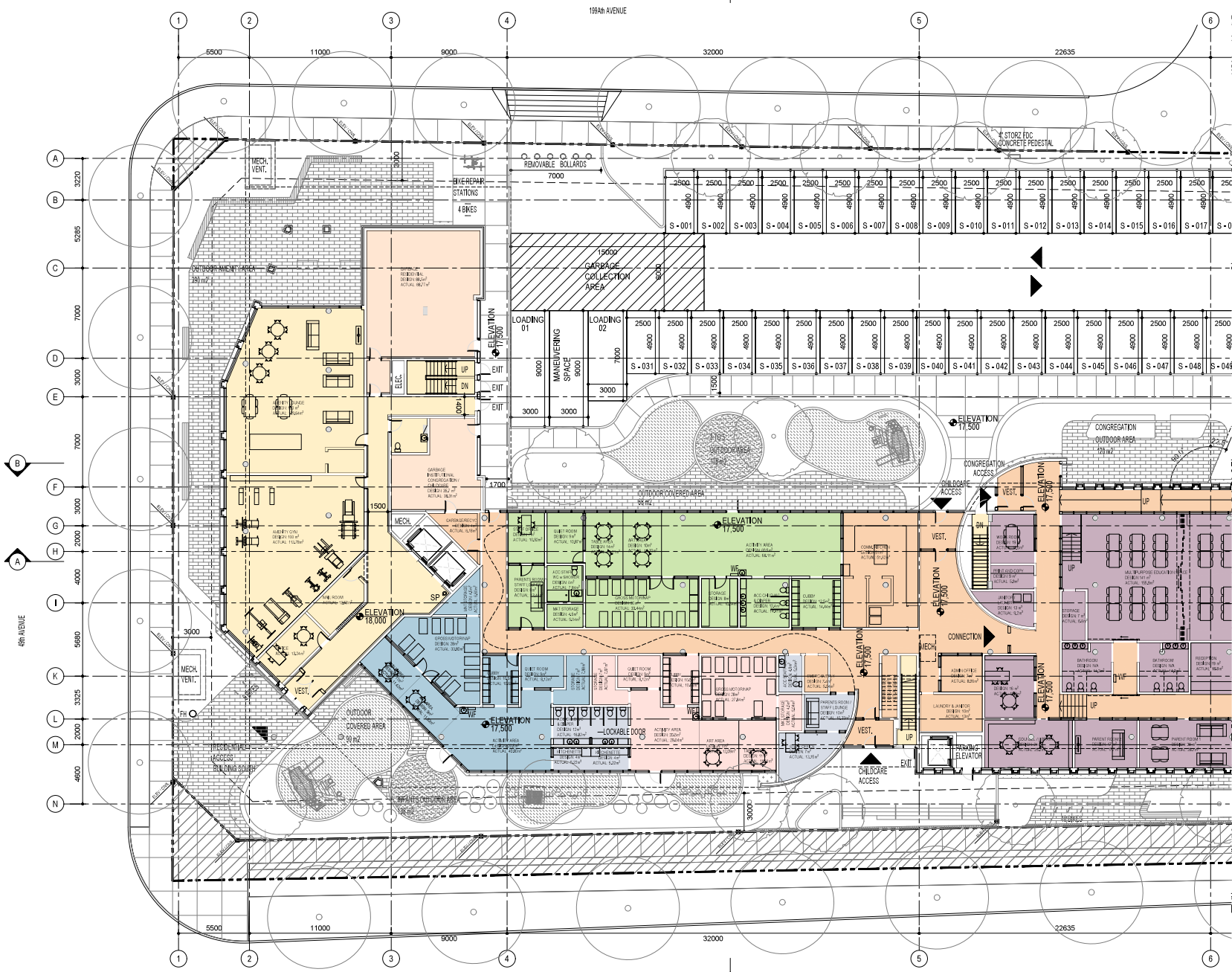
Client:  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address:  
5959-40TH AVENUE

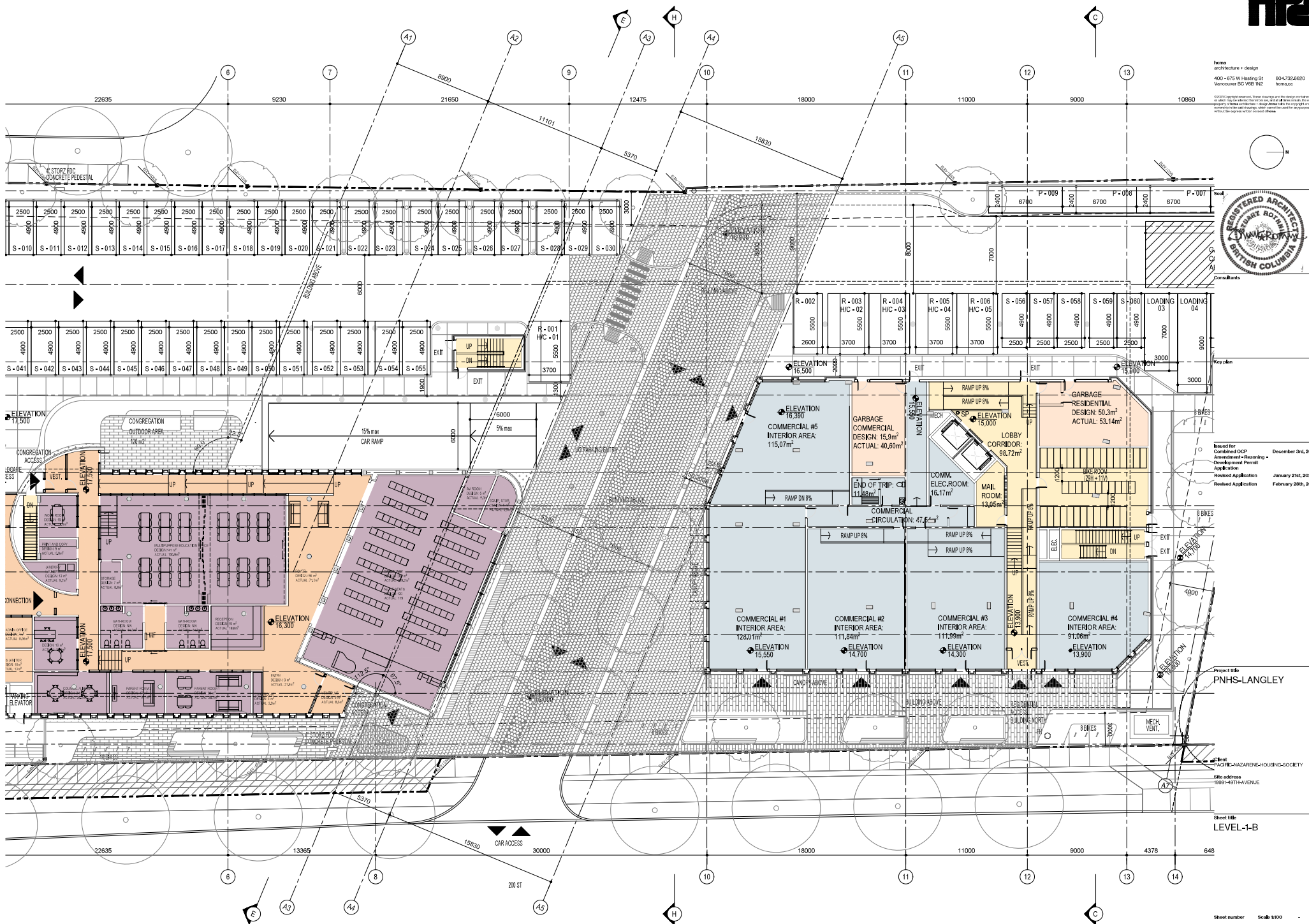
Sheet title:  
LEVEL-P1-C

Sheet number  
Scale 1:500











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Consultants

Key plan

Issued for:  
Combined OCP  
Amendment - Rezoning -  
Development Permit  
Application  
Revised Application  
January 21st, 2025  
Revised Application  
February 28th, 2025

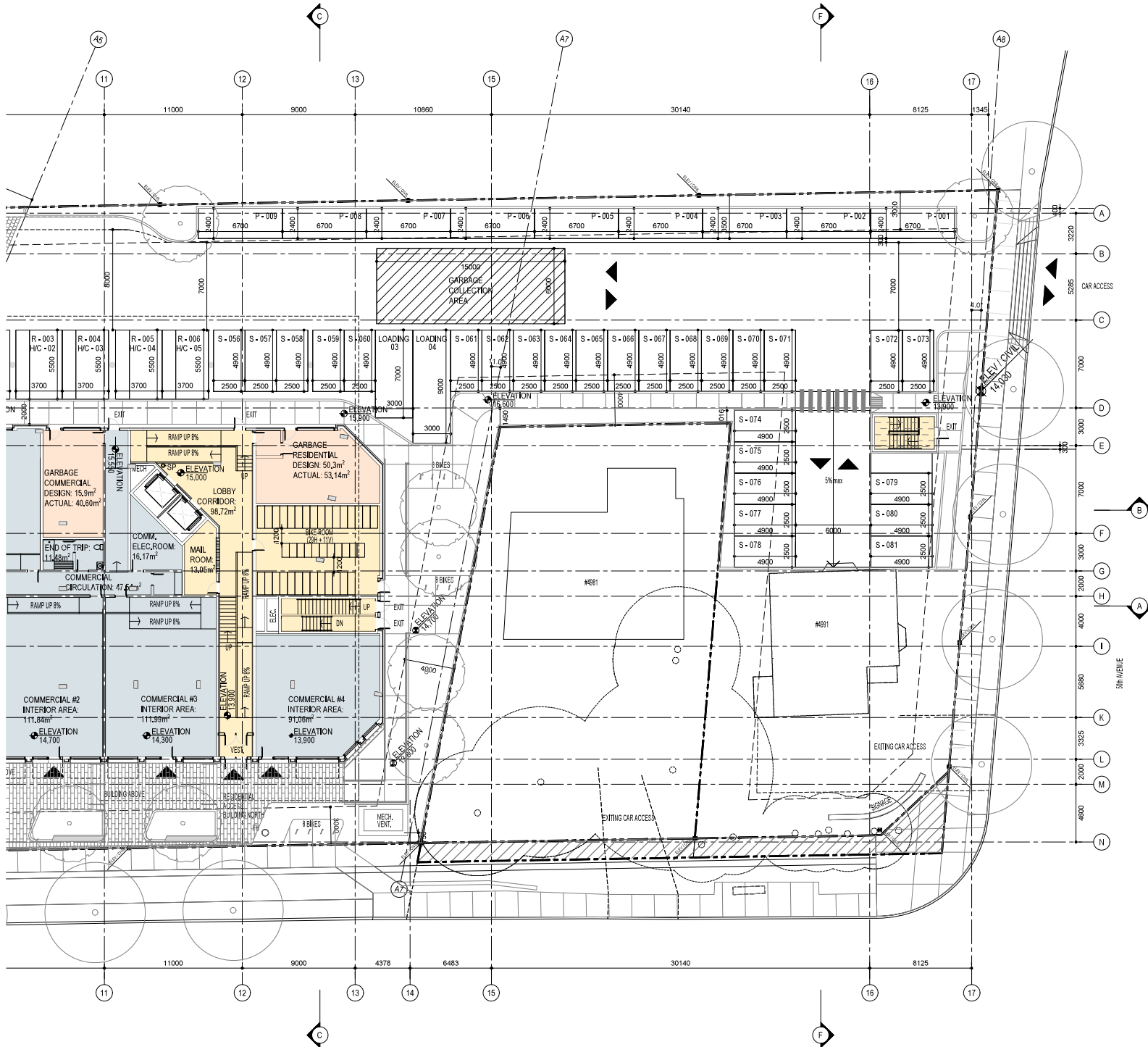
Project title  
PNHS-LANGLEY

Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
9991-40TH AVENUE

Sheet title  
PLAN-LEVEL-1-C

Sheet number  
Scale 1:800

A215





Consultants

Key plan

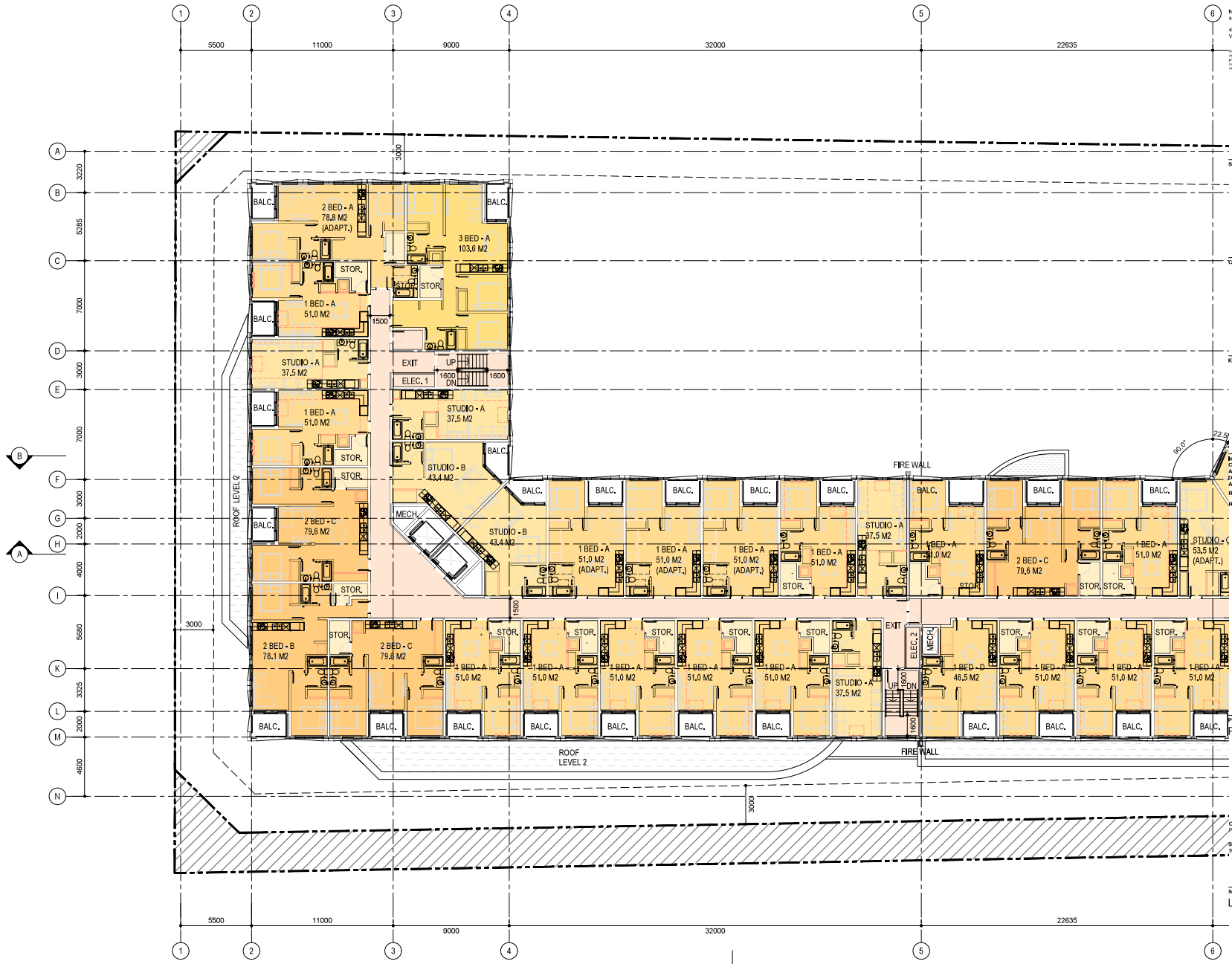
Based for  
Combined OCP  
Amendment - Rezoning -  
Development Permit  
Application  
Revised Application  
Revised Application  
December 3rd, 2024  
January 21st, 2025  
February 28th, 2025

Project title:  
PNHS-LANGLEY

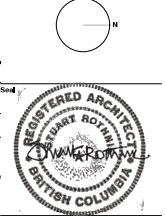
Client:  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address:  
1890-69TH AVENUE

Sheet title:  
LEVEL-2-A

Sheet number Scale: 1/100







Consultants

Key plan

Issued for:  
Combined OCP  
Amendment - Rezoning  
Development Permit  
Application  
Revised Application  
Revised Application  
December 3rd, 2024  
January 2nd, 2025  
February 28th, 2025

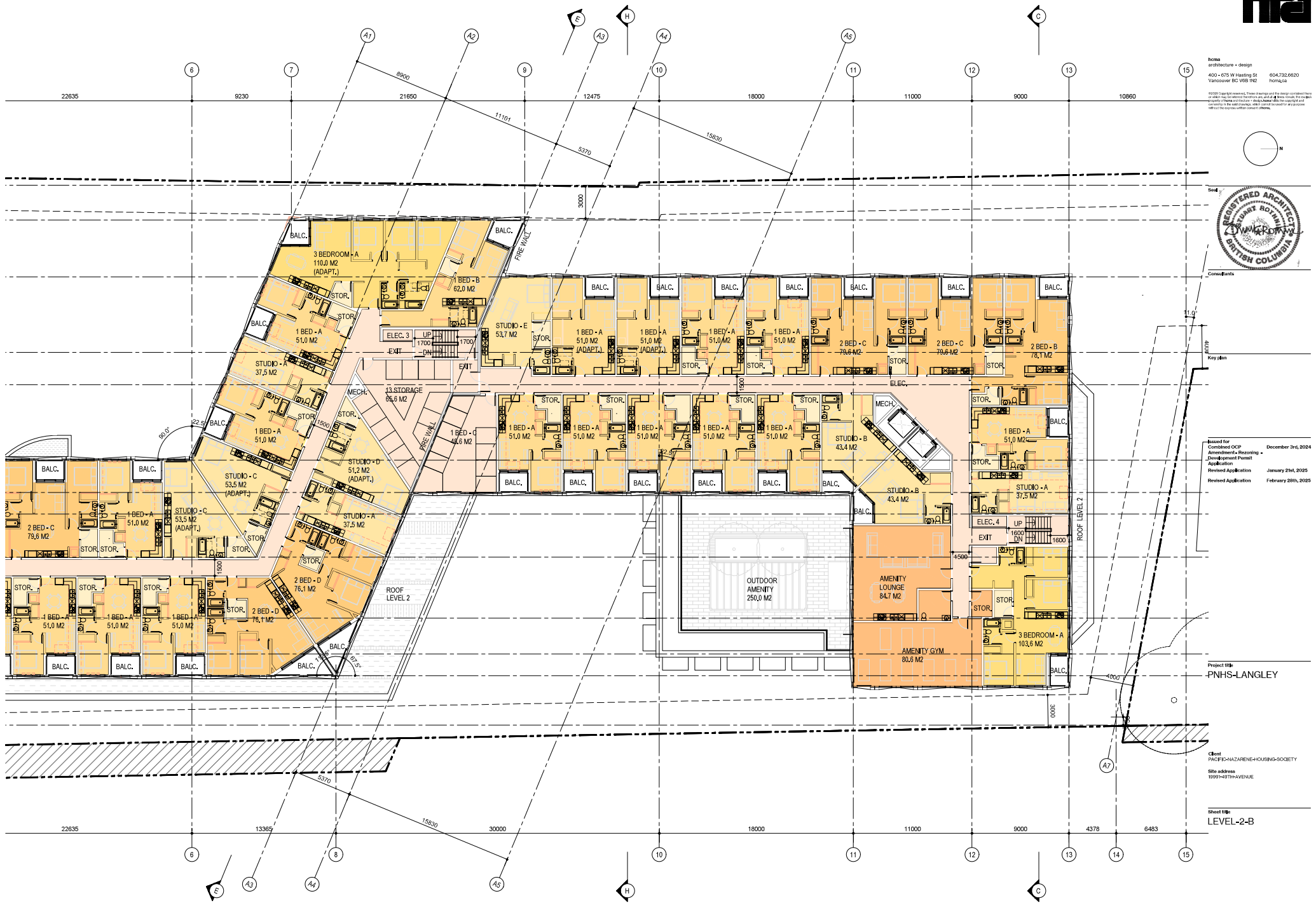
Project title:  
PNHS-LANGLEY

Client:  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address:  
1991-69TH AVENUE

Sheet title:  
LEVEL-2-B

Sheet number: Scale: 1:100

**A217**





Consultants

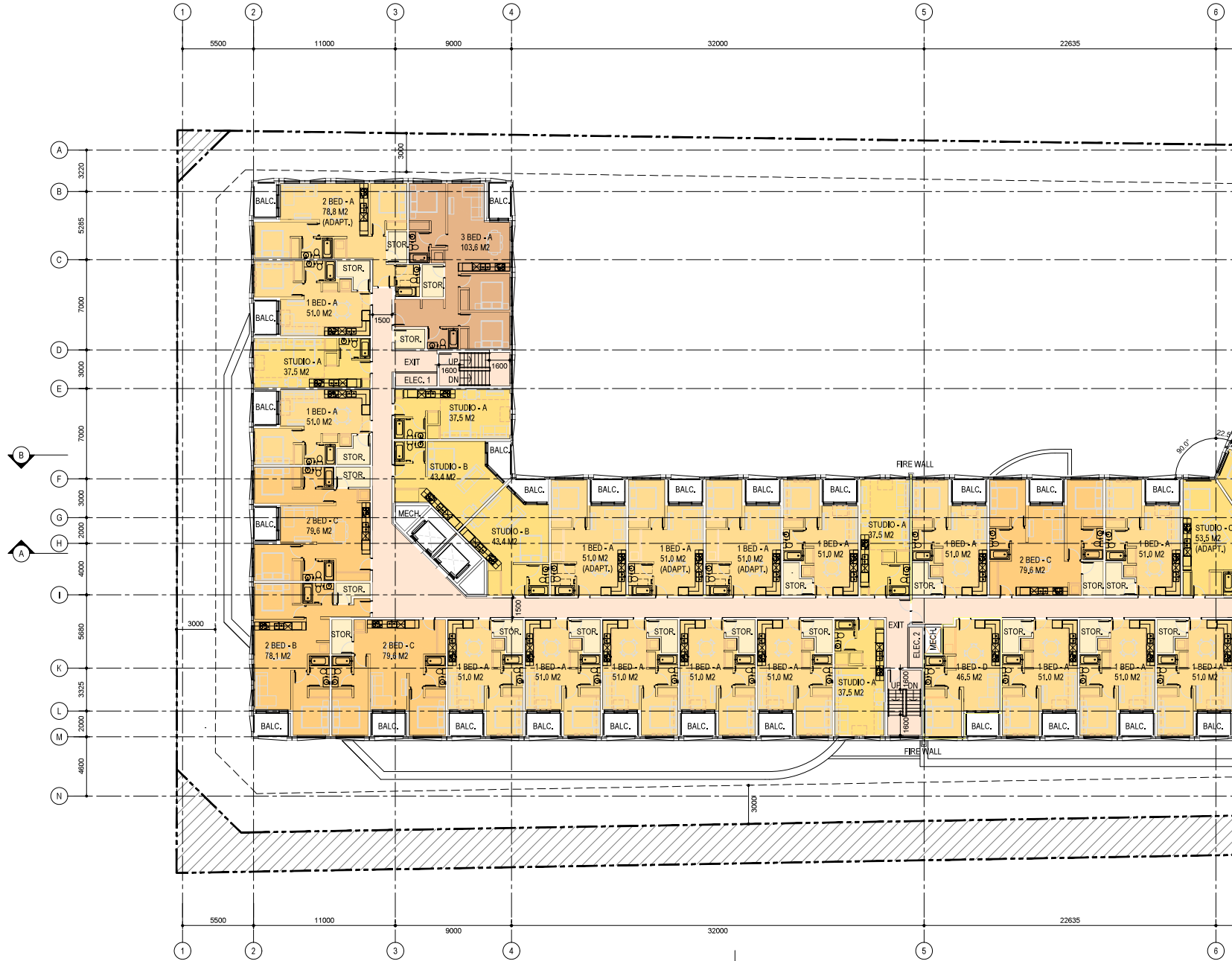
Key plan

Based for  
Combined OCP  
Amendment + Rezoning +  
Development Permit  
Application  
Revised Application  
Revised Application  
December 3rd, 2019  
January 21st, 2025  
February 28th, 2021

Project title  
PNHS-LANGLEY

Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Title address  
39391-49TH AVENUE

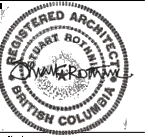
Sheet title  
LEVELS-3-TO-6-A





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Consultants

Key plan

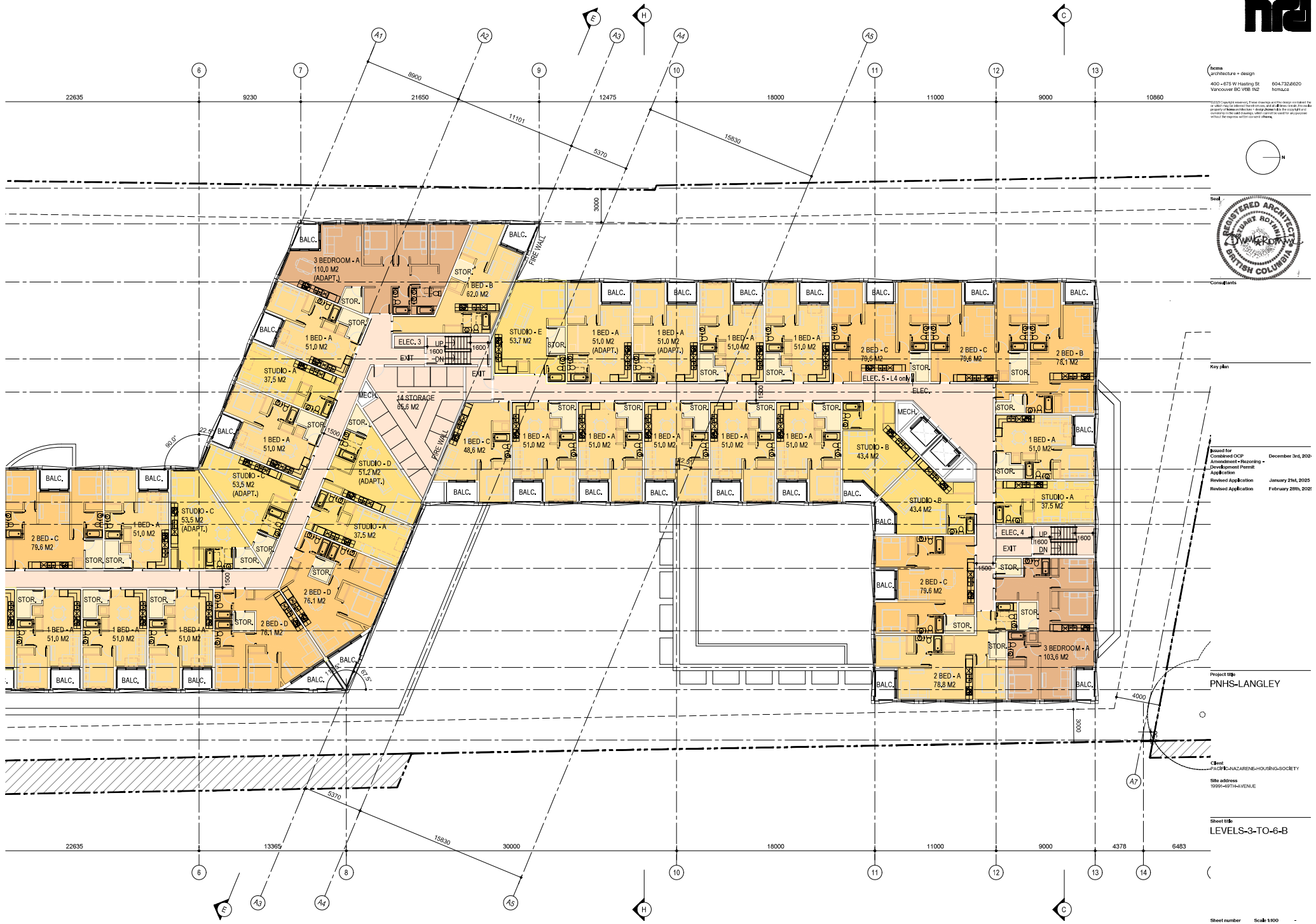
Bound for  
Continued OCP  
Amendment - Rezoning -  
Development Permit  
Application  
Reviewed Application  
Revised Application  
December 3rd, 2019  
January 21st, 2025  
February 28th, 2021

Project title  
PNHS-LANGLEY

Client  
PACIFIC-HAZARENE-HOUSING-SOCIETY  
Site address  
1991-1971-AVENUE

Sheet title  
LEVELS-3-TO-6-B

Sheet number  
Scale 1:500



Architectural elevation drawing of the proposed building at 49 Avenue. The drawing shows the building's profile with various levels and features labeled. Key labels include:
 

- TOP OF MECHANICAL ROOM - 4250
- TOP OF PARAPET - 4055
- ROOF LEVEL - 3950
- LEVEL 6 - 3625
- LEVEL 5 - 3300
- LEVEL 4 - 3000
- LEVEL 3 - 2750
- LEVEL 2 - 2425
- LEVEL 1 - 1900
- PROPOSED GRADE - 1907.3
- LEVEL P1 - 1700
- 49 Avenue
- Level P1 Outline
- Subject Site
- 4975 200th Street
- Subject Site
- 50 Avenue
- TOP OF MECHANICAL ROOM - 4100
- TOP OF PARAPET - 3875
- ROOF LEVEL - 3750
- LEVEL 6 - 3475
- LEVEL 5 - 3175
- LEVEL 4 - 2875
- LEVEL 3 - 2575
- LEVEL 2 - 2275
- LEVEL 1 - 1900
- TOP OF PARKADEXIT STAIRWAY - 1700

Architectural elevation drawing of the proposed building. The drawing shows the building's facade with multiple windows and a flat roof. Key elevation points are marked on the left: Level 6 (36250), Level 5 (35250), Level 4 (34250), Level 3 (33250), Level 2 (32250), Level 1 (31250), and Proposed Grade (19573). The roof level is marked as 40350. A dashed line indicates the Level P1 Outlier at 19100. The building is situated between 109a Street and 209 Street. A dashed line also indicates the Level P1 Outlier at 19100.

TOP OF PARAPET  
60300

ROOF LEVEL  
59500

LEVEL 6  
59250

LEVEL 5  
53250

LEVEL 4  
52000

LEVEL 3  
47250

LEVEL 2  
24250

LEVEL 1  
17500

PROPOSED  
STAGE  
10373

TOP OF PARKING LOT  
38750  
WALK LEVEL  
37750

LEVEL 6  
34750

LEVEL 5  
31750

LEVEL 4  
28750

LEVEL 3  
25750

LEVEL 2  
22750

PROPOSED GRADE  
16571

LEVEL 1  
15500

TOP OF MECHANICAL ROOM - 41050

1000 10th Street

Level P1 Outline

200 Street

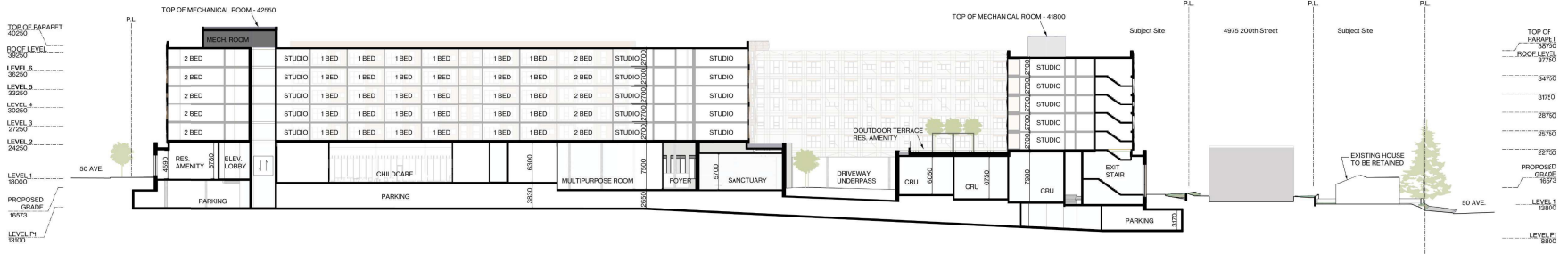
Architectural elevation drawing of the proposed building at 200 Street. The drawing shows a multi-story building with a brown facade and a white section. A dashed line indicates the 'Level P1 Outline'. To the left, a vertical list of levels and elevations is provided:

- TOP OF PARAPET 40550
- ROOF LEVEL 39250
- LEVEL 6 36250
- LEVEL 5 33250
- LEVEL 4 30000
- LEVEL 3 27250
- LEVEL 2 24250
- PROPOSED GRADE 16573
- LEVEL 16500

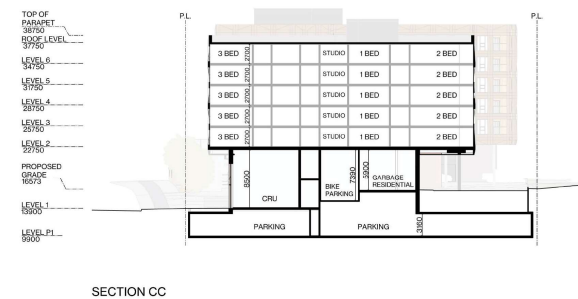
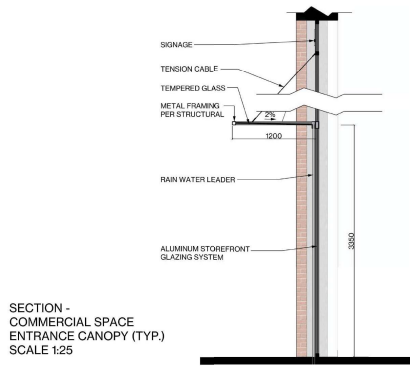
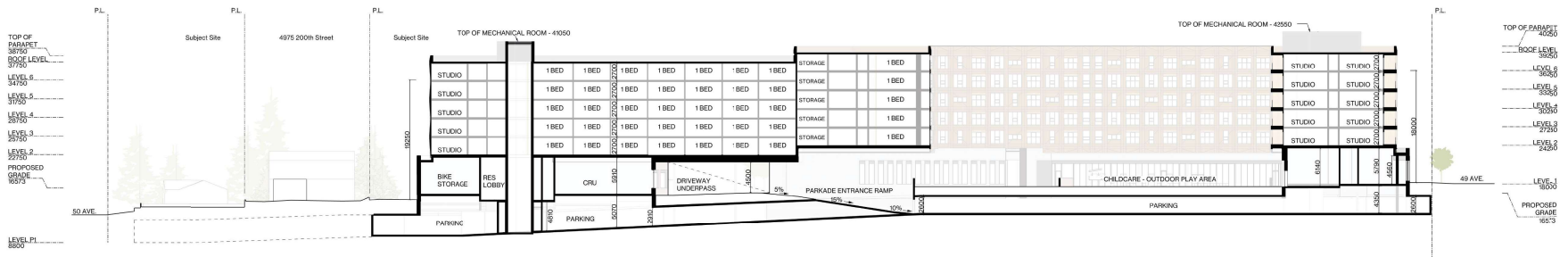
The drawing is bounded by vertical dashed lines labeled 'P.L.' on both sides.

ELEVATION NORTH 1

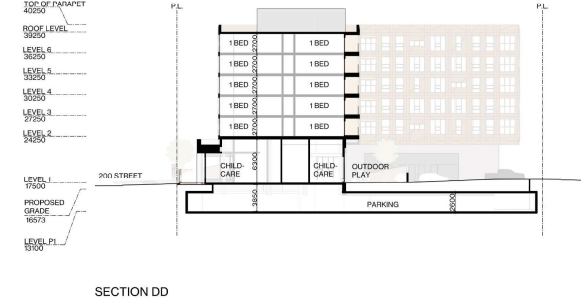




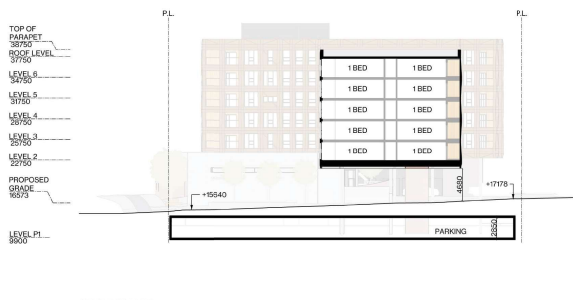
SECTION AA



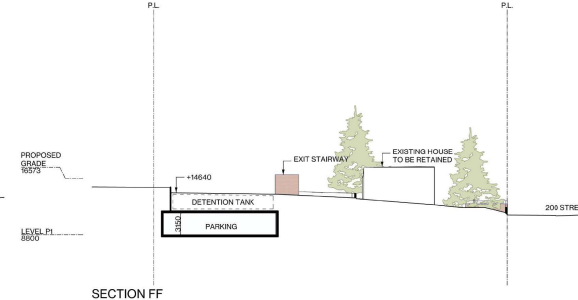
SECTION CC



SECTION DD



SECTION HH



SECTION FF



SECTION EE

# LEAF



# Façade Module Types

# Façade Module Layout



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Key plan

Issued for

Project title  
PACIFIC NAZARENE  
HOUSING SOCIETY  
RENTAL HOUSING

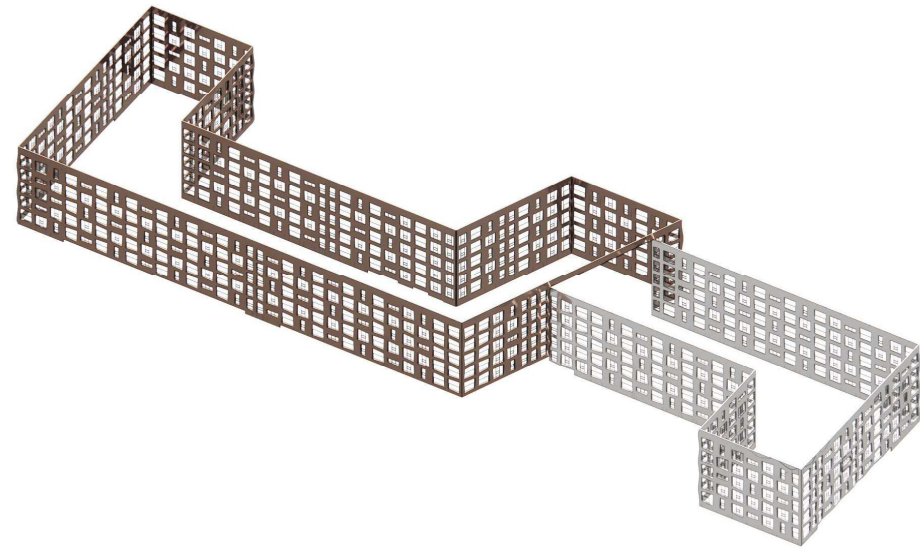
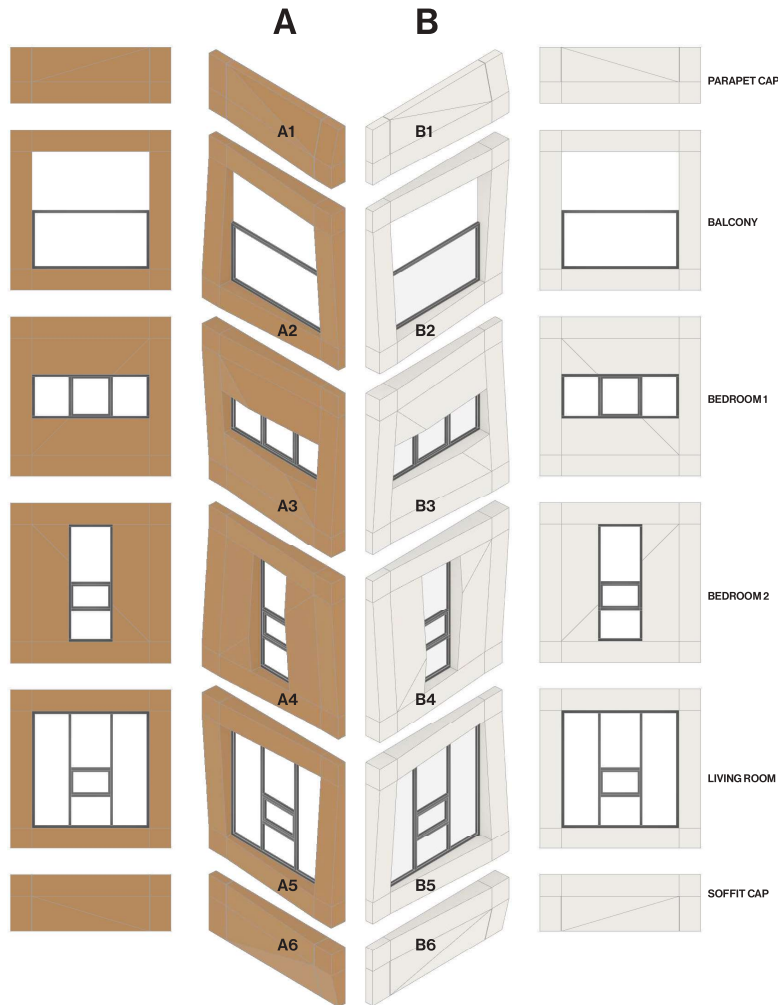
Client  
Pacific Nazarene Housing Society

Site address  
19391 - 49th Avenue  
4901 - 200 Street  
19390 50th Avenue

Sheet title  
FACADE MODULES

Sheet number

**A322**







architecture + design  
400-675 W Hastings St  
Vancouver BC V6S 1Y2  
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Consultants

Key plan

Issued for  
Combined OCP  
Amendment - Rezoning -  
Development Permit -  
Application  
Review Application  
Revised Application  
December 3rd, 2019  
January 21st, 2020  
March 16th, 2020

Project title  
PNHS-LANGLEY

PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
19391-49TH AVENUE

Sheet title  
AXO-1

Sheet number Scale 1:250

A331





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architecture + design  
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Vancouver BC V6S 1G2  
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Key plan

Bound for  
Combined OCP  
Amendment - Rezoning -  
Development Permit  
Application  
Revised Application  
Revised Application  
December 3rd, 2019  
January 27th, 2020  
March 16th, 2020

Project title  
PNHS-LANGLEY

Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
19091-49TH AVENUE

Sheet title  
AXO-2



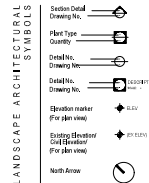


# PACIFIC NAZARENE HOUSING SOCIETY

LANGLEY, BC

AD	Area Drain	NG	Not in Contact
ALT	Alternate	NO	Not to Scale
ALUM	Aluminum	NTS	Not to Scale
ARCH	Architectural	OC	On Center
AVG	Average	OD	Outside Diameter/Dimension
B	Bottom	PC	Point of Curvature
BB	Bottom of Bench Elevation	PERP	Perpendicular
BC	Bottom of Curb Elevation	PA	Planting Area
BILD	Building	PI	Point of Intersection
BOL	Bolster	PL	Property Line
BP	Bottom of Pool	PLNT	Planting
BS	Bottom of Step Elevation	PO	Point of Origin
BTW	Between	PP	Protection Plate
BW	Bottom of Wall Elevation	PPR	Plaster/Plaster
CB	Catch Basin	PSJ	Pounds per Square Inch
CV	Civil	PT	Point of Tangency
CJ	Casted Joint	QTY	Quantity
CL	Cast-in-Place Concrete	R	Radius
COMP	Compacted	REBAR	Reinforcing Bar
CONC	Concrete	REQ	Required
DEG	Degree	RHW	Right of Way
DIT	Ditch	SB	Setback
DM	Diameter	SHT	Sheet
DN	Down	SPEC	Specifications
DWG	Drawing	SECT	Section
EJ	Expansion Joint	SG	Square
ENG	Engineer/Engineering	SS	Stainless Steel
EQ	Equal	STA PT	Station Point
EX	Existing	STD	Standard
FC	Finish Curb	STL	Steel
FDN	Foundation	STRUCT	Structural
FG	Finish Grade	T	Top
FIN	Finish	TE	Top of Bench Elevation
FTG	Footing	TEB	Top and Bottom
FTN	Foundation	TEN	Tenancy
QALV	Quarantined	TC	Top of Curb Elevation
HEF	Horizontal Each Face	TD	Trench Drain
HP	High Pressure	TEMP	Temporary
HT	Height	THK	Thick
HML	High Water Level	TGS	Top of Gable
ID	Inside Diameter/Dimension	TPZ	Tree Protection Zone
INCL	Included/Including	TS	Top of Step Elevation
J	Joint	TW	Top of Wall Elevation
LARCH	Landscape Architect	TYP	Typical
LOW	Level of Work	VERT	Vertical
LT	Light	VEF	Vertical Each Face
M	Material/Materials	w/	with
MBX	Microbus	w/o	without
MBN	Microbus	W/F	Water Feature
MBC	Microbus	WJ	Water Jet
		WL	Water Level
		WSP	Waterproofing

- GENERAL**
1. L&L COVER PAGE
  2. L&L RENDERED PLAN & PRECEDENT IMAGES
  3. L&L MATERIALS PLAN - GROUND LEVEL & LEVEL 2
  4. L&L GRADING PLAN - GROUND LEVEL & LEVEL 2
  5. L&L PLANTING PLAN - GROUND LEVEL & LEVEL 2
  6. L&L PLANTING PLAN - GROUND LEVEL & LEVEL 2
  7. L&L SCHEMATIC LIGHTING PLAN - GROUND LEVEL & LEVEL 2
  8. L&L SECTIONS
  9. L&L SECTIONS
  10. L&L LANDSCAPE DETAILS
  11. L&L LANDSCAPE DETAILS
  12. L&L LANDSCAPE DETAILS



1. DO NOT SCALE DRAWINGS. USE DIMENSIONAL INFORMATION AS NOTED IN DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF THERE IS ANY AMBIGUITY, LACK OF INFORMATION OR INCONSISTENCY. REVISIONS FOR THIS NOTE AND EXTRA COSTS INCURRED WILL NOT BE ACCEPTED.
2. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
3. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES. DIMENSIONS ARE TO BE MEASURED PERPENDICULAR UNLESS NOTED OTHERWISE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFER TO ENGINEERING DRAWINGS FOR SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
6. PROVIDE PERIMETER FOR ALL ON-SITE SOFT LANDSCAPING INCLUDING TREES, SHRUBS, PERENNIALS, GRASSES AND GREENROOF.
7. PROVIDE ADEQUATE SUB-SURFACE DRAINAGE IN ALL PLANTED AREAS.
8. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR BUILDING PERIMETER AND ROADWAY GRADING.
9. ALL PLANT MATERIAL AND LANDSCAPE CONSTRUCTION TO CONFORM TO CSA STANDARDS.
10. ENSURE POSITIVE DRAINAGE.
11. PERIMETER ROADWAY TO BE RECONSTRUCTED FULLY IF DAMAGE.

**CONSENT REQUIRED**

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NO.	DATE	DESCRIPTION	BY
1	NOV 04, 2024	ISSUED FOR COST ESTIMATE	MM
2	NOV 08, 2024	ISSUED FOR PERMITTING	MM
3	NOV 15, 2024	ISSUED FOR PERMITTING	MM
4	NOV 18, 2024	ISSUED FOR PERMITTING	MM
5	NOV 20, 2024	ISSUED FOR PERMITTING	MM
6	NOV 22, 2024	ISSUED FOR PERMITTING	MM
7	NOV 24, 2024	ISSUED FOR PERMITTING	MM
8	NOV 26, 2024	ISSUED FOR PERMITTING	MM
9	NOV 28, 2024	ISSUED FOR PERMITTING	MM
10	NOV 30, 2024	ISSUED FOR PERMITTING	MM
11	NOV 31, 2024	ISSUED FOR PERMITTING	MM
12	NOV 31, 2024	ISSUED FOR PERMITTING	MM
13	NOV 31, 2024	ISSUED FOR PERMITTING	MM
14	NOV 31, 2024	ISSUED FOR PERMITTING	MM
15	NOV 31, 2024	ISSUED FOR PERMITTING	MM
16	NOV 31, 2024	ISSUED FOR PERMITTING	MM
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19	NOV 31, 2024	ISSUED FOR PERMITTING	MM
20	NOV 31, 2024	ISSUED FOR PERMITTING	MM

**PFS STUDIO**

STAMP:

PROJECT NAME:  
**PACIFIC NAZARENE HOUSING SOCIETY**

DRAWING TITLE:  
**COVER PAGE**

PFS PROJECT NUMBER: 24052 DATE: NOV 06/2024

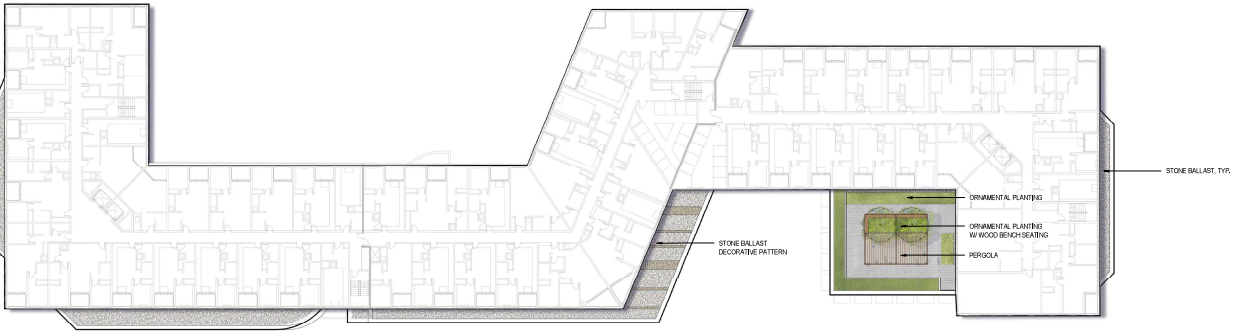
DRAWN BY: YY CHECKED BY: MM

SCALE: N/A

DWG. NO.: L-0.0 OF:

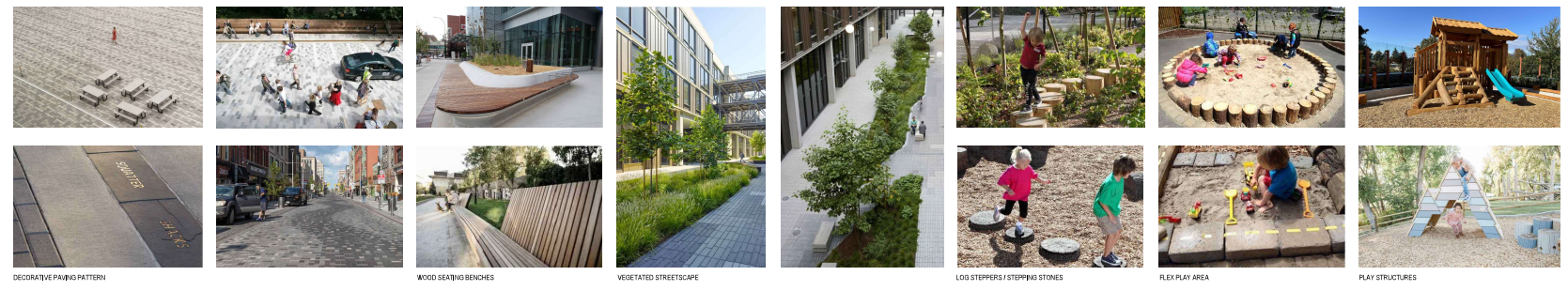


GROUND LEVEL  
SCALE: 1/8" = 1'-0"



LEVEL 2 - OUTDOOR AMENITY SPACE  
SCALE: 1/8" = 1'-0"

PRECEDENT IMAGES



DECORATIVE PAVING PATTERN      WOOD SEATING BENCHES      VEGETATED STREETSCAPE      LOG STEPPERS / STOPPING STONES      FLEX PLAY AREA      PLAY STRUCTURES

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NO.	DATE	DESCRIPTION	BY
1	NOV 08, 2024	PROJECT FOR COST ESTIMATE	MM
2	NOV 08, 2024	PROJECT FOR RENDERING	MM
3	NOV 08, 2024	PROJECT FOR RENDERING	MM
4	NOV 08, 2024	PROJECT FOR RENDERING	MM
5	NOV 08, 2024	PROJECT FOR RENDERING	MM
6	NOV 08, 2024	PROJECT FOR RENDERING	MM
7	NOV 08, 2024	PROJECT FOR RENDERING	MM
8	NOV 08, 2024	PROJECT FOR RENDERING	MM
9	NOV 08, 2024	PROJECT FOR RENDERING	MM
10	NOV 08, 2024	PROJECT FOR RENDERING	MM
11	NOV 08, 2024	PROJECT FOR RENDERING	MM
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14	NOV 08, 2024	PROJECT FOR RENDERING	MM
15	NOV 08, 2024	PROJECT FOR RENDERING	MM
16	NOV 08, 2024	PROJECT FOR RENDERING	MM
17	NOV 08, 2024	PROJECT FOR RENDERING	MM
18	NOV 08, 2024	PROJECT FOR RENDERING	MM
19	NOV 08, 2024	PROJECT FOR RENDERING	MM
20	NOV 08, 2024	PROJECT FOR RENDERING	MM



PROJECT NAME:  
**PACIFIC NAZARENE HOUSING SOCIETY**

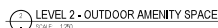
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**RENDERED PLAN & PRECEDENT IMAGES**

PFS PROJECT NUMBER: 24052      DATE: NOV 08/2024

DRAWN BY: YY      CHECKED BY: MM

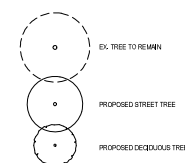
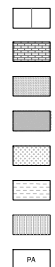
SCALE: AS SHOWN

DWG. NO.: **L-2.1**      OF: 2



## THERMORY: THERMALLY MODIFIED ASH

TYPE 1: NORTHWEST LANDSCAPE AND STONE SUPPLY:



1. THIS PLAN IS NOT FOR CONSTRUCTION AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 4 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY, OR WORK ON PUBLIC PROPERTY BY A BEGIN LINE. SUCH AS REQUEST FOR CONSTRUCTION APPROVAL AND RELATED PERMITS ARE ISSUED, PLEASE CONTACT ENGINEERING DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING BUILDING SITE INSPECTOR FOR DETAILS. PROPOSED ROW OF TREES LOCATED ON PRIVATE ADJACENT TO THE PROPERTY LINE ON MARCLAY STREET, TO BE CONSIDERED SOLELY ON PRIVATE PROPERTY OR REMOVED.
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3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS, REPORT AND RESPONSE TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. REFER TO DETAILS AND SPECIFICATIONS FOR ALL LANDSCAPE IMPROVEMENTS.

[illegible]

**PFS STUDIO**



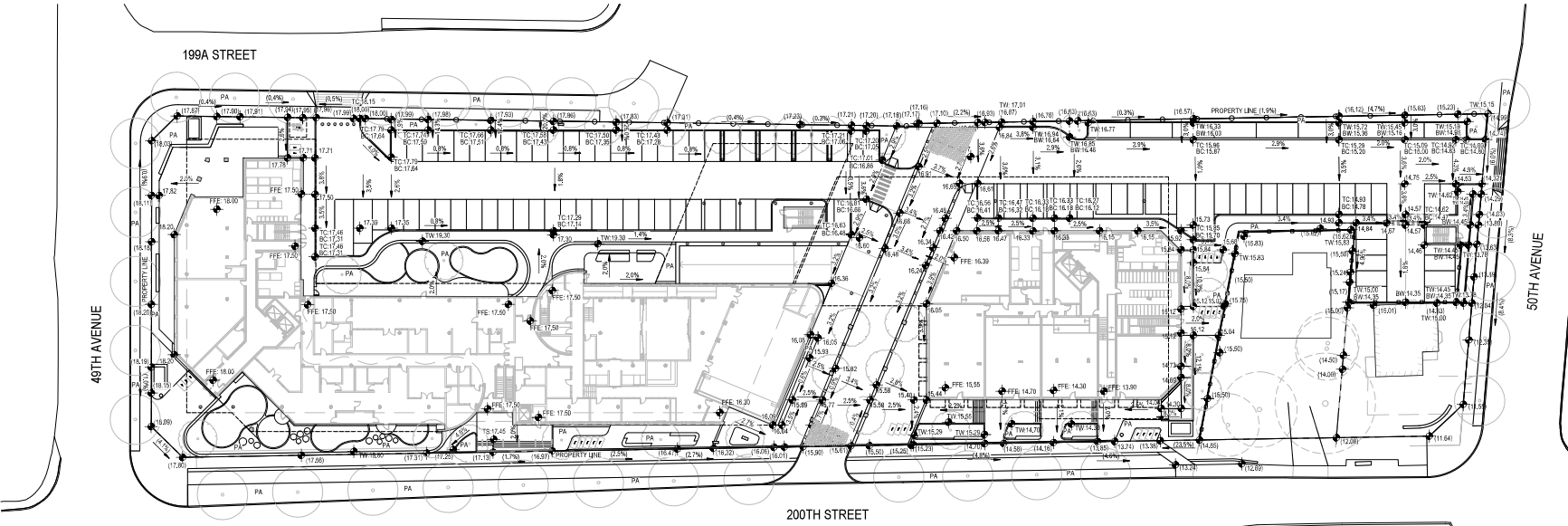
BRITISH COLUMBIA SOCIETY OF  
LANDSCAPE ARCHITECTS  
REGISTERED MEMBER  
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SCALE:  
AS SHOWN

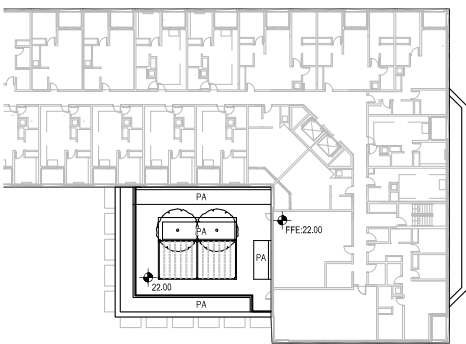
L-3.1

OF:





GROUND LEVEL  
SCALE: 1:500



LEVEL 2 - OUTDOOR AMENITY SPACE  
SCALE: 1:500

**GRADING NOTES:**

1. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
2. PROVIDE POSITIVE DRAINAGE THROUGHOUT - AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES, UNLESS OTHERWISE NOTED. PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE SURFACES.
3. ALL GRADING INFORMATION TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS TO ENSURE ADEQUATE SOIL DEPTHS AND POSITIVE DRAINAGE.

**LEGEND:**

- EXISTING / GML SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TOP OF STAIR SPOT ELEVATION  
BOTTOM OF STAIR SPOT ELEVATION
- TOP OF WALL SPOT ELEVATION  
BOTTOM OF WALL SPOT ELEVATION
- TOP OF CURB SPOT ELEVATION  
BOTTOM OF CURB SPOT ELEVATION
- SLOPE PERCENTAGE
- TRENCH DRAIN

**CONCEPT NOTES:**

This plan and design are prepared by the engineering firm of PFS Studio and are intended to be used as a guide only. The engineer and designer shall not be responsible for any construction or installation of the plan. The client shall be responsible for any construction or installation of the plan.

NO.	DATE	DESCRIPTION	BY
1	NOV 08, 2024	DESIGN FOR CONCEPT	MM
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3	NOV 08, 2024	DESIGN FOR CONCEPT	MM
4	NOV 08, 2024	DESIGN FOR CONCEPT	MM
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8	NOV 08, 2024	DESIGN FOR CONCEPT	MM
9	NOV 08, 2024	DESIGN FOR CONCEPT	MM
10	NOV 08, 2024	DESIGN FOR CONCEPT	MM



**PFS STUDIO**

STAMP:



PROJECT NAME:  
**PACIFIC NAZARENE HOUSING SOCIETY**

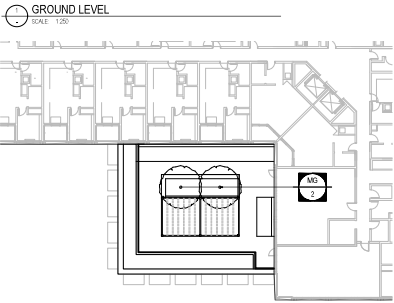
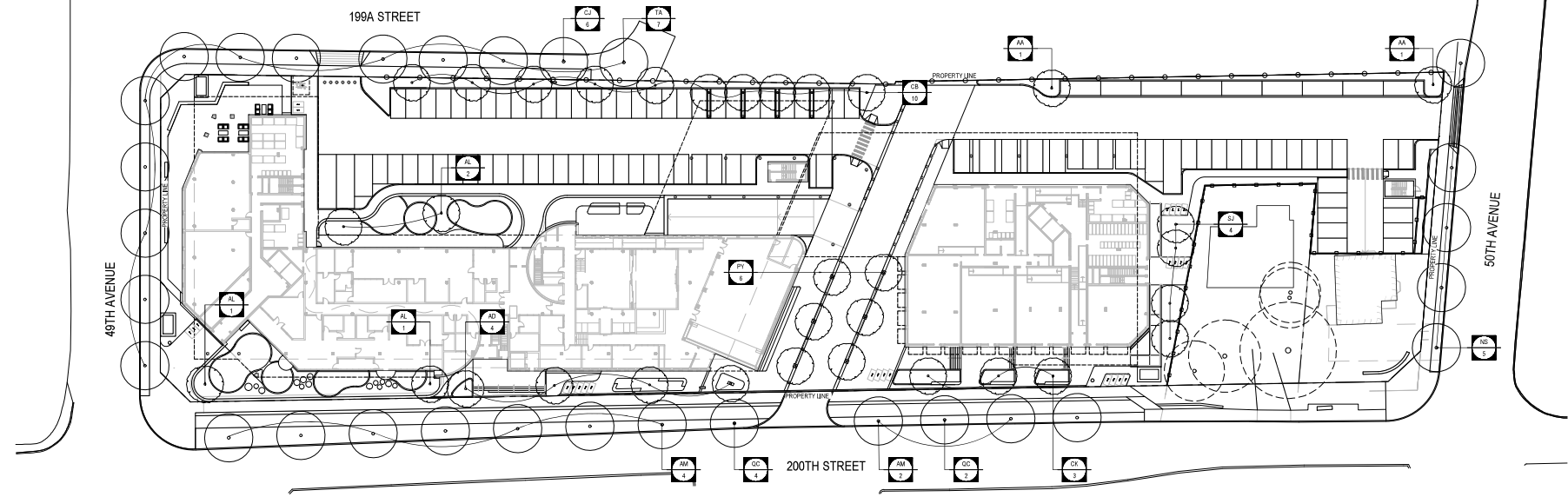
DRAWING TITLE:  
**GROUND LEVEL & LEVEL 2 GRADING PLAN**

PFS PROJECT NUMBER: 24052 DATE: NOV09/2024

DRAWN BY: YY CHECKED BY: MM

SCALE: AS SHOWN

DWG. NO. OF:



#### PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS PUBLISHED ONLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCNLN).
2. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
3. ALL PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.G.O. NURSERY STOCK WILL BE ACCEPTED.
5. AUTOMATIC IRRIGATION WILL BE PROVIDED FOR ALL PLANTING AREAS ON SITE. HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM WITH WEATHER SENSOR CONTROLLER WILL BE PROVIDED FOR WATER EFFICIENCY.

#### PLANT SCHEDULE

TREES						
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION	
4	AD	<i>Acer dasycarpum</i>	Snake Bark maple	8CM CAL. WB.	FULL UNIFORM SIZE & QUALITY	
2	AA	<i>Acer rubrum 'Variegatum'</i>	Armstrong maple	8CM CAL. WB.	FULL UNIFORM SIZE & QUALITY	
6	AM	<i>Acer rubrum 'Morgan'</i>	Morgan maple	8CM CAL. WB.	FULL UNIFORM SIZE & QUALITY	
4	AL	<i>Aemilancher laevis</i>	Allegheny serviceberry	2m HT.	FULL UNIFORM SIZE & QUALITY	
10	CB	<i>Carpinus betulus 'Fastigata'</i>	Pyramidal European hornbeam	8CM CAL. WB.	FULL UNIFORM SIZE & QUALITY	
6	CJ	<i>Cercidiphyllum japonicum</i>	Katsura tree	8CM CAL. WB.	FULL UNIFORM SIZE & QUALITY	
3	CK	<i>Comus kousa</i>	Japanese dogwood	8CM CAL. WB.	FULL UNIFORM SIZE & QUALITY	
2	MG	<i>Magnolia 'Galaxy'</i>	Galaxy magnolia	8CM CAL. WB.	FULL UNIFORM SIZE & QUALITY	
5	NS	<i>Rhus typhina</i>	Black hawthorn	8CM CAL. WB.	FULL UNIFORM SIZE & QUALITY	
6	PY	<i>Prunus x yedoensis 'Akebono'</i>	Akebono cherry	8CM CAL. WB.	FULL UNIFORM SIZE & QUALITY	
6	GC	<i>Quercus coccinea</i>	Scarlet oak	8CM CAL. WB.	FULL UNIFORM SIZE & QUALITY	
4	SJ	<i>Syringa japonica</i>	Japanese lilac	8CM CAL. WB.	FULL UNIFORM SIZE & QUALITY	
7	TA	<i>Tilia americana 'Redmond'</i>	Redmond linden	8CM CAL. WB.	FULL UNIFORM SIZE & QUALITY	

#### TREES



*Acer dasycarpum*



*Acer rubrum 'Armstrong'*



*Aemilancher laevis*



*Acer rubrum 'Morgan'*



*Carpinus betulus 'Fastigata'*



*Cercidiphyllum japonicum*



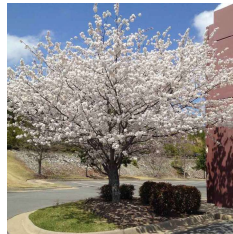
*Comus kousa*



*Magnolia 'Galaxy'*



*Rhus typhina*



*Prunus x yedoensis 'Akebono'*



*Quercus coccinea*



*Syringa japonica*



*Tilia americana 'Redmond'*

#### CONTRACT RESPONSE

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NO.	DATE	DESCRIPTION	BY
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2	NOV 04, 2024	ISSUED FOR PERMITTING	WJ
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20	NOV 04, 2024	ISSUED FOR PERMITTING	WJ



PROJECT NAME:  
**PACIFIC NAZARENE HOUSING SOCIETY**

DRAWING TITLE:  
**GROUND LEVEL & LEVEL 2 PLANTING PLAN**

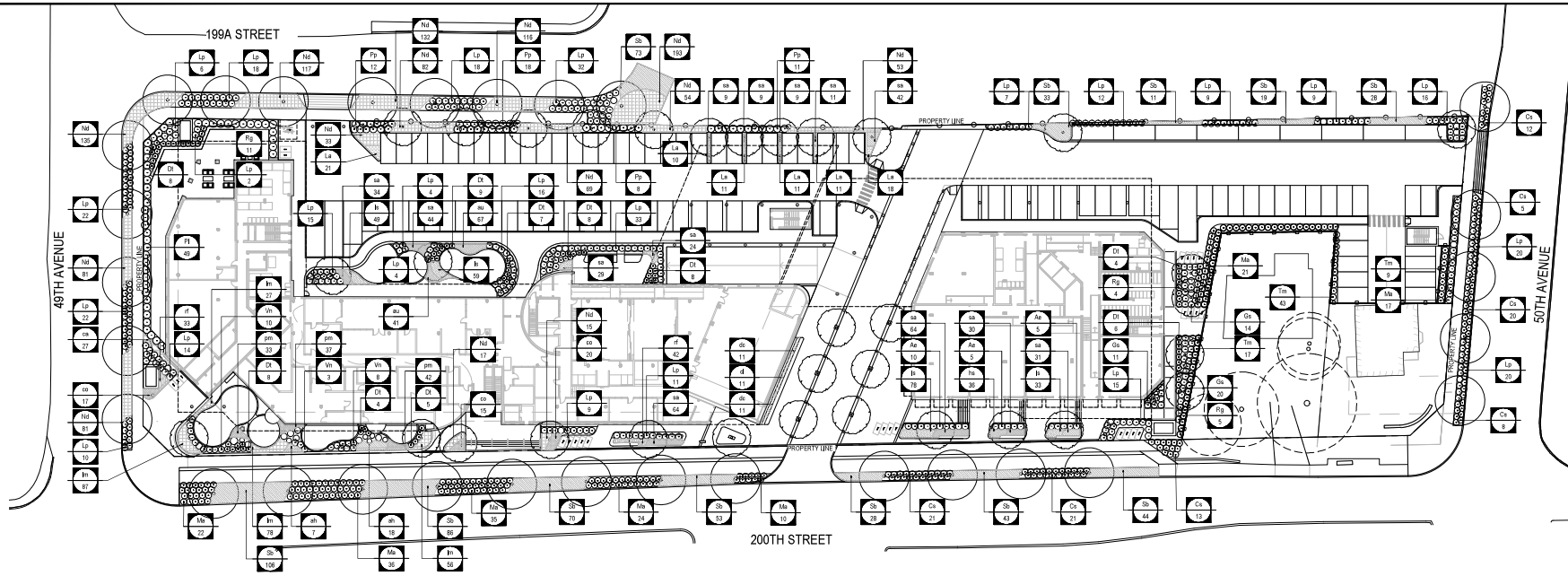
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DRAWN BY: YY CHECKED BY: NM

SCALE: AS SHOWN

DWG. NO. L-6.1 OF:





GROUND LEVEL  
SCALE: 1:50

## PLANT SCHEDULE

### SHRUBS

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
40	Ae	Abelia 'Edward Goucher'	Pink Abelia	#2 POT	1.0M O.C.
100	Cs	Corus serotina 'Farrow'	Arctic Fire red twig dogwood	#2 POT	1.0M O.C.
67	Ds	Daphne transatlantica 'BLAIRA'	Eternal fragrance daphne	#2 POT	0.9M O.C.
45	Ga	Gaultheria shallon	Saltol	#2 POT	1.0M O.C.
82	Ls	Lavandula angustifolia 'Hidcot'	Lawendier	#1 POT	0.9M O.C.
344	Lp	Lonicera sibirica	Privet honeysuckle	#2 POT	0.9M O.C.
165	Ma	Mahonia aquifolium 'Compacta'	Oregon grape	#2 POT	1.0M O.C.
1178	Nd	Nandina domestica 'Fire Power'	Fire Power Nandina	#2 POT	0.6M O.C.
49	Pp	Pinus pungens 'Bibboid'	Colorado spruce	#2 POT	1.2M O.C.
72	Pl	Platanus latifolia 'Lobli'	Little Portugal laurel	#1 POT	1.2M O.C.
20	Rg	Rhododendron 'Gumpo White'	Gumpo White Azalea	#2 POT	1.0M O.C.
594	Ss	Spiraea betulifolia	Betulaifolia spirea	#2 POT	0.8M O.C.
69	Tm	Taxus media 'Hicks'	Yew	#2 POT	1.0M O.C.

### PERENNIALS

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
196	au	Agastache aurantiaca 'Apricot Spice'	Apricot Spice hyssop	#1 POT	0.3M O.C.
25	ah	Arenaria x hybrida 'September Charm'	Arenaria	#1 POT	0.6M O.C.

36	hs	Hemerocallis 'Stella de Oro'	Daylily	#1 POT	0.3M O.C.
219	ls	Liatris spicata 'Kobold'	Blazing star	#1 POT	0.3M O.C.
112	pm	Polyatum musatum	Sword fern	#1 POT	0.3M O.C.
75	rl	Rubuscula fulgida 'Goldblum'	Goldblum coneflower	#1 POT	0.3M O.C.

### GRASSES

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
27	ca	Calamagrostis x acutiflora 'Karl Foerster'	Feather reed grass	#1 POT	0.45M O.C.
52	ca	Carex ostenensis 'Everbl'	Japanese sedge	#1 POT	0.45M O.C.
11	cl	Chamaenerium albidum	Northern Sea Oats	#1 POT	0.45M O.C.
22	do	Deschampsia cespitosa	Tufted Hair grass	#1 POT	0.45M O.C.
248	li	Liriodendron 'Big Blue'	Big Blue turf	#1 POT	0.3M O.C.
39	ms	Mossanthus alensis 'Gracilimus'	Chinese Silver grass	#1 POT	0.6M O.C.
407	sa	Sesuvium autumnale	Autumn Moor grass	#1 POT	0.3M O.C.

### EDIBLE PLANTS

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
21	Vn	Vaccinium Northcountry'	Northcountry Blueberry	#2 POT	0.3M O.C.

## SHRUBS, PERENNIALS & GRASSES:



Abelia 'Edward Goucher'



Corus serotina 'Farrow'



Daphne transatlantica 'BLAIRA'



Gaultheria shallon



Lavandula angustifolia 'Hidcot'



Lonicera sibirica



Mahonia aquifolium 'Compacta'



Nandina domestica 'Fire Power'



Pinus pungens 'Bibboid'



Platanus latifolia 'Lobli'



Rhododendron 'Gumpo White'



Spiraea betulifolia



Taxus media 'Hicks'



Agastache aurantiaca 'Apricot Spice'



Arenaria x hybrida 'September Charm'



Hemerocallis 'Stella de Oro'



Liatris spicata 'Kobold'



Polyatum musatum



Rubuscula fulgida 'Goldblum'



Calamagrostis x acutiflora 'Karl Foerster'



Carex ostenensis 'Everbl'



Chamaenerium albidum



Deschampsia cespitosa



Liriodendron 'Big Blue'



Mossanthus alensis 'Gracilimus'



Sesuvium autumnale



Vaccinium Northcountry'



PFS STUDIO

STAMP:



PROJECT NAME:  
PACIFIC NAZARENE  
HOUSING SOCIETY

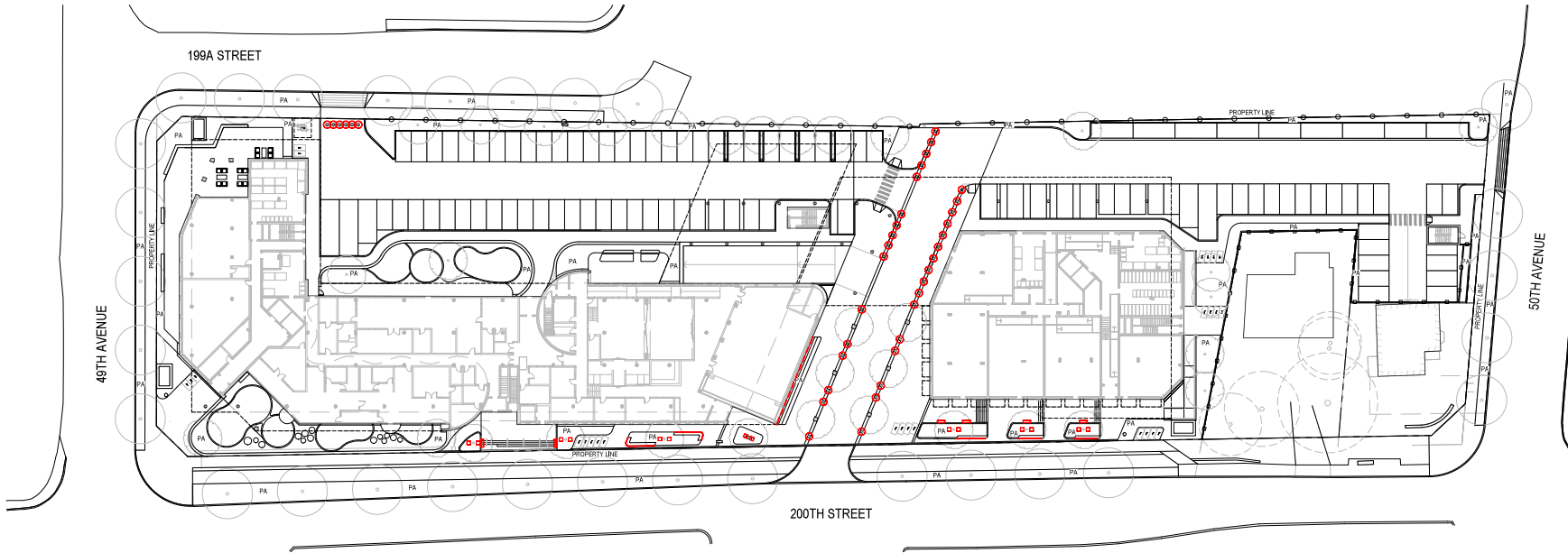
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PFS PROJECT NUMBER:  
44052 DATE:  
NOV/06/2024

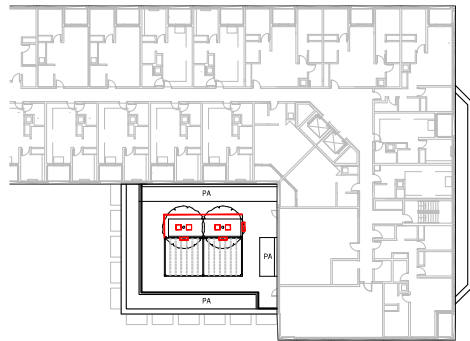
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YY CHECKED BY:  
NM

SCALE:  
AS SHOWN

DWG. NO.:  
L-6.2 OF:



GROUND LEVEL  
SCALE: 1:800



LEVEL 2 - OUTDOOR AMENITY SPACE  
SCALE: 1:300

**LIGHTING NOTES:**

1. THIS DRAWING IS FOR REFERENCE ONLY.

**LEGEND:**

- LINEAR LED LIGHT
- ◻ IN-GROUND UPLIGHT
- BOLLARD LIGHT
- WALL LIGHT
- - - WALL UPLIGHT

**CONCEPT RESOURCES**

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**PFS STUDIO**

STAMP:



PROJECT NAME:  
**PACIFIC NAZARENE  
HOUSING SOCIETY**

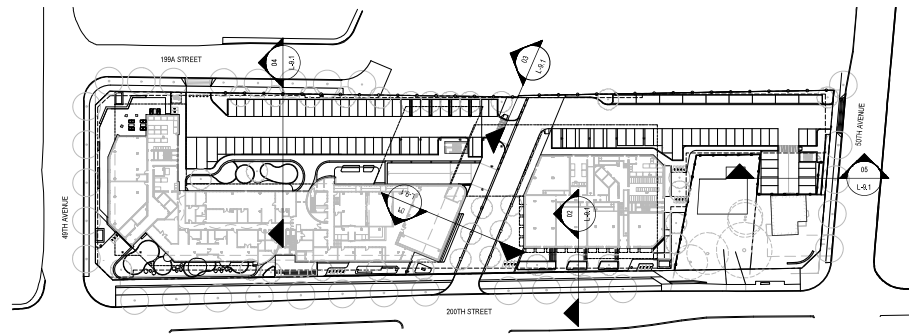
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**GROUND LEVEL & LEVEL 2  
SCHEMATIC LIGHTING PLAN**

PFS PROJECT NUMBER: 24052 DATE: NOV/06/2024

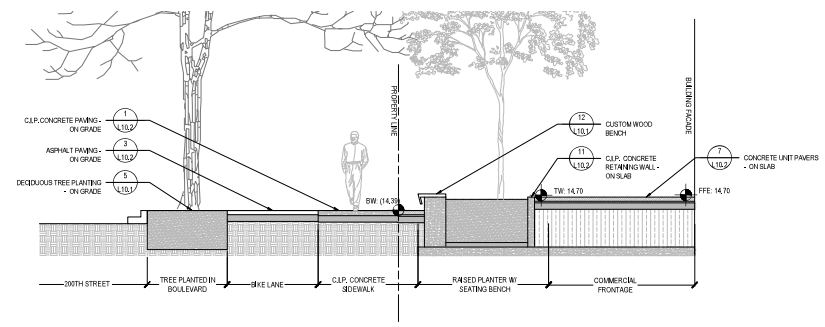
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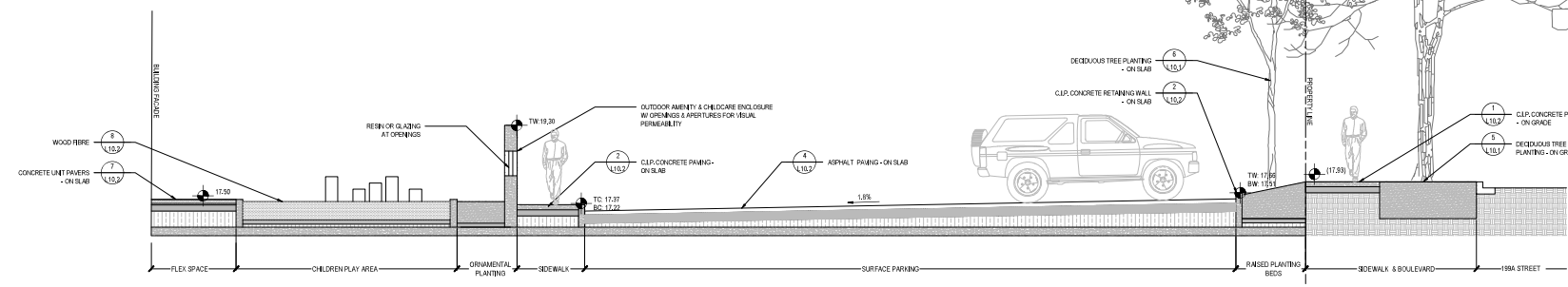
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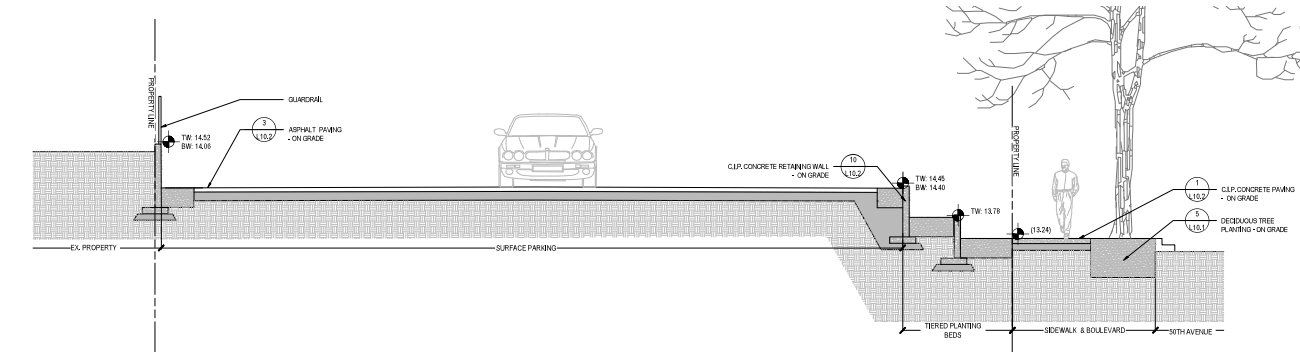
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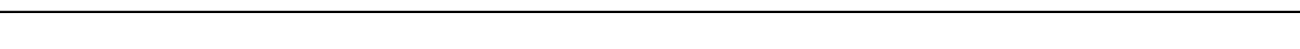
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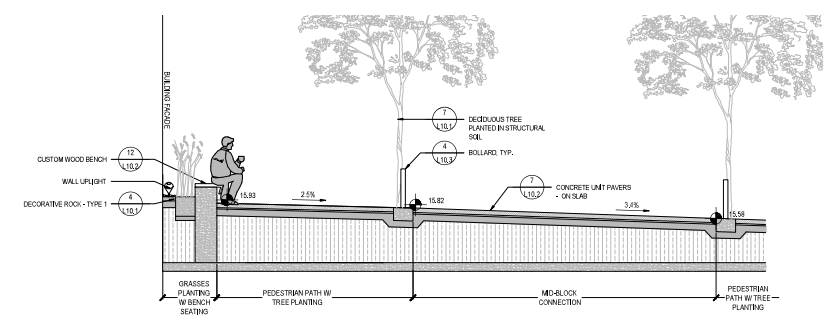
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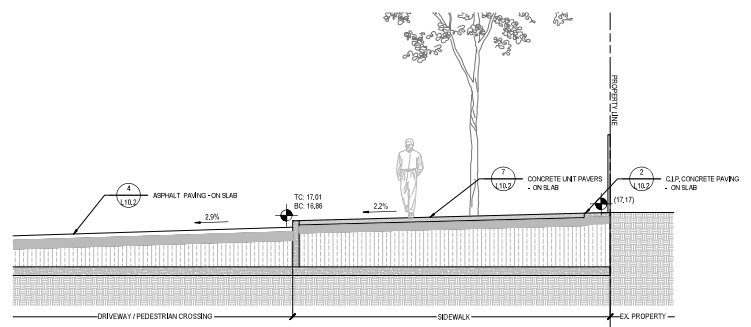
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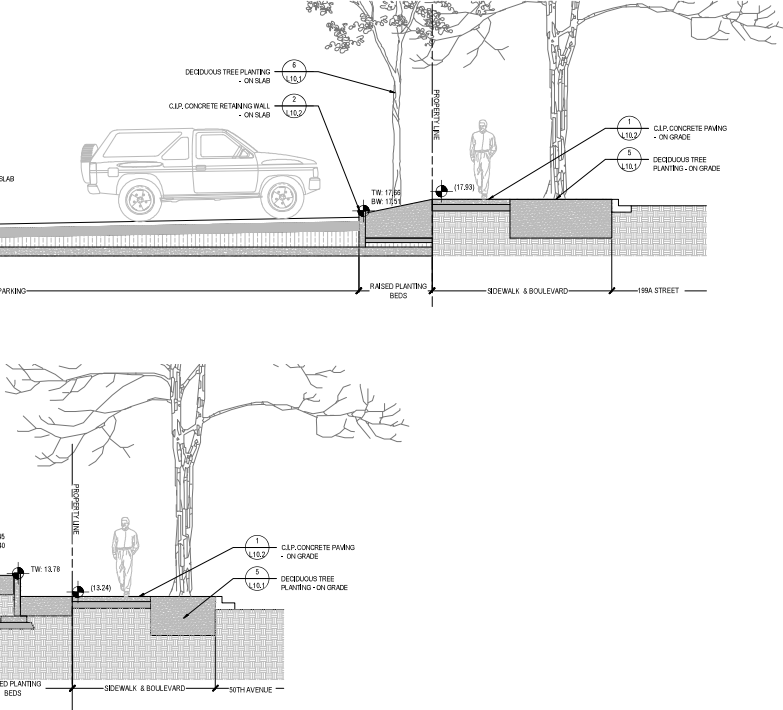
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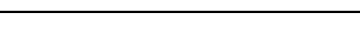
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SECTION 3  
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SECTION 4  
SCALE: 1:40



SECTION 5  
SCALE: 1:40

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NO.	DATE	DESCRIPTION	BY
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20	NOV 04, 2024	PROJECT START / CONCEPT	MM



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PROJECT NAME:  
PACIFIC NAZARENE  
HOUSING SOCIETY

DRAWING TITLE:  
SECTIONS

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DATE:  
NOV 06/2024

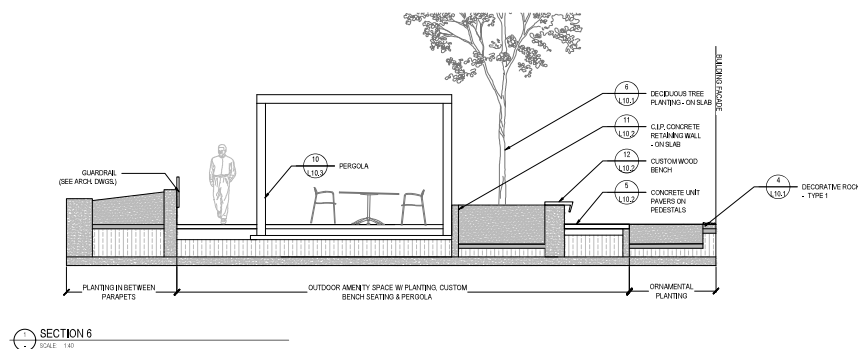
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YY

CHECKED BY:  
MM

SCALE:  
AS SHOWN

DWG. NO.:  
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OF:

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STAMP



PROJECT NAME:  
**PACIFIC NAZARENE  
HOUSING SOCIETY**

DRAWING TITLE:  
**SECTIONS**

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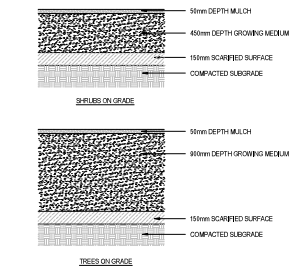
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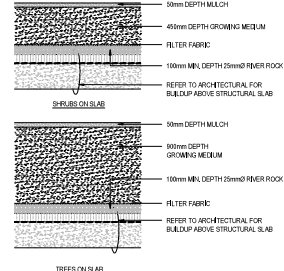
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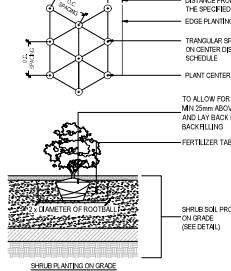




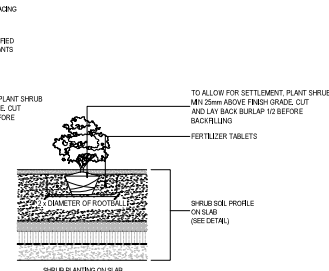
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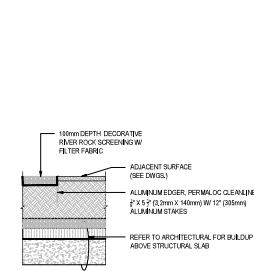
SOIL PROFILES - ON SLAB  
SCALE: 1:20



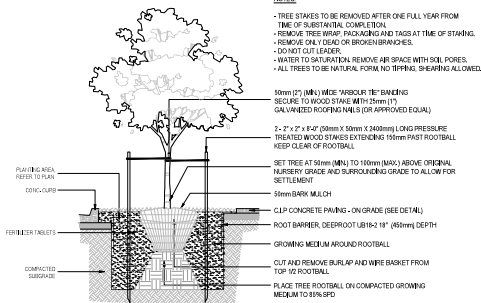
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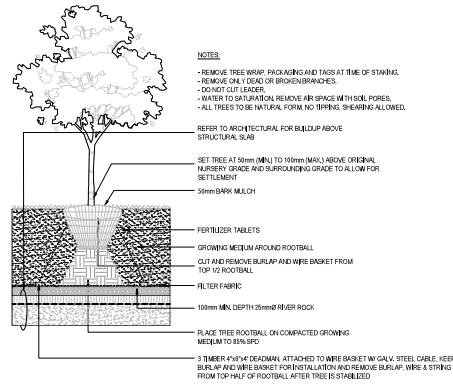
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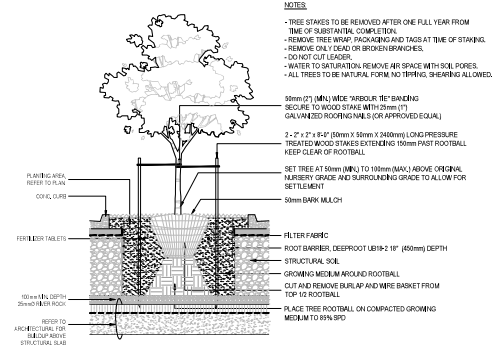
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DECIDUOUS TREE PLANTING - ON GRADE  
SCALE: 1:20



DECIDUOUS TREE PLANTING - ON SLAB  
SCALE: 1:20



DECIDUOUS TREE PLANTING IN STRUCTURAL SOIL  
SCALE: 1:20

(continued from previous page)

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NO.	DATE	DESCRIPTION	BY
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PFS STUDIO

STAMP



PROJECT NAME:  
PACIFIC NAZARENE  
HOUSING SOCIETY

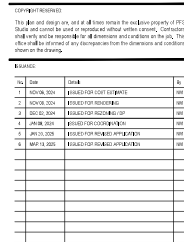
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LANDSCAPE  
DETAILS

PFS PROJECT NUMBER: 24052 DATE: NOV/05/2024

DRAWN BY: YY CHECKED BY: MM

SCALE: AS SHOWN

DWG. NO. L-10.1 OF:







• SCALE 12



2 WOOD



3 HARV



4 LIGHT



( ) SCALE IN

 SCALE: M

( ) SCALE: N



SCHE



SCALE: 1 MM

 SCALE INV

SCALE: 1000'

[illegible]

**PFS STUDIO**

STAMP



PROJECT NAME:  
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DETAILS

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L-10.3 OF:

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## **Environmental Assessment**

200 Street Property Assembly

*4975, 4961, & 4951 200 Street and 19991 49 Avenue  
Langley, B.C.*

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**Prepared for:**

**City of Langley  
20399 Douglas Crescent  
Langley, BC V3A 4B3**



Prepared by:

**EBB** Environmental  
Consulting Inc.

# **Environmental Assessment**

## ***200 Street Property Assembly***

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**Langley, B.C.**

### PREPARED FOR

**City of Langley**  
20399 Douglas Crescent  
Langley, BC V3A 4B3

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## Document Limitations

This document was prepared exclusively for the City of Langley for proposed development works at 4975, 4961, and 4951 200 Street and 19991 49 Avenue in Langley, B.C. No aspect of this report shall be reproduced by any third-party without the express written consent of EBB Environmental Consulting Inc. (EBB). The findings, conclusions, and recommendations in this document are based on the expertise and experience of EBB personnel based on 1) information available at the time of preparation; 2) data supplied by outside sources; and 3) assumptions, conditions, and qualifications set forth in this document. While professional judgement and standard practices were used in interpreting third-party external data, EBB did not verify the accuracy and quality of externally provided data.

Respectfully submitted;

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*I certify that the work described herein fulfills standards acceptable of a Professional Biologist.*



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# 1 Introduction

EBB Environmental Consulting Inc. (EBB) was retained by the City of Langley (the City) to prepare a project environmental assessment consistent with provincial requirements to describe the environmental values associated with four lots located at 4975, 4961, and 4951 200 Street and 19991 49 Avenue in Langley, B.C (collectively, the Property Assembly), including aquatic and riparian habitat, fish, amphibian, wildlife, and species at risk. This report is intended to detail the existing environmental conditions and provide recommendations regarding environmental constraints and mitigation measures.

## 1.1 Project Location

The Subject Property consists of an assembly of four (4) adjoining land parcels within the City of Langley, located at the northeast corner of the intersection between 200 St and 49 Ave (Table 1; Figure 1; Figure 2). The lots are owned by the City of Langley and are proposed to be developed in partnership with the Living Hope Church of Nazarene and BC Housing.

Table 1. Individual lot descriptions for the Property Assembly.

Lot Reference	Area (Ha)	Civic Address	PID	Legal Lot Description
1	0.16	4975 200 ST	002-325-683	Plan NWP26103 Lot 16
2	0.08	4961 200 ST	004-808-011	Plan 49001 Lot 118
3	0.08	4951 200 ST	003-886-689	Plan 49001 Lot 119
4	0.62	19991 49 AVE	002-409-844	Plan NWP5752 Lot 1

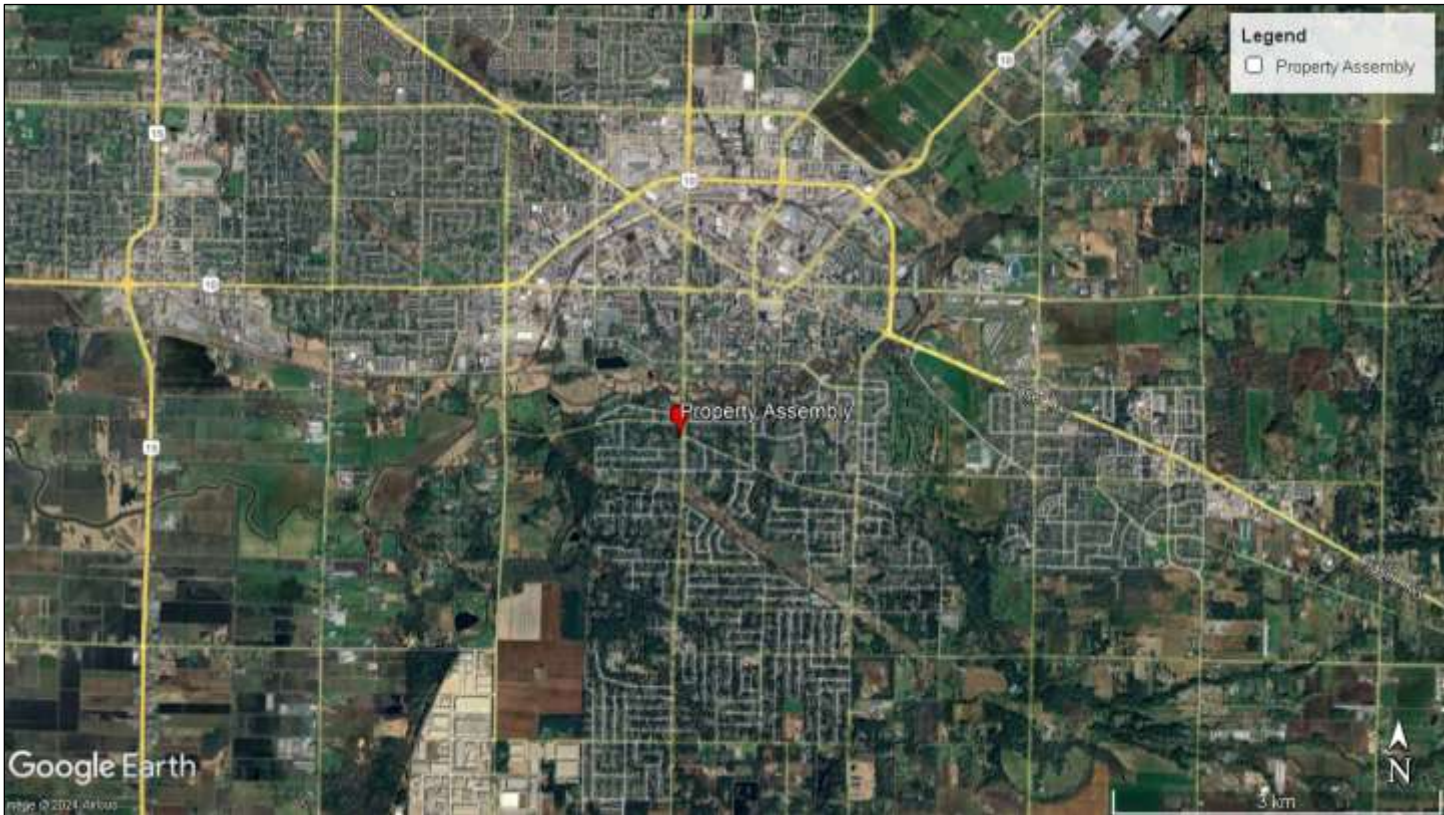


Figure 1. Location of the Property Assembly in the context of surrounding communities.





Figure 2. Location of the four lots that comprise the assessed Property Assembly.

## 1.2 Site History

Aerial imagery from Google Earth indicates that clearing and anthropogenic disturbance have been present within the Property Assembly for over 20 years. Imagery from April 2001 shows the presence of residential structures on all four of the identified lots, with maintained yard spaces and rows of large conifers along the lot boundaries. Imagery indicates that the residential structures present on lots 4951, 4961, and 4975 were demolished between April 2007 and April 2008 (Figure 3). After demolition, the lots have remained vacant until the present day. No additional development or significant modification of habitat composition appears to have occurred within lot 19991 since 2001.



Figure 3. Aerial imagery showing the Property Assembly (yellow) and surrounding area in April 2001 (left) and April 2008 (right) (images adapted from Google Earth). Between April 2007 and April 2008, the residential structures present on lots 4951, 4961, and 4975 were demolished.

## 1.3 Site Description

### 1.3.1 Ecosystems and Climate

Provincially, two biophysical classification systems are used to describe BC landscapes: the BC Ecoregion Classification System and the Biogeoclimatic Zone (BEC) Classification System. Based on the BC Ecoregion Classification System, the Subject Property is situated within the:

- Fraser Lowland Ecosection,
  - of the Lower Mainland Ecoregion,
    - of the Georgia Depression Ecoprovince,
      - of the Cool Hypermaritime and Highlands Ecodivision,
        - of the Humid Temperate Ecodomain.

Based on the BEC classification system, the Property Assembly is located within the Eastern Very Dry Maritime Coastal Western Hemlock Variant (CWHxm1) zone. The CWHxm1 occurs at lower elevations along the east side of Vancouver Island, on the southernmost islands in the Johnstone Strait, up the south side of the Fraser River, and along the Sunshine Coast, extending north to Desolation Sound. This zone is characterized by warm, relatively dry summers and moist, mild winters with little snowfall (Green and Klinka 1994).



## **2 Legislation and Bylaws**

### **2.1 Fisheries Act**

The federal *Fisheries Act* applies to all watercourses that functions to provide fish habitat, legally defined as water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply and migration areas. Under this definition, any stream that is, or flows into fish-bearing streams, is legally protected under the *Fisheries Act*, specifically Section 34.3(1) which states that, *no person shall carry on any work, undertaking or activity, other than fishing, that results in the death of fish* and Section 35 (1) which states, *no person shall carry on any work, undertaking or activity that results in the harmful alteration, disruption or destruction of fish habitat*.

### **2.2 Water Sustainability Act**

The *Water Sustainability Act* (WSA, 2016) and it's associated regulations (Water Sustainability Regulation and Groundwater Protection Regulation) is intended to protect both surface and groundwater resources. Under Section 11 of the WSA, changes in or about a stream, defined as any modification to the nature of a stream, including any modification to the land, vegetation and natural environment of a stream or the flow of water in a stream, or any activity or construction within a stream channel that has or may have an impact on a stream or a stream channel, may only be made under authorization as issued by the comptroller, a water manager or an engineer of the government of British Columbia.

### **2.3 Riparian Areas Protection Regulation**

The provincial *Riparian Areas Protection Regulation* (RAPR, 2004) calls on local governments to protect riparian areas during residential, commercial, and industrial development by ensuring that a Qualified Environmental Professional (QEP) conducts a science-based assessment of proposed activities. The purpose of the regulation is to protect the many and varied features, functions and conditions that are vital for maintaining stream health and productivity, including:

- Sources of large organic debris, such as fallen trees and tree roots
- Areas for stream channel migration
- Vegetative cover to help moderate water temperature
- Provision of food, nutrients and organic matter to the stream
- Stream bank stabilization
- Buffers for streams from excessive silt and surface run-off pollution

### **2.4 Migratory Birds Convention Act**

The federal *Migratory Birds Convention Act* (MBCA, 1994) is intended to protect and conserve migratory birds, both as populations and individual birds, as well as their nests and extends legal protection to waterfowl (e.g., ducks and geese), cranes (e.g., sandhill cranes), shorebirds (e.g., plovers and sandpipers) and most songbirds (e.g., robins). The MBCA extends legal protection to migratory birds through the prohibition of possessing, purchasing, selling, exchanging, or giving a migratory bird or its nest.

## 2.5 Wildlife Act

The provincial *Wildlife Act* (1996) extends legal protection to designated wildlife within British Columbia, including raptors, threatened species, endangered species, game, and other species of vertebrae prescribed under Schedule A of the *Designation and Exemption Regulation*, which includes species of mammals, birds, reptiles, and amphibians. Under Sections 29 and 33 of the Act, it is an offence to attempt to capture or possess wildlife.

## 2.6 Species at Risk Act

The *Species at Risk Act* (2002) provides protection to species designated as at risk under the Act. Specifically, Section 6, to prevent wildlife species from being extirpated or becoming extinct, to provide for the recovery of wildlife species that are extirpated, endangered, or threatened as a result of human activity and to manage species of special concern to prevent them from becoming endangered or threatened. Under Sections 32 and 33 of the Act, listed species are afforded legal protection that prohibits harming, harassing, capturing or taking a listed species; possessing, collecting, buying, selling or trading an individual of a listed species; or damaging or destroying the residence of a listed species. In addition to the protection of listed wildlife species and their residences, the Act further protects habitat determined to be critical to the survival or recovery of the species.

# 3 Assessment Methodology

## 3.1 Database Queries

Digital databases were queried for species with potential to occur within Property Assembly. Databases included British Columbia Conversation Data Centre (BC CDC), British Columbia Ecological Reports Catalogue (EcoCat), BC Environmental Information Resources System for Biodiversity (EIRS BD) and the Global Biodiversity Information Framework (GBIF). Queries searched for information related to the Project Footprint and surrounding landscape. BC CDC results specifically provided listings of at-risk species listed under the provincial Wildlife Act and the federal Species at Risk Act (SARA).

Publicly available datasets from municipal, provincial, and federal sources were reviewed for the presence of known environmental values. Data queries included, but were not limited to:

- Wildlife species inventory (WSI) incidental, study and telemetry observations;
- Masked and unmasked sensitive species;
- Critical habitat for species at risk; and,
- Fish observations and distribution.

Analysis of species at risk looked at documented occurrences and ecosystem-based occurrences. Documented occurrences were determined through queries of available datasets, with results spatially limited to the assessment area and included:

- Wildlife Species Inventory, Incidental Observations;
- Wildlife Species Inventory, Survey Observations;
- Wildlife Species Inventory, Telemetry Observations; and,
- B.C. Conservation Data Centre Unmasked Spatial Data.

Potential for species at risk occurrences within the assessment area was determined by querying the B.C. Conservation Data Center's Species and Ecosystem Explorer. Results were limited by the following variables:

- restricted to red, blue, and legally designated species;
- known ranges overlapping with the Project Footprint and,
- occurring within:
  - Anthropogenic
    - Urban/Suburban
    - Roadside/Ditch
  - Forest
    - Deciduous/Broadleaf Forest
    - Mixed Forest (deciduous/coniferous mix)

The resulting list was cross-referenced with known occurrences within the wildlife species inventory, and BC CDC unmasked occurrence spatial datasets.

## 3.2 Field Review

Field assessments of the Property Assembly were undertaken on January 3<sup>rd</sup>, 2025 to observe, inventory, and evaluate terrestrial and aquatic habitats.

### 3.2.1 Watercourses and Wetlands

Watercourses within the Property Assembly were assessed by traversing the property with an attempt to cover all areas of the properties. Any encountered watercourses were walked for the entire length within Property Assembly.

Wetlands were assessed following a primary indicators' method, focussing on two of three wetland indicators, specifically the presence of hydrophytic vegetation and suitable hydrological conditions. Broad vegetative indicators include: (1) obligate species comprise more than 50 % of the abundant species ( $\geq 20$  % cover) of the plant community, (2) obligate and facultative wetland species comprise more than 50 % of the abundant species of the plant community, (3) obligate perennial species collectively represent at least 10 % cover in the plant community and are evenly distributed throughout the community and are not restricted to depressional microsites, (4) one abundant plant species in the community has one or more of the following morphological adaptations: pneumatophores (knees), prop roots, hypertrophied lenticels, buttressed stems or trunks, and floating leaves and (5) surface encrustations of algae are materially present (Tiner, 2017).

#### 3.2.1.1 Stream Classification

Fisheries sensitivity classification was determined using the following:

##### *Fishbearing*

<b>Class A</b>	Inhabited by salmonoids year round or potentially inhabited year round.
<b>Class A(O)</b>	Inhabited by salmonoids primarily during the over-wintering period or potentially inhabited during the over-wintering period with access enhancement.

### *Non-Fishbearing*

- Class B** Significant source of food, nutrient, or cool water supplies to downstream fish populations. These watercourses have no documented fish presence or reasonable potential for fish presence.
- Class C** Insignificant food/nutrient value. No documented fish presence and no reasonable potential for fish presence. These watercourses dry up soon after rainfall.

### **3.2.2 Raptor Nests and Cavities**

Field inventories for nesting raptors were conducted consistent with provincial inventory standards (RISC, 1998; 2001). Raptor nest searches focused on identification of direct nest observations and indirect cues suggesting a nest including raptor response, whitewash, prey plucking's and pellets. Cavities of appropriate size and condition with potential to house nesting owls were identified and noted.

### **3.2.3 Vegetation**

To identify the suitability of the Subject Property to support potential species at risk, a reconnaissance level assessment of vegetative composition and habitat quality was conducted. Vegetation within the Subject Property was assessed to verify composition, dominant vegetation, and to identify habitat quality for, or presence of, at risk plant species. Vegetation within the Subject Property was assessed to verify composition, dominant vegetation, and to identify habitat quality for, or presence of, at-risk plant species.

### **3.2.4 Species At Risk**

Habitats were surveyed to determine their suitability and availability for species at risk with potential to occur based on the various database queries. Consideration was given to all aspects of a species' requirements, such as breeding, foraging, dispersing or overwintering requirements.

## **4 Digital Database Results**

### **4.1 Species at Risk**

Digital database queries returned 55 listed species having a broad potential to occur in or around the Property Assembly. The filter used when searching for potential species limits potential species to general habitat types, Biogeoclimatic Zone and User Defined Location. Many at-risk species have limited data for their dispersal or habitat needs, and for many species, known occurrences are rare on the landscape.

Using the broad list of at-risk species with potential to occur within the Property Assembly produced from the BC CDC query, field assessments were used to further refine the list and determine the probability of occurrence (Table 2). Whether a species is likely to occur in a specific location within the property is based on habitat suitability and availability. Using the available data for each species' known occurrences and specific habitat requirements for breeding, foraging, and dispersing, a rating for each species' potential to occur within the project footprint is determined based largely on field observations. Potential to occur is ranked as either Probable, Possible or Unlikely and are defined as:

**Probable:** Habitat exists within the Project Footprint that is suitable for either foraging, breeding or dispersal for the species. The species is known to exist within the neighbouring region.

**Possible:** The species makes occasional use of the habitat type within the Project Footprint or there is quality habitat for the species adjacent to the Project Footprint. Data may be limited for this species.

**Unlikely:** Habitat used by the species does not exist within the Project Footprint and/or data is very limited for the species and/or the species is considered extirpated.

Table 2. BC CDC query results for species at risk with potential to occur within the Subject Property. SARA status consists of the SARA Schedule followed by the SARA Status code and may be followed by the date that the rank was last reviewed. E=Endangered, T=Threatened, SC=Special Concern.

Scientific Name	Common Name	BC List	SARA	Potential to Occur Based on Habitat Qualities
<i>Accipiter atricapillus laingi</i>	American Goshawk, <i>laingi</i> subspecies	Red	1-T	<b>Unlikely</b> Breeding habitat typically consists of larger, intact patches of forest dominated by mature or old-growth trees. Foraging habitat similarly consists of mature and old forest habitat types, typically surrounding the nesting area. Appropriate forested habitat not present within Property Assembly.
<i>Allogona townsendiana</i>	Oregon Forestsnail	Red	1-E	<b>Unlikely</b> Found in mixed and deciduous forest habitat, typically dominated by bigleaf maple, black cottonwood, and western redcedar. Associated with stinging nettle, deep leaf litter, and dense shrub cover. Forested habitat within the Property Assembly does not contain key features for this species.
<i>Anaxyrus boreas</i>	Mountain Beaver	Blue	1-SC	<b>Unlikely</b> Typically occupy mature forests dominated by red alder with substantial understorey vegetation, often dominated by sword fern and bracken fern. Requires deep soils with subsurface drainage that allows for tunnel and burrow construction. Suitable habitat is not present onsite.
<i>Ardea herodias fannini</i>	Great Blue Heron, <i>fannini</i> subspecies	Blue	1-SC	<b>Probable</b> Herons forage in aquatic areas usually less than 0.5 m deep. They frequently use wetlands, riparian forests, and all forest types (coniferous, deciduous, and mixed). Herons may use the ditch located at the south Property boundary edge as well as the adjacent open field for foraging.
<i>Buteo lagopus</i>	Rough-legged Hawk	Blue	-	<b>Unlikely</b> Prefers open, shrubby habitat for foraging. More likely to nest along coasts. Appropriate habitat does not exist onsite.
<i>Callophrys johnsoni</i>	Green Heron	Blue	-	<b>Unlikely</b> Inhabits coastal old growth and late successional second growth coniferous forests with a large component of Western Hemlock. Appropriate terrestrial and aquatic habitat is not present onsite.
<i>Carychium occidentale</i>	Western Thorn	Blue	-	<b>Unlikely</b>



Scientific Name	Common Name	BC List	SARA	Potential to Occur Based on Habitat Qualities
				Found in low elevation forests in rich, relatively undisturbed leaf litter; usually dominated by bigleaf maple. Suitable forest habitat does not exist within the Property Assembly. Limited data available.
<i>Chordeiles minor</i>	Common Nighthawk	Blue	1-SC	<p><b>Possible</b></p> <p>Breeds in a range of open and partially open habitats, including forest openings and post-fire habitats, prairies, bogs, and rocky or sandy natural habitats, as well as disturbed and urban areas. Also found in settled areas that meet its habitat needs, with open areas for foraging and bare or short-cropped surfaces for nesting.</p>
<i>Chrysemys picta pop. 1</i>	Painted Turtle - Pacific Coast Population	Red	1-T	<p><b>Unlikely</b></p> <p>Highly aquatic and found in shallow waters of ponds, lakes, marshes, and slow-moving stream reaches. Optimal habitat contains muddy substrates with emergent aquatic vegetation, exposed Cattail mats, floating logs, and open banks. Suitable aquatic habitat is not present within or near the site.</p>
<i>Corynorhinus townsendii</i>	Townsend's Big-eared Bat	Blue	-	<p><b>Possible</b></p> <p>Preferred foraging habitat includes coniferous and deciduous forests and forest edges, riparian areas, and open woodland. Forested habitat onsite is limited in size and disconnected from larger forested stretches.</p>
<i>Hirundo rustica</i>	Barn Swallow	Yellow	1-T	<p><b>Possible</b></p> <p>Frequent users of anthropogenic habitats and occasional users of riparian and deciduous forest. Prefers open habitats, frequently near water, for foraging. Nests in barns or other buildings, in caves, and in cliff crevices. Some open field is present within the Project Footprint, although surrounding residential areas provide few foraging opportunities for this species.</p>
<i>Lasiurus cinereus</i>	Hoary Bat	Blue	-	<p><b>Probable</b></p> <p>Relies on forested habitats for roosting and foraging, including riparian areas, low-elevation meadows, open-canopied forest, and forest edges. May use deciduous or coniferous forests of any age class. Project area may provide some, although limited, suitable habitat for foraging and roosting.</p>
<i>Megascops kennicottii kennicottii</i>	Western Screech-Owl, <i>kennicottii</i> subspecies	Blue	1-T	<p><b>Probable</b></p> <p>Found in a variety of forest and woodland habitats, especially riparian habitats. Require large trees with suitable cavities for nesting and roosting. Although no cavities of sufficient size were observed, many large trees are present within the Property Assembly.</p>
<i>Myotis lucifugus</i>	Little Brown Myotis	Blue	1-E	<p><b>Possible</b></p> <p>Foraging habitat includes areas over still water, rivers, and forest gaps and edges. Maternity colonies and roosting sites are found in building attics, beneath bridges, in rock crevices, or in cavities of</p>

Scientific Name	Common Name	BC List	SARA	Potential to Occur Based on Habitat Qualities
				large trees. Suitable overwintering hibernacula are typically limited to caves and mines.
<i>Neogale frenata altifrontalis</i>	Long-tailed weasel, <i>altifrontalis</i> subspecies	Red	-	<b>Unlikely</b> Frequent users of forests and riparian habitats with shrubby cover, especially edge habitat between forests and open fields. Forest habitat onsite is small in size and disconnected from larger stretches of forest.
<i>Patagioenas fasciata</i>	Band-tailed Pigeon	Blue	1-SC	<b>Possible</b> Found in a variety of coniferous and mixed forest types. May also forage in suburban parks and cultivated areas.
<i>Progne subis</i>	Purple Martin	Blue	-	<b>Possible</b> Frequently use intertidal shoreline and wetland areas. Occasionally use stream and forest habitats.
<i>Rana aurora</i>	Northern Red-legged Frog	Blue	1-E	<b>Unlikely</b> Typically live along streams or in most, mature forest habitat in the summer. Adults breed in cool ponds or lake margins, slow-moving streams, marshes, or swamps. Appropriate aquatic habitat not present within or nearby the Property Assembly.
<i>Scapanus townsendii</i>	Townsend's Mole	Red	1-E	<b>Unlikely</b> Usually associated with large wetlands with emergent or floating vegetation within forested landscapes. Wetland habitat is absent within or near the Project Area.
<i>Sorex rohweri</i>	Olympic Shrew	Red	-	<b>Unlikely</b> Frequently associated with riparian and mature forests. Limited data available.
<i>Sorex trowbridgii</i>	Trowbridge's Shrew	Blue	-	<b>Unlikely</b> Associated with forested habitats, with a preference for mature mixed or riparian forest. Suitable forest habitat not available within the Property Assembly. Limited data available.
<i>Tyto alba</i>	Barn Owl	Red	1-T	<b>Unlikely</b> Forages in open spaces, including grassy fields and ditches, marshlands, and agricultural fields. Occasional use of riparian and forested habitat. Appropriate foraging habitat is limited to absent within the Property Assembly and surrounding area. Project Footprint does not contain structures suitable for nesting.

Spatial data for at-risk species were analysed to identify CDC and Wildlife Species Inventory (WSI) listed occurrences within three (3) kilometres of the Property Assembly (Table 3; Figure 4). Two (2) at-risk species have recorded occurrences within three (3) km of the property.

Table 3. At-risk species with documented CDC and WSI occurrences within three (3) km of Subject Property.

Species	Distance to Closest Subject Property Boundary	Comments
Mountain Beaver - <i>Aplodontia rufa</i>	Overlapping	<p>Occurrence data is associated with a museum specimen collected in July 1969. The location is described as very poorly documented. Mountain beaver is no longer being tracked by the BC CDC, but is a federally listed species and therefore historical records are retained.</p> <p>The Property Assembly fully overlaps with the documented polygon.</p>
Vancouver Island beggarticks - <i>Bidens amplissima</i>	2.7 km south	<p>Numerous observations of this species documented between 2008-2023 in an old gravel pit located northeast of the intersection between 32<sup>nd</sup> Ave and 202 St and in nearby Passive Park. Most recent observation (August 2023) described 5,000-10,000 plants present within the pond.</p>
Northern Red-legged Frog – <i>Rana aurora</i>	2.9 km northeast	<p>Occurrence data consists of annual observations of this species between 2007 and 2010, primarily located in the area surrounding Moses Creek. Up to five adults observed per year in the area.</p>

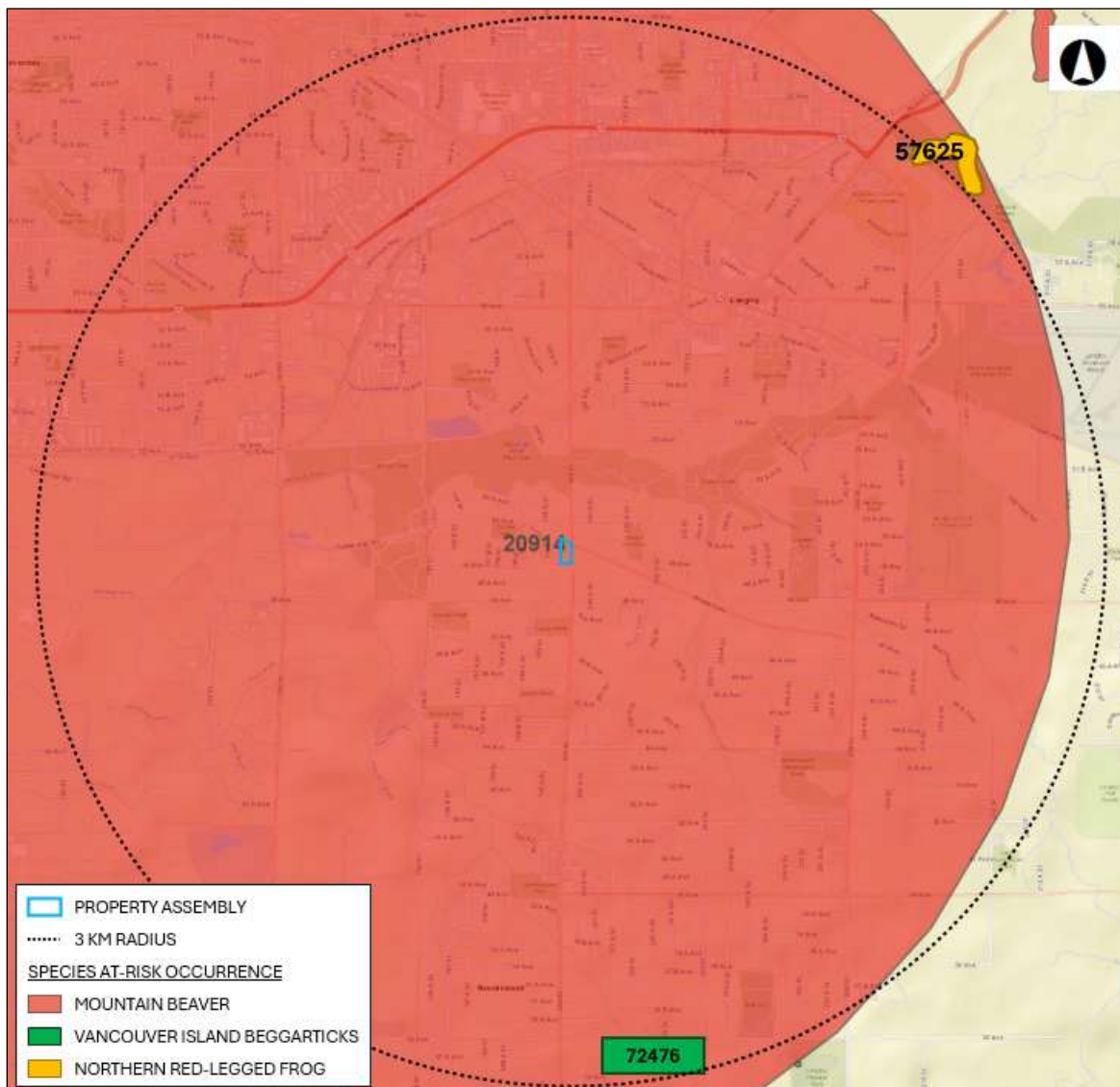


Figure 4. Distribution of observed occurrence areas for known species at risk within 3 km of the Property Assembly, derived from Provincial spatial data.

## 4.2 Critical Habitat

Under SARA, critical habitat is defined as *the habitat that is necessary for the survival or recovery of a listed wildlife species and that is identified as the species' critical habitat in the recovery strategy or in an action plan for the species. For aquatic species, critical habitat is further defined to include spawning grounds and nursery, rearing, food supply, migration and any other areas on which aquatic species depend directly or indirectly in order to carry out their life processes, or areas where aquatic species formerly occurred and have the potential to be reintroduced.*

Critical habitat has been legally defined and mapped for two (2) species within 3 km of the Subject Property: barn owl and Oregon forestsnail (Table 4; Figure 5). No critical habitats were identified within the Property Assembly.

Table 4. Critical habitat within 3 km of Property Assembly.

Critical Habitat Species	Distance to Closest Subject Property Boundary	Polygon Area (Ha)
Barn Owl – <i>Tyto alba</i>	1.1 km (northeast)	1513.4674
Barn Owl – <i>Tyto alba</i>	2.3 km (southeast)	6387.9348
Barn Owl – <i>Tyto alba</i>	2.9 km (southwest)	1996.7871
Oregon Forestsnail - <i>Allogona townsendiana</i>	2.3 km (southwest)	67.2634

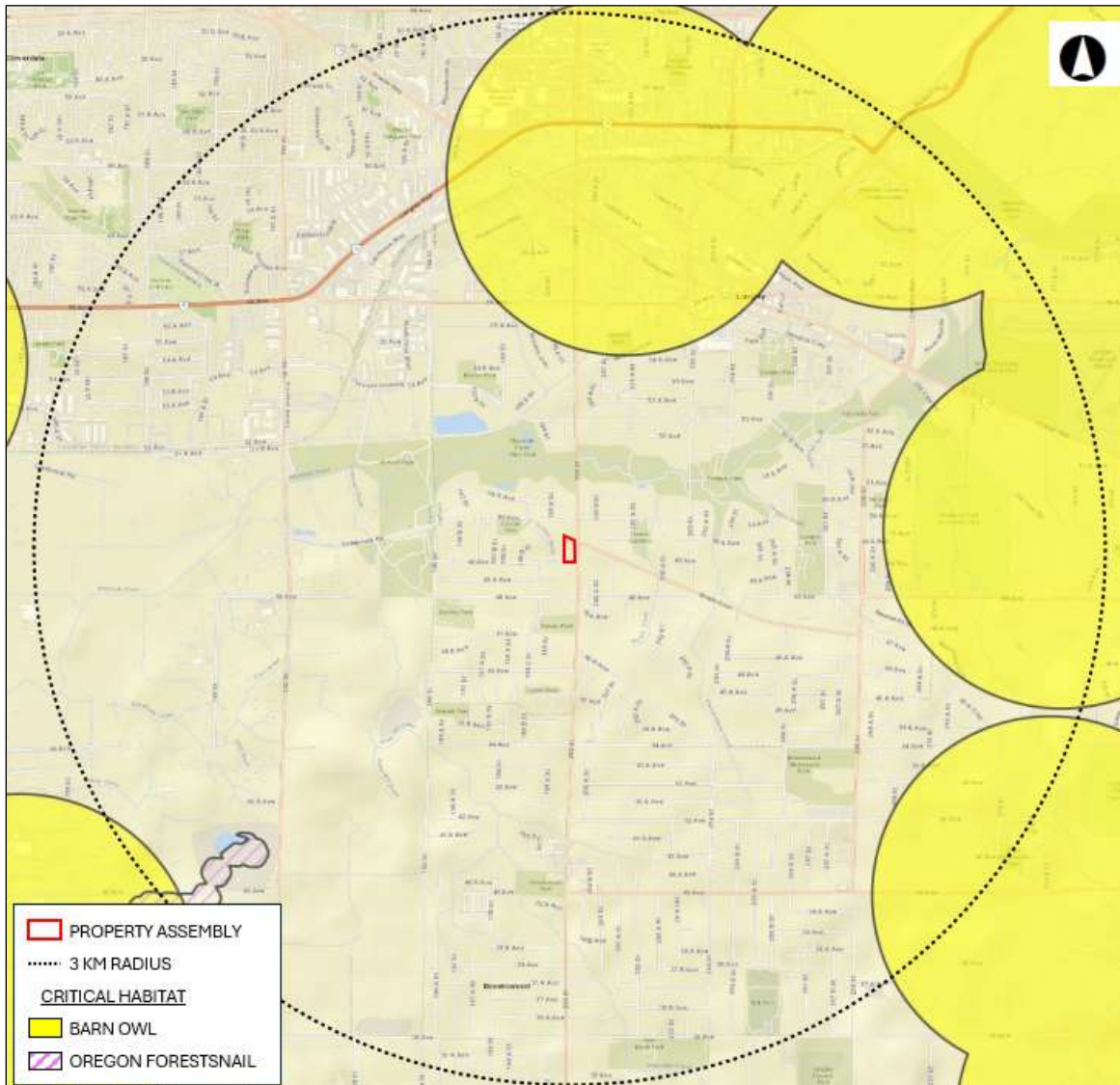


Figure 5. Distribution of observed Critical Habitat polygons within 3 km of the Property Assembly, derived from Provincial spatial data.

### 4.3 Species Summaries

The following are the species at risk with either a probable likelihood of occurrence within the Project Footprint or with documented occurrences within three (3) km.



### **Great Blue Heron *fannini* subspecies**

Foraging habitat for herons includes aquatic areas such as marine intertidal areas, estuaries, riparian areas, and wetlands that are generally less than 0.5 m deep within 5 km of their nest sites. This species typically forages while standing in water and may drop from the air or a perch into the water. Herons eat fishes, insects, crustaceans, amphibians and reptiles, mice and shrews, and other animals. The watercourse located at the south boundary of the Property Assembly (WC-1) offers some, although low-quality, foraging habitat for the species. Herons foraging within the area surrounding the Property Assembly are likely to be resilient to anthropogenic disturbance.

### **Hoary Bat**

Hoary bats occupy a wide diversity of habitats across their geographic range but are generally reliant on treed habitats for roosting or foraging, with a particularly strong dependence on suitable trees as roosting sites. They typically roost alone or with their pups among the foliage of trees and occasionally shrubs. Foraging habitats are less well known, but likely include the area above aquatic habitats, low-elevation meadows, grasslands, and open fields with patchily distributed trees, as well as open-canopied forest, the area above forest canopies, and forest edges. Hoary bats use both deciduous and coniferous forests of any age class. Many trees of sufficient size to provide roost sites are present within the Property Assembly. Additionally, the young deciduous forest and disturbed area may provide suitable foraging habitat for bats of this species.

### **Western Screech Owl**

Western screech-owls along the BC coast are found in almost every type of low elevation forest and woodland but generally prefer mixed deciduous-coniferous forests, often near a stream. They can also be found in older residential areas with mature trees and woodland, but use of this habitat has significantly declined in the last 20 years. They require large trees with suitable cavities for nest sites and often roost in these cavities. Habitat for the species within the Property Assembly is considered low to moderate quality within the disturbed area at the north end of the Assembly, due to the presence of numerous mature trees. Although disconnected from the Project Area, larger stretches of riparian forest are present nearby, associated with Willock Brook and the Nicomekl River. Western screech-owls using these larger stretches of riparian forest may also use the habitat present on the Subject Property.

### **Mountain Beaver**

Mountain beavers are associated with forests of any age, although they are most commonly found in early to mid-seral stages with abundant herbaceous food. They require soils that allow tunnel, runway, and burrow construction as well as subsurface drainage that keeps most tunnels and burrows wet. The known distribution for this species in BC is restricted to five separated subpopulations, extending from Abbotsford eastwards to the Princeton and Hedley areas and northwards to the Lytton and Merritt areas.

### **Oregon Forestsnail**

One critical habitat polygon for Oregon forestsnail is present within 3 km of the Project Footprint. Oregon Forestsnail habitat typically consists of moist deciduous and mixed forests with dense shrub cover, well-developed litter layer soils, and coarse woody debris. Forestsnails are associated with an overstorey dominated by bigleaf maple, and mating habitat is typically in close proximity to stinging nettle, which may play an important role in mating, egg-laying, and healthy shell growth. Although dense shrub cover was observed in some regions of the Property Assembly, other key habitat features for this species, including the presence of stinging nettle, dominant bigleaf maple, and a deep layer of leaf litter, are absent. Due to the distance of recorded Oregon forestsnail occurrences (closest occurrence is approximately 2.3 km away), the small size and fragmented nature

of the forest patch, and the absence of some key habitat features, it is not expected that the Property Assembly supports this species.

### **Barn Owl**

In B.C., barn owls prefer low elevation open country, particularly agricultural areas. Less frequently, they may use the edges of open woodlands, grassy estuaries, and suburban areas. Natural nest sites include hollow tree cavities, cliffs, riverbanks, and disused hawk nests. Although multiple mature deciduous and coniferous trees are present within the Property Assembly, no large cavities or trees of appropriate condition were observed during the site assessment. Appropriate foraging habitat for this species, including agricultural fields and open woodlands, are not present within or nearby the Property Assembly. Due to the lack of nesting and foraging opportunities as well as the dense surrounding residential development, it is unlikely that the Property Assembly provides habitat for this species.

## **5 Description of the Environment**

### **5.1 Field Assessment**

A field assessment was conducted on January 3<sup>rd</sup>, 2025 to describe both aquatic and terrestrial habitat within and surrounding the Project, and to verify habitat conditions for fish, birds, and species at risk.

### **5.2 Aquatic Habitat**

Field assessments identified the presence of one watercourse (WC-1) located adjacent to the southern property line of the Property Assembly. This watercourse is mapped in the City of Langley's Open Data Portal and no additional watercourses were located within, or immediately adjacent to the Property Assembly (Figure 6). Two nearby Class B watercourses are mapped in the City of Langley's Open Data Portal but are both located over 30 m from the nearest edge of the Property Assembly. WC-1 was assessed to determine its hydrological connectivity to downstream fish streams, and therefore its status as a stream under the federal *Fisheries Act*. The watercourse was also surveyed to the extent possible for any indicators of whether it was a natural stream or if it had a natural source of water supply and therefore a stream under the Provincial *Water Sustainability Act*.

WC-1 was dry at the time of assessment and the ditch bed was covered with grasses, herbaceous vegetation, and leaf litter, indicating that the watercourse is ephemeral in nature. No evidence of scouring or litter movement was observed. It is likely that the watercourse is fed primarily or exclusively by stormwater and is only temporarily wetted following precipitation events. Mapping indicates that the watercourse flows downstream through two narrow culverts, then connects to Willock Brook, a Class B watercourse, approximately 88 m west of the Project Footprint. Due to the ephemeral nature and small size of the ditch, as well as the culverts restricting both the upstream and downstream ends, it is unlikely that this watercourse provides fish habitat at any point during the year.



Figure 6. Distribution of observed and mapped watercourses surrounding the Property Assembly. Image derived from field observations and mapping from City of Langley's Open Data Portal.

Table 5. Watercourse description based on desktop review (City of Langley's Open Data Portal and BC Habitat Wizard) and field survey conducted January 3, 2025.

WC-1: South Perimeter Watercourse			
<b>Watercourse Type:</b> <input type="checkbox"/> Ditch <input checked="" type="checkbox"/> Stream <input type="checkbox"/> Wetland	<b>Langley Stream Classification:</b> <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C	<b>QEP Determined Stream Classification:</b> <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C	<b>Designated As Stream Under</b> <div><div>DFO <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Determined</div><div>WSA <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Determined</div></div>
<b>Wetted During Field Assessment?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Determined	<b>Source of Water Supply:</b> Stormwater	<b>Flow Direction and Connectivity:</b> Watercourse flows east to west, connecting to the heavily culverted municipal drainage ditch network both upstream and downstream. Based on City of Langley mapping, water from WC-1 passes through two narrow culverts, then flows into Willock Brook (Class B watercourse).	
<b>Document Fish Occurrences:</b>		No documented fish presence. Fish presence is not expected due to the ephemeral nature of the watercourse and small diameter of connecting culverts.	



<p><i>Description of Aquatic Habitat:</i></p>	<ul style="list-style-type: none"> <li>• Dense grass and low vegetation growth throughout the bed of the watercourse indicates that it is ephemerally wetted, likely following heavy precipitation events.</li> <li>• Layer of leaf litter shows no sign of water flow.</li> <li>• Watercourse was dry during the site assessment.</li> </ul>
<p><i>Description of Riparian Habitat:</i></p>	<p>Riparian habitat consists of regularly mowed grasses and creeping buttercup throughout the bank and adjacent area. A line of ornamental oak trees is present along the north bank of the ditch. Complexing features within the ditch are minimal/absent.</p>



Figure 7. Overview of the aquatic and riparian conditions associated with the watercourse present along the south property boundary (WC-1). Both banks of the watercourse are regularly mowed, and the watercourse was not wetted during the time of the assessment. Narrow culverts (pictured on the right) are present at both the upstream and downstream ends of the section running adjacent to the Project Footprint.

### 5.3 Terrestrial Habitat

A field assessment was conducted on January 3<sup>rd</sup>, 2025 to examine terrestrial habitat located within and surrounding the Property Assembly. January is not an optimal time for surveying plant species, especially herbaceous plants, and the list of species identified is not exhaustive. However, general plant composition and many individual species were identifiable; a list of the main observed plant species is provided in Table 6. Three general plant communities were observed throughout the Property Assembly: maintained field, young deciduous forest, and disturbed area (Figure 8).



Figure 8. Distribution of observed terrestrial habitat types within the Property Assembly.

### **Maintained Field**

Maintained field habitat is present only in lot 19991, located in the southern half of the Property Assembly (approximately 0.30 ha). The field consists of regularly mowed grasses and is present north and east of the church located at the southern end of the lot. Natural vegetation and habitat features have been cleared from the field, with one low stump retained directly north of the church. A small line of ornamental cedar hedges is present along east side of the church and a row of oak trees runs along the south property line. A small, fenced playground is present along the west property boundary, with a line of large western redcedar trees between the playground and 199a St. The field abuts a small patch of young deciduous forest habitat to the west and mature coniferous trees associated with the disturbed area to the north. A busy roadway (200 St) runs along the full eastern boundary of the Property Assembly.





Figure 9. Overview of the maintained field, looking north/northeast from the west property boundary (left) and the south property boundary (right). All natural vegetation has been cleared from the field, which consists of regularly mowed grass.

### Young Deciduous Forest

A small patch of deciduous forest (approximately 0.10 ha) is present within the northwest corner of lot 19991. The overstorey is primarily dominated by black cottonwood, with interspersed red alder and oak. Most trees within the patch are young, with a few mature western redcedar and red alder present along the western edge of the property. The understorey is dominated by invasive species, including Himalayan blackberry, English holly, and English ivy. Blackberry growth is particularly dense along the forest edges. Secondary growth consists of sword fern, bracken fern, and mixed deciduous shrubs. Downed trees and branches are abundant throughout the forest patch and are mostly in an early stage of decay. A thin layer of deciduous leaf litter is present throughout the forest.



Figure 10. Young deciduous forest patch contains dense undergrowth, dominated by invasive species with particularly dense blackberry growth along the forest edges (left). Woody debris consisting of fallen trees and branches is abundant throughout (right).

## Disturbed Area

Habitat within the north half of the Property Assembly (lots 4975, 4961, and 4951) consists of land that previously contained residential structures and yards but is no longer anthropogenically maintained (approximately 0.32 ha in total). As previously noted, residential structures present on the parcels were demolished between April 2007 and April 2008, and the lots have since been disused. Vegetative communities within the disturbed area consists of formerly cleared areas in the center of each lot, with rows of mature conifers along the parcel boundaries. Conifers primarily consist of western redcedar, with interspersed Douglas fir and pine. Decorative cedar hedge is periodically present along the eastern parcel boundaries. The interior formerly-cleared areas have become overgrown with early succession species, including deciduous saplings and dense, shrubby growth. Invasives are prevalent throughout, with extensive patches of Himalayan blackberry, reed canary grass, lesser periwinkle, and yellow archangel. Woody debris from downed conifer branches was abundant, and a few small brush piles were noted along the north and east property lines.



Figure 11. Lines of mature conifers were present along the boundaries of each parcel, with cleared interiors resulting from former residences and maintained yards.





Figure 12. Interiors of the disused lots exhibit early successional growth, including deciduous saplings and dense shrubs. Invasives are prevalent throughout the disturbed area and are particularly dense along the north and west boundaries of the Property Assembly.

Table 6. Plant species observed during the field assessment conducted on January 3<sup>rd</sup>, 2025.

Scientific Name	Common Name	Type	BC List
<i>Equisetum arvense</i>	Common horsetail	Herb	Y
<i>Polystichum munitum</i>	Sword fern	Herb	Y
<i>Pteridium aquilinum</i>	Bracken fern	Herb	Y
<i>Ranunculus repens</i>	Creeping buttercup	Herb	Ex
<i>Phalaris arundinacea</i>	Reed canary grass	Herb	Ex
<i>Hedera helix</i>	English ivy	Herb	Ex
<i>Vinca minor</i>	Lesser periwinkle	Herb	Ex
<i>Lamium galeobdolon</i>	Yellow archangel	Herb	Ex
<i>Rhododendron sp.</i>	Rhododendron sp.	Shrub	-
<i>Polystichum munitum</i>	Scotch broom	Shrub	Y
<i>Symphoricarpos albus</i>	Common snowberry	Shrub	Y
<i>Ilex aquifolium</i>	English holly	Shrub	Ex
<i>Rubus armeniacus</i>	Himalayan blackberry	Shrub	Ex
<i>Quercus sp.</i>	Oak sp.	Tree	-
<i>Acer macrophyllum</i>	Bigleaf maple	Tree	Y
<i>Populus trichocarpa</i>	Black cottonwood	Tree	Y
<i>Alnus rubra</i>	Red alder	Tree	Y
<i>Thuja plicata</i>	Western redcedar	Tree	Y
<i>Pseudotsuga menziesii</i>	Douglas fir	Tree	Y

## 5.4 Sensitive Ecosystems

Metro Vancouver’s Sensitive Ecosystem Inventory (SEI) mapping and provincial databases were reviewed to determine whether any sensitive or at-risk ecosystems occur within the Property Assembly. No sensitive or at-risk ecosystems were identified within the Assembly. Nearby sensitive ecosystems included riparian forest associated with Willock Brook (65 m west of Project Footprint) and a Nicomekl River tributary (135 m north).

The City of Langley’s Environmentally Sensitive Areas Mapping Study (ESA) identified the presence of ESAs within the Property Assembly. Areas representing “moderately low” and “low” sensitivity value were mapped, with “moderately low” areas generally overlapping with the disturbed area and young deciduous forest habitats and “low” areas overlapping the maintained field habitat (Figure 13). A total of 7826 m<sup>2</sup> of ESA habitat is present within the Property Assembly, consisting of 2,781 m<sup>2</sup> of “low” quality habitat and approximately 5,045 m<sup>2</sup> of “moderately low” quality habitat.

Young deciduous forests are early-stage forests with an overstorey that is dominated by deciduous tree species. Trees are typically evenly aged and are dominated by a single species. The understorey is often dense with shrubby growth. Young forests provide habitat and resources for many wildlife species and are an important contributor to biodiversity. Although fragmented by roads and residential development, the treed habitats within the Property Assembly may function as a component of a green corridor, providing resources and facilitating movement of wildlife between larger stretches of higher-quality riparian habitat associated with nearby watercourses.



Figure 13. Map of Environmentally Sensitive Areas and associated values within and surrounding the Property Assembly. Image adapted from the City of Langley’s Environmentally Sensitive Areas value map.



## 5.5 Fish and Wildlife

### 5.5.1 Wildlife and Wildlife Habitat

#### 5.5.1.1 Mammals

Field observations did not note the presence of any mammal species. In general, there is low to moderate quality habitat for small mammals and wildlife within the Property Assembly. Dense shrubby growth, woody debris, and brush piles within the young forest patch and disturbed area may provide cover, burrowing, and foraging opportunities. Numerous larger diameter trees are present within the Property Assembly and may provide roosting opportunities for bats. While available habitat is limited due to small size and fragmentation, it is likely that the Property Assembly provides habitat resources for small mammals.



Figure 14. Downed woody debris, brush, and dense shrubby growth within the Property Assembly may provide cover and habitat for a variety of small mammals and wildlife.

#### 5.5.1.2 Reptiles and Amphibians

Habitat within the Property Assembly is considered low for both amphibians and reptiles. Although the site contains dense shrub cover in some regions, it lacks consistent aquatic habitat or muddy substrates, representing poor quality habitat for either breeding or overwintering amphibians. While the watercourse present along the south property boundary may provide aquatic habitat during some times of the year, it is expected to be only temporarily wetted following precipitation events, limiting its utility for amphibians. No hibernaculum features were observed within the Property Assembly and overwintering reptiles are not expected.

#### 5.5.1.3 Breeding Birds and Raptors

The assessment was undertaken outside of the typical breeding bird window (March 1 to August 31) and, as a result, no nesting activity was observed during the field assessment. Multiple songbird species were observed within the Property Assembly, including American crow (*Corvus brachyrhynchos*), Steller's jay (*Cyanocitta stelleri*), song sparrow (*Melospiza melodia*), and spotted towhee (*Pipilo maculatus*). Regions of the site with dense shrub cover and canopy from mature trees provide some nesting and foraging opportunities for avifauna. No stick nests or cavities were observed during the field assessment.



## 6 Environmental Effects

### 6.1 Potential Impacts

The proposed works will involve vegetation clearing and grubbing, excavation, soil deposition, and the use of heavy machinery. Based on the proposed works and the observed environmental features within the Project Footprint, primary environmental impacts are to:

- Streamside and Riparian Areas
- Breeding and Migrating Birds
- Species At Risk

Measures to mitigate these environmental impacts are described in the following sections.

### 6.2 Stream and Riparian Area Protection

The site assessment did not identify any wetlands or streams within the Property Assembly. However, a drainage ditch was identified running along the south perimeter of lot 19991, located within the roadside ROW. The identified watercourse is legally protected under the WSA, RAPR, and the *Fisheries Act*. While the designation of the watercourse as a stream under the respective legislation does not preclude the development within or adjacent to the stream, it does represent the requirement to obtain regulatory approvals. Furthermore, development proposals in or about a stream channel may, or may not be approved by the appropriate regulatory agencies. If development is proposed to occur within the watercourse or associated riparian area, additional environmental assessment may be required. Habitat offsetting and balance (i.e., no net loss of habitat) planning and mitigation measures may be required for any development proposal that involves changes within and about a stream.

### 6.3 Breeding Birds

If conducted during the breeding bird window (March 1 to August 31), vegetation clearing works have the potential to affect breeding birds and their habitat. Even habitat outside of project footprint may be within the required buffer (30 m for songbird nests and 100 m for most raptors). For the Fraser Lowland Ecodistrict, the highest probability of nest initiation, resulting in potential impacts to construction schedules, is between May 15 and July 25 of any given year, but could begin as early as February for vegetation nesters and as late as mid September for ground and vegetation nesters (Figure 15).

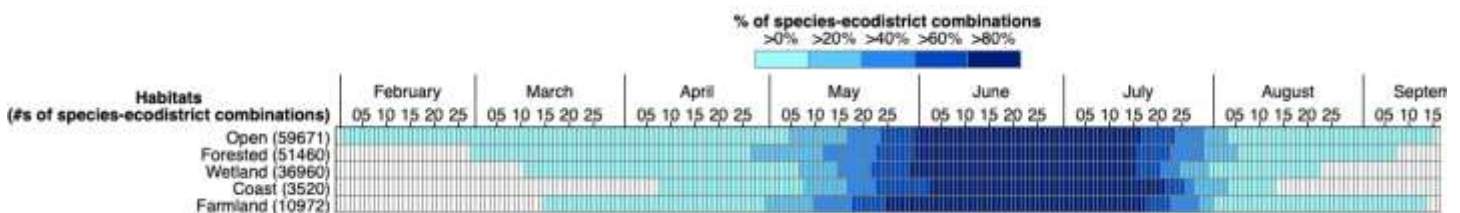


Figure 15. Breeding bird nesting calendar, by habitat type, for the Fraser Lowland Ecodistrict.

## 6.4 Species At Risk

Species at risk considered to have a probable likelihood of occurrence within the Project Footprint are western screech-owl, great blue heron *fannini* subspecies, and hoary bat.

Western screech-owls are found in a wide variety of low elevation forest types, as well as older residential areas with mature trees and woodland. Although no cavities of sufficient size were noted during the site assessment, numerous mature trees are present within the Property Assembly that may provide habitat for this species. Similarly, Hoary bats use both deciduous and coniferous forests of any age class and many trees of sufficient size to provide roost sites are present within the Property Assembly. Prior to removal of trees or snags of suitable size or condition for raptor nesting or bat roosting, additional surveys for bats, raptors, and other species at-risk may be required.

Great blue heron may forage within ditches adjacent to the site. There no documented heron nests or colonies within or near the Project Footprint. However, foraging habitat for herons includes ditches and other waters that are generally less than 0.5 m deep and within 5 km of their nest sites. Disturbance in the area from aircraft and vehicles is considered moderate to high. The species appears to be quite resilient to anthropogenic disturbance and it is likely that herons utilize ditches within the surrounding area for foraging. Given the extensive ditch system surrounding the project and the high level of existing disturbance, it is not expected that the works will have a detrimental effect on the species

## 6.5 Environmental Constraints

Based on the observed environmental values occurring within the assessment area, environmental constraints related to migratory birds will be in effect during proposed works. Table 7 outlines both the least risk windows and the restriction windows for these focal species.

Table 7. Summary of timing windows and environmental restrictions on construction.

Environmental Timing Constraints		
Focal Species	Least Risk Window	Restrictions
Migratory Birds	September 1 to February 28	Breeding bird surveys must precede works within the sensitive window for breeding birds (March 1 to August 31)

## 7 Recommendations and Mitigation

### 7.1 Stream and Riparian Area Protection

The preliminary assessment identified streams that are legally protected under the WSA and the Fisheries Act located directly adjacent to the Property Assembly. While the designation of the watercourses as streams and fish habitat under the respective legislation does not preclude the development within or adjacent to the stream (including, but not limited to the closure, relocation, or modification of the stream channel), it does represent the requirement to obtain regulatory approvals for such activities.

For any proposed development occurring within 30 m of a stream or wetland, a formal RAPR assessment, following the standardized assessment methods, must be undertaken for any proposed development occurring within 30 m of the streams. Where changes to the stream channel are proposed, environmental impact and mitigation planning must be included in the development proposal. Habitat offsetting and balance (i.e., no net loss of habitat) planning and mitigation measures must be developed for any development proposal that involves changed within and about a stream.

## **7.2 Pre-work Surveys**

Surveys of the Property Assembly should be conducted no less than a week ahead of works to determine if there are any early nesters, active dens, or burrows and to facilitate the implementation of mitigative strategies and minimize impacts on work schedules.

### **7.2.1 Breeding Birds**

Certain sections of the property represent suitable breeding habitat for numerous birds, legally protected under both the provincial *Wildlife Act* and the federal *Migratory Birds Convention Act*. Land clearing activities should be undertaken outside of the breeding window for the Fraser Lowland Ecodistrict, generally considered between March 1 and August 31, with peak nesting occurring between May 1 and July 31. Where land clearing activities do occur within the breeding bird window, surveys are to be undertaken by a Qualified Environmental Professional (QEP) to identify active nests and implement mitigative measures as needed.

Breeding bird nest surveys are to be conducted in a manner consistent with the following methodology:

- Prior to any construction-related activity within undisturbed habitat, the surveyor(s) are to walk the entire area where works are proposed to identify birds exhibiting nesting behaviours and to locate nests within and adjacent to the right-of-way, this includes:
  - Observing visual and audible behavioural cues.
  - Inspecting suitable nesting habitats, including ground, shrubs, wetland perimeters, and trees for nests.
- A minimum of two surveys on separate days are to be conducted to identify any potential nests.
- Surveys are to be conducted at a minimum intensity of 1 ha per hour.
- Should an active nest be identified during nest surveys, a “no-work” radial buffer appropriate to the species and as determined by the QEP is to be established around the nest as described below. No work is to be conducted within the buffer until the nest has fledged.
- Surveyors are to record the following information for identified nests:
  - Species
  - Coordinates
  - Distance to the applicable Project components
  - Date and time of day
  - Representative photos
  - Site description (i.e., tree or shrub species, height of nest, type of nest, direction cavity faces)
  - Stage of nesting (i.e., construction stage; eggs, including number; hatchlings; almost fledged)

### **7.2.2 Species At Risk**

Bat surveys should be conducted by a QEP prior to the removal of snags or live trees with cavities where bats may be roosting. A QEP will advise as to the best strategy for the trees removal without harming the bat(s), which may be tree removal timing (bats may utilize cavities only temporarily), or via bat eviction. Bats hibernate during winter and trees removed during this period will not be at risk of being occupied by roosting bats.

Under Section 34 of the B.C. Wildlife Act, nests of eagles, peregrine falcons, gyrfalcons, ospreys, herons or burrowing owls are protected year-round, whether or not the nest is occupied. Surveys should be undertaken prior to removal of trees of suitable size or condition for raptor nesting. These surveys should follow RISC standards and be conducted by a QEP with the appropriate experience. Nest surveys for the species should be conducted during the species-specific breeding window ahead of works. Should an occupied nest be identified, a nest management plan, including impact mitigation measures, must be developed to limit the impact of any proposed development on the nest.

As the proposed development within the project footprint has potential to affect breeding birds and their habitat, works between March 1 and August 31 should include a QEP to conduct preclearing breeding bird nest surveys (see Section 7.2.1). These surveys are intended to identify nesting birds and apply mitigative measures to prevent contravention of the federal *Migratory Birds Convention Act* and the associated Migratory Birds Regulation.

## **7.3 Construction Environmental Management Plan**

Prior to the initiation of works, a construction environmental management plan (CEMP) will be developed to, at a minimum, address site-specific best management practices, sediment and erosion control, spill prevention and response, environmental monitoring, and site restoration.

## **7.4 Habitat Compensation**

Development of the Property Assembly is expected to remove a total of 7826 m<sup>2</sup> of habitat identified as ESA by the City of Langley, consisting of 2,781 m<sup>2</sup> of “low” quality habitat and approximately 5,045 m<sup>2</sup> of “moderately low” quality habitat. Where loss of habitat is unavoidable, the City’s OCP Bylaw 3200 requires that impacted habitat must be replaced at a ratio of 2:1. This results in an adjusted compensation area of 15,652 m<sup>2</sup> for the Property Assembly.

Within the compensation area, planting of native species should be conducted at a density of 1 plant per m<sup>2</sup>. Restoration guidelines typically recommend planting to be conducted in a ratio of 1 tree for every 3 shrubs. Trees should be between 1-2 metres in height, in 5-gallon pots. Shrubs should be in 1 or 2-gallon pots. A project Planting Plan should be developed prior to construction to detail the species, quantities, and locations of compensation plantings.

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Tech. Rep. R-15. 174pp.

Roy Beddow  
Deputy Director of Development Services  
**City of Langley**  
City Hall  
20399 Douglas Crescent  
Langley, BC, V3A 4B3

January 16, 2025

## **ESA Habitat Compensation Valuation for 4975, 4961, & 4951 200 Street and 19991 49 Avenue, City of Langley.**

Hello Roy;

As requested, I have put together a generic formula to determine the cost of compensation for works within an Environmentally Sensitive Area (ESA). For the properties in question (4975, 4961, & 4951 200 Street and 19991 49 Avenue), the total area of impacted ESA is 7,705 sqm. The classified ESA polygons within the subject properties are comprised of moderately low value (4973 sqm) and low value (2732 sqm).

To determine the appropriate replacement value of the designated EAS polygons within the Subject Properties, several guidelines were referenced, and include the following:

- Province of British Columbia: Riparian Restoration Guidelines (March 2008)  
[https://www.env.gov.bc.ca/lower-mainland/electronic\\_documents/RiparianRestorationGuidelines.doc](https://www.env.gov.bc.ca/lower-mainland/electronic_documents/RiparianRestorationGuidelines.doc)
- Province of British Columbia (2012). Appendix 4: Revegetation Guidelines for Brownfield Sites. RAR Implementation Guidebook.
- Species at Risk Voluntary Stewardship Practices or: Guidance for Restoration Activities in Riparian Areas. (December 2013). Prepared by Mike Pearson, PhD. RPBio: and DG Blair M.SC.  
[http://stewardshipcentrebc.ca/PDF\\_docs/sar/GuidanceforRestorationActivitiesinRiparianAreasPilot12-2013.pdf](http://stewardshipcentrebc.ca/PDF_docs/sar/GuidanceforRestorationActivitiesinRiparianAreasPilot12-2013.pdf)
- B.C. Ministry of Forests. 2000. Establishment to free growing guidebook. Vancouver Forest Region. Rev. ed., Version 2.2. For. Prac. Br., B.C. Min. For., Victoria, B.C. Forest Practices Code of British Columbia Guidebook.  
<http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/forestry/silviculture/stock-standards/efgg/efg-van-print.pdf>

### **Planting Densities**

To determine the density of planting and the total number of plants required for restoration, the class of plants were designated into two strata, canopy species (trees) and understory species (shrubs and herbaceous groundcover).

For the moderate-low value forested habitat, the BC Ministry of Forests Stocking Standards for a zonal site within the CWHxm1 biogeoclimatic ecosystem classification zone was used to determine the appropriate density of trees. For the understory vegetation occurring within the moderate-low value forested habitat and the low value oldfield habitat, no established standards or guidelines are published in BC, therefore, relevant guidelines from other jurisdiction were utilised to determine the appropriate spacing. Based on this review, the average on-centre spacing was established at 3.0 m for shrubs and 1.0 m for herbaceous groundcover. This spacing density allows for balancing resource competition, plant development, and maintenance.

To determine the required number of plants, the following equation was used:

$$\frac{PAS (TAH \times PTA)}{AoCS}$$

Where:

PA = Proportional Area of Stratum

TA = Total Area of Habitat

PTA = Proportion of Total Area of Habitat

AoCS = Average on-Centre Spacing

#### *Moderate-Low Value Habitat*

As the forested habitat occurs within a heavily modified urban-residential area, a minimum of 400 stems/hectare is the recommended replacement value, this equates to an average on-centre spacing of 25 m. The total area of moderate-low habitat occurring within the subject properties is 4973 sqm (0.497 ha). Therefore, the stocking density at a 1:1 replacement ratio is 199 trees. Applying the City's required 2:1 replacement ratio, this results in a total of 398 replacement trees.

Assumed that the proportion of shrubs and herbaceous groundcover within the understory stratum is equally distributed, with 50% shrub and 50% herbaceous groundcover.

At a 1:1 replacement ratio, the number of replacement plants are set at 829 shrubs and 2487 herbaceous plants. Applying the City's required 2:1 replacement ratio, the number of required replacement plants are 1688 shrubs and 4974 herbaceous plants.

**Table 1. Calculation of the number of required plants at a 1:1 replacement ratio within the moderate-low value habitat.**

Habitat	Stratum	Total Area (ha)	Prop. of Total Area	Planting Area (ha)	Prop. of Stratum	Average On-Centre Spacing	Number of Plants
Moderate-Low	Canopy: Trees	0.497	1.0	0.497	1.0	25	199
Moderate-Low	Understory: Shrubs	0.497	1.0	0.497	0.5	3	829
Moderate-Low	Understory: Ground Cover	0.497	1.0	0.497	0.5	1	2487

**Table 2. Calculation of the number of required plants at a 2:1 replacement ratio within the moderate-low value habitat.**

Habitat	Stratum	Total Area (ha)	Prop. of Total Area	Planting Area (ha)	Prop. of Stratum	Average On-Centre Spacing	Number of Plants
Moderate-Low	Canopy: Trees	0.497	1	0.497	1	25	398
Moderate-Low	Understory: Shrubs	0.497	1	0.497	0.5	3	1688
Moderate-Low	Understory: Ground Cover	0.497	1	0.497	0.5	1	4974

### *Low Value Habitat*

Existing site conditions within the low value habitat indicate a dominance of graminoid species. To mimic the existing site conditions, 60% of the site will be retained as an open, graminoid-dominate habitat. Along the perimeter of the habitat, a mixture of shrubs and herbaceous plants would be established to create a transitional zone between the open habitat and the forested habitat. This area is expected to represent 40% of the total area, or 1093 sqm (0.109 ha). Consistent with the moderate-low value habitat, the proportion of shrubs and herbaceous groundcover within the understory stratum will equally distributed, with 50% shrub and 50% herbaceous groundcover.

Based on the above, at a replacement ratio of 1:1, the number of required replacement shrubs is 182 and the number of required replacement herbaceous plants is 547. Applying the City's required 2:1 replacement ratio, the number of required replacement plants are 364 shrubs and 1094 herbaceous plants.

**Table 3. Calculation of the number of required plants at a 1:1 replacement ratio within the low value habitat.**

Habitat	Stratum	Total Area (ha)	Prop. of Total Area	Planting Area (ha)	Prop. of Stratum	Average On-Centre Spacing	Number of Plants
Low	Understory: Shrubs	0.273	0.4	0.109	0.5	3	182
Low	Understory: Ground Cover	0.273	0.4	0.109	0.5	1	547

**Table 4. Calculation of the number of required plants at a 2:1 replacement ratio within the low value habitat.**

Habitat	Stratum	Total Area (ha)	Prop. of Total Area	Planting Area (ha)	Prop. of Stratum	Average On-Centre Spacing	Number of Plants
Low	Understory: Shrubs	0.273	0.4	0.109	0.5	3	364
Low	Understory: Ground Cover	0.273	0.4	0.109	0.5	1	1094

Combining the two potentially impacted Environmentally Sensitive Areas the suggested planting requirements are provided in the Table 5.

**Table 5. Total Number of required plants by Stratum.**

<i>Stratum</i>	<b>Number of Plants</b>
<i>Canopy: Trees</i>	398
<i>Understory: Shrubs</i>	2052
<i>Understory: Ground Cover</i>	6068
<i>Total</i>	8518

### Valuation

Based on the above prescribed planting densities, and applying the required 2:1 replacement ratio, the total number of plants required for both the moderate-low and low value habitats is 8,518. In discussions with several suppliers of native plants, the average price for native trees (size 5) is \$28.00, shrubs (size 1) are \$12.00 while understory/groundcover is \$8.00 per plant. The total estimated cost for compensation plants is approximately \$84,400.00.

The cost of installation is required in addition to the fees for the planting stock. Installation includes the preparation of the site, importation of additional topsoil to help the plants establish, and labor fees. Based on discussions with several suppliers, a rate of \$12.00/plant can be used to estimate the total fees for installation. Assuming 8,518 plants, the installation fees will be approximately \$102,216.00.

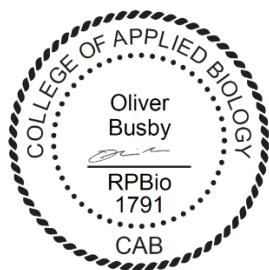
An additional consideration is the assurance that the plants will have suitable survival. A survival rate of 80% is required by both the Provincial Water Sustainability Branch. To ensure these values are met, survivability surveys are completed in Years 1, 3, and 5. Typical surveys fees are \$1200 to \$1500 per year. Assuming an average of \$1500.00 (to account for inflation), an additional charge of \$4,500.00 is to be considered when determining the cost of compensation.

The total cost of compensation for the 7,705 square metres of ESA is approximately \$191,100.00 (excluding taxes). Not considered is the offsetting location which will also contribute to the valuation offsetting. For instance, if the works are being carried out along a existing watercourse and include the removal of invasive plants and habitat complexing then planting numbers can be adjusted to reflect the additional effort.

If you have any questions, please feel free to contact me at your convenience.



Regards;



**Oliver Busby, MBA, RPBio**  
Principal  
EBB Environmental Consulting, Inc.

*I certify that the work described herein fulfills standards acceptable of a Professional Biologist.*



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Award of Tender T2024-032 – Traffic Signal Upgrades

File #: 5210.00

From: Rachel Ollenberger, ASCT  
Manager of Engineering Services

Date: March 24, 2025

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## RECOMMENDATION:

1. THAT City Council award "Tender T2024-032 – Traffic Signal Upgrades" to Crown Contracting Ltd. for the tendered amount of \$689,700.00 (excluding taxes).
  2. THAT City Council retain W.K. Williams Engineering Consultants Ltd. to provide contract administration services at a cost of \$5,300.00 (excluding taxes).
  3. THAT City Council approve a contingency allowance of \$68,970.00 for unforeseen issues.
  4. THAT City Council authorize the Director of Engineering, Parks and Environment and the Corporate Officer to execute the contract documents for Tender T2024-032.
- 

## PURPOSE:

The purpose of the report is to seek authorization from Council to award the tender T2024-032 – Traffic Signal Upgrades.

## POLICY:

Purchasing Policy FN-12 requires City Council approval for contracts exceeding \$375,000.

## COMMENTS/ANALYSIS:

The City's annual traffic signal upgrade program involves the supply, installation and programming of new traffic signal equipment as well as modifications to existing

traffic control devices at various locations throughout the City. The City has retained W.K. Williams Engineering Consultants Ltd. (Williams) as its consultant on this project.

#### Tender Results:

In accordance with the Purchasing Policy, the tender was advertised on BC Bid for open and competitive bidding. Three compliant bids were received on November 29, 2024, with the following results:

	<b>Contractor</b>	<b>Tender Price (Excluding GST)</b>
1	Crown Contracting Ltd.	\$689,700.00
2	Bay Hill Contracting Ltd	\$895,980.00
3	Standard Electric Ltd	\$1,149,879.00

#### Evaluation:

The compliant submissions were reviewed by Williams for completeness and errors in accordance with the tender specifications. It is recommended that the contract be awarded to Crown Contracting Ltd. for \$689,700.00 (excluding taxes).

Upon award, the work will begin within four weeks and is expected to be completed within 5 months. Traffic management plans will be prepared for each site and traffic flow should be minimally impacted.

It is proposed that the City retain Williams for construction administration services for a fee not exceeding \$5,300.00. A contingency allowance of \$68,970.00 is included to address unexpected issues and will only be utilized if required.

#### BUDGET IMPLICATIONS:

The project is being funded as indicated in the table below:

<b>Budget Year</b>	<b>Description</b>	<b>Budget</b>
2023	Traffic Signal Funding	\$349,993
2024	Traffic Signal Funding	\$300,000
2025	Traffic Signal Funding	\$660,000
	Commitments to date	(\$181,196)
	<b>Total Available Budget</b>	<b>\$1,128,797</b>

Expenses:

**Proposed Expenses:**

Tender amount	\$ 689,700.00
Construction Administration (Williams)	\$ 5,300.00
10% Contingency (if required)	\$ 68,970.00
<b>Total</b>	<b>\$ 763,970.00</b>

The total project cost is within the available capital budget. The original design by Williams is accounted for in the commitments to date.

Respectfully Submitted,



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Rachel Ollenberger, ASCT  
Manager of Engineering Services

Concurrence:



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Graham Flack  
Deputy Chief Administrative Officer

Concurrence:



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David Pollock, P.Eng.  
Director Engineering, Parks and Environment

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer



## CITY OF LANGLEY

### MOTION

#### **Crime Prevention Committee - Appointment of Chair & Co-Chair**

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THAT Councillor Paul Albrecht be appointed Chair of the Crime Prevention Committee;  
and

THAT Councillor Mike Solyom be appointed Co-Chair of the Crime Prevention Committee.





## CITY OF LANGLEY

### NOTICE of MOTION

#### **SURETY BOND PROGRAM FOR MUNICIPAL SERVICING AGREEMENTS - Councillor White**

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**WHEREAS** affordable housing development has remained challenged due to a range of complexities; such as socio & economic factors, material pricing, supply limitations and local regulatory complexities.

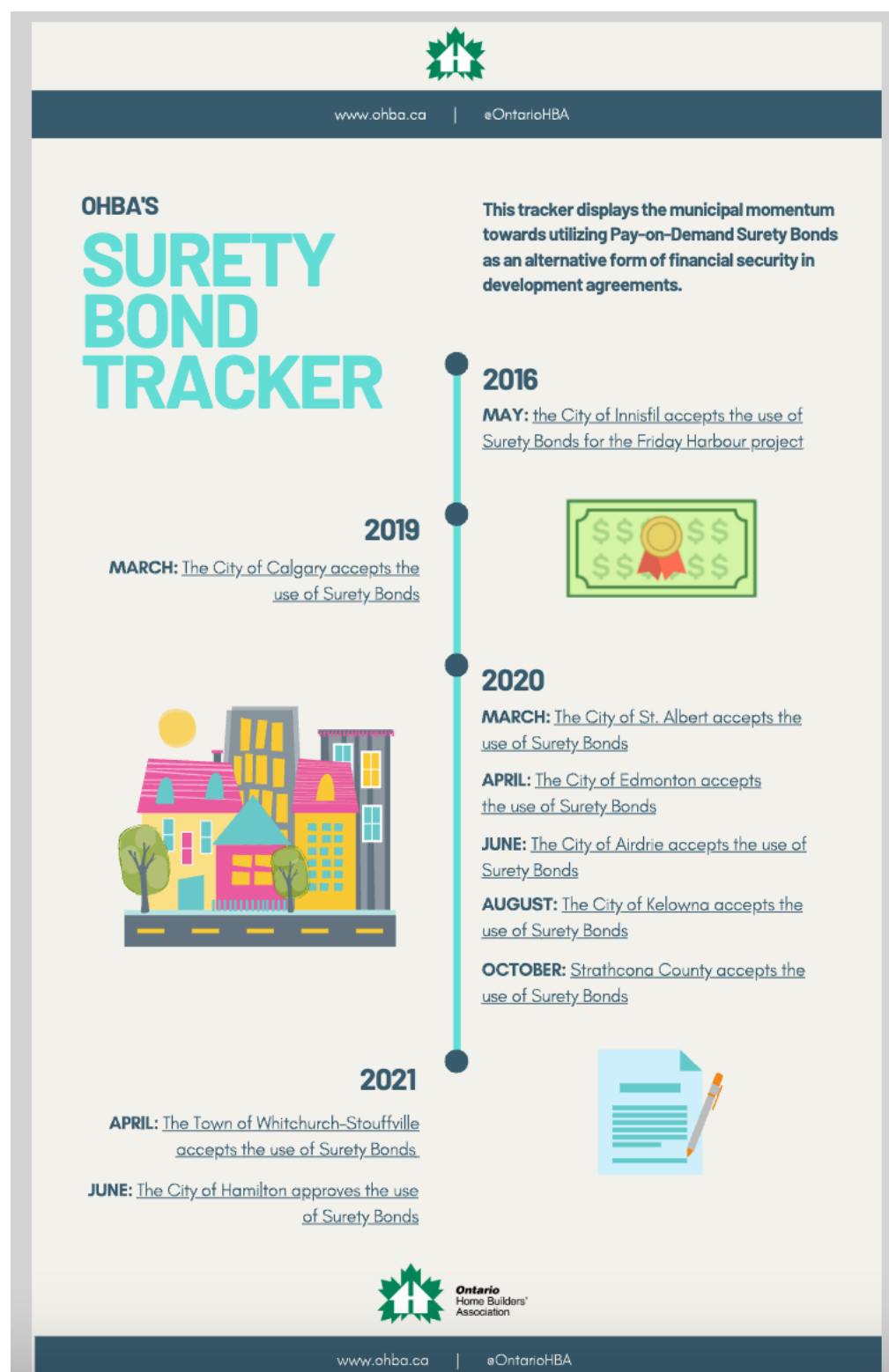
**AND WHEREAS** the integrated nature of these complexities is contingent on effective collaboration between developers, the construction industry, all levels of government and the community to achieve housing affordability.

**AND WHEREAS** developers, contractors and builders are required to submit capital-intensive financial security for servicing agreements (infrastructure) pursuant to the City of Langley's Subdivision and Development Servicing Bylaw (Bylaw 2021, No. 3126);

**AND WHEREAS** a growing number of municipalities within British Columbia, Alberta and Ontario currently make provision for **providing alternative security** such as insurance backed surety bonds within their security agreements – providing greater financial liquidity for developers, ensures municipal financial stability, helps accelerate housing supply while creating greater opportunity and margin for housing affordability.

**THEREFORE BE IT RESOLVED** that Council direct staff to research and report back to Council on alternative forms of bonding for security in municipal servicing agreements as per the City of Langley's Subdivision and Development Servicing Bylaw (Bylaw 2021, No. 3126).

## BACKGROUND INFORMATION



<https://www.surrey.ca/news-events/news/surrey-council-approves-expansion-of-surety-bond-pilot-program-enhance-land-development-opportunities>