



## REGULAR COUNCIL MEETING AGENDA

Monday, April 28, 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 April 28, 2025 regular agenda be adopted as circulated.

### 3. BUSINESS ARISING FROM PUBLIC HEARING

#### 3.a Pacific Nazarene Housing Society Development Application

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

Bylaw 3305 & Bylaw 3306: Explanatory Memo - Public Hearing Follow-Up -  
Information regarding items raised at the Public Hearing

##### 3.a.1 Bylaw 3305 - Official Community Plan Bylaw Amendment

Third 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 third time.

3.a.2 Bylaw 3306 - Zoning Bylaw Amendment No. 218 & Development Permit No. 13-24

Third 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 third time.

**4. 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:

**4.a Adoption of Minutes**

4.a.1 Regular Meeting Minutes from March 24, 2025

**RECOMMENDATION:**

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

4.a.2 Special Meeting Minutes from April 7, 2025

**RECOMMENDATION:**

THAT the minutes of the special meeting held on April 7, 2025 be adopted as circulated.

4.a.3 Public Hearing Minutes from April 7, 2025

**RECOMMENDATION:**



THAT the minutes of the public hearing held on April 7, 2025 be adopted as circulated.

5. **ADOPTION OF THE MINUTES**

*See Consent Agenda*

6. **DELEGATIONS**

6.a **Day of Mourning for Workers Killed and Injured on the Job - April 28, 2025**

Janet Andrews, New Westminster & District Labour Council

7. **COUNCIL MEMBER REPORTS**

7.a **Upcoming Regular Meetings**

May 12, 2025

May 26, 2025

7.b **Council Advisory Bodies Update**

8. **BYLAWS**

8.a **Bylaw 3312 - 2025 Tax Rate Bylaw**

First, second and third reading of a bylaw to levy property taxes for municipal purposes for the year 2025.

**RECOMMENDATION:**

THAT the bylaw cited as "2025 Tax Rates Bylaw, 2025 No. 3312" be read a first, second and third time.

9. **COMMITTEE REPORTS**

9.a **Arts, Recreation, Culture and Heritage Committee - 2025 Work Plan**

**RECOMMENDATION:**

THAT Council approve the Arts, Recreation, Culture and Heritage Committee 2025 Work Plan.

9.b **Accessibility Advisory Committee - 2025 Work Plan**

**RECOMMENDATION:**

THAT Council approve the Accessibility Advisory Committee 2025 Work Plan.

10. **ADMINISTRATIVE REPORTS**

10.a **Langley Seniors in Action – Loss of Affordable Rental Housing Letter**

**RECOMMENDATION:**

1. THAT City Council receive the April 11, 2025 Report to Council titled “Langley Seniors in Action – Loss of Affordable Housing Letter from the Chief Administrative Officer for information.
2. THAT City Council receive the April 17, 2025 Accessibility Advisory Committee Report titled “Langley Seniors in Action – Loss of Affordable Rental Housing Letter” for information.

**10.b Communications Budget Request**

**RECOMMENDATION:**

THAT City Council allocate a budget of up to \$47,000 from the Council Enterprise Fund for communications support to promote Langley City’s 70<sup>th</sup> anniversary and the Citizens’ Assembly.

**11. NEW AND UNFINISHED BUSINESS**

**11.a Public Release of a Motion from the March 24, 2025 Closed Council Meeting**

Council passed the following motion at the March 24, 2025 Closed Meeting:

THAT the March 24, 2025 Closed Report to Council from the Fire Chief regarding the Langley City Fire Rescue Service Review and the “Executive Summary” and “Summary of Recommendations” sections of the Langley City Fire Recue Service Review be publicly released.

**11.b Public Release of a Motion from the March 24, 2025 Closed Meeting**

The following motion was approved for public release at the March 24, 2025 Closed Meeting:

THAT the following individuals be appointed to the respective Advisory Body for the indicated term:

Accessibility Advisory Committee – Term Ongoing:

1. Andrea Castro, Member representative of a person with disabilities; or an individual who supports persons with disabilities

Environmental Sustainability Committee – Term Ongoing:

1. Ellen Hall, Senior Representative
2. Alyssa Purse, Member at Large

Socio-Cultural and Economic Development Advisory Committee – Term Ongoing:

1. Shawn Caldera, Member representing Community / Social Service Sector
2. Awneet Sivia, Member representing Social and Cultural Diversity, Inclusion, & Equity perspective

**11.c Consideration of Motion from the February 10, 2025 Regular Council Meeting that**

**was deferred until Council had an opportunity to review the subject report.**

Motion - Langley City Fire Department Operational Review Transparency –  
Councillor Mack

It was MOVED and SECONDED

WHEREAS an Operational Review of the Langley City Fire Rescue Department was approved in 2022's budget, which sought to, "Engage a consultant to review the department and make recommendations about future growth of the department and determine if the arrival of sky train will affect department staffing."; AND

WHEREAS transparency is a paramount principle of good governance; AND

WHEREAS this publicly funded report has yet to be released to the Public;

THEREFORE BE IT RESOLVED that Council direct staff to release this report publicly.

**12. CORRESPONDENCE**

*Also See Consent Agenda*

**12.a Metro 2050 Type 2 Proposed Amendment – City of Delta (4800 and 5133 Springs Boulevard)**

Metro Vancouver

**13. ADJOURNMENT**

**RECOMMENDATION:**

THAT the meeting adjourn.



**EXPLANATORY MEMO  
PUBLIC HEARING FOLLOW-UP**

**19991 49 Avenue, 19950 50 Avenue, and 4951-4975  
& 4991 200 Street  
Development Permit 13-24  
OCP Amendment Bylaw No. 3305  
Zoning Bylaw Amendment Bylaw No. 3306**

**Information Regarding Items Raised at Public Hearing**

The purpose of this memo is to provide clarification on questions and discussion at the April 7, 2025 Public Hearing regarding the proposed redevelopment of 19991 49 Avenue, 19950 50 Avenue, and 4951-4975 & 4991 200 Street.

1. Incomes and Rental Eligibility

As clarification on questions related to the BC Builds program and its income requirements, staff note that while program materials include specific targeted income ranges, they also specify that the program rents are based on local context.

Actual rents and associated incomes within BC Builds projects differ from community to community. For example, at the income ranges publicized on the BC Builds website, the associated rents would exceed market rents in the City of Langley. However, as noted above, BC Builds projects are locally-tailored and rents and incomes for the subject development would be correspondingly lower. At the public hearing, the applicant presented the following table outlining the currently expected rents for the building:

	Market Units		20% Below Market Units	
	No. of Units	Rent	No. of Units	Rent
Studio	60	\$1,800	15	\$1,440
One Bedroom	123	\$2,050	31	\$1,640
Two Bedroom	46	\$2,650	12	\$2,120
Three Bedroom	12	\$3,100	3	\$2,480
Total	<b>242</b>		<b>60</b>	

The BC Builds target income ranges describe the program’s broad goal of creating middle-income housing and are not tenant income requirements. These more specific household income requirements are used to determine tenant eligibility:

- **Minimum:** High enough for rent to be no more than 30% of income.
- **Maximum:** Equal to BC Housing’s Middle Income Limits.

Based on the preliminary rent levels above, the above income requirements would translate to the following tenant household incomes:

<b>Unit Type</b>	<b>Min Income (Below-Market)</b>	<b>Min. Income (Market)</b>	<b>Max. Income</b>
Studio	\$57,600	\$72,000	\$131,950
1-bedroom	\$65,600	\$82,000	\$131,950
2-bedroom	\$84,800	\$106,000	\$191,910
3-bedroom	\$99,200	\$124,000	\$191,910

As noted at the public hearing, under the terms of the program, tenants with lower incomes would have priority.

## 2. Public Realm and Urban Design

In response to concerns about narrow sidewalks on 200 Street and the safety and usability implications from expected increases in pedestrian and cycling volumes, along with concerns regarding the building’s proximity to 200 Street, the architect has provided renderings (Attachment 1) that illustrate the design’s proposed public realm, based on the development site plan, and subject to meeting the City’s specific design criteria for curb height, sidewalk width, etc. These renderings show:

- The width of the commercial street frontages and adjacent City sidewalk;
- The pocket plaza spaces near the site’s 200 Street entrance and the church and shops, which will include permanent and temporary seating opportunities and decorative paving; and
- The site access from the proposed fourth leg at the 200 Street and Grade Crescent intersection transitioning into the internal drive aisle system and walkway that starts the future greenway westward to Conder Park.

Staff also note the development would provide property dedications along 200 Street to align with other properties and widen the 200 Street right-of-way to a width of 30 metres in accordance with the arterial street standard in the City’s Design Criteria Manual. This would bring the width of the public realm from the building face to the curb to 9+ metres. Within this public realm space, the applicant would construct, at their cost:

- A boulevard with street trees, situated between the traffic lane and bicycle lane and sidewalk;
- A dedicated raised bicycle lane;
- A new sidewalk; and
- Additional trees, seating, and corner entry plazas on private property.

Frontage upgrades on the other three frontages would also see improvements in line with City standards, including:

- Street tree boulevards;
- New sidewalks; and
- Corner truncation dedications to improve sightlines and increase space for pedestrians and cyclists waiting at crosswalks.

### 3. Traffic and Transit

In addition to the frontage upgrades noted above and the capacity and safety improvements they provide to pedestrians and cyclists, the applicant would be responsible for the construction of other improvements that support vehicle movement and accommodate the additional traffic that would be expected, such as adding a northbound left-turn lane on 200 Street (at Grade Crescent) to support access into the site. The 50 Avenue access will be constructed to allow only right-in/right-out movement to address concerns raised at the public hearing.

In response to questions related to both current and future transit service, staff note that the 200 Street corridor is identified within the Major Transit Network in TransLink's *Transport 2050* plan. The primary route on this corridor currently, the "531 White Rock Centre/Willowbrook", is part of TransLink's "Key Regional Transit Connections" and operates from approximately 6AM to midnight every day of the week, including every 15-20 minutes during extended peak hours. Within TransLink's 2030-2035 plans, this section of 200 Street is identified as part of the future Langley-White Rock RapidBus which would operate every 15 minutes or better in both directions throughout the day at travel times at least 20% faster than local buses. To enhance mobility options in the nearer term, the applicant will be exploring opportunities to host a third-party car share operator on site.

The applicant's traffic consultant has also provided a summarized form of their transportation impact assessment and findings (Attachment 2).

### 4. Environmental Considerations

In response to concerns about the environmental impact of the proposed development at the public hearing, staff note that, as with all applications involving Environmentally Sensitive Areas (ESA), the development would be required to provide compensation for habitat replacement at a 2:1 ratio as informed by the environmental assessment and habitat compensation valuation that were produced by a third-party Registered Professional Biologist.

This assessment also confirmed the accuracy of the City's watercourse mapping that there are no watercourses on or adjacent to the site except for the ditch off the south property line along 49 Avenue. This ditch is not fish-bearing and does not contribute nutrients to a fish-bearing stream and is not anticipated to impact the

neaby watercourses if removed as a part of the proposed development. A riparian area assessment will be performed and any compensation would be included in the ESA compensation approach for the subject site. Additionally, as with all development, an erosion and sediment control plan will be required and will include measures to protect the stream and any downstream fish habitat from sedimentation as part of the servicing agreement.

A geotechnical study has previously been conducted on site, and further work would include a hydrogeologist to confirm groundwater/aquifer conditions and mitigate any potential impacts if necessary.

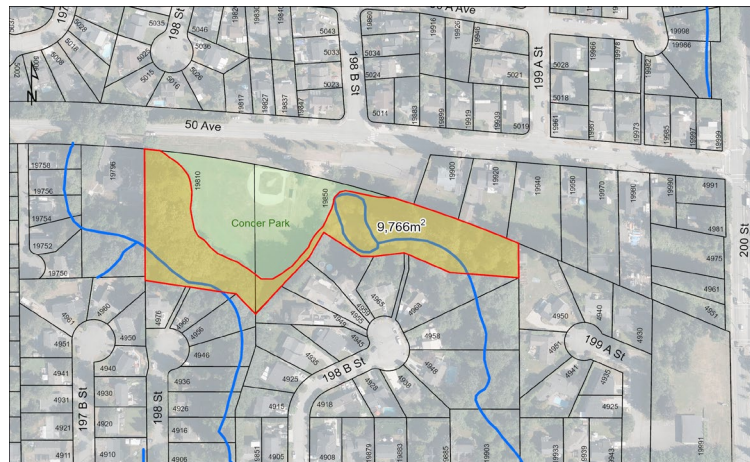
In response to concerns about local environmental impact, staff propose that the required ESA compensation occur in two locations near the subject site instead of the previously-identified Nicomekl Park (208 Street) site. These preferred candidate sites generally follow the proposed habitat compensation bank as previously presented to Council and would allow the required ecological enhancement areas to be located within and provide benefits to the same neighbourhood the subject application is located within:

**Conder Park, including Willock Brook (Map 1)**, to restore native vegetation along the streambanks which would:

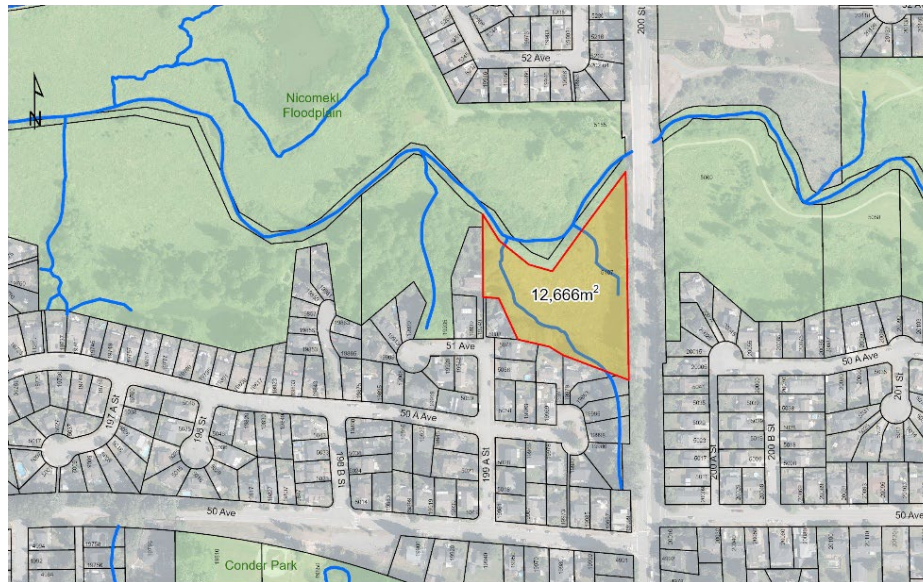
- Stabilize soils;
- Reduce runoff; and
- Improve water quality and habitat for fish and other wildlife.

**Nicomekl River floodplain (Map 2)**, west of 200 Street, to undertake:

- Streamside vegetation restoration;
- Flood-tolerant tree planting; and
- Removal of invasive species, such as reed canary grass, which outcompetes native flood-tolerant species from establishing.



Map 1: Conder Park and Willock Brook



Map 2: Nicomekl River floodplain adjacent to 200 Street

As noted in the ADP report, the development is also incorporating sustainability measures within the building itself, including:

- 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. Depending in large part on the level and type of asbestos-containing materials within the buildings, non-contaminated material is intended to be safely removed and reused as informed and supported by a deconstruction firm engaged by the applicant. The applicant is also exploring the potential of relocating the house, if feasible;
- Achieving an energy performance of 25% better than the current Model National Energy Code for multi-unit residential buildings;
- Reducing the heat island effect with a high-reflectivity roof;
- Using non-water dependent and drought-tolerant materials in the landscape design served by an irrigation system with central control and rain sensors; and
- Using water-conserving toilets.

In addition to replacing the existing ESA on nearby natural lands, and noting the environmental impact concerns heard at the public hearing, the applicant will seek to enhance environmental measures on site further as part of the Development Permit application, which would be integrated into the project plans alongside other refinements (such as façade updates) that were noted at the public hearing, including adding garden plots, fruit trees, and pollinator-friendly plants.



## 5. Building Height

In response to questions about the proposed building height and whether the taller ground floor (to accommodate fire trucks beneath the building, a non-residential ground floor, and the site's varying slope) results in a taller 6-storey height than typical, staff reviewed other recent 6-storey buildings and found that the proposed height, measured at the building's interface with neighbouring buildings and streets to the west and south, is consistent with several other 6-storey buildings in the City:

<b>6-Storey Development</b>	<b>Height</b>
<i>Subject application</i>	22.3 – 22.6 m
Canvas (5504 Brydon Crescent)	23.1 m
The Eastleigh (20695 Eastleigh Crescent)	22.1 m
Florence (under construction at 20145 Fraser Highway)	22.3 m

As shown in the drawing package, the height of the proposed building's north end has also been designed to step down slightly to follow the downward grade.

As noted at the public hearing the building has been designed to maximize its distance from neighbouring properties in line with best practice height transitions from low rise apartment buildings, to surrounding OCP-designated townhome properties, and to the OCP-designated single-detached & plex-home properties further out. Most of the site is buffered from neighbouring properties by City streets (200 Street right-of-way width of 30 metres, all other surrounding street rights-of-way at 20 metres) which supports a more sensitive relationship with the lower heights of the existing surrounding buildings. For example, the proposed building is separated from the existing buildings across 199A Street to the west by approximately 28 metres. The orientation of the proposed building to 200 Street also minimizes noon/afternoon shadow impacts on neighbouring properties.

## 6. Student Generation and School Capacity

As part of the OCP amendment bylaw referral process, SD35 provided an approximate student generation number for the proposed application (included in the April 7, 2025 public hearing agenda package). As noted by City staff at the public hearing, SD35 staff have indicated there are no concerns regarding the student generation for this application and school capacity. It was also specified at the public hearing that Simonds Elementary has capacity for 160 Kindergarten to Grade 5 students ('K-5') and the current K-5 enrollment is 142 students.

*Attachments*

1. Public Realm Renderings
2. Transportation Impact Assessment Summary

# **Pacific Nazarene Housing Society, Langley**

## **Rendering Updates - Public Realm**





*View looking west toward 200 Street, from Grade Crescent*







*View looking southwest toward site entrance and proposed new church, from 200 Street*





*View looking southwest toward site entrance and proposed new church, from 200 Street*





*View looking northwest toward site entrance and commercial units, from 200 Street*





*View looking north toward site entrance, from 200 Street*





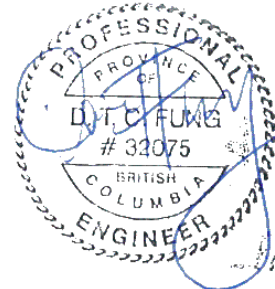
# MEMO

DATE: April 24, 2025  
 PROJECT NO: 04-24-0320  
 PROJECT: Pacific Nazarene Housing Society  
 SUBJECT: TIA Summary

TO: Rodrigo Cepeda  
 HCMA

PREPARED BY: Hana Stoer, EIT  
 REVIEWED BY: Daniel Fung, M.Sc., P.Eng.

2025-04-24



Permit No. 1000468

## 1. INTRODUCTION

The Pacific Nazarene Housing Society is proposing to construct a mixed-use development at 1991 49 Avenue in Langley City, BC. The proposed land uses are summarized in **Table 1**.

**Table 1: Proposed Land Uses**

LAND USE	DENSITY
Church	906 m <sup>2</sup>
Childcare	783 m <sup>2</sup>
Retail	598 m <sup>2</sup>
Residential Market Rental	302 Dwelling Units (DU)

## 2. TRAFFIC REVIEW

### 2.1 Traffic Volumes

Bunt collected traffic data in November 2024 at the study area intersections. Volumes were grown by 1% per year to determine the Opening Day + 10 Years (2037) traffic volumes.

Site trips were generated for the AM and PM peak hours using the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition*, trip rates. Trips were then adjusted to account for pass-by trips, where vehicles already on the road network detour to the site before continuing their journey. **Table 2** summarizes the net peak hour site vehicle trips by land use.

**Table 2: Net Peak Hour Site Vehicle Trips**

LAND USE	AM PEAK HOUR			PM PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Residential	26	86	112	72	46	118
Church	2	1	3	2	3	5
Retail	3	2	5	7	7	14
Childcare	18	14	32	14	17	31
<b>TOTAL</b>	<b>49</b>	<b>103</b>	<b>152</b>	<b>95</b>	<b>73</b>	<b>168</b>

As shown, the proposed development is estimated to generate 2-3 vehicle trips every minute during the peak hours, distributed over the two site accesses. The site trips are anticipated to increase the traffic at the study intersections by approximately 3-6%.

**2.2 Operational Analysis Summary**

Existing and Opening Day + 10 Years operations of the study area intersections were assessed using the performance measures of Level of Service (LOS) and volume-to-capacity (v/c) ratio.

The LOS rating is based on average vehicle delay and ranges from “A” to “F” based on the quality of operation at the intersection. LOS “A” represents optimal, minimal delay conditions while a LOS “F” represents an over-capacity condition with considerable congestion and/or delay. Delay is calculated in seconds and is based on the average intersection delay per vehicle.

**Table 3** below summarizes the LOS thresholds for the six Levels of Service, for both signalized and unsignalized intersections.

**Table 3: Intersection Level of Service Thresholds**

LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	
	SIGNALIZED	UNSIGNALIZED
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

Source: Highway Capacity Manual

The volume to capacity (V/C) ratio of an intersection represents ratio between the demand volume and the available capacity. A V/C ratio less than 0.85 indicates that there is sufficient capacity to accommodate demands and generally represents reasonable traffic conditions in suburban settings. A V/C value between 0.85 and 0.95 indicates an intersection is approaching practical capacity; a

V/C ratio over 0.95 indicates that traffic demands are close to exceeding the available capacity, resulting in saturated conditions. A V/C ratio over 1.0 indicates a very congested intersection where drivers may have to wait through several signal cycles. In downtown and Town Centre contexts, during peak demand periods, V/C ratios over 0.90 and even 1.0 are common.

Overall intersection operations for the Existing and Opening Day + 10 Years Background and Total scenarios are summarized in **Tables 4 - 6**. Note that the Opening Day + 10 Years scenarios includes the alignment of 50 Avenue across 200 Street in the background and total, and the addition of the site access at 200 Street & Grade Crescent with a northbound left turn lane in the total. All traffic signal timings have been optimized in the Opening Day + 10 Years scenarios.

**Table 4: Existing Traffic Operations**

INTERSECTION/ TRAFFIC CONTROL	AM			PM		
	LOS	AVERAGE DELAY (SEC)	V/C	LOS	AVERAGE DELAY (SEC)	V/C
48 Avenue & 200 Street <i>Traffic Signal</i>	B	11	0.69	B	13	0.76
200 Street & 49 Avenue <i>Minor Street Stop Control</i>	C	27	-	D	45	-
200 Street & Grade Crescent <i>Traffic Signal</i>	D	51	0.88	C	30	0.88
200 Street & 50 Avenue West <i>Traffic Signal</i>	B	19	0.67	B	15	0.74

**Table 5: Opening Day + 10 Years Background Traffic Operations**

INTERSECTION/ TRAFFIC CONTROL	AM			PM		
	LOS	AVERAGE DELAY (SEC)	V/C	LOS	AVERAGE DELAY (SEC)	V/C
48 Avenue & 200 Street <i>Traffic Signal</i>	B	14	0.77	B	20	0.86
200 Street & 49 Avenue <i>Minor Street Stop Control</i>	D	45	-	E	68	-
200 Street & Grade Crescent <i>Traffic Signal</i>	B	21	0.84	B	20	0.86
200 Street & 50 Avenue <i>Traffic Signal</i>	C	25	0.84	C	26	0.89

**Table 6: Opening Day + 10 Years Total Traffic Operations**

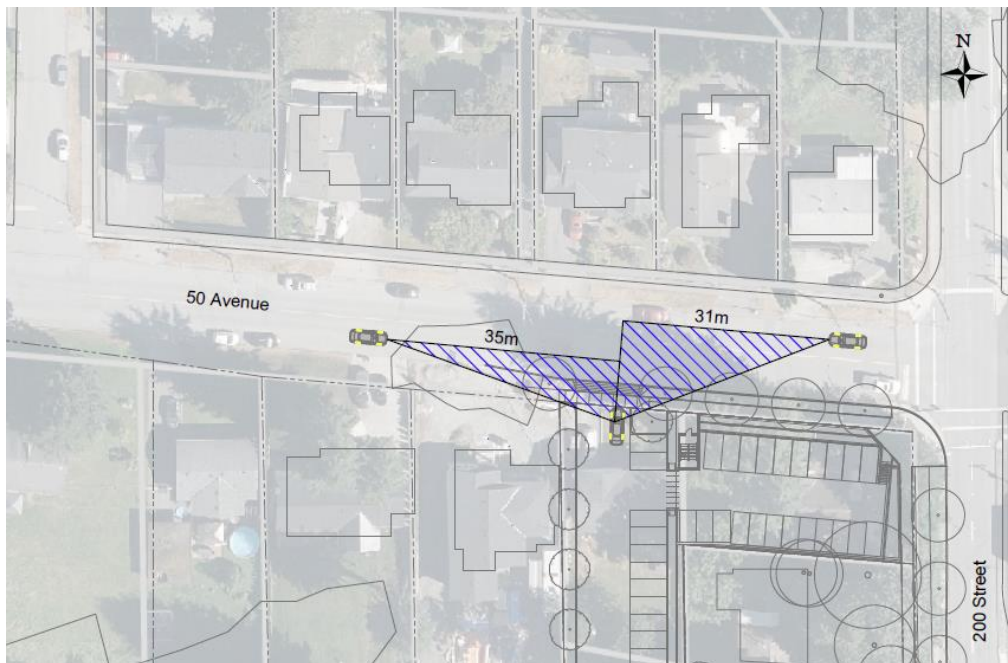
INTERSECTION/ TRAFFIC CONTROL	AM			PM		
	LOS	AVERAGE DELAY (SEC)	V/C	LOS	AVERAGE DELAY (SEC)	V/C
48 Avenue & 200 Street <i>Traffic Signal</i>	B	16	0.80	B	18	0.85
200 Street & 49 Avenue <i>Minor Street Stop Control</i>	D	45	-	E	68	-
200 Street & Grade Crescent <i>Traffic Signal</i>	C	27	0.83	B	31	0.82
200 Street & 50 Avenue <i>Traffic Signal</i>	C	30	0.92	C	30	0.92

### 3. SIGHT DISTANCE

Sightlines for the Stopping Sight Distance were reviewed at the 50 Avenue site access.

Stopping Sight Distance (SSD) is the minimum distance a driver of a vehicle on the road needs to stop before a collision. **Figure 2** illustrates the minimum sight distance and sight triangles for the 50 Avenue access.

**Figure 2: 50 Avenue Access Sight Distance**



Within the illustrated sight triangles, vegetation should be of a narrow width and/or limited to approximately 1.1 metres high. However, site visits confirmed that the sight distance to the west exceed the minimum 35 metres illustrated. Should the site access be converted to a right-in, right-out access in the future, it would not significantly affect vehicle operations.



## 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**

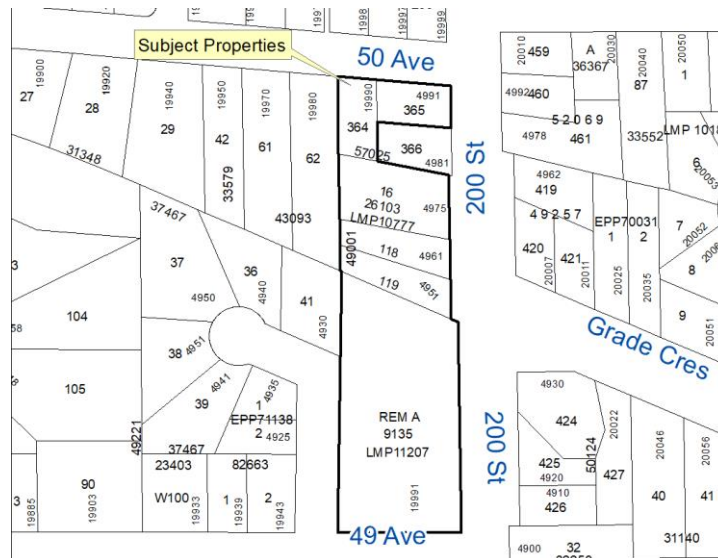
This bylaw shall be cited as the “City of Langley Official Community Plan Bylaw, 2021, No. 3200 Amendment No. 1, 2025, No. 3305”.

**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 twenty-fourth day of March, 2025

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this seventh day of April, 2025.

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**



**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) <i>*RM3 Zone Requirements</i>
<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) <i>*Subject to further review</i>
<b>Community Amenity Contributions (CACs):</b>	\$1,025,000.00 <i>*Subject to further review</i>



**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 twenty-fourth day of March, 2025

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this seventh day of April, 2025.

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**

CITY OF  
LANGLEY



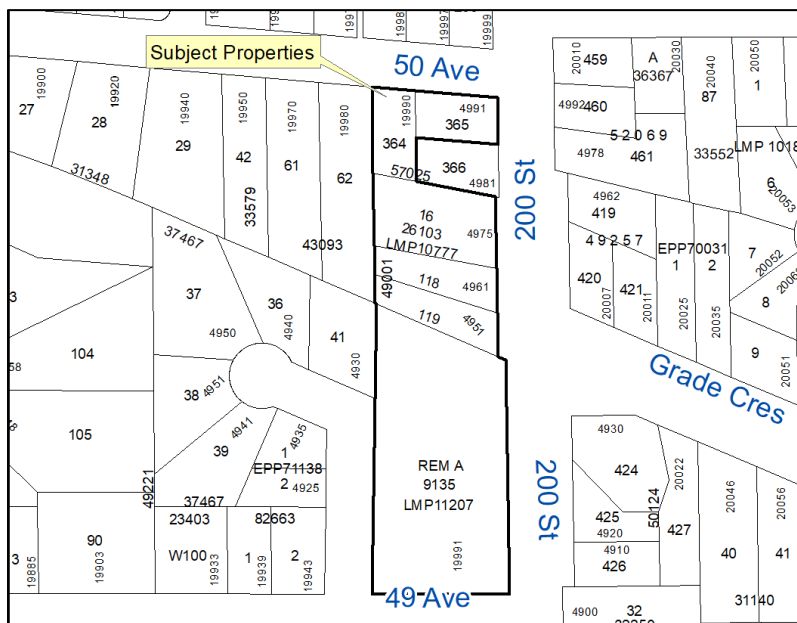
## REZONING APPLICATION RZ 05-24 DEVELOPMENT PERMIT APPLICATION DP 06-24

**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





## 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:

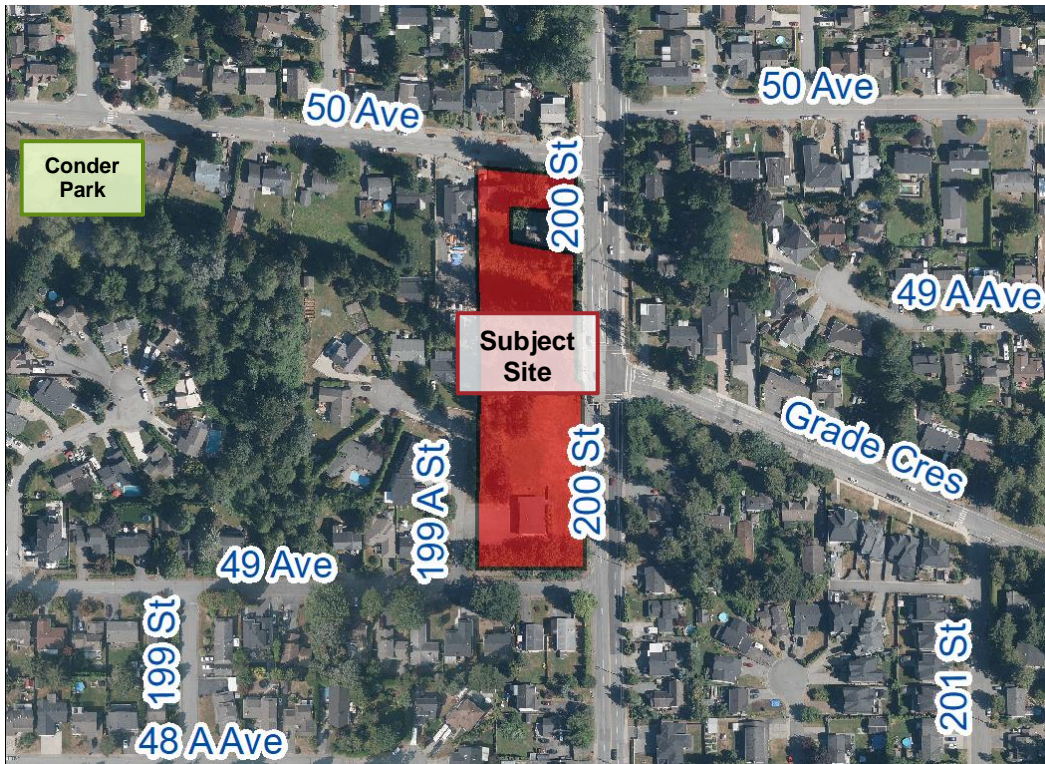
- **North:** 50 Avenue (collector street);
- **East:** 200 Street (arterial street within TransLink’s Major Road Network);
- **South:** 49 Avenue (collector street); and
- **West:** 199A Street (local street).

\*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 watermains 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

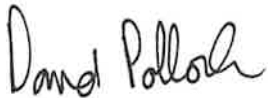
Concurrence:



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Carl Johansen, RPP, MCIP  
Director of Development Services

Concurrence:



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

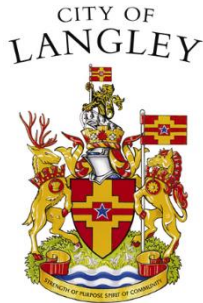
Concurrence:



---

Scott Kennedy  
Fire Chief

*Attachments*



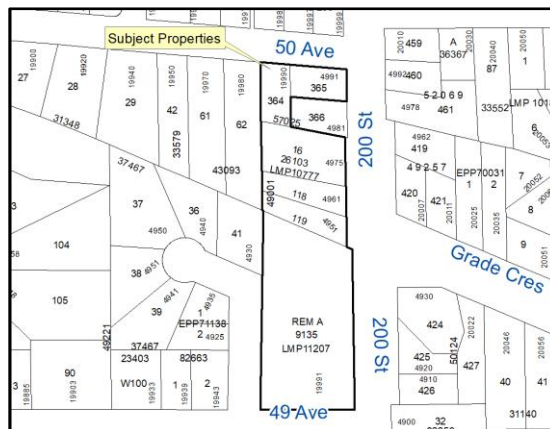
## DEVELOPMENT PERMIT APPLICATION DP 13-24 REZONING APPLICATION RZ 09-24 OCP AMENDMENT APPLICATION OCP 01-24

**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



- LIST OF DRAWINGS
- A000 COVER SHEET
- A001 STATISTICS
- A002 DESIGN RATIONALE
- A003 SHOWROOM ANALYSIS
- A004 SHARED PARKING DIAGRAMS
- A005 SHARED PARKING DIAGRAMS
- 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 PACIFIC MODULES
- A331 RENDER AXO 1
- A332 RENDER AXO 2





# 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

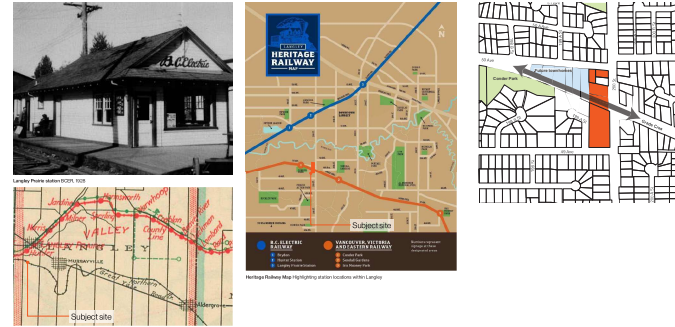
The site surrounded by generous green space in every direction. It is a five minute walk to the Nicomekl River and Trail to the north. A six minute walk to the east arrives at Sandhill Botanical Gardens, Penzer Action Park and the Power Line Trail are about five minutes south, and finally Conder Park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

### Subject site

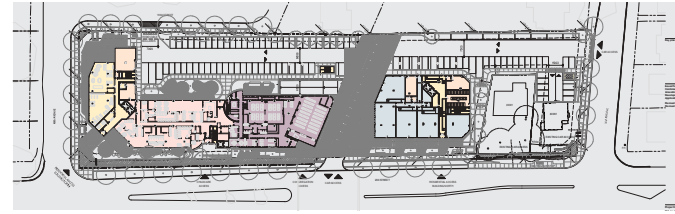


- Subject site
- Municipal boundary
- Major road
- Arterial road
- Collector road

## Heritage: Vancouver, Victoria, & Eastern Rail



## Subject site



The City of Langley has identified the historic V&E Railway as a heritage feature of interest. The path of this former train track bifurcates the subject site. Its location has driven the building part. The proposed development offers circulation and a visual connection from Grade Crescent to Conder Park, the location of a former train stop. This connection is an access point for the site. An assembly hall, retail units, and vehicular and pedestrian traffic will animate it as the outdoor heart of the development.

### 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 part opens 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.

## Site assembly



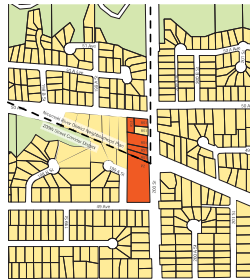
The subject site will be the result of collaboration between the City of Langley and the Pacific Nazarene Housing Society (PNHS). With the shared goals of growing and connecting the community of Langley, the applicant is pleased to put forward this development proposal.

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.

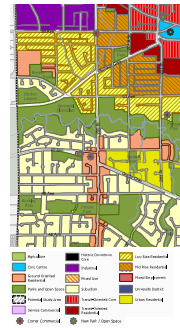
## Guideline review

### Current zoning



- Subject site
- RSI zoning
- Park

### Official Community Plan uses



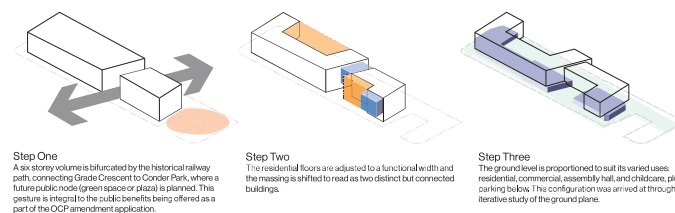
The City of Langley OCP currently shows the subject site is to be rezoned to ground-oriented residential use. The Applicant, in consultation with city staff, is seeking to update the OCP to reflect the highest and best use that these church-owned lands can potentially provide, given their adjacency to 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 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 200th Street Corridor. The intent for both of these districts is to densify 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.

## Building massing



### Step One

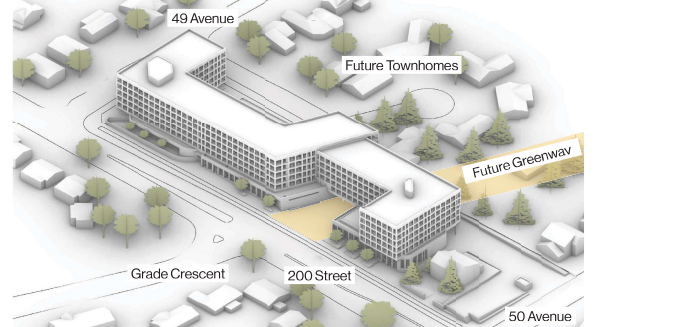
A six storey volume is bifurcated by the historical railway path, connecting Grade Crescent to Conder Park, where a future public node (green space or plaza) is planned. This gesture is integral to the public benefits being offered as a part of the OCP amendment application.

### 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. The 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  
1991-19th Avenue  
495-4975 - 200 Street  
4901-200 Street  
1990 50th Avenue

Sheet title  
Design Rationale

Sheet number  
A002



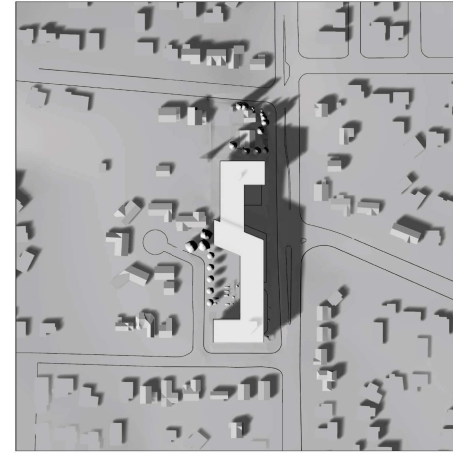
Key plan



EQUINOX  
09:00



EQUINOX  
12:00



EQUINOX  
15:00



SUMMER  
09:00



SUMMER  
12:00



SUMMER  
15:00

Issued for  
Combined DCP - December 3rd, 2024  
Amendment - Servicing -  
Development Permit  
Application  
Revised Application - January 27th, 2025  
Revised Application - March 14th, 2025

PROJECT NAME  
PNHS LANGLEY

Client  
Site address

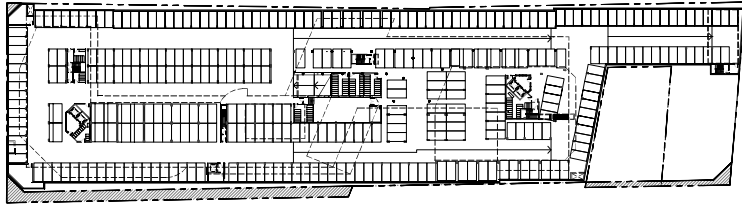
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SHADOW STUDY

Printed Date 2025-03-14  
Sheet number

**A003**

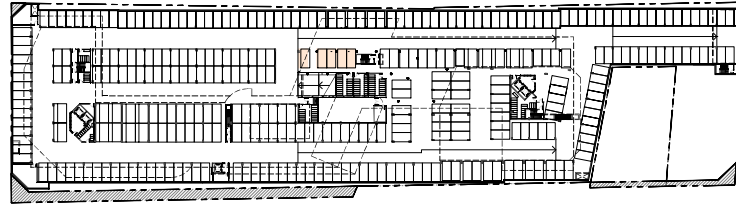


# WEEKDAY - DAY

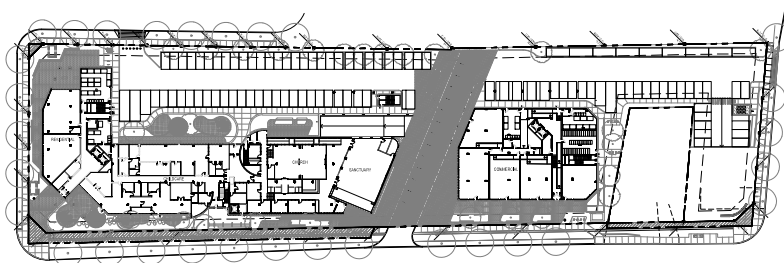


LEVEL P1

# WEEKDAY - NIGHT

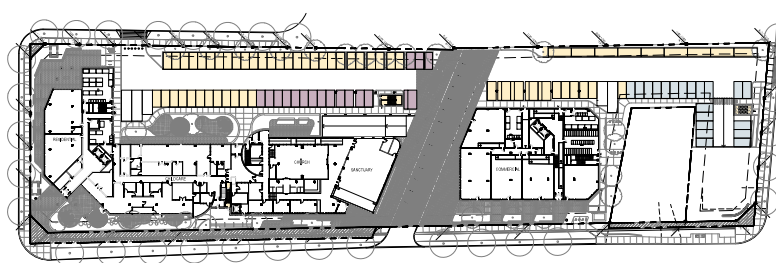


LEVEL P1



LEVEL 1

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



LEVEL 1

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

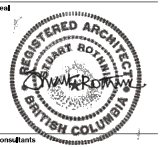
**LEGEND: SHARED PARKING**

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



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Key plan

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

Project title  
PNHS-LANGLEY

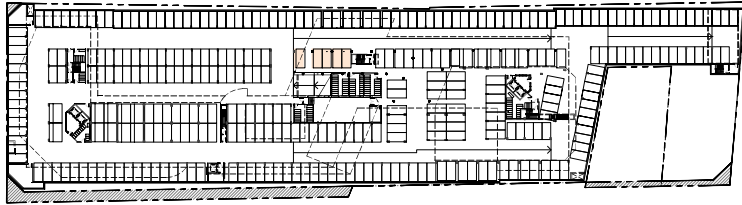
Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
9088-611A AVENUE

Sheet title  
SHARED-PARKING  
WEEKDAY-STUDY

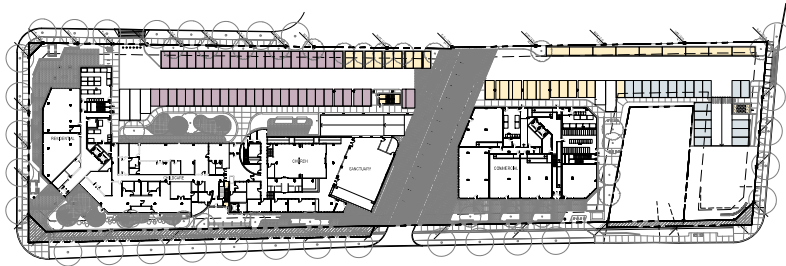
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**A004**

# WEEKEND



LEVEL P1



LEVEL 1

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

**LEGEND: SHARED PARKING**

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



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Consultants

Key plan

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

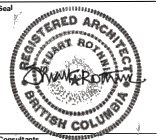
Project title  
PNHS-LANGLEY

Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
9080-6118 AVENUE

Sheet title  
SHARED-PARKING  
WEEKEND-STUDY

Sheet number Scale 1:500

**A005**



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Issued for  
Combined OCP  
Amendment - Rezoning -  
Development Permit  
Application  
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



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Amendment - Rezoning -  
Development Permit  
Application  
Revised Application  
Revised Application  
December 3rd, 2020  
January 21st, 2025  
March 14th, 2025

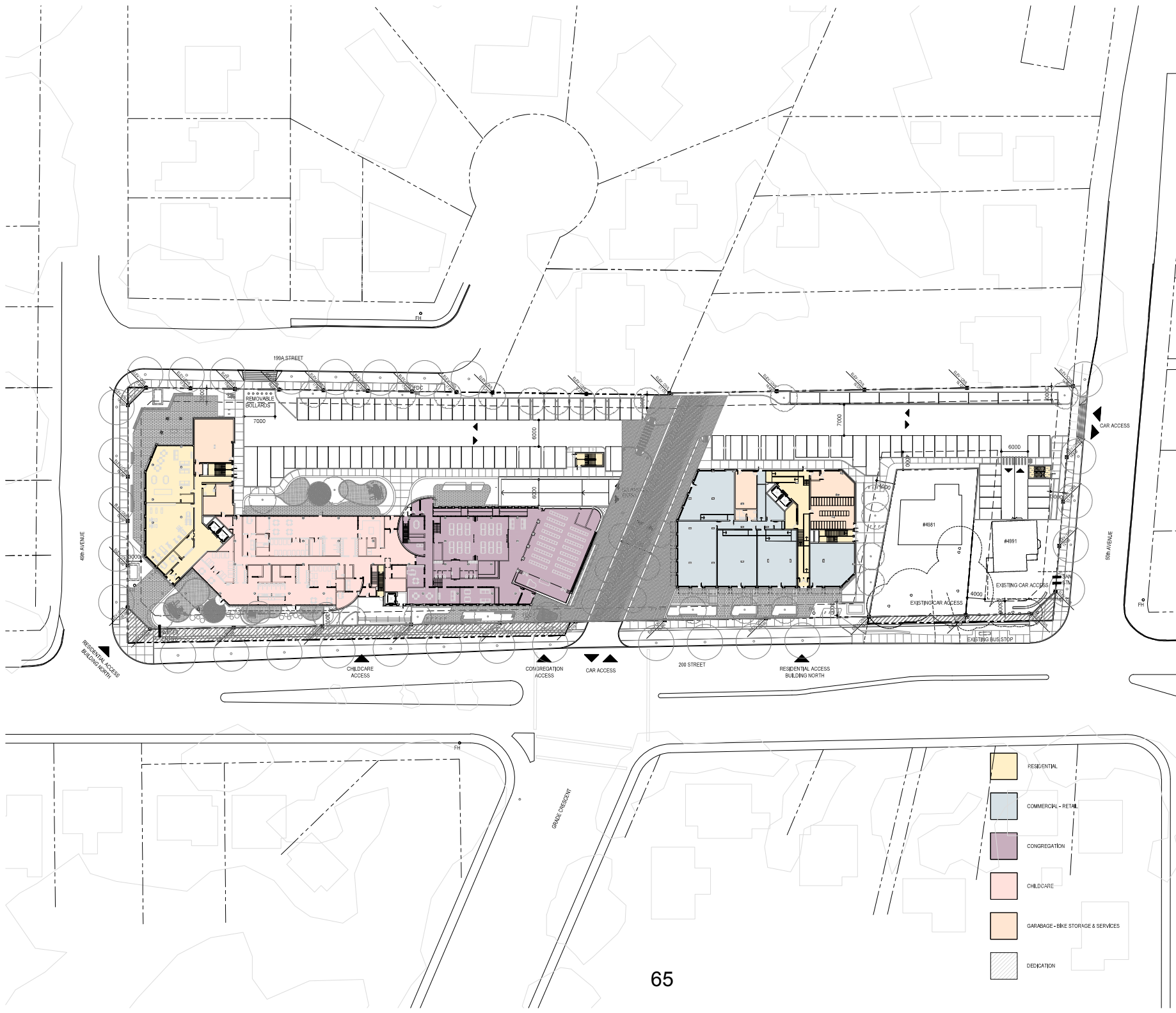
Project title  
PNHS-LANGLEY

Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
1991-140TH AVENUE

Sheet title  
SITE-PLAN

Sheet number Scale 1:250

**A101**



- RESIDENTIAL
- COMMERCIAL - RETAIL
- CONGREGATION
- CHILDCARE
- GARAGE - BIKE STORAGE & SERVICES
- DEDICATION



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Key plan

Issued for  
 Combined OCP December 3rd, 2020  
 Amendment - Rezoning - Development Permit Application  
 Revised Application January 21st, 2025  
 Revised Application March 14th, 2025

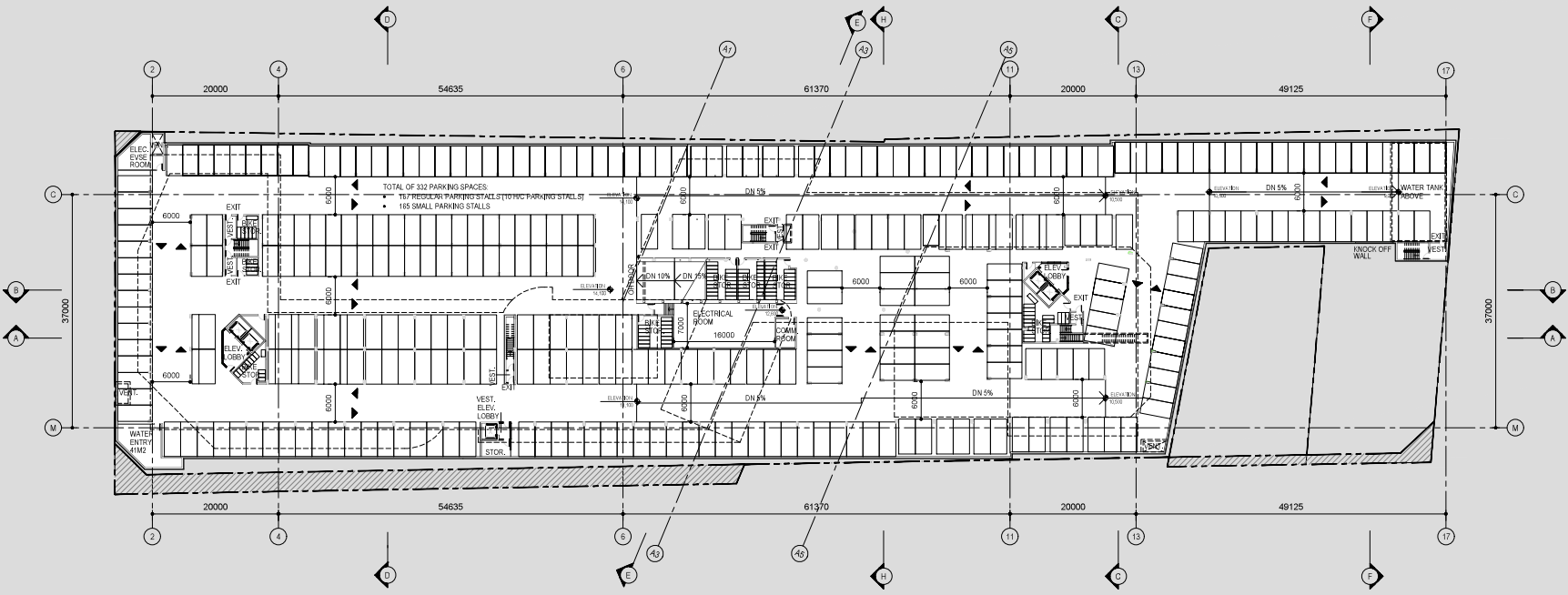
Project title  
 PNHS-LANGLEY

Client  
 PNHS - NAZARENE HOUSING SOCIETY  
 Site address  
 1950-40TH AVENUE

Sheet title  
 KEY-PLAN-LEVEL-P1

Sheet number Scale 1:250

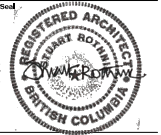
**A201**





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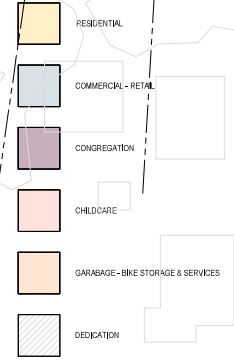
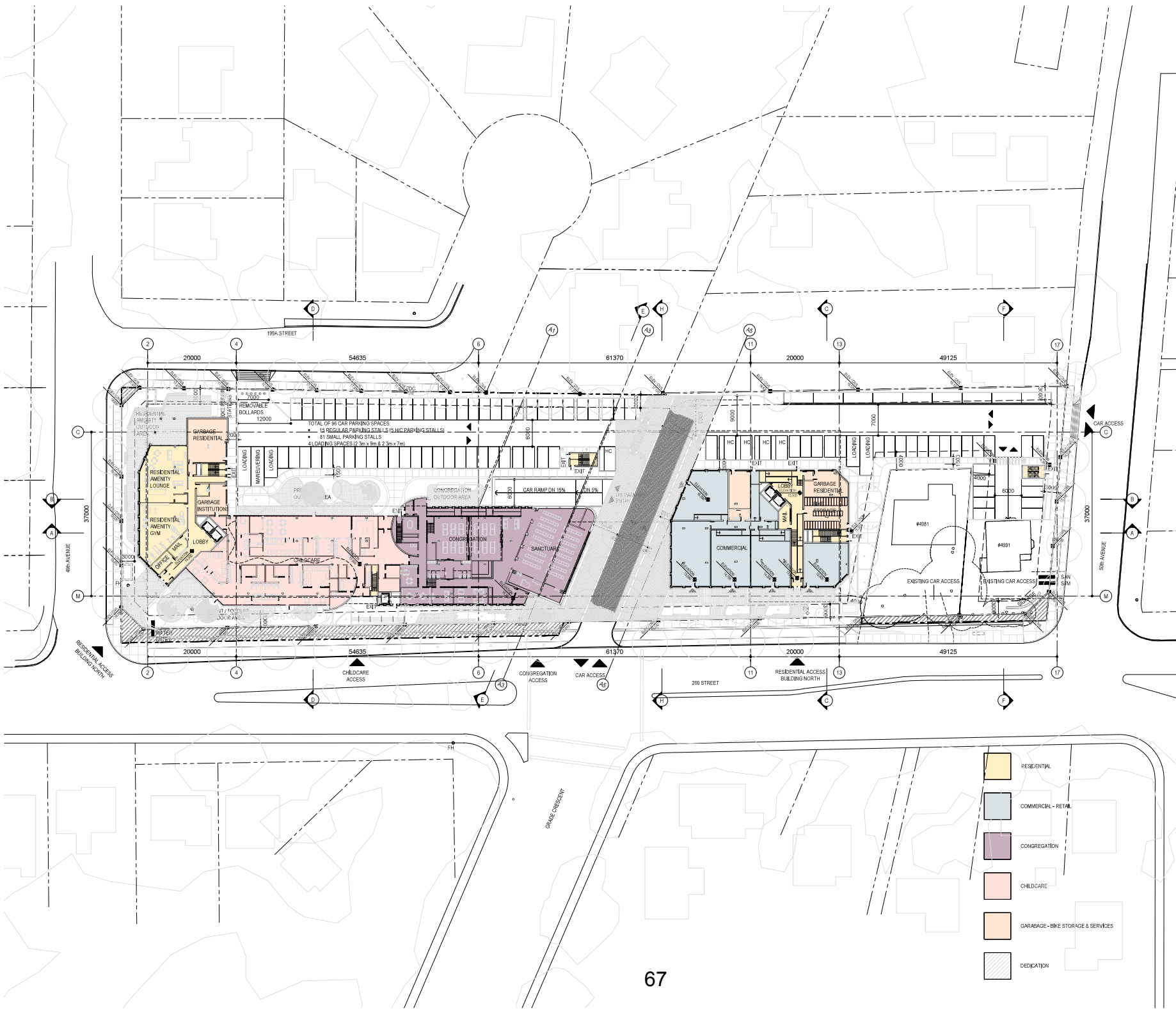
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Amendment - Rezoning -  
Development Permit  
Application  
Revised Application  
Revised Application  
December 3rd, 2020  
January 21st, 2025  
March 14th, 2025



Project title  
PNHS-LANGLEY

Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
1991-40TH AVENUE

Sheet title  
KEY-PLAN-LEVEL-1

Sheet number Scale 1:250

**A202**





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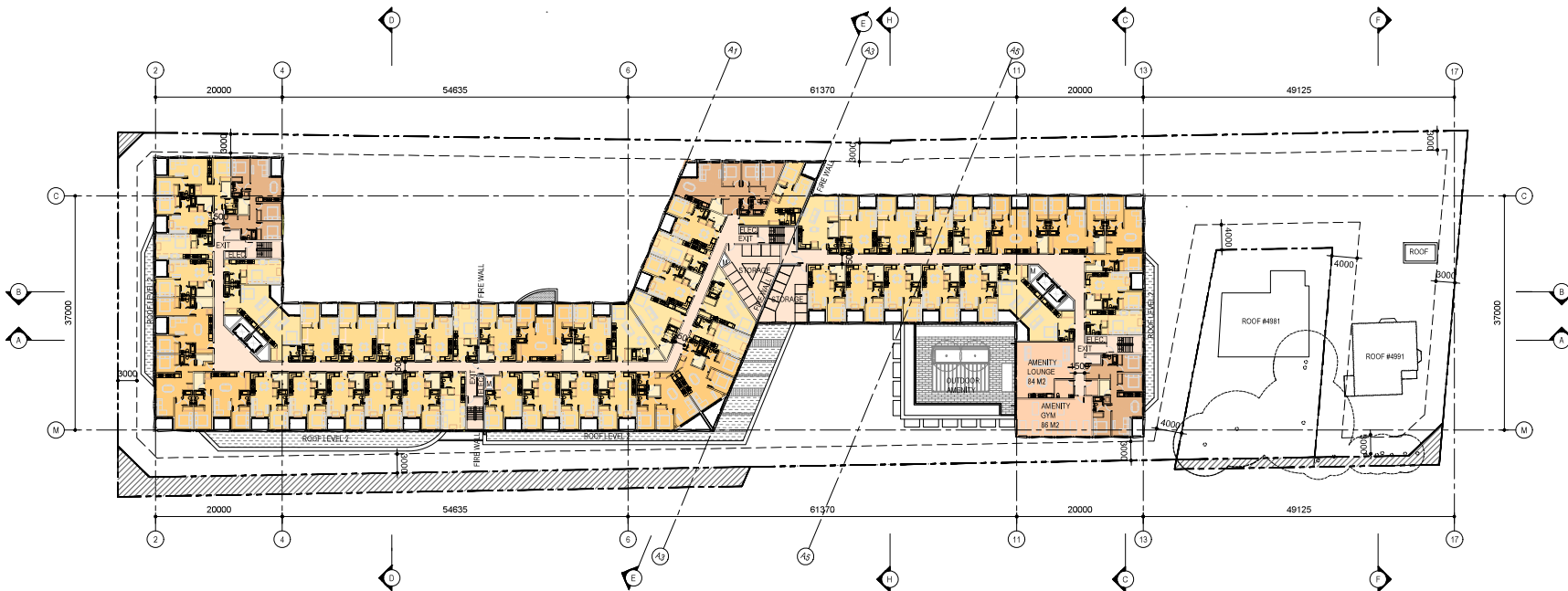


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Key plan

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 Development Permit  
 Application  
 Revised Application January 21st, 2025  
 Revised Application March 14th, 2025

December 3rd, 2024



- CORRIDOR
- AMENITY
- STORAGE
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

Project title  
 PNHS-LANGLEY

Client  
 PACIFIC NAZARENE HOUSING SOCIETY  
 Site address  
 1991-49TH AVENUE

Sheet title  
 KEY-PLAN-LEVEL-2

Sheet number Scale 1:250



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Key plan

Stamp for  
Consent for Prop  
Amendment - Rezoning -  
Development Permit  
Application  
Revised Application January 21st, 2025  
Revised Application March 14th, 2025

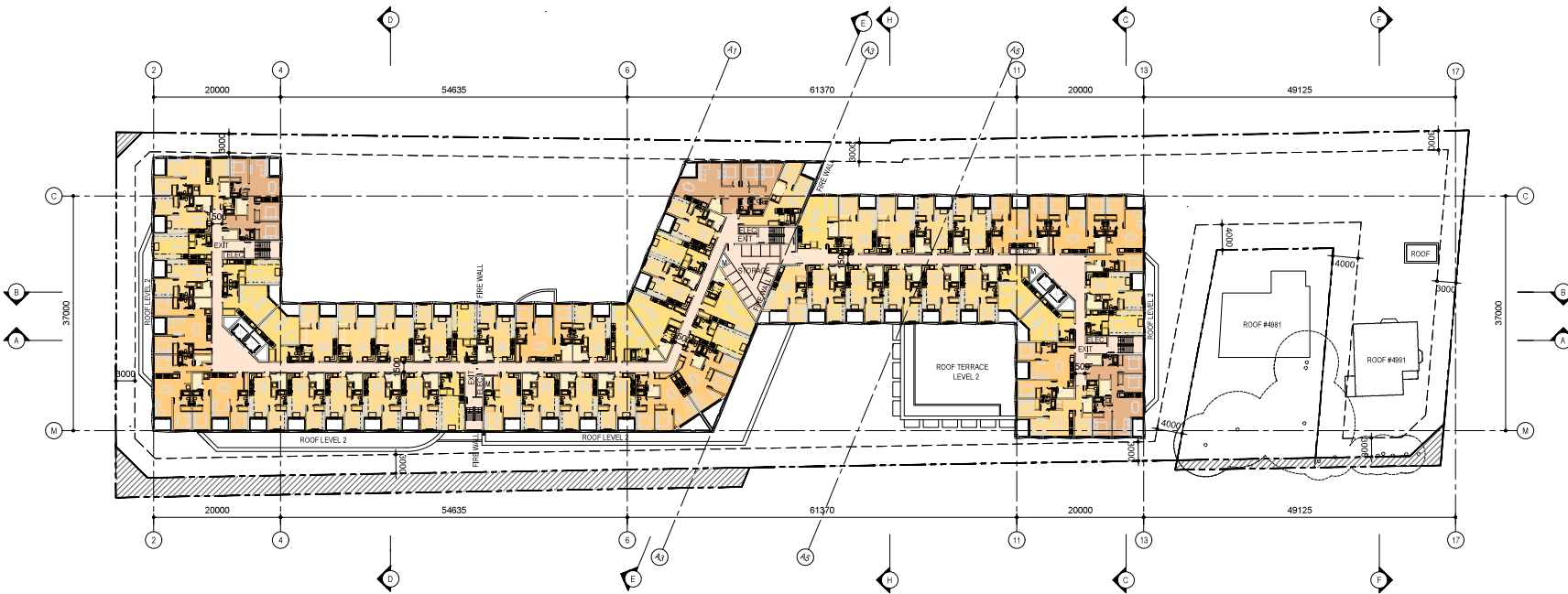
Project title  
PNHS-LANGLEY








Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
9991-49TH AVENUE

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

Sheet number Scale 1:250

A204



-  CORRIDOR
-  AMENITY
-  STORAGE
-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





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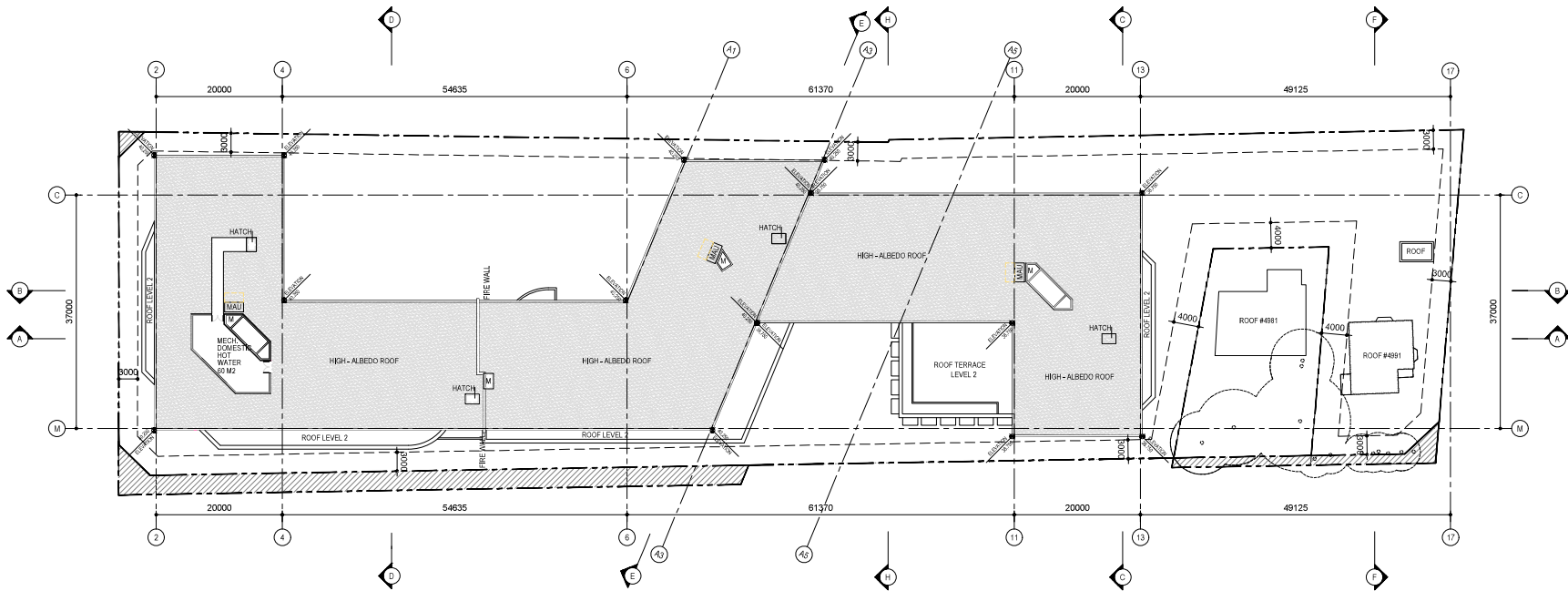
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Key plan

Issued for  
Continued OGP December 3rd, 2019  
Amendment - Rezoning -  
Development Permit  
Application  
Revised Application January 21st, 2025  
Revised Application March 14th, 2025



Project title:  
PNHS-LANGLEY

Client:  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address:  
19991-40TH AVENUE

Sheet title:  
KEY-PLAN-ROOF-PLAN

Sheet number Scale 1:250



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Key plan

Issued for  
Combined OCP  
Amendment + Rezoning +  
Development Permit  
Application  
December 3rd, 2024

Revised Application  
January 21st, 2025

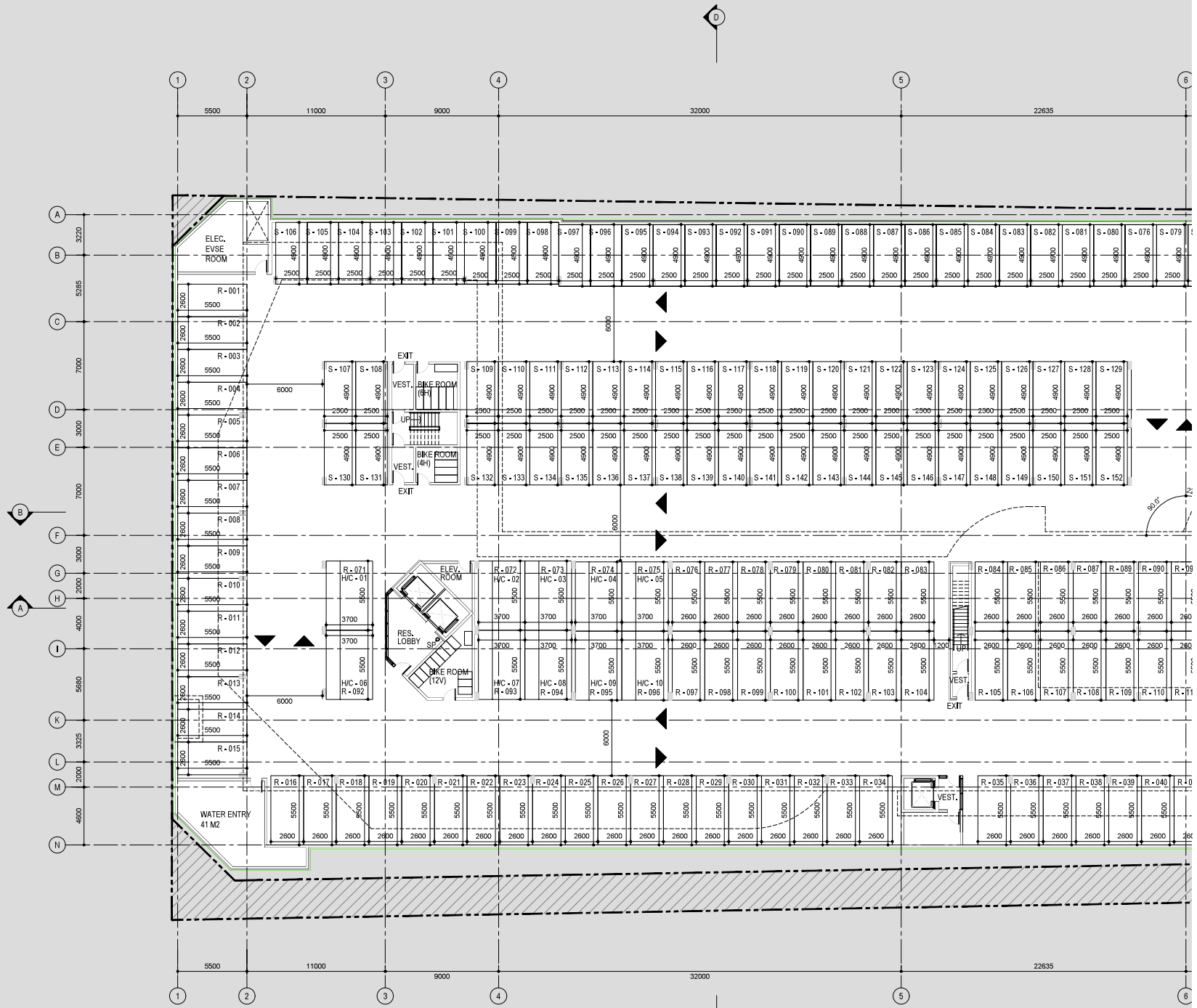
Revised Application  
March 14th, 2025

Project title  
PNHS-LANGLEY

Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
1950-40TH AVENUE

Sheet title  
LEVEL-P1-A

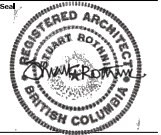
Sheet number Scale 1:600





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Key plan

Issued for Combined OCP  
Amendment + Rezoning +  
Development Permit  
Application  
Revised Application January 21st, 2025  
Revised Application March 14th, 2025

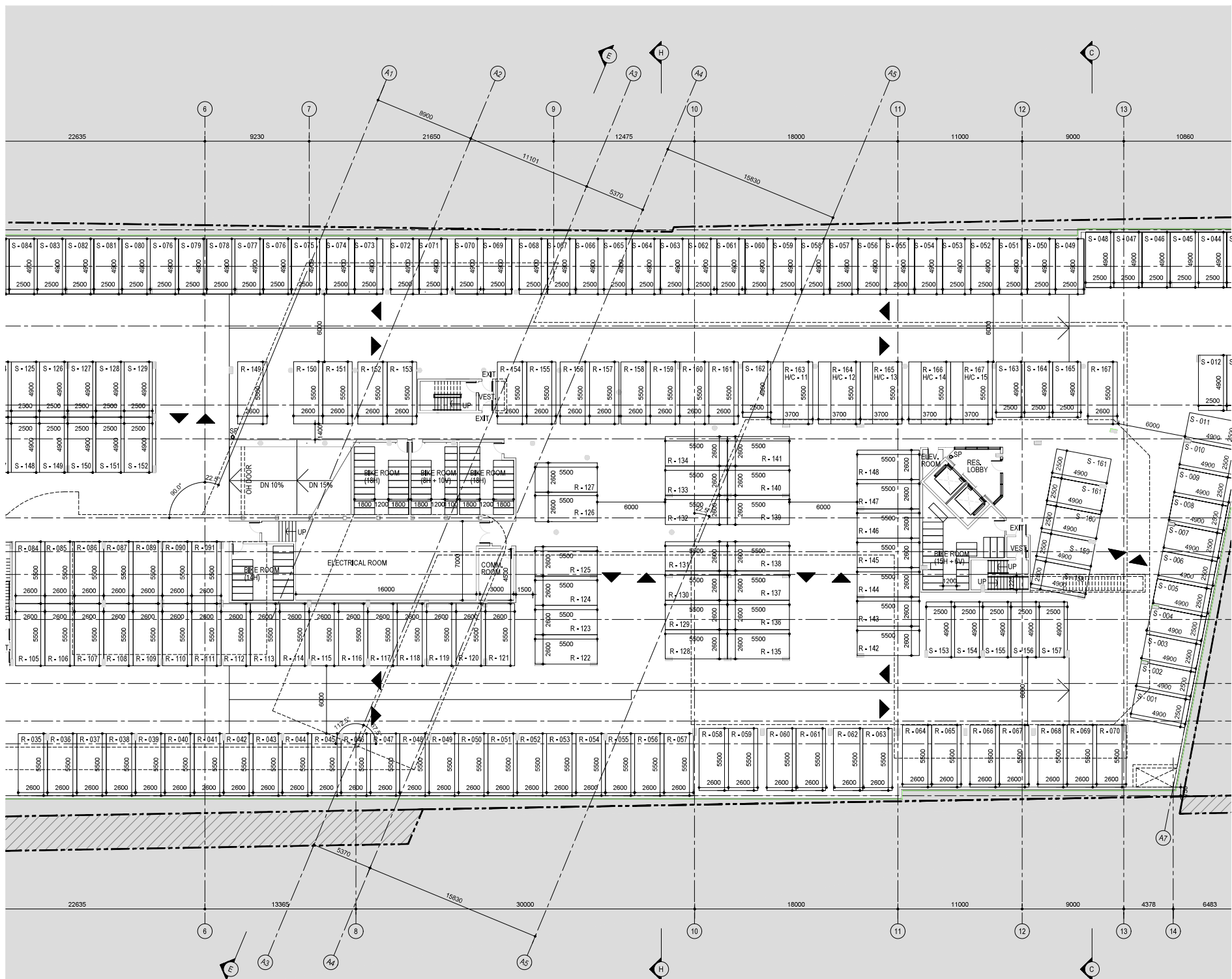
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PNHS-LANGLEY

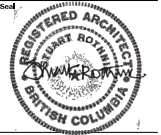
Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
1950-40TH AVENUE

Sheet title  
LEVEL-P1-B

Sheet number Scale 1:600

A211





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Key plan

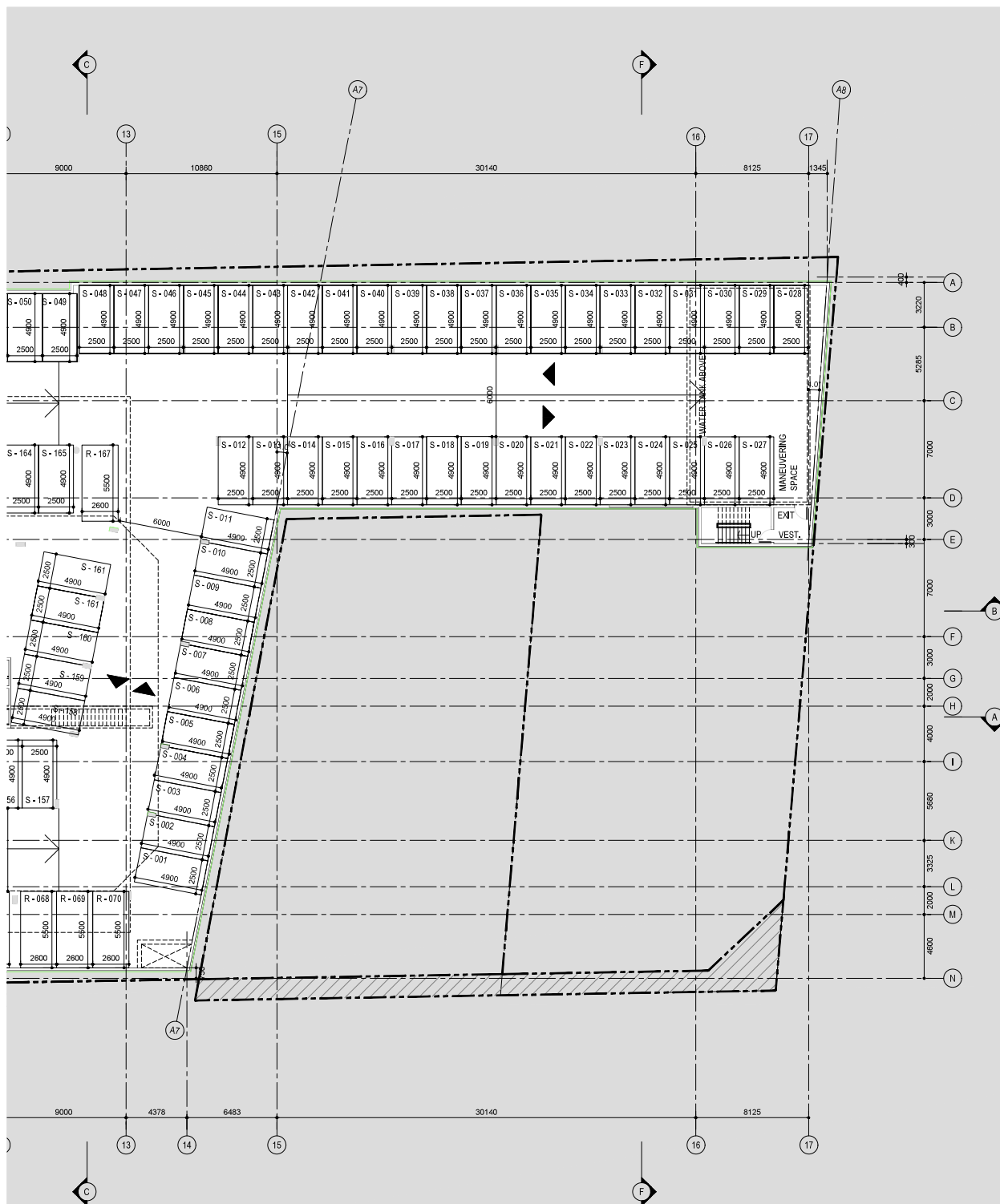
Issued for  
Continued OCP December 3rd, 2020  
Amendment - Rezoning -  
Development Permit  
Application  
Revised Application January 26th, 2025  
Revised Application March 14th, 2025

Project title  
PNHS-LANGLEY

Client  
PACE (LAZARENS-HOUSING-SOCIETY)  
Site address  
1950-40TH AVENUE

Sheet title  
LEVEL-P1-C

Sheet number Scale 1:100





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Submitted for  
Combinational OCP  
Amendment - Rezoning -  
Development Permit  
Application  
Revised Application  
January 21st, 2025  
Revised Application  
February 28th, 2025

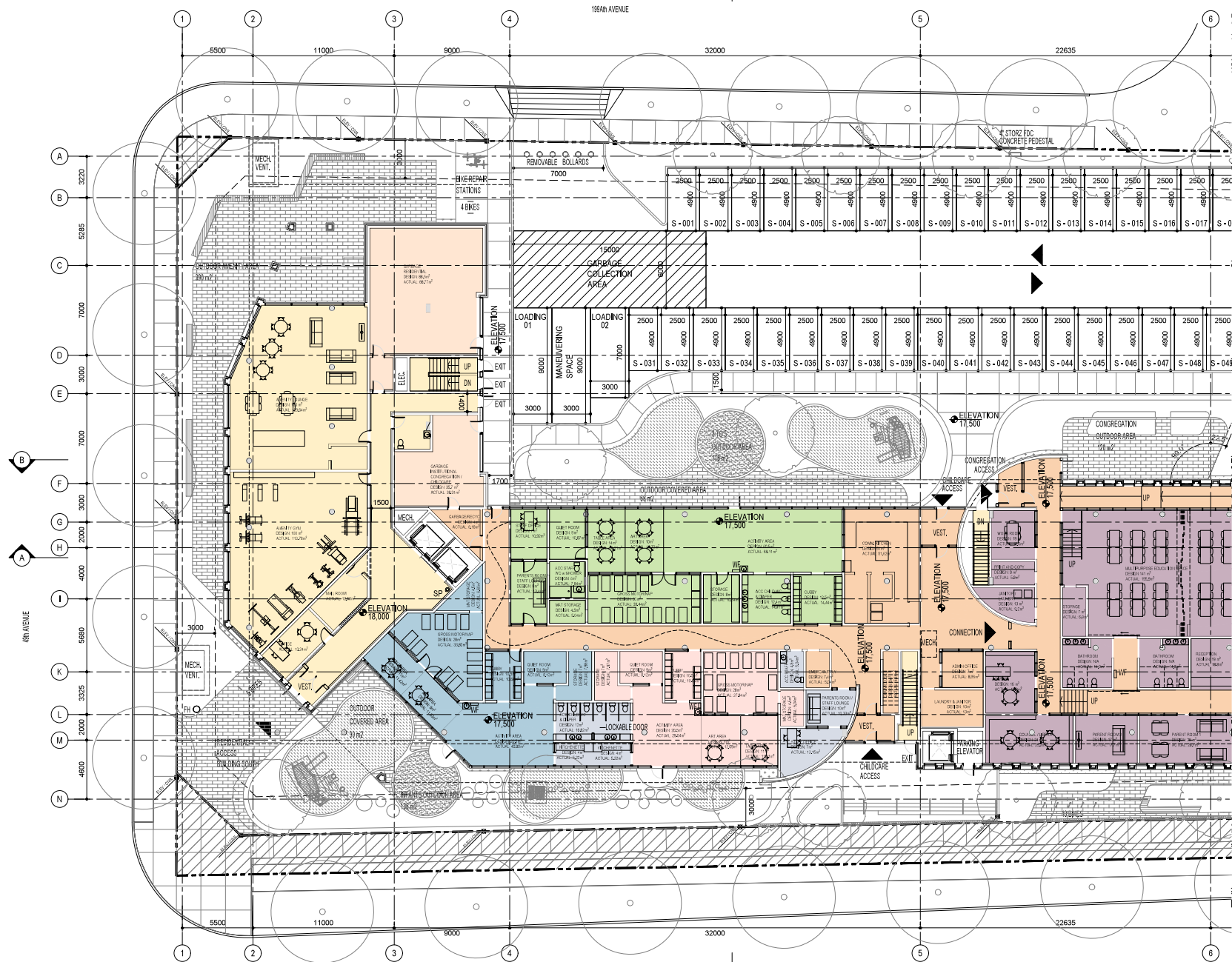
Project title  
PNHS-LANGLEY

Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
3091-40TH AVENUE

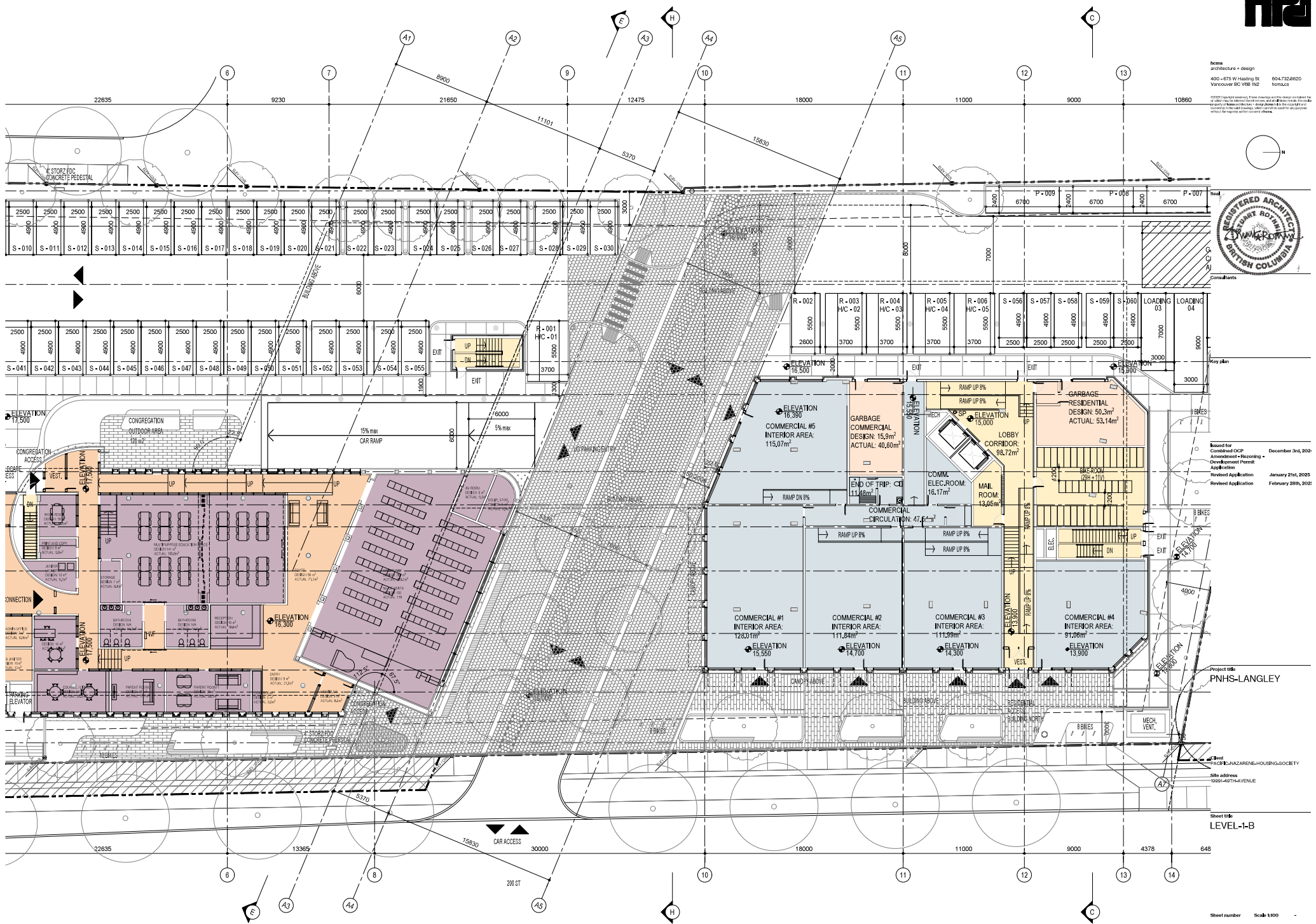
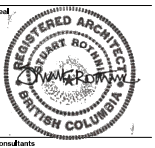
Sheet title  
LEVEL-1-A

Sheet number Scale 1:600

A213







Project title  
**PNHS-LANGLEY**

Project description  
PACIFIC NAZARENE HOUSING SOCIETY

Site address  
5901-40TH AVENUE

Scale  
1:600

Revision History

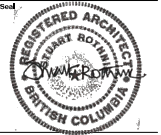
Issued for	December 3rd, 2024
Amendment - Rezoning -	
Development Permit	
Application	
Revised Application	January 21st, 2025
Revised Application	February 28th, 2025

Sheet title  
**LEVEL-1-B**



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Key plan

Issued for Continued OCP December 3rd, 2020  
Amendment - Rezoning - Development Permit Application  
Revised Application January 21st, 2025  
Revised Application February 28th, 2025

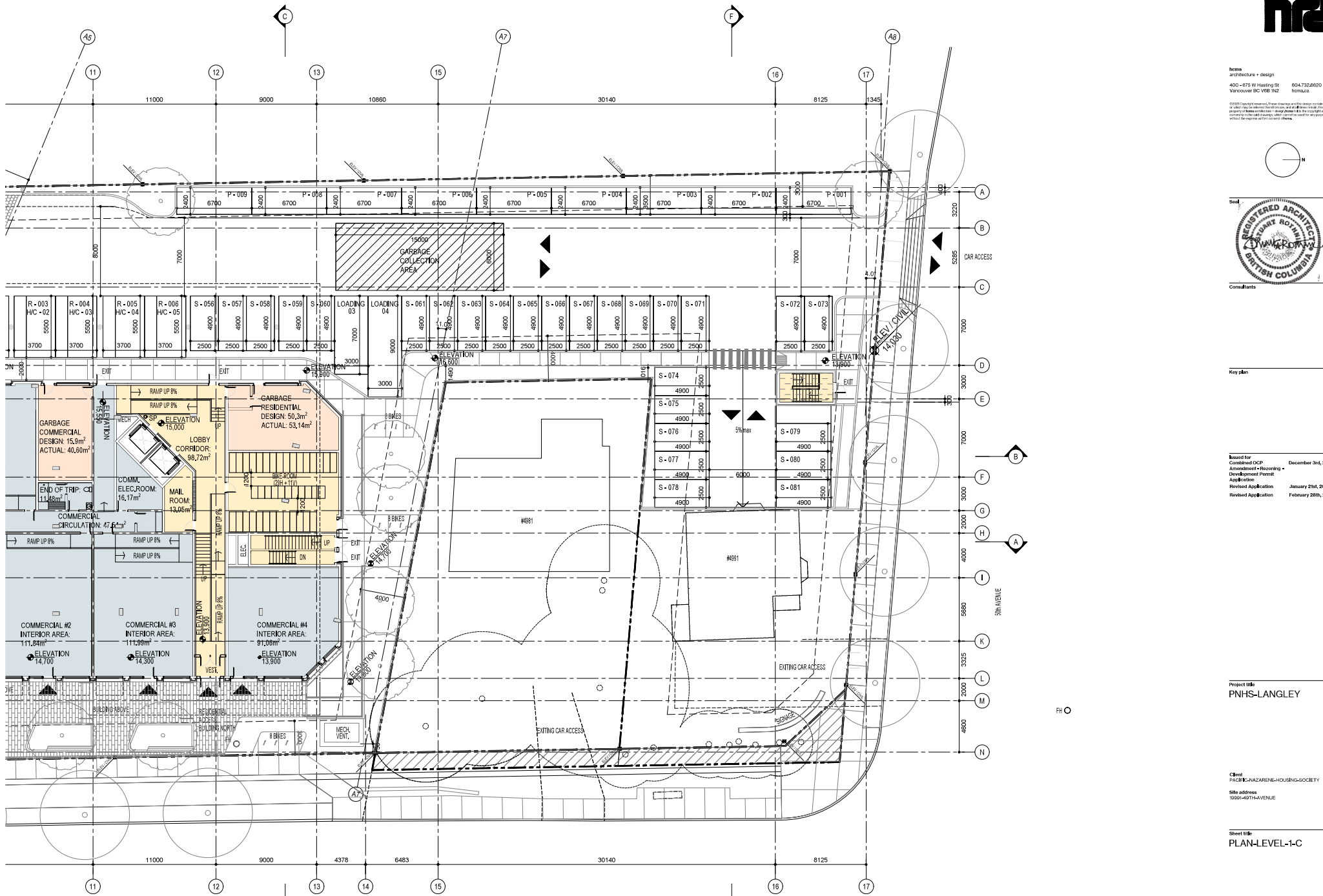
Project title  
PNHS-LANGLEY

Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
1959-40TH AVENUE

Sheet title  
PLAN-LEVEL-1-C

Sheet number Scale 1:100

A215





Scale

Key plan

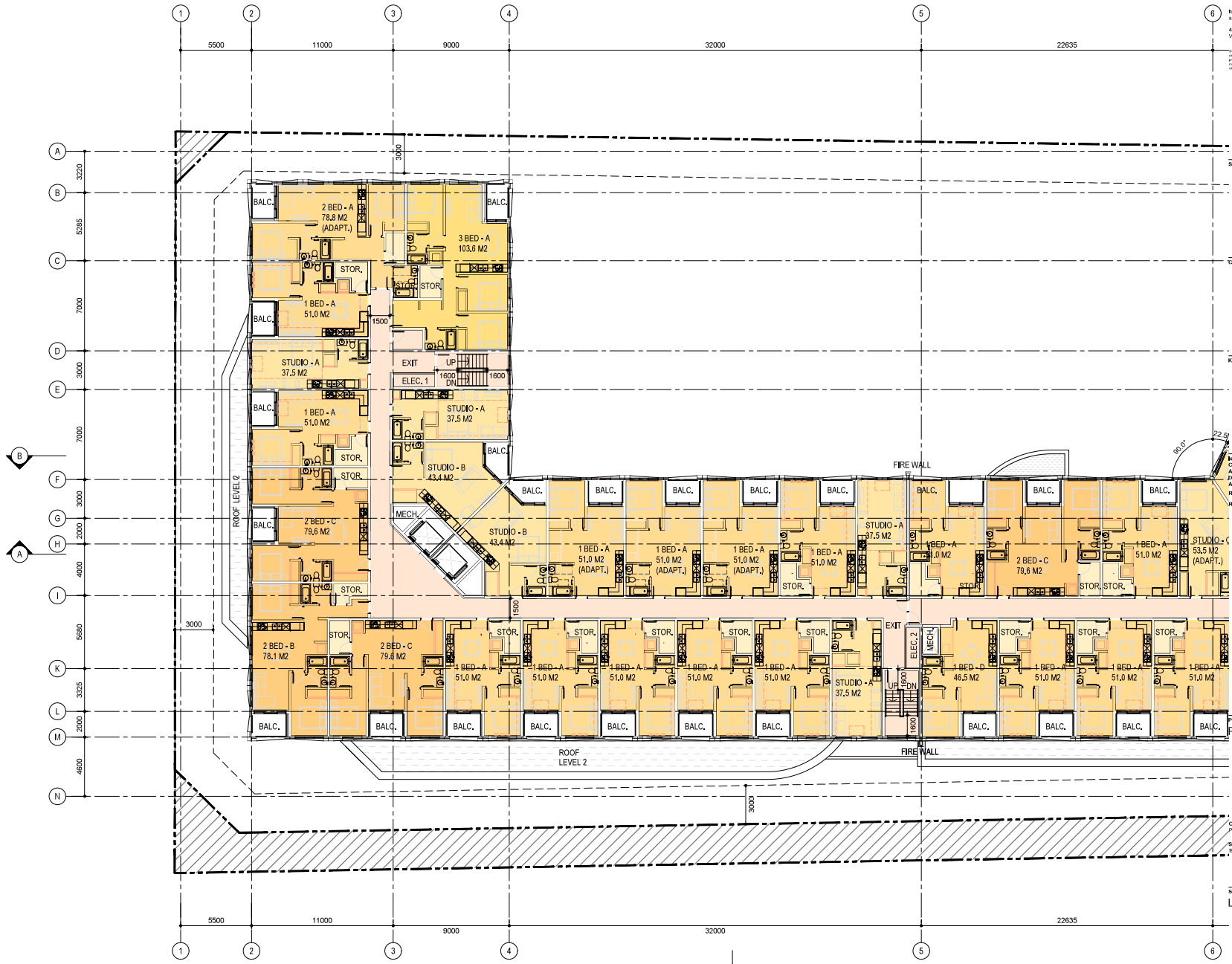
Based for  
Committed OCP  
Amendment - Rezoning -  
Development Permit  
Application  
Revised Application  
Revised Application  
December 3rd, 2024  
January 21st, 2025  
February 28th, 2025

Project title  
PNHS-LANGLEY

Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
1890-49TH AVENUE

Sheet title  
LEVEL-2-A

Sheet number Scale 1:100







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11.0'  
 Key plan

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

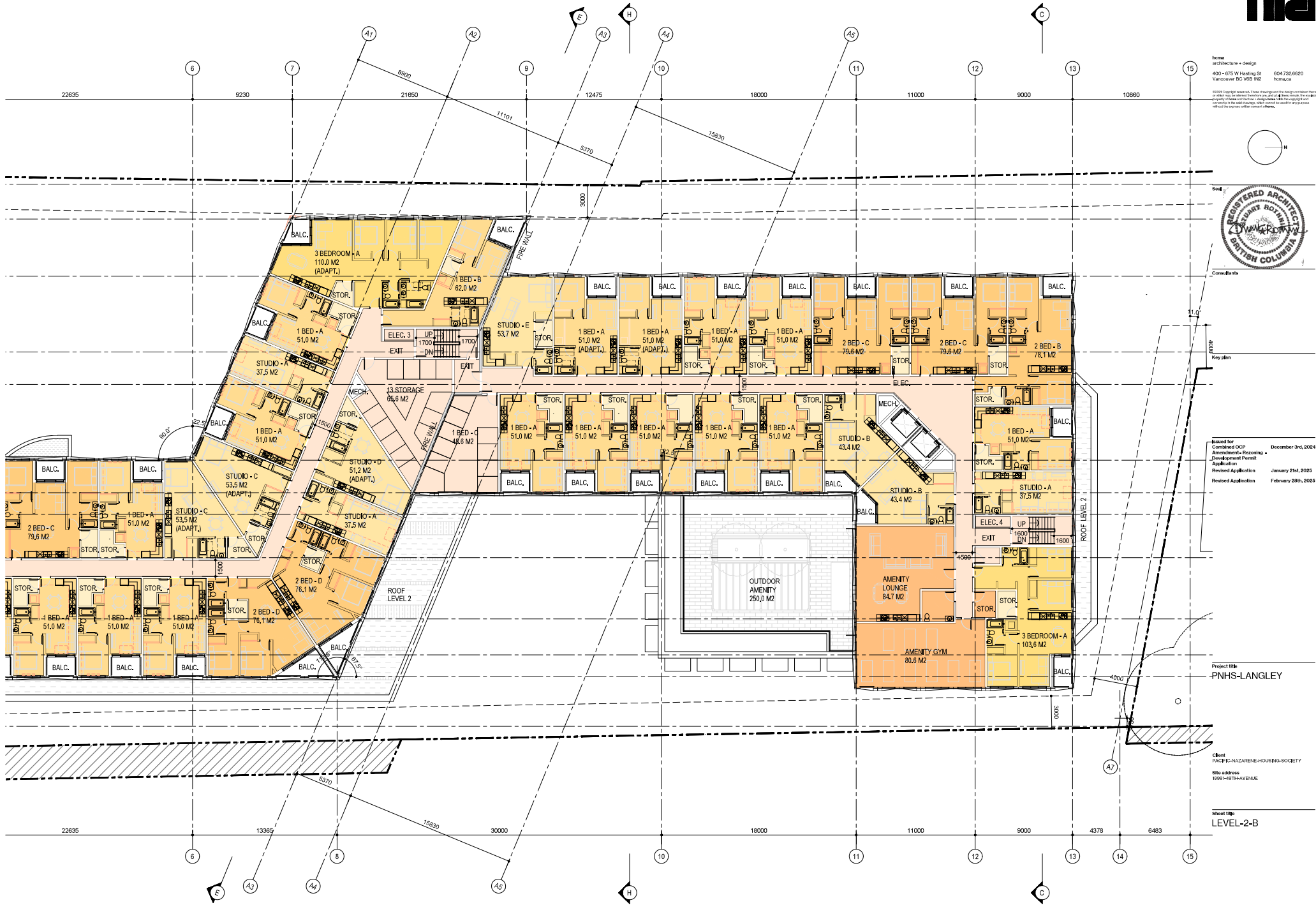
Project title  
**PNHS-LANGLEY**

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

Sheet title  
**LEVEL-2-B**

Sheet number  
 Scale 1:100

**A217**





Scale

Key plan

Based for  
Combined OCP  
Amendment + Rezoning +  
Development Permit  
Application  
Revised Application  
Revised Application

December 3rd, 2019

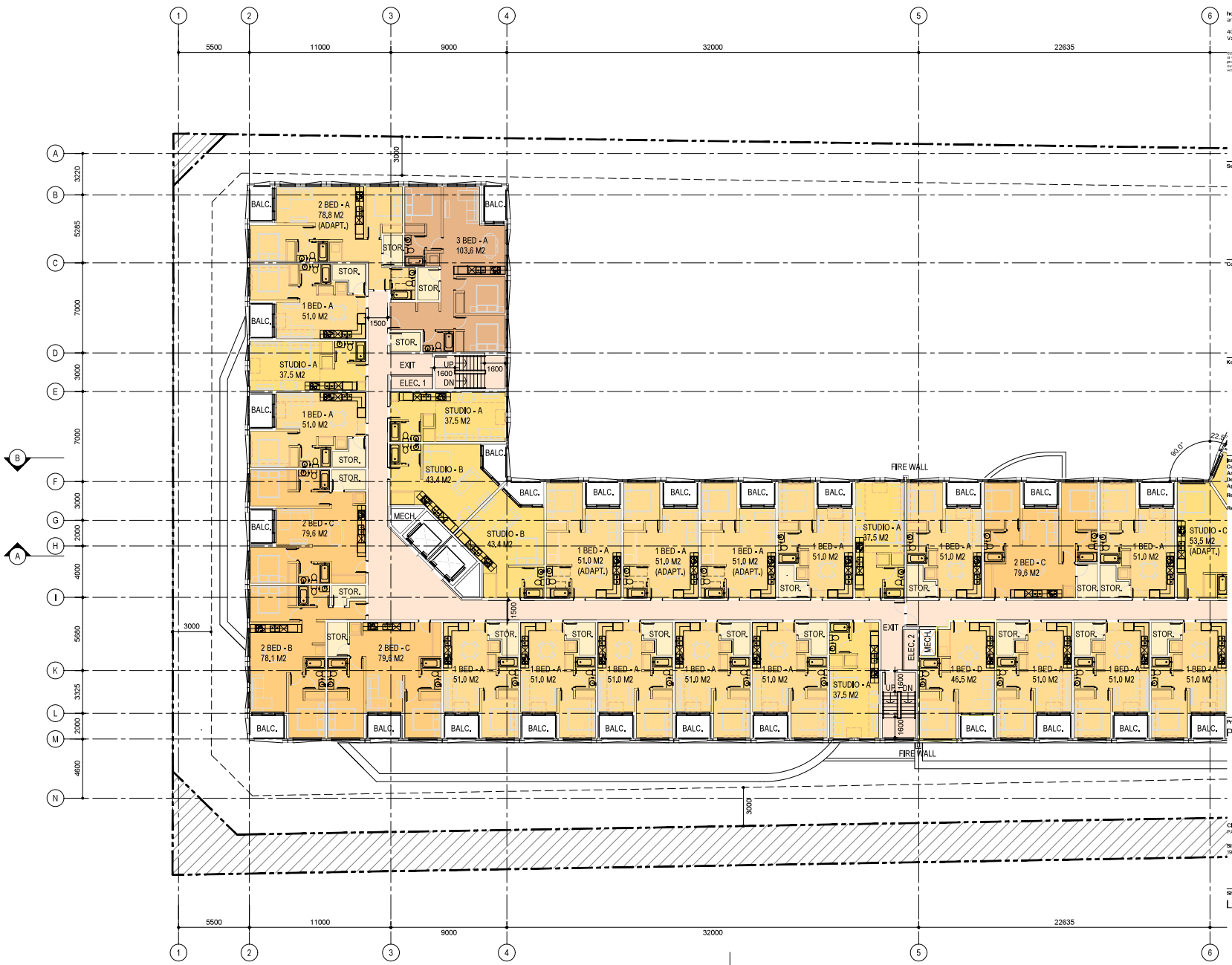
January 21st, 2025

February 28th, 2025

Project title  
PNHS-LANGLEY

Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
3991-49TH AVENUE

Sheet title  
LEVELS-3-TO-6-A





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Key plan

Submitted for  
Construction Permit  
Amendment + Rezoning -  
Development Permit  
Application  
Reviewed Application  
January 21st, 2025  
Revised Application  
February 28th, 2025

December 3rd, 2019

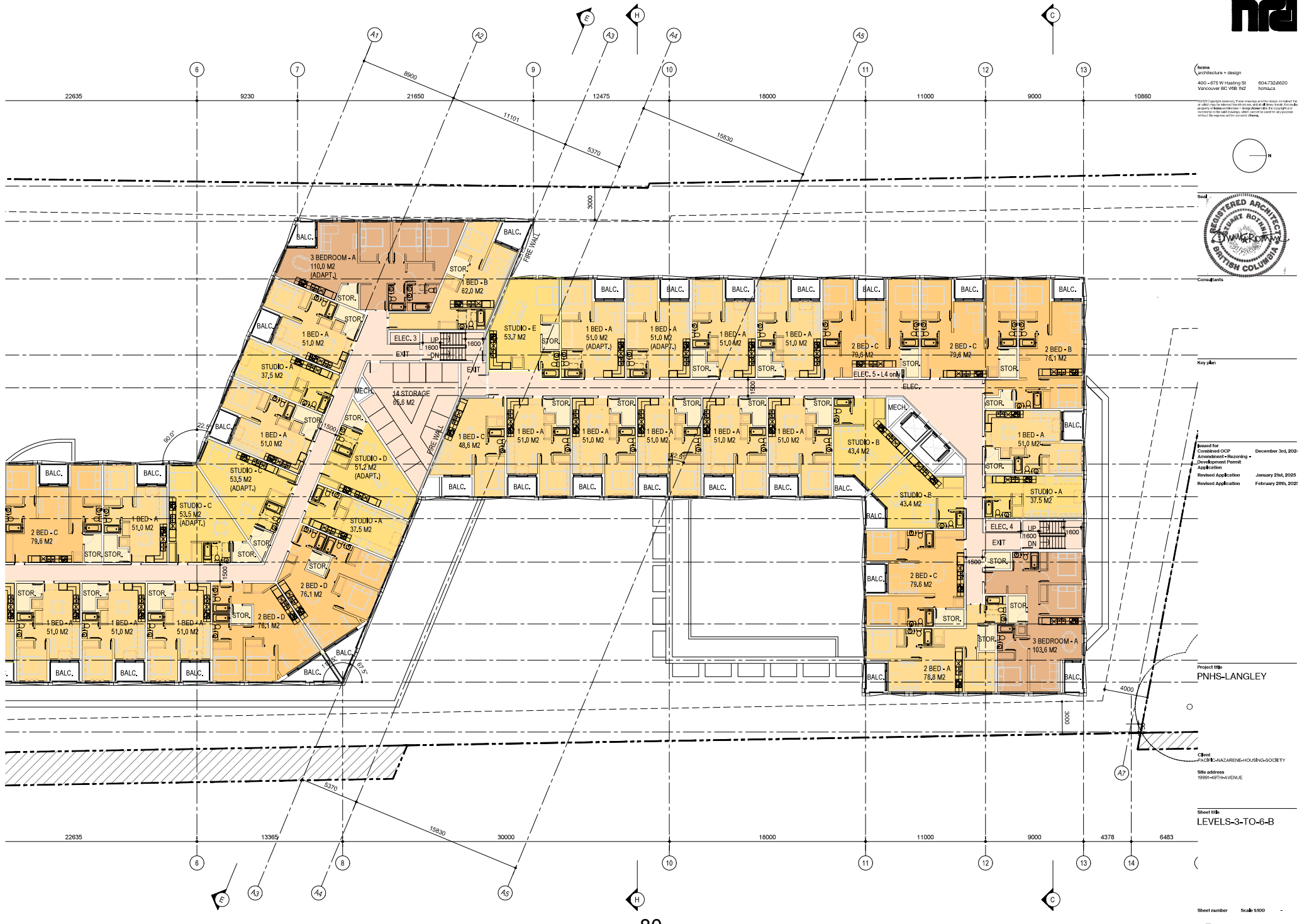
Project title  
PNHS-LANGLEY

Client  
PACIFIC NAZARENE HOUSING SOCIETY  
Site address  
1991-1971 AVENUE

Sheet title  
LEVELS-3 TO-6-B

Sheet number Scale 1:100

A219





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Key plan

Issued for  
Combined DCP  
Amendment - Servicing -  
Development Permit  
Application  
December 3rd, 2024

Revised Application  
January 21st, 2025

Revised Application  
March 14th, 2025

PROJECT NAME  
PNHS LANGLEY

Client  
Site address

Sheet title  
ELEVATIONS

Printed Date  
2025-03-14  
Sheet number  
Scale 1:250

**A301**



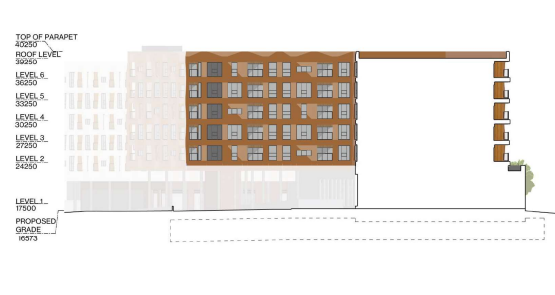
ELEVATION WEST



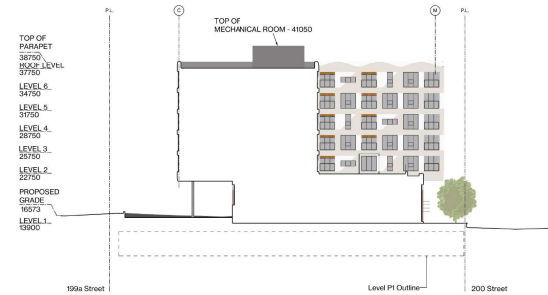
ELEVATION EAST



ELEVATION SOUTH 1



ELEVATION SOUTH 3



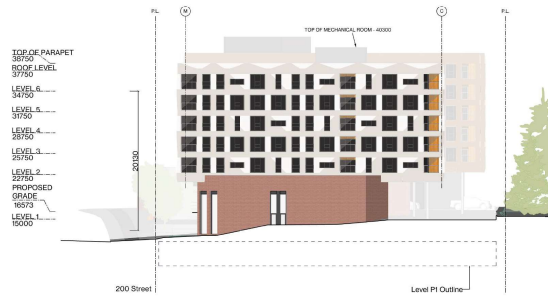
ELEVATION SOUTH 2



ELEVATION NORTH 2



ELEVATION NORTH 3 - BRIDGE



ELEVATION NORTH 1





Consultants

Key plan

Issued for

Combined OCP December 3rd, 2024  
Amendment - Servicing -  
Development Permit  
Application  
Revised Application January 27th, 2025  
Revised Application March 14th, 2025

PROJECT NAME

PNHS LANGLEY

Client

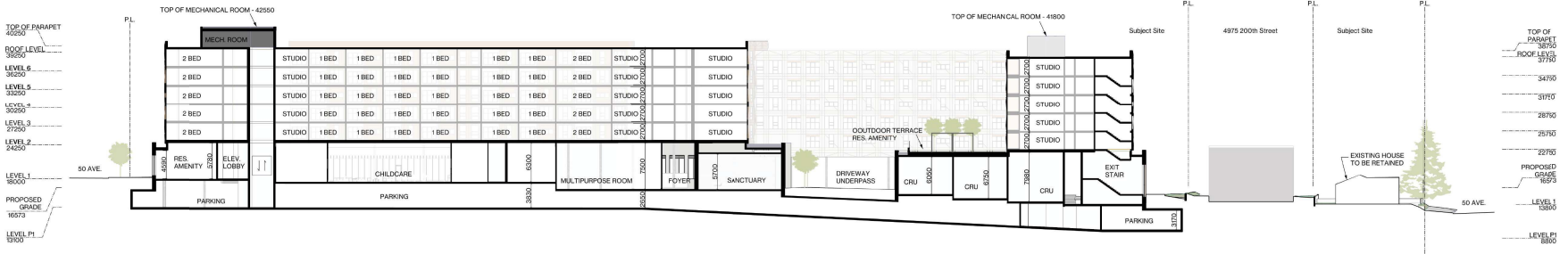
Site address

Sheet title

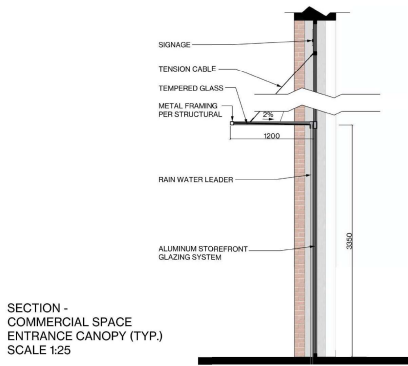
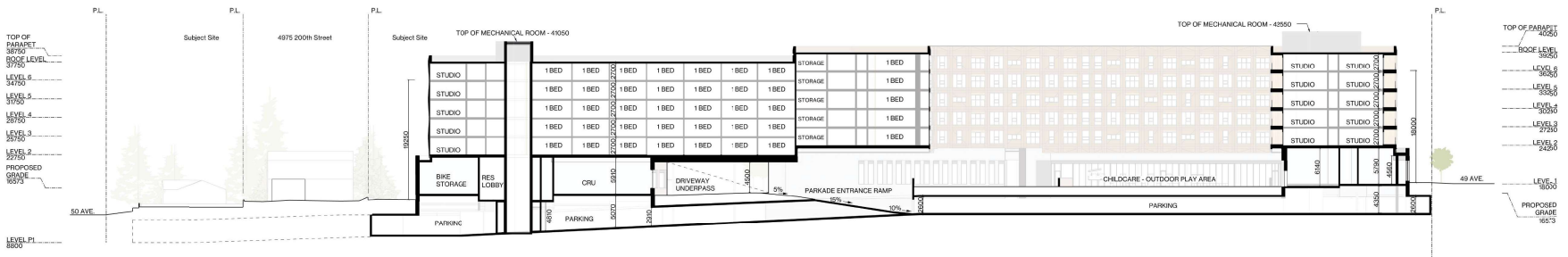
SECTIONS

Printed Date 2025-03-14  
Sheet number Scale 1:250

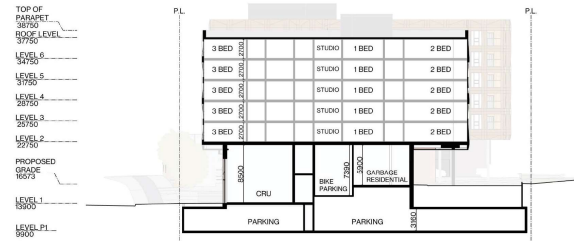
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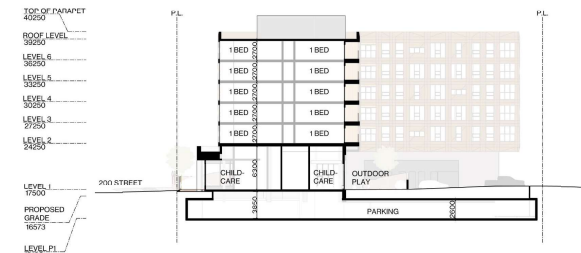
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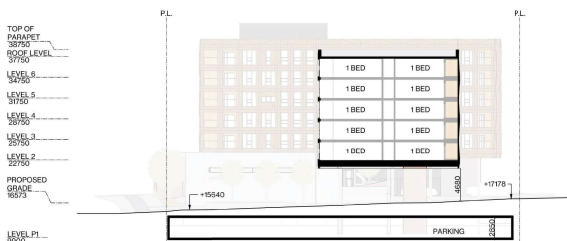
SECTION - COMMERCIAL SPACE ENTRANCE CANOPY (TYP.)  
SCALE 1:25



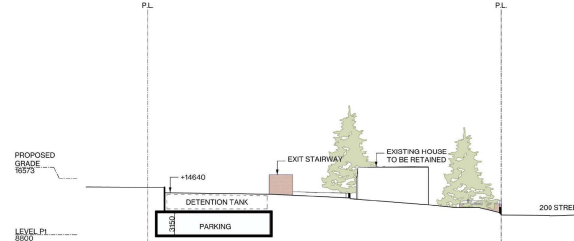
SECTION CC



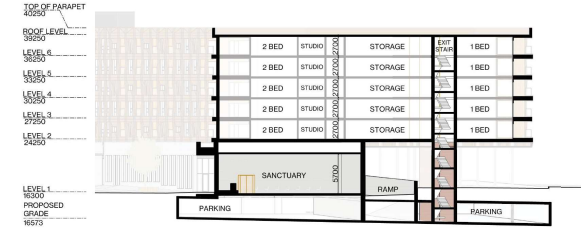
SECTION DD



SECTION HH

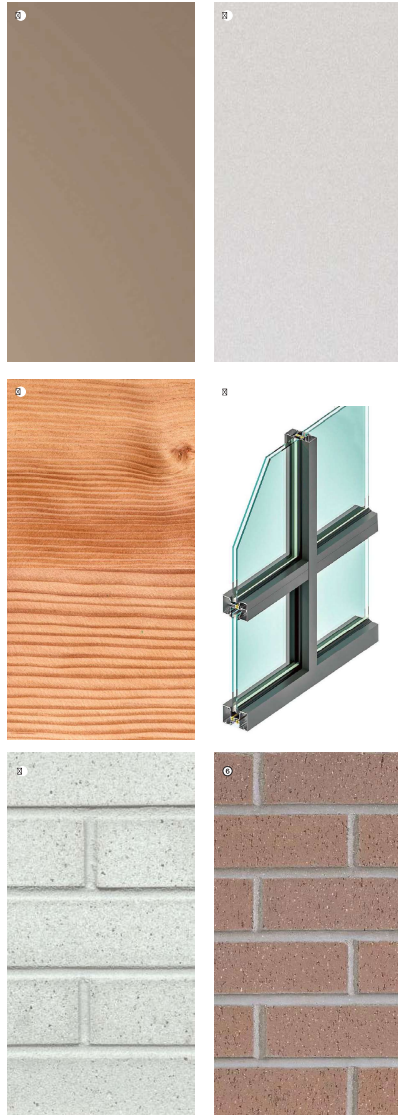


SECTION FF



SECTION EE

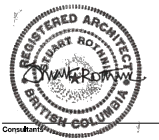
# Material Palette



- 1 metal panel, Bronze
- 2 metal panel, silver
- 3 wood finish, douglas fir
- 4 Charcoal mullions
- 5 Silver Brick
- 6 Terra Cotta Brick



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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  
4951-4975 - 200 Street  
4991 - 200 Street  
19390 50th Avenue

Sheet title  
**MATERIAL PALETTE**

Sheet number

**A321**

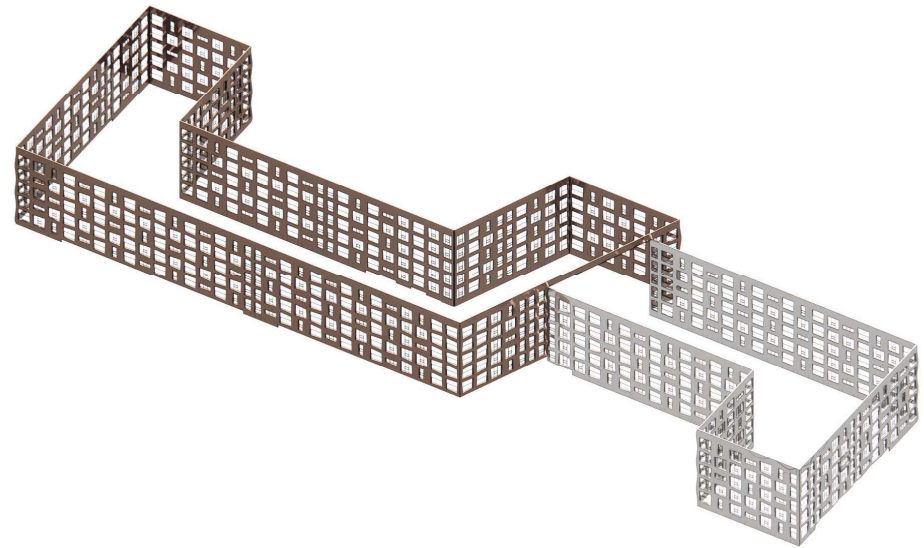
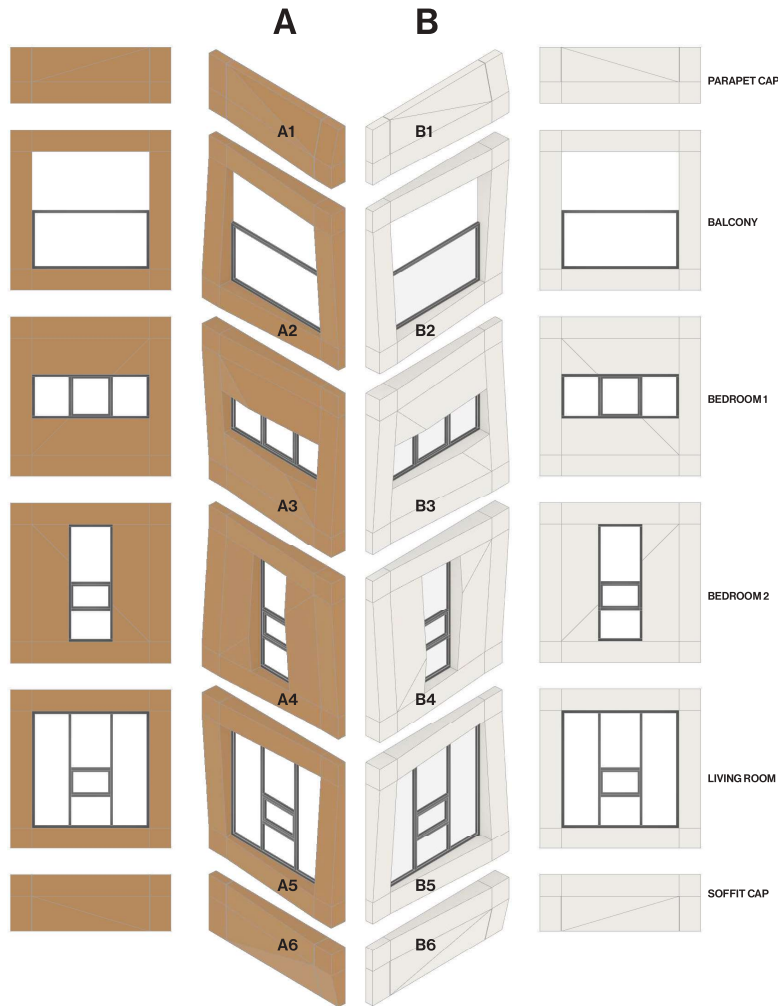
# Façade Module Types

# 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  
19990 50th Avenue

**Sheet title**  
FAÇADE MODULES

Sheet number

**A322**





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Consultants

Key plan

Issued for	December 3rd, 2019
Combined DCP	
Amendment + Rezoning -	
Development Permit	
Application	
Revised Application	January 21st, 2025
Revised Application	March 14th, 2025

Project title  
 PNHS-LANGLEY

PACIFIC NAZARENE HOUSING SOCIETY  
 Site address  
 19591-49TH AVENUE

Sheet title  
 AXO-1





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Consultants

Key plan

Board for Continued OCP	December 3rd, 2019
Amendment + Rezoning - Development Permit	
Application	
Revised Application	January 27th, 2025
Revised Application	March 16th, 2025

Project title  
**PNHS-LANGLEY**

Client  
**PACIFIC NAZARENE HOUSING SOCIETY**  
Site address  
1990-49TH AVENUE

Sheet title  
**AXO-2**

Sheet number    Scale 1:100

**A332**





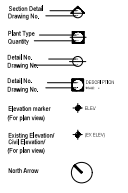
PACIFIC NAZARENE HOUSING SOCIETY  
LANGLEY, BC

AD Area Drain	ND Not in Contact
ALT Alternate	NO Number
ALUM Aluminum	NTS Not to Scale
ARCH Architectural	OC Outside Corner/Dimension
AVG Average	OC Offset of Curvature
B Bottom	PERP Perpendicular
BB Bottom of Bench Elevation	PA Planting Area
BC Bottom of Curb Elevation	PI Point of Intersection
BEDO Building	PL Property Line
BOL Bolster	PLNT Floor Planting
BP Bottom of Pool	PO Point of Origin
BS Bottom of Step/Slab Elevation	PP Protection/Pile
BTW Between	PR Plaster/Plie
BW Bottom of Wall Elevation	PS Pounds per Square Inch
CB Catch Basin	PT Point of Terminus
CV Civil	QTY Quantity
CJ Cooling Joint	R Floor
CCJ Construction Joint	RA Radius
COMP Compacted	REBAR Reinforcing Bar
CONC Concrete	REQ Required
DEG Degree	ROW Right of Way
DET Detail	SB Sideslip
DBL Double	SHT Sheet
DEM Dimension	SPEC Specifications
DN Down	SECT Section
DWG Drawing	SG Square
EJ Elevation Joint	SS Stainless Steel
ENG Engineer/Engineering	STA STA
EQ Equal	STP Station Point
EX Existing	STD Standard
FC Finish Coat	STR Steel
FDN Foundation	STRUC STRUCTURE
FG Finish Grade	T Top
FN Finish	TB Top of Bench Elevation
FTG Footing	T+B Top and Bottom
FTN Footing	TAN Tergony
QALV Quilized	TC Top of Curb Elevation
HEF Horizontal/Each Face	TD Trench Drain
HP High Pressure	TEMP Temporary
HT High	THK Thick
HML High Water Level	TGS Top of Slab
ID Inside Dimension	TPZ Tree Protection Zone
INCL Include/Including	TS Top of Step/Slab Elevation
J Joint	TW Top of Wall Elevation
LARCH Landscape Architect	TOP Topical
LOW Level of Work	VERT Vertical
LT Light	VEF Vertical/Each Face
M Meter/Meters	w/ with
MMX Millium	w/o without
MMW Millium	WF Water Feature
MSC Miscellaneous	WJ Water Jet
	WL Water Level
	WSP Waterproofing

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  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

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5. REFER TO ENGINEERING DRAWINGS FOR SUBGRADE, AND REINFORCING OF ALL FINED SURFACES IN ROADWAYS.
6. PROVIDE PREPARATION 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 MATERIALS AND LANDSCAPE CONSTRUCTION TO CONFORM TO CSLA STANDARDS.
10. ENSURE POSITIVE DRAINAGE.
11. PERIMETER ROADWAY TO BE RECONSTRUCTED FULLY IF DAMAGE.

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Revisions

No.	Date	Issue	By
1	NOV 06, 2024	ISSUED FOR COST ESTIMATE	MM
2	NOV 08, 2024	ISSUED FOR PERMITS	MM
3	NOV 10, 2024	ISSUED FOR PERMITS	MM
4	JAN 04, 2025	ISSUED FOR PERMITS	MM
5	JAN 23, 2025	ISSUED FOR PERMITS	MM
6	MAR 03, 2025	ISSUED FOR PERMITS	MM

N

**PFS STUDIO**

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PROJECT NAME:  
**PACIFIC NAZARENE HOUSING SOCIETY**

DRAWING TITLE:  
**COVER PAGE**

PFS PROJECT NUMBER: 24025 DATE: NOV/06/2024

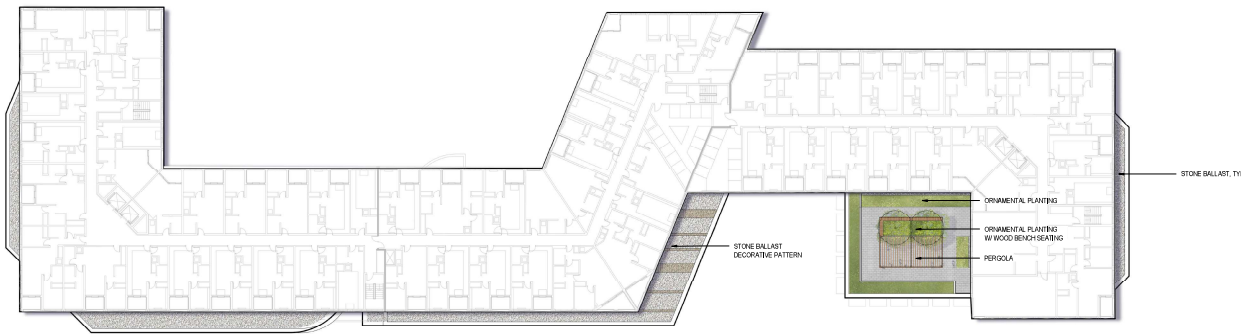
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SCALE: N/A

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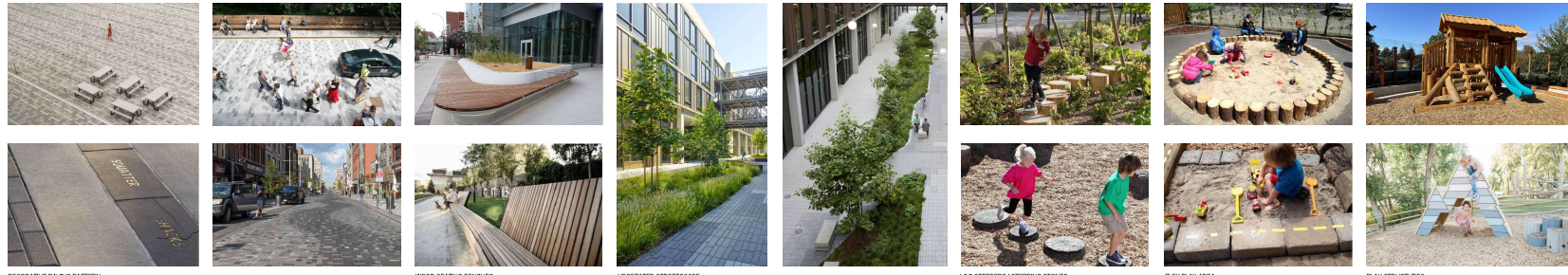


GROUND LEVEL  
SCALE: 1/8" = 1'-0"



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

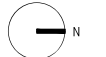
PRECEDENT IMAGES



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

CONCEPT NOTES  
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NO.	DATE	DESCRIPTION	BY
1	10/06/2024	PRELIMINARY CONCEPT	MM
2	10/06/2024	PRELIMINARY CONCEPT	MM
3	10/06/2024	PRELIMINARY CONCEPT	MM
4	10/06/2024	PRELIMINARY CONCEPT	MM
5	10/06/2024	PRELIMINARY CONCEPT	MM
6	10/06/2024	PRELIMINARY CONCEPT	MM
7	10/06/2024	PRELIMINARY CONCEPT	MM
8	10/06/2024	PRELIMINARY CONCEPT	MM
9	10/06/2024	PRELIMINARY CONCEPT	MM
10	10/06/2024	PRELIMINARY CONCEPT	MM
11	10/06/2024	PRELIMINARY CONCEPT	MM
12	10/06/2024	PRELIMINARY CONCEPT	MM
13	10/06/2024	PRELIMINARY CONCEPT	MM
14	10/06/2024	PRELIMINARY CONCEPT	MM
15	10/06/2024	PRELIMINARY CONCEPT	MM
16	10/06/2024	PRELIMINARY CONCEPT	MM
17	10/06/2024	PRELIMINARY CONCEPT	MM
18	10/06/2024	PRELIMINARY CONCEPT	MM



PFS STUDIO

STAMP



PROJECT NAME:  
PACIFIC NAZARENE  
HOUSING SOCIETY

DRAWING TITLE:  
RENDERED PLAN &  
PRECEDENT IMAGES

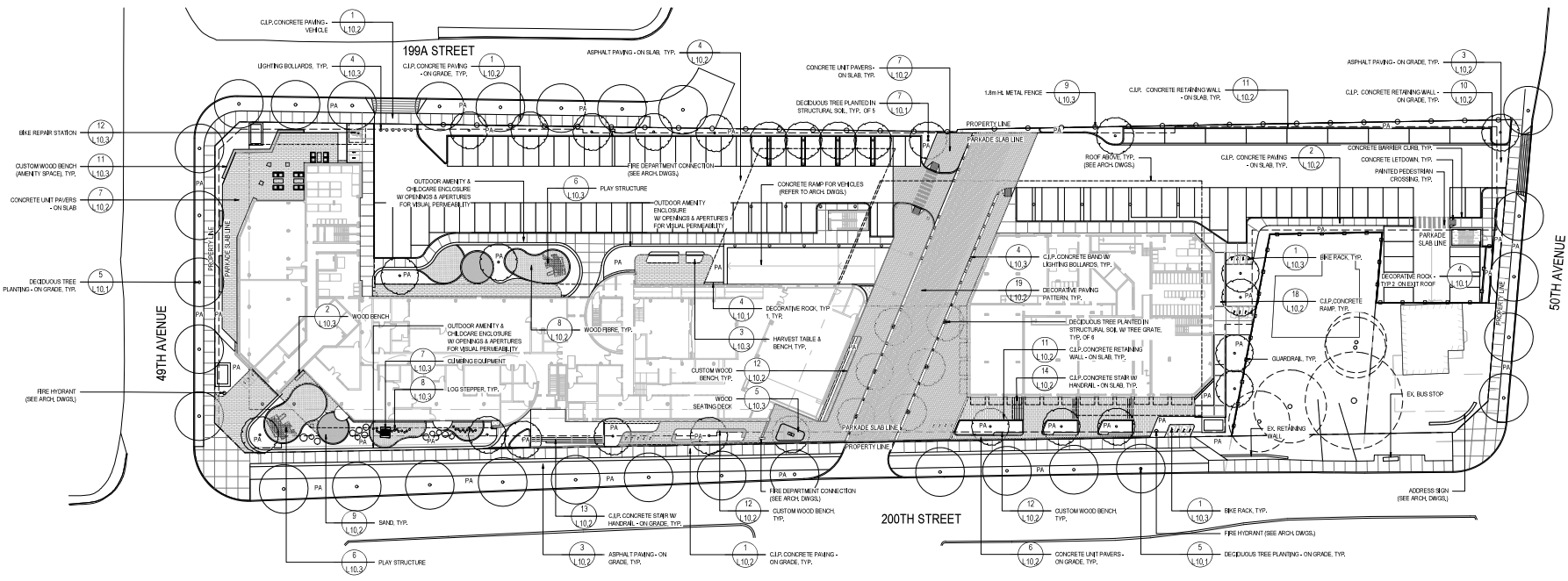
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DRAWN BY: YY    CHECKED BY: MM

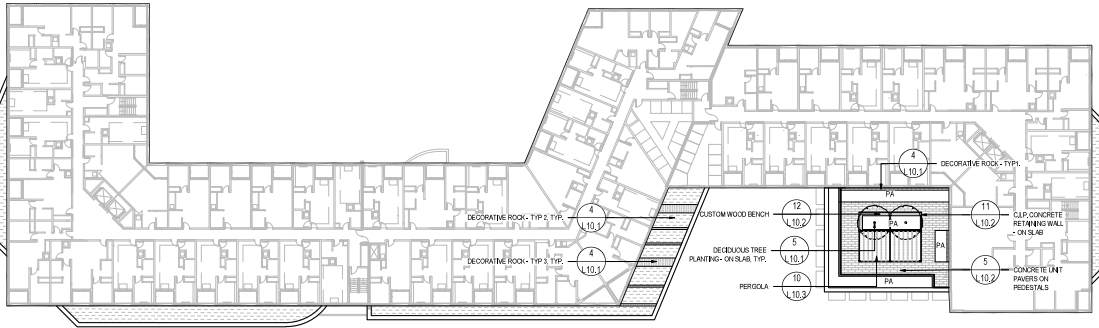
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DWG. NO. L-2.1    OF: 1





GROUND LEVEL  
SCALE: 1:50



LEVEL 2 - OUTDOOR AMENITY SPACE  
SCALE: 1:50

- MATERIALS NOTES:**
- 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. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PERMITS AND RECORDS FOR CONSTRUCTION APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING CONSULTANT FOR DETAILS. PROPOSED ROW OF TREES LOCATED ON PRIVATE ADJACENT TO THE PROPERTY LINE ON BARKLEY STREET TO BE MAINTAINED SOLELY BY PRIVATE PROPERTY OR REMOVED.
  - DO NOT SCALE DRAWINGS.
  - LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.

**LEGEND:**

- CLP CONCRETE PAVING
- CONCRETE UNIT PAVERS
- WOOD FIBRE
- SAND
- DECORATIVE ROCK - TYPE 1
- DECORATIVE ROCK - TYPE 2
- DECORATIVE ROCK - TYPE 3
- SHRUBS, PERENNIALS & GRASSES/PLANTING
- TREE TO REMAIN
- PROPOSED STREET TREE
- PROPOSED DECIDUOUS TREE

Consultant Services

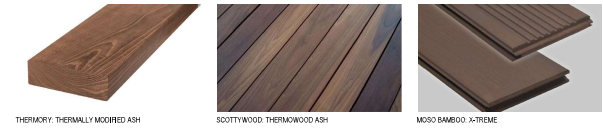
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NO.	DATE	ISSUE	BY
1	NOV 20 2024	PROPOSED FOR CONSTRUCTION	MM
2	NOV 20 2024	PROPOSED FOR CONSTRUCTION	MM
3	NOV 20 2024	PROPOSED FOR CONSTRUCTION	MM
4	NOV 20 2024	PROPOSED FOR CONSTRUCTION	MM
5	NOV 20 2024	PROPOSED FOR CONSTRUCTION	MM
6	NOV 20 2024	PROPOSED FOR CONSTRUCTION	MM

**CONCRETE UNIT PAVERS**



**WOOD BENCH TOP**



**DECORATIVE ROCK**



**OTHERS**



N

**PFS STUDIO**

STAMP:

PROJECT NAME:  
**PACIFIC NAZARENE HOUSING SOCIETY**

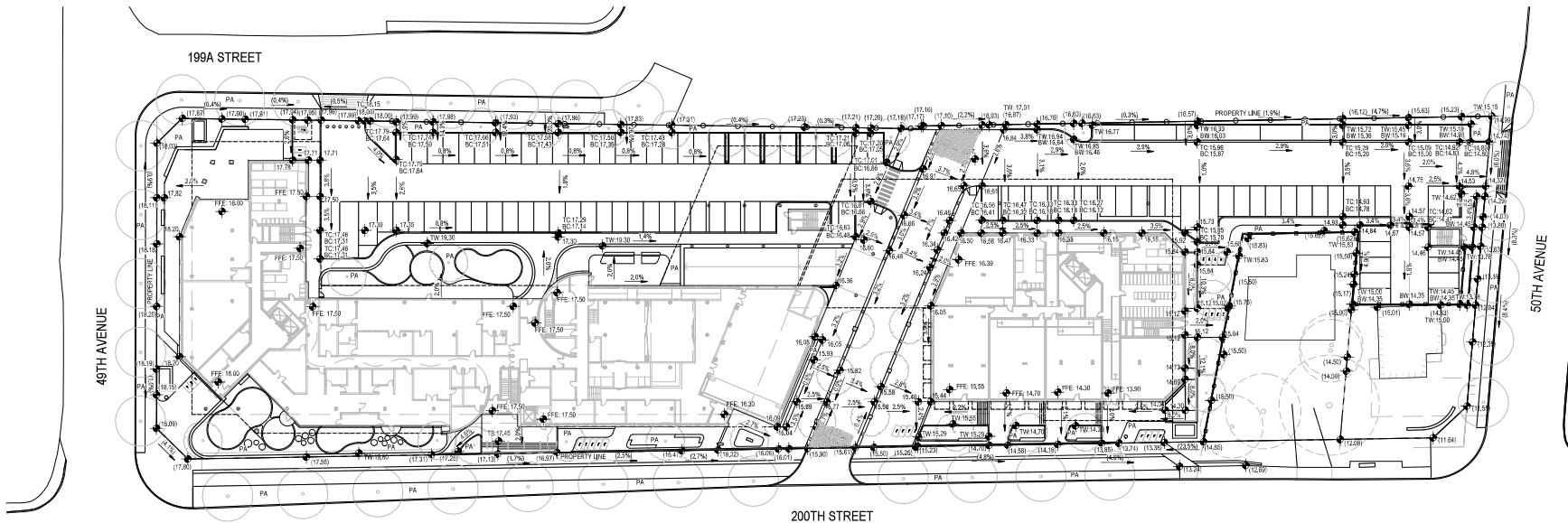
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**GROUND LEVEL & LEVEL 2 MATERIALS PLAN**

PFS PROJECT NUMBER: 24052 DATE: NOV/20/2024

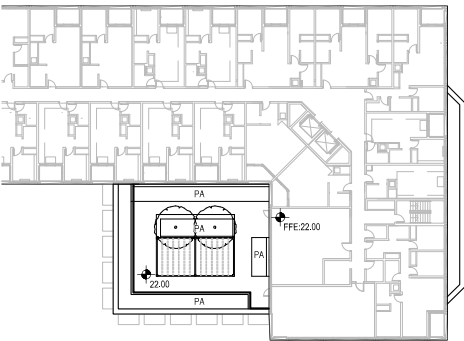
DRAWN BY: YY CHECKED BY: MM

SCALE: AS SHOWN

DWG. NO. 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 OBSERVATIONS TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
2. PROVIDE POSITIVE DRAINAGE THROUGHOUT - AWAY FROM BUILDINGS AND TO PARKING 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:**

- XXXXX EXISTING / GULF SPOT ELEVATION
- XXXXX PROPOSED SPOT ELEVATION
- TSXXXX TOP OF STAIR SPOT ELEVATION
- BSXXXX BOTTOM OF STAIR SPOT ELEVATION
- TWXXXX TOP OF WALL SPOT ELEVATION
- BWXXXX BOTTOM OF WALL SPOT ELEVATION
- TCXXXX TOP OF CURB SPOT ELEVATION
- BCXXXX BOTTOM OF CURB SPOT ELEVATION
- (XX%) SLOPE PERCENTAGE
- TRENCH DRAIN

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NO.	DATE	DESCRIPTION	BY	CHK
1	10/06/2024	ISSUED FOR COST ESTIMATE	MM	MM
2	10/08/2024	ISSUED FOR PERMITTING	MM	MM
3	10/10/2024	ISSUED FOR PERMITTING	MM	MM
4	10/14/2024	ISSUED FOR PERMITTING	MM	MM
5	10/15/2024	ISSUED FOR PERMITTING	MM	MM
6	10/16/2024	ISSUED FOR PERMITTING	MM	MM



**PFS STUDIO**

STAMP:



PROJECT NAME:  
**PACIFIC NAZARENE HOUSING SOCIETY**

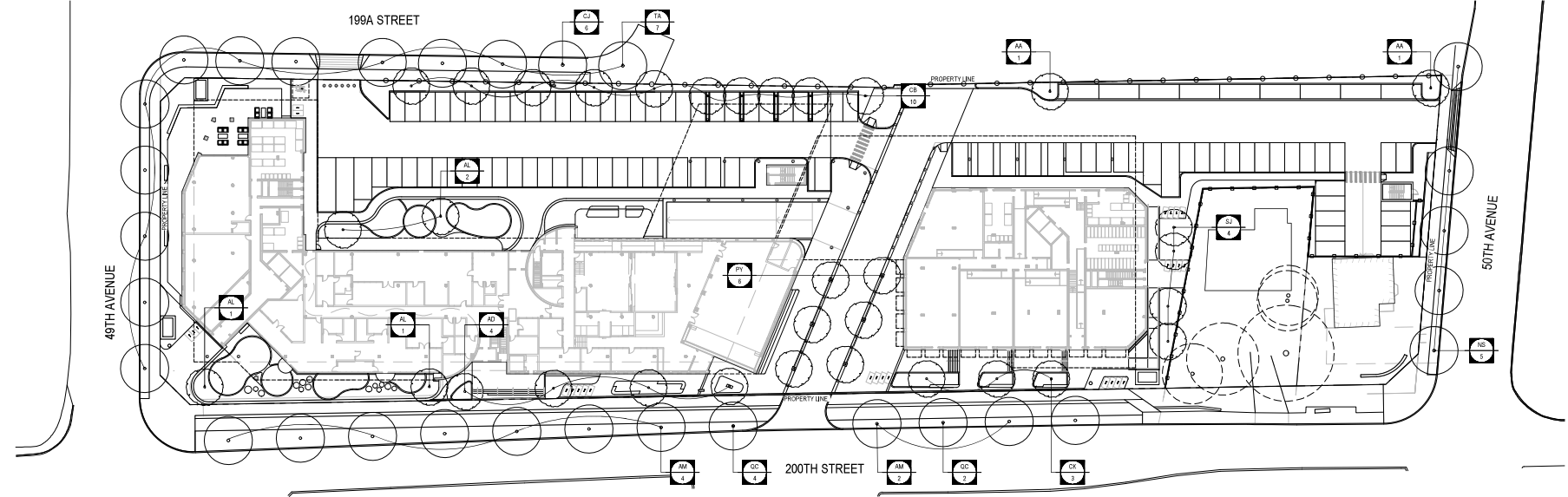
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**GROUND LEVEL & LEVEL 2 GRADING PLAN**

PFS PROJECT NUMBER: DATE:  
24025 NOV06/2024

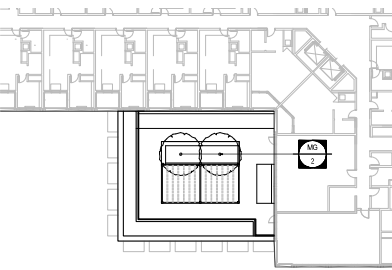
DRAWN BY: CHECKED BY:  
YY MM

SCALE:  
AS SHOWN

DWG. NO. OF:



GROUND LEVEL  
SCALE: 1/32"



- PLANTING NOTES:**
1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS. THIS STANDARD IS PUBLISHED ONLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BCSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BCLANA).
  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 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 'Spiraling'</i>	Spiraling 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>Araliancher lewisii</i>	Allegheny serviceberry	2m HT.	FULL UNIFORM SIZE & QUALITY	
10	CB	<i>Carpinus betulus 'Fastigiata'</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>Cornus kousa</i>	Japanese dogwood	8CM CAL. WB.	FULL UNIFORM SIZE & QUALITY	
2	MS	<i>Magnolia 'Galaxy'</i>	Galaxy magnolia	8CM CAL. WB.	FULL UNIFORM SIZE & QUALITY	
5	NS	<i>Nyssa sylvatica</i>	Black holly	8CM CAL. WB.	FULL UNIFORM SIZE & QUALITY	
6	PY	<i>Prunus x yedoensis 'Akabono'</i>	Akabono cherry	8CM CAL. WB.	FULL UNIFORM SIZE & QUALITY	
6	GC	<i>Quercus occidentalis</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	

LEVEL 2 - OUTDOOR AMENITY SPACE  
SCALE: 1/32"



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NO.	DATE	DESCRIPTION	BY
1	NOV 08, 2011	ISSUED FOR PERMITS	MM
2	NOV 08, 2011	ISSUED FOR BIDDING	MM
3	NOV 08, 2011	ISSUED FOR CONSTRUCTION	MM
4	JAN 14, 2012	ISSUED FOR CONSTRUCTION	MM
5	JUN 15, 2012	ISSUED FOR CONSTRUCTION	MM
6	MAY 15, 2012	ISSUED FOR CONSTRUCTION	MM

PROJECT NAME:  
**PACIFIC NAZARENE HOUSING SOCIETY**

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

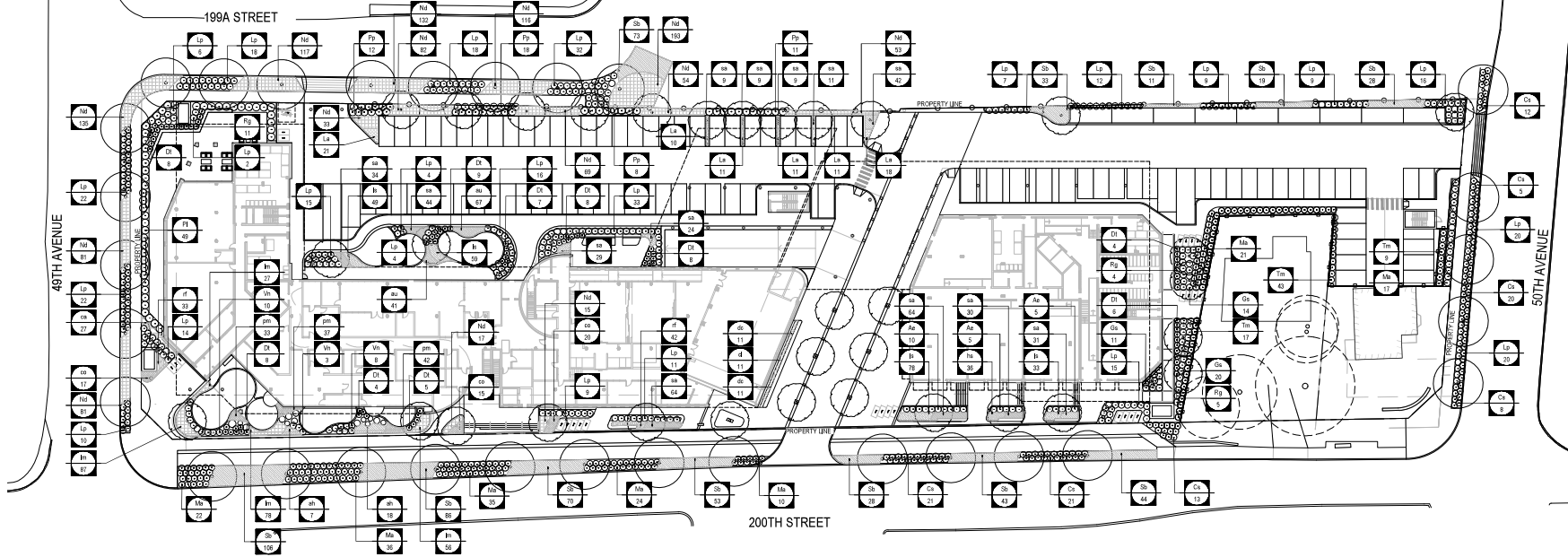
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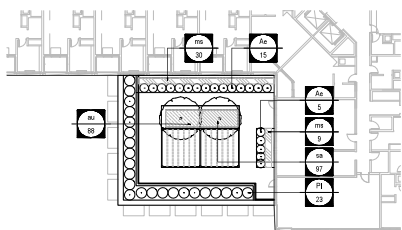
SCALE: AS SHOWN

DWG. NO. L-6.1 OF:





GROUND LEVEL  
SCALE: 1:50



LEVEL 2 - OUTDOOR AMENITY SPACE  
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	Cc	Comus senicea 'Farrow'	Arctic Fire red leaf dogwood	#2 POT	1.0M O.C.
67	Dd	Daphne transatlantica 'BLAFFA'	Eternal fragrance daphne	#2 POT	0.9M O.C.
45	Gd	Gaultheria shakoi	SUMI	#2 POT	1.0M O.C.
80	Ld	Lavandula angustifolia 'Hidcot'	Lavender	#1 POT	0.9M O.C.
344	Lp	Lonicera alata	Privet honey suckle	#2 POT	0.8M O.C.
165	Md	Mahonia aquifolium 'Compacta'	Oregon grape	#2 POT	1.0M O.C.
1178	Nd	Nandina domestica 'Fire Power'	Fire Power Nandina	#2 POT	0.45M O.C.
46	Pp	Pinus banksiana 'Lalibai'	Colorado spruce	#2 POT	1.2M O.C.
72	Pt	Pinus laevis 'Lalibai'	Lalibai Portugal laurel	#2 POT	1.2M O.C.
20	Rg	Rhododendron 'Gumpo White'	Gumpo White Azalea	#2 POT	1.0M O.C.
594	Sd	Sorbara berulifolia	Bristleleaf spirea	#2 POT	0.8M O.C.
69	Tm	Taxus media 'Hicksii'	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	Anemone x hybrida 'September Charm'	Anemone	#1 POT	0.6M O.C.

36	hd	Hemerocallis 'Stella de Oro'	Daylily	#1 POT	0.3M O.C.
219	lu	Liatris spicata 'Kobold'	Electric blue	#1 POT	0.3M O.C.
112	pn	Polystichum maximum	Sword fern	#1 POT	0.3M O.C.
75	rd	Rudbeckia fulgida 'Goldsturm'	Goldsturm coneflower	#1 POT	0.3M O.C.

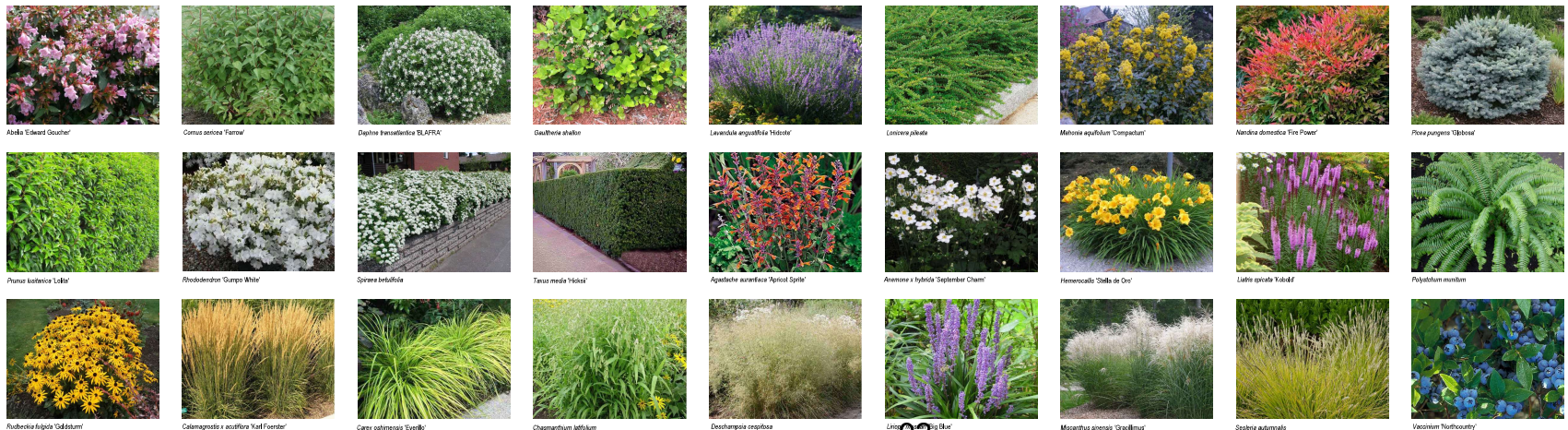
GRASSES

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	oo	Carex oshimensis 'Everblee'	Japanese sedge	#1 POT	0.45M O.C.
11	id	Chamaenerion albidum	Northern Sea Oats	#1 POT	0.45M O.C.
22	do	Deschampsia cespitosa	Tufted Hair grass	#1 POT	0.45M O.C.
248	ln	Liriope muscari 'Big Blue'	Big Blue lily turf	#1 POT	0.3M O.C.
39	ms	Miscanthus sinensis 'Gracillimus'	Chinese Silver grass	#1 POT	0.6M O.C.
407	sa	Setaria autumnalis	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', Comus senicea 'Farrow', Daphne transatlantica 'BLAFFA', Gaultheria shakoi, Lavandula angustifolia 'Hidcot', Lonicera alata, Mahonia aquifolium 'Compacta', Nandina domestica 'Fire Power', Pinus banksiana 'Lalibai', Rhododendron 'Gumpo White', Sorbara berulifolia, Taxus media 'Hicksii', Agastache aurantiaca 'Apricot Spice', Anemone x hybrida 'September Charm', Hemerocallis 'Stella de Oro', Liatris spicata 'Kobold', Polystichum maximum, Rudbeckia fulgida 'Goldsturm', Calamagrostis x acutiflora 'Karl Foerster', Carex oshimensis 'Everblee', Chamaenerion albidum, Deschampsia cespitosa, Liriope muscari 'Big Blue', Miscanthus sinensis 'Gracillimus', Setaria autumnalis, Vaccinium Northcountry

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	NOV 20 2024	ISSUED FOR CONSTRUCTION	MM
2	NOV 20 2024	ISSUED FOR CONSTRUCTION	MM
3	NOV 20 2024	ISSUED FOR CONSTRUCTION	MM
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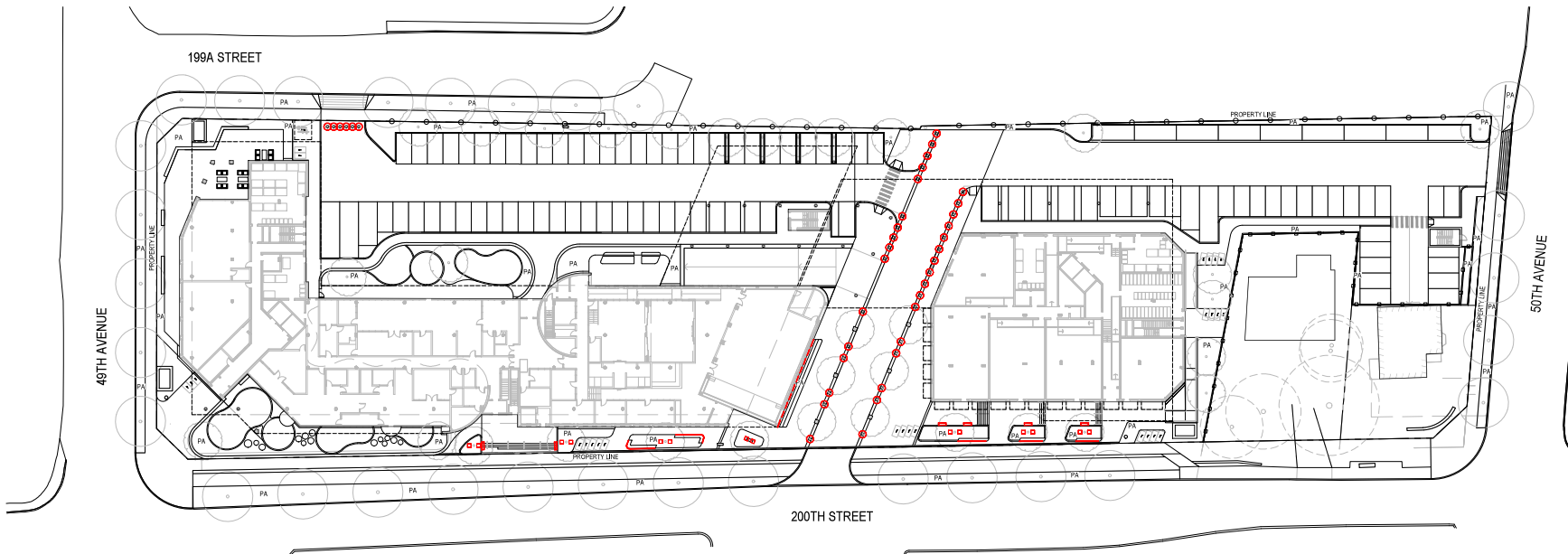
PROJECT NAME:  
PACIFIC NAZARENE HOUSING SOCIETY

DRAWING TITLE:  
GROUND LEVEL & LEVEL 2 PLANTING PLAN

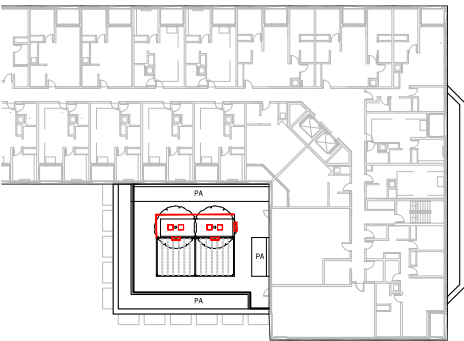
PFS PROJECT NUMBER: 24025 DATE: NOV/20/2024

DRAWN BY: YY CHECKED BY: MM

SCALE: AS SHOWN  
DWG. NO.: L-6.2 OF:



GROUND LEVEL  
SCALE: 1:500



LEVEL 2 - OUTDOOR AMENITY SPACE  
SCALE: 1:500

**LIGHTING NOTES:**

1. THIS DRAWING IS FOR REFERENCE ONLY.

**LEGEND:**

- LINEAR LED LIGHT
- IN-GROUND UP-LIGHT
- BOLLARD LIGHT
- WALL LIGHT
- - - WALL UP-LIGHT

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**REVISIONS:**

NO.	DATE	DESCRIPTION	BY
1	NOV 08, 2024	PRELIMINARY LIGHTING PLAN	MM
2	NOV 08, 2024	PRELIMINARY LIGHTING PLAN	MM
3	NOV 08, 2024	PRELIMINARY LIGHTING PLAN	MM
4	NOV 08, 2024	PRELIMINARY LIGHTING PLAN	MM
5	NOV 08, 2024	PRELIMINARY LIGHTING PLAN	MM
6	NOV 08, 2024	PRELIMINARY LIGHTING PLAN	MM
7	NOV 08, 2024	PRELIMINARY LIGHTING PLAN	MM
8	NOV 08, 2024	PRELIMINARY LIGHTING PLAN	MM
9	NOV 08, 2024	PRELIMINARY LIGHTING PLAN	MM
10	NOV 08, 2024	PRELIMINARY LIGHTING PLAN	MM

N

**PFS STUDIO**

STAMP:



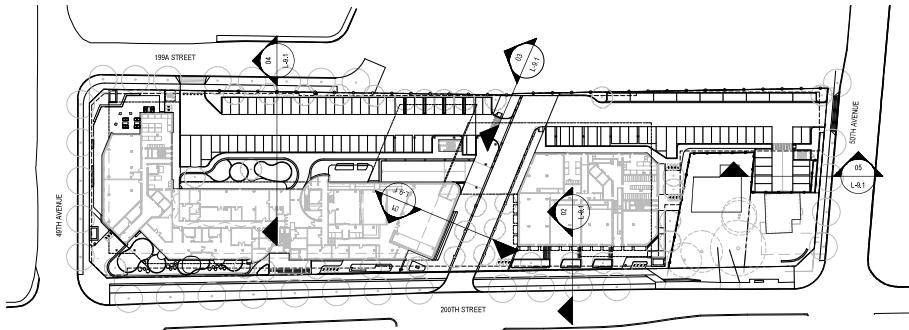
PROJECT NAME:  
**PACIFIC NAZARENE HOUSING SOCIETY**

DRAWING TITLE:  
**GROUND LEVEL & LEVEL 2 SCHEMATIC LIGHTING PLAN**

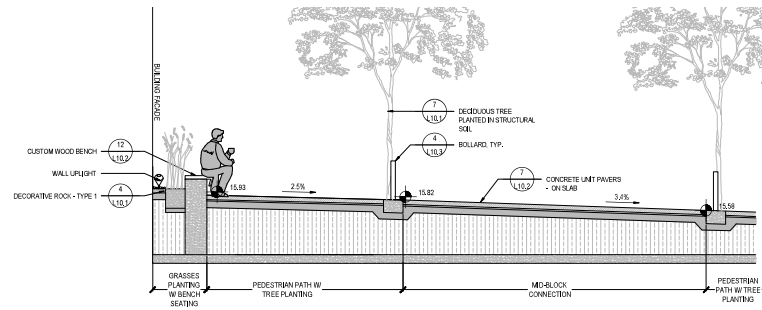
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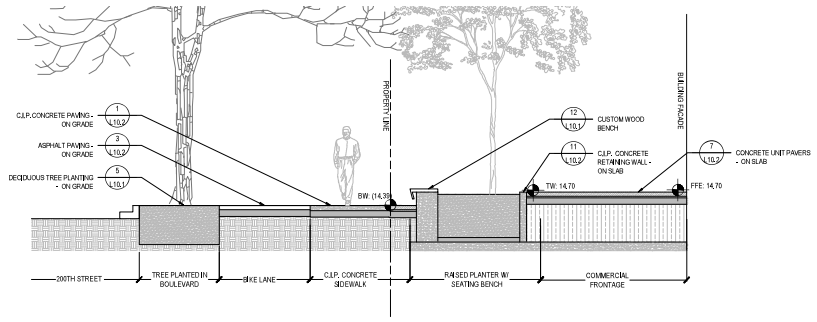
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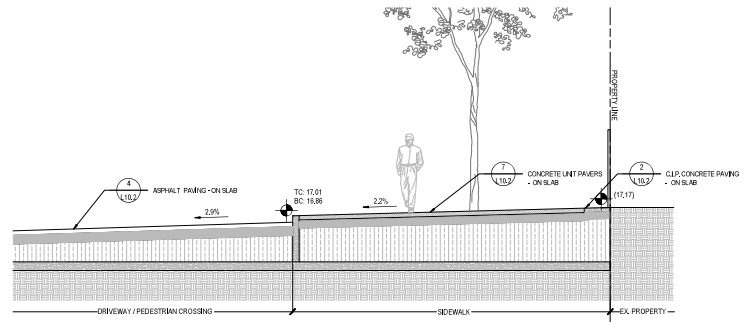
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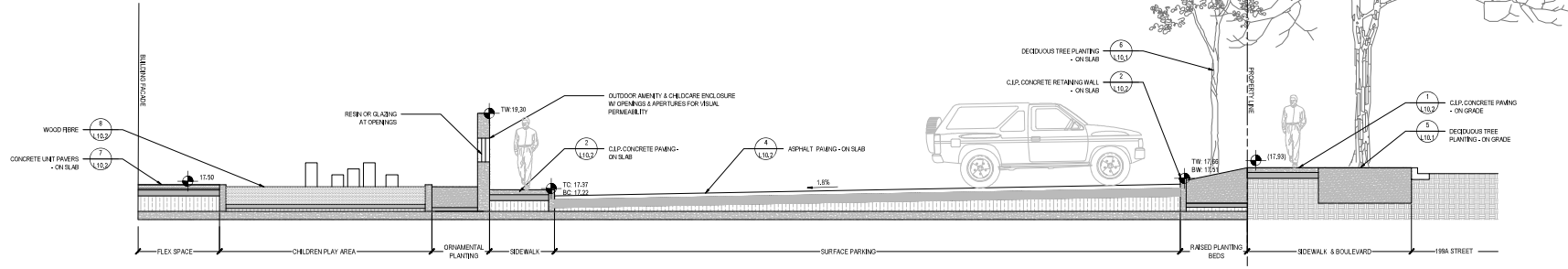
SECTION 1  
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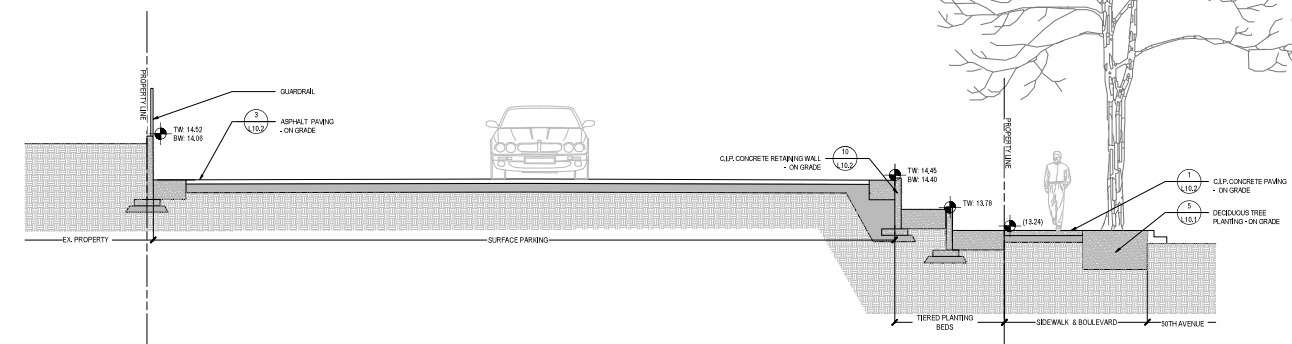
SECTION 2  
SCALE: 1:40



SECTION 3  
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SECTION 4  
SCALE: 1:40



SECTION 5  
SCALE: 1:40

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	NOV 04, 2024	PROJECT START / CONCEPT	MM
2	NOV 08, 2024	PROJECT START / CONCEPT	MM
3	NOV 15, 2024	PROJECT START / CONCEPT	MM
4	NOV 22, 2024	PROJECT START / CONCEPT	MM
5	NOV 29, 2024	PROJECT START / CONCEPT	MM
6	DEC 06, 2024	PROJECT START / CONCEPT	MM



PFS STUDIO

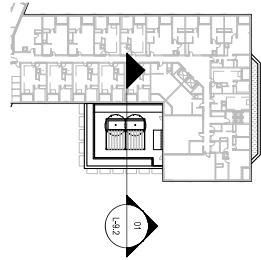


PROJECT NAME:  
PACIFIC NAZARENE HOUSING SOCIETY  
DRAWING TITLE:  
SECTIONS

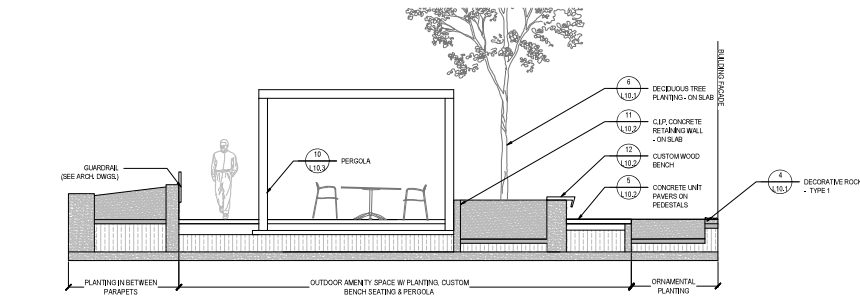
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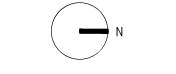
KEY PLAN - LEVEL 2: 1 : 400



SECTION 6  
SCALE: 1/4"

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NO.	DATE	DESCRIPTION	BY
1	NOV. 09, 2011	ISSUED FOR CONSTRUCTION	MM
2	NOV. 09, 2011	ISSUED FOR REVISIONS	MM
3	NOV. 09, 2011	ISSUED FOR CONSTRUCTION	MM
4	JAN. 10, 2012	ISSUED FOR CONSTRUCTION	MM
5	JUN. 13, 2012	ISSUED FOR REVISIONS	MM
6	MAY 18, 2012	ISSUED FOR REVISIONS	MM



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HOUSING SOCIETY**

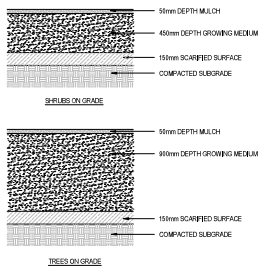
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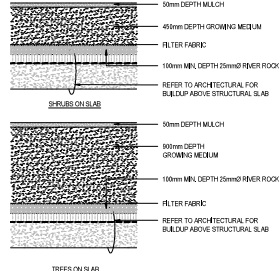
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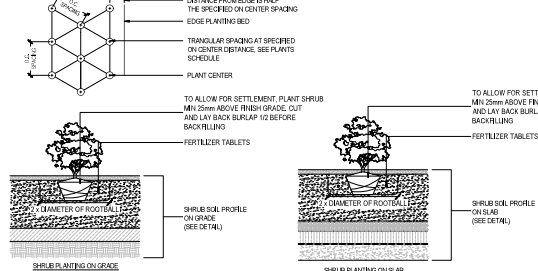
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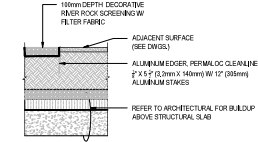
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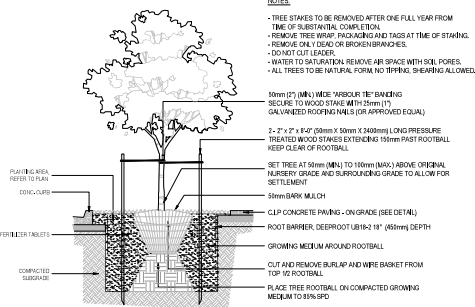
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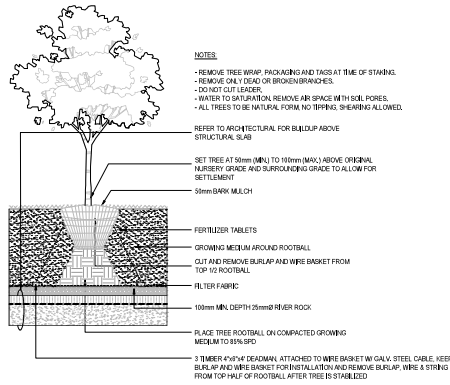
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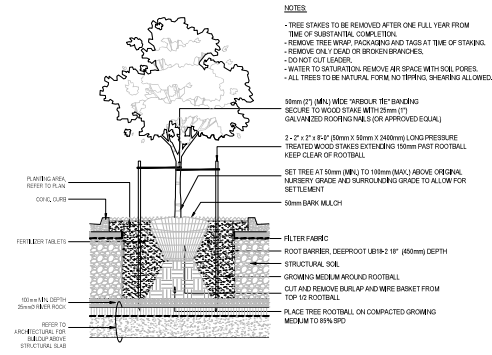
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DECIDUOUS TREE PLANTING - ON SLAB  
SCALE: 1:20



DECIDUOUS TREE PLANTING IN STRUCTURAL SOIL  
SCALE: 1:20

- NOTES
- TREE STAKES TO BE REMOVED AFTER ONE FULL YEAR FROM TIME OF SUBSTANTIAL COMPLETION
  - REMOVE TREE WRAP, PACKAGING AND TAGS AT TIME OF STAKING
  - REMOVE ONLY DEAD OR BROKEN BRANCHES
  - DO NOT CUT LEADER
  - WATER TO SATURATION REMOVE AIR SPACE WITH SOIL PORES
  - ALL TREES TO BE NATURAL FORM NO TRIPPING, SHEARING ALLOWED

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  - ALL TREES TO BE NATURAL FORM NO TRIPPING, SHEARING ALLOWED

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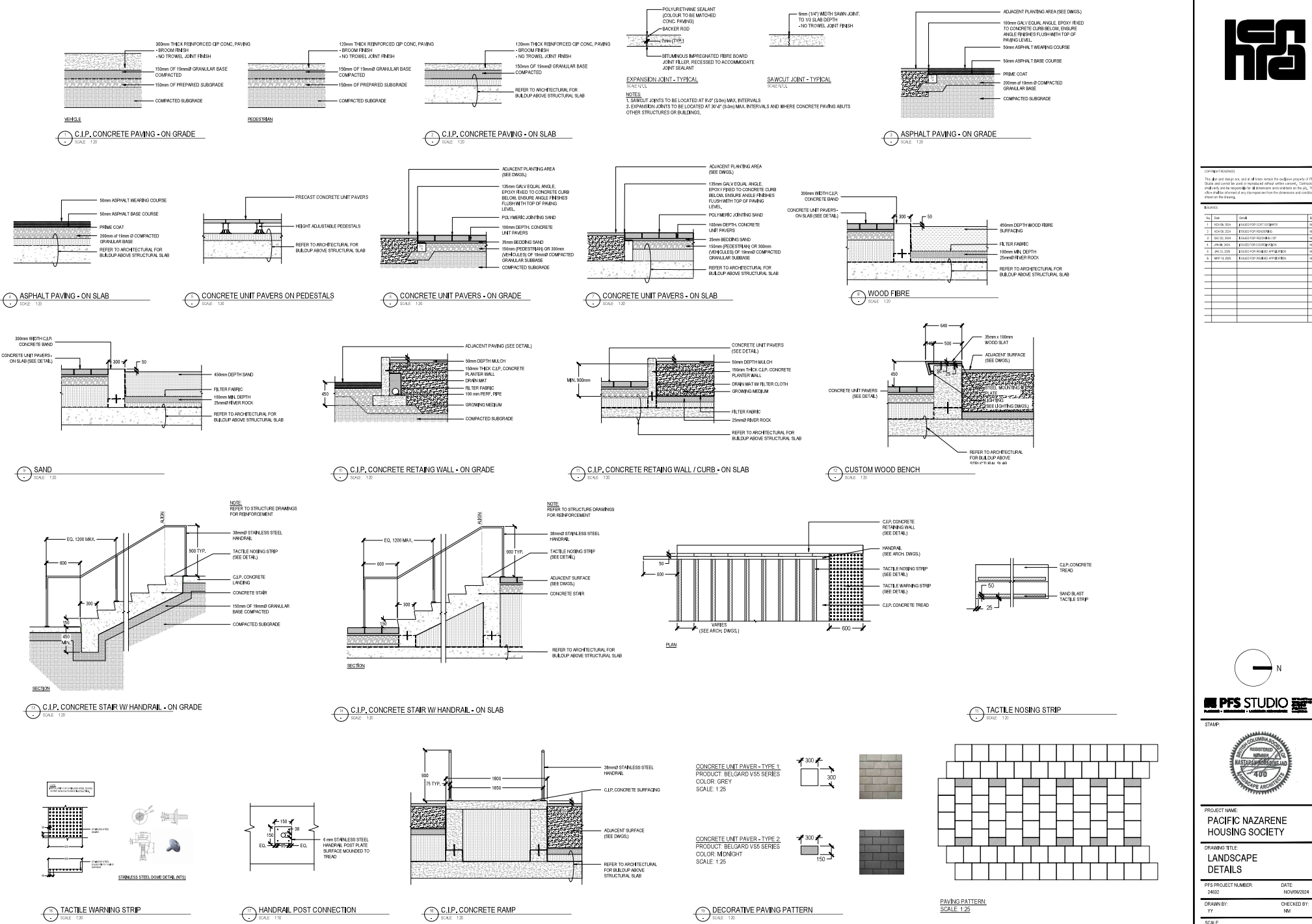
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Material list table with columns for Item, Description, and Quantity.

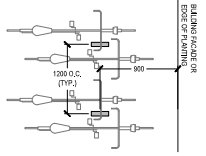


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PLAN VIEW

BIKE RACK  
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WOOD BENCH  
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SAMPLE PHOTO

HARVEST TABLE & BENCH  
SCALE: 3/4"



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LIGHTING BOLLARD  
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WOOD SEATING DECK  
SCALE: 3/4"



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PLAY STRUCTURE  
SCALE: 3/4"



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CLIMBING EQUIPMENT  
SCALE: 3/4"



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LOG STEPPER  
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1.8m HL METAL FENCE  
SCALE: 3/4"



SAMPLE PHOTO

PERGOLA  
SCALE: 3/4"



SAMPLE PHOTO

CUSTOM WOOD BENCH (AMENITY SPACE)  
SCALE: 3/4"



SAMPLE PHOTO

BIKE REPAIR STATION  
SCALE: 3/4"

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**PACIFIC NAZARENE HOUSING SOCIETY**

DRAWING TITLE:  
**LANDSCAPE DETAILS**

PFS PROJECT NUMBER: 24052 DATE: NOV/09/2024

DRAWN BY: YY CHECKED BY: MM

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## **Environmental Assessment**

200 Street Property Assembly

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

---

**Prepared for:**

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



Prepared by:

**EBB** Environmental  
Consulting Inc.

# **Environmental Assessment**

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

**4975, 4961, & 4951 200 Street and 19991 49 Avenue**

**Langley, B.C.**

PREPARED FOR

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

PREPARED BY

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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;

Prepared:

**PREPARED BY**



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Reviewed:

**REVIEWED BY**



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

*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

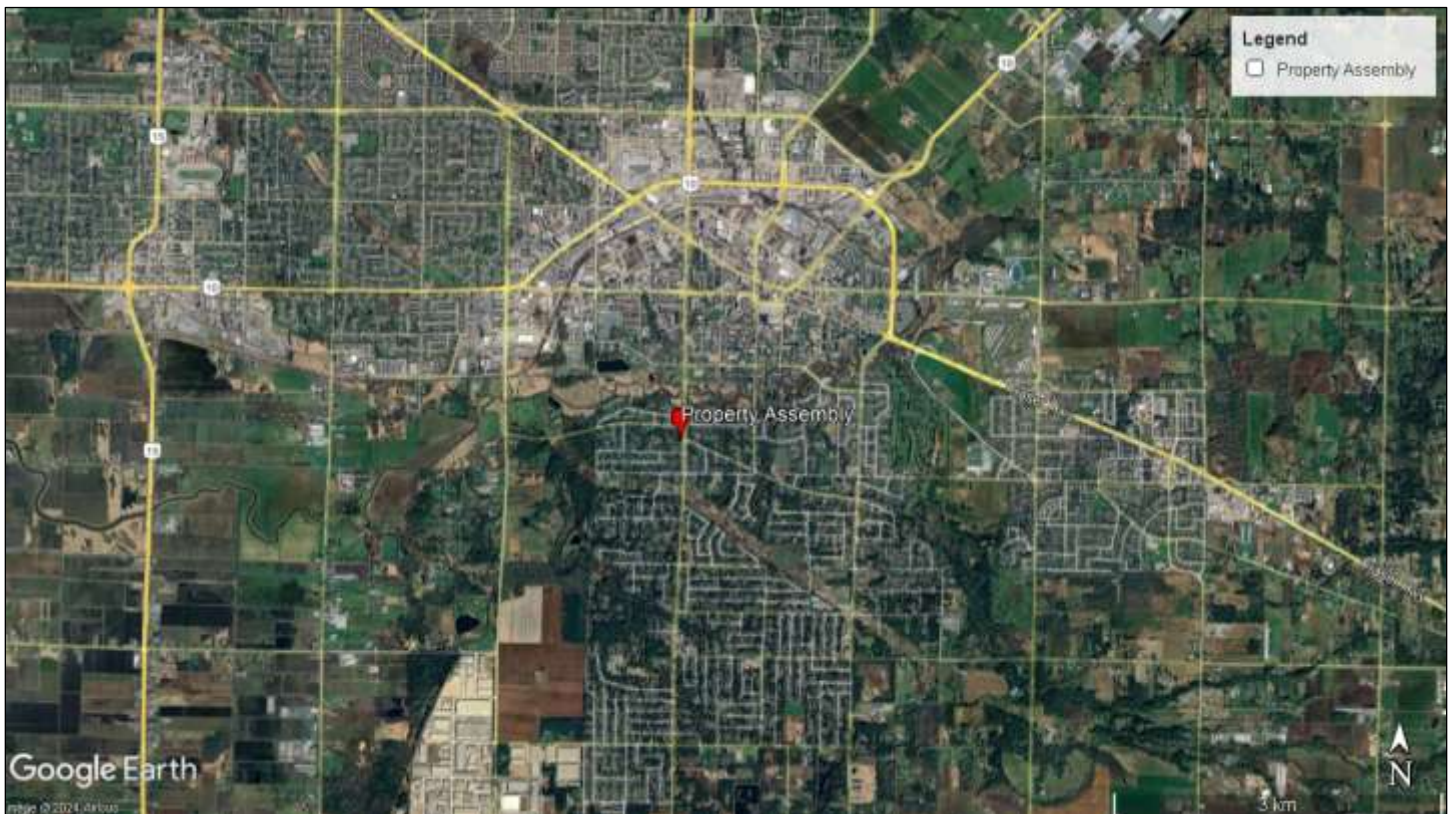


Figure 1. Location of the Property Assembly in the context of surrounding communities.





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>Colaptes auratus</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	<b>Possible</b> 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.
<i>Chrysemys picta pop. 1</i>	Painted Turtle - Pacific Coast Population	Red	1-T	<b>Unlikely</b> 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.
<i>Corynorhinus townsendii</i>	Townsend's Big-eared Bat	Blue	-	<b>Possible</b> 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.
<i>Hirundo rustica</i>	Barn Swallow	Yellow	1-T	<b>Possible</b> 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.
<i>Lasiurus cinereus</i>	Hoary Bat	Blue	-	<b>Probable</b> 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.
<i>Megascops kennicottii kennicottii</i>	Western Screech-Owl, <i>kennicottii</i> subspecies	Blue	1-T	<b>Probable</b> 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.
<i>Myotis lucifugus</i>	Little Brown Myotis	Blue	1-E	<b>Possible</b> 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

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>

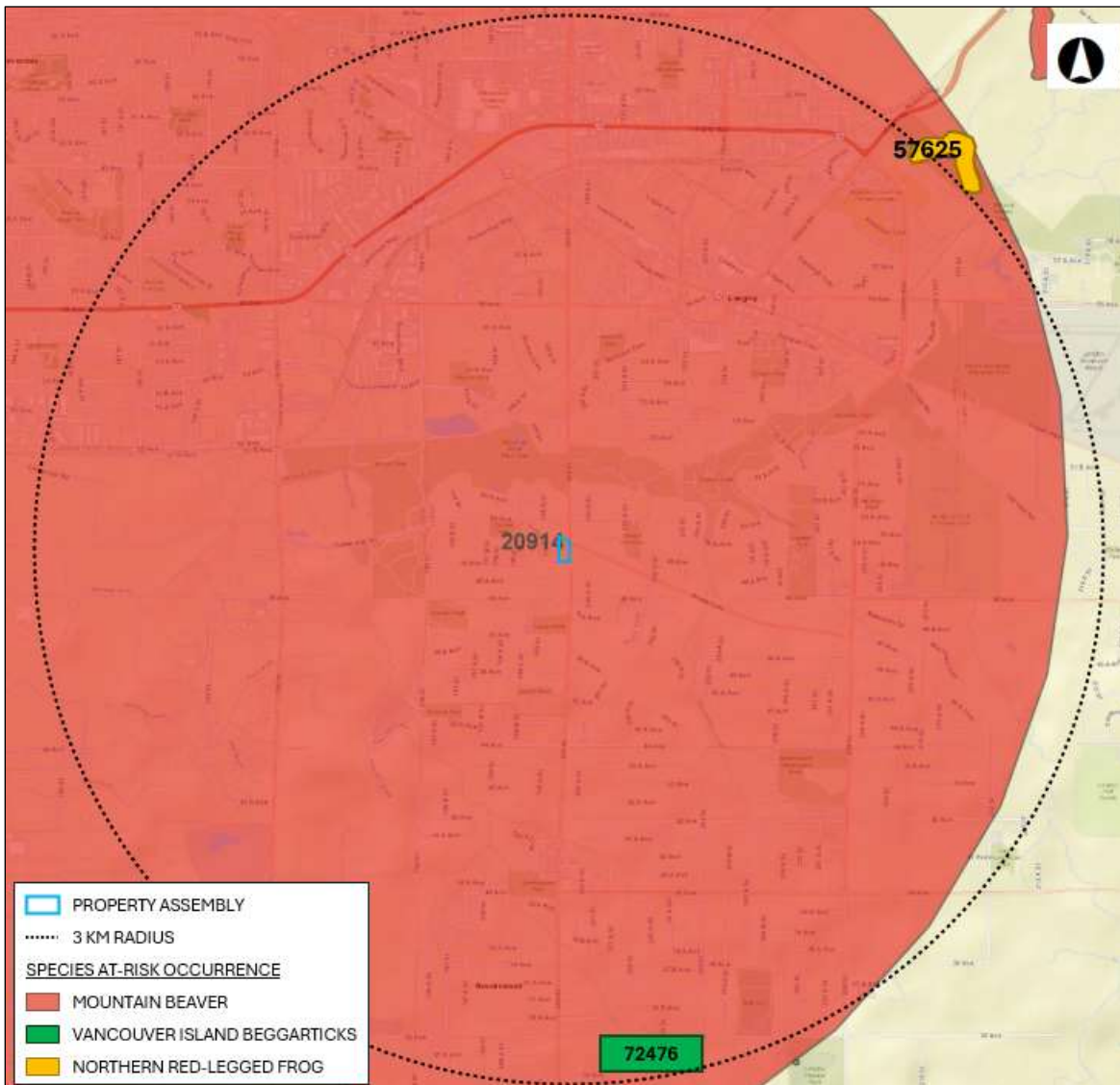


Figure 4. Distribution of observed occurrence areas for known species at risk within 3 km of the Property Assembly, derived from Provincial spatial data.

## 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

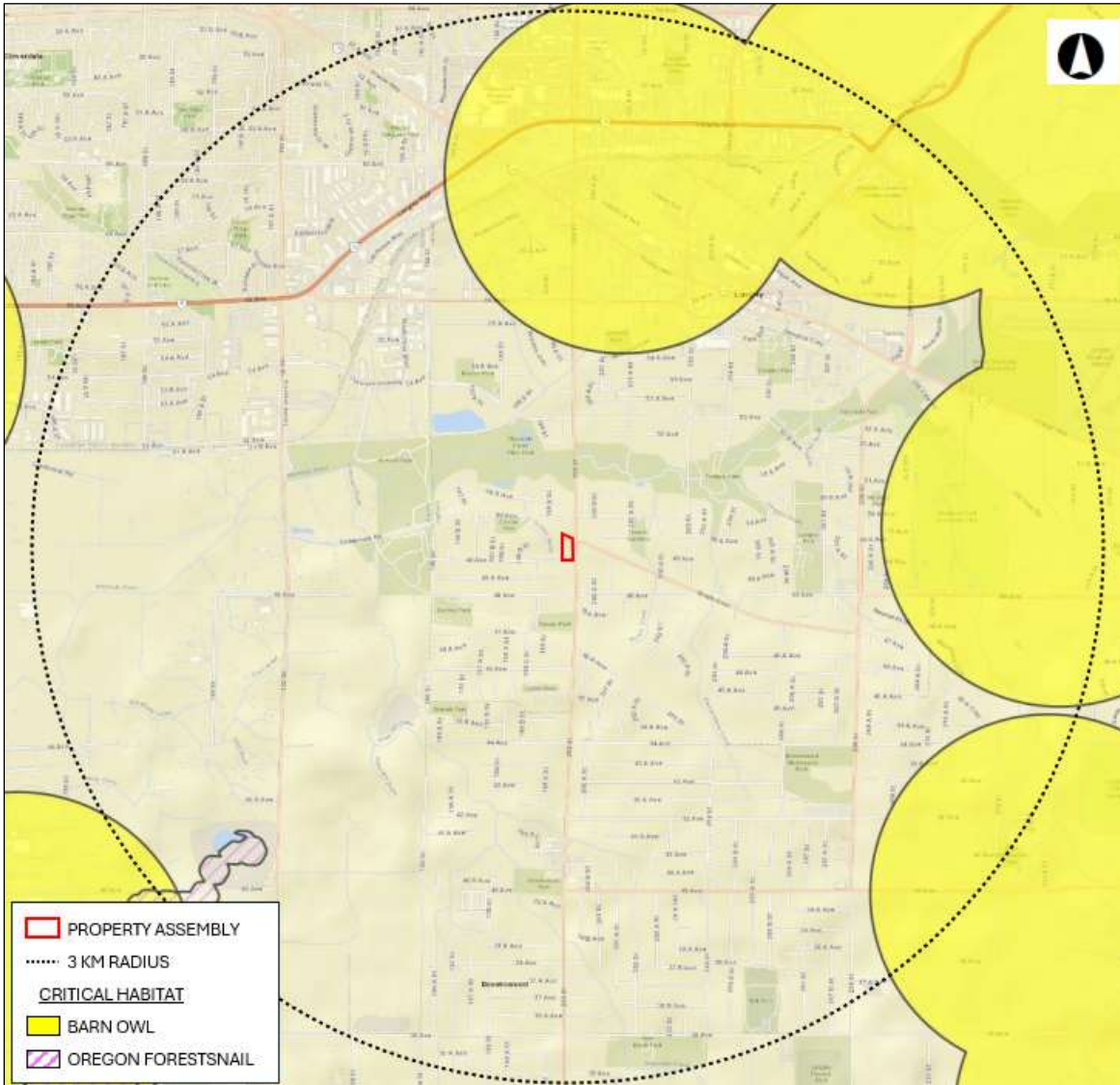


Figure 5. Distribution of observed Critical Habitat polygons within 3 km of the Property Assembly, derived from Provincial spatial data.

### 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.

<b>WC-1: South Perimeter Watercourse</b>			
<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> <b>DFO</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Determined
			<b>WSA</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Determined
<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 ephemeraally 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).

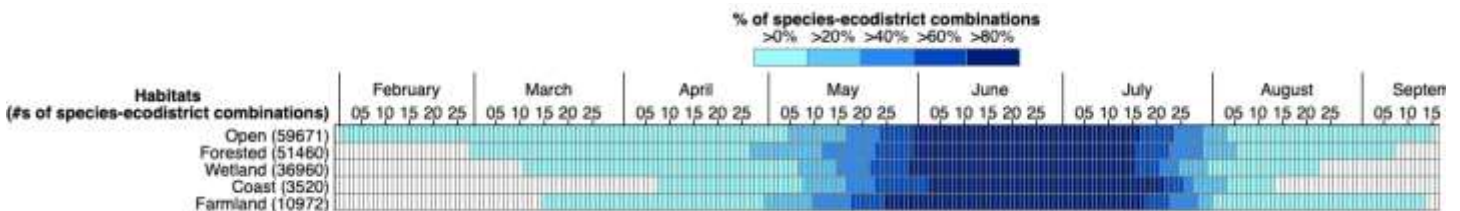


Figure 15. Breeding bird nesting calendar, by habitat type, for the Fraser Lowland Ecodistrict.

## 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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Handbooks for the Southern Interior Ecoprovince. B.C. Minist. Environ., Lands and Parks, Wildl. Branch.  
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-dominant 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



Combing 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.

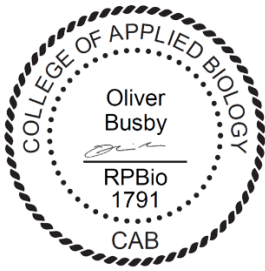
The cost of installation is required in addition to the fees for the planting stock. Installation includes the preparation of the site, importation of additional topsoil to help the plants establish, and labor fees. Based on discussions with several suppliers, a rate of \$12.00/plant can be used to estimate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



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, March 24, 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  
Councillor White

Staff Present: F. Cheung, Chief Administrative Officer  
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 acknowledged that 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 24, 2025 regular agenda be adopted as circulated.

**CARRIED**

**3. CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following items be approved:

- a. Adoption of Minutes
  - 1. Regular Meeting Minutes from March 10, 2025  
THAT the minutes of the regular meeting held on March 10, 2025 be adopted as circulated.
  - 2. Special Meeting Minutes from March 10, 2025  
THAT the minutes of the special meeting held on March 10, 2025 be adopted as circulated.
- b. Correspondence
  - 1. Smart21 Communities of 2025 - Langley City  
Intelligent Community Forum  
THAT the correspondence from the Intelligent Community Forum dated March 8, 2025 with respect to City of Langley being named one of the Smart21 Communities of 2025, be received for information.

CARRIED

**4. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**5. COUNCIL MEMBER REPORTS**

- a. Upcoming Regular Meetings
  - April 7, 2025
  - April 28, 2025
- b. Council Advisory Bodies Update



## 6. **BYLAWS**

### a. Pacific Nazarene Housing Society Development Application

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

#### 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.

Mr. Johannsen spoke to the Explanatory Memo for Bylaw No. 3305, outlining the purpose of the OCP amendment.

Staff responded to questions from Council members regarding the following:

- Targeted demographic for units renting at 20% below appraised market rent;
  - Opportunities for Council to vote on this application during the development application approval process;
- Developer's attendance at Public Hearing to respond to questions from the public;
- Why City didn't hold an open house for this project;
- Who childcare facility is intended to serve;

It was **MOVED** and **SECONDED**

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.

**BEFORE THE QUESTION WAS CALLED**

Council discussion ensued regarding the following:

- Extent of public consultation on the development application;
- Council approval of first and second reading not indicative of approval of application;
- Best use of the City's lands;

Staff responded to questions from Council members regarding the following:

- Extent of change between designation of this area under previous and new OCP;
- six story building adjacent to single family neighbourhood, impact on land value;
- Assessed value of City's three lots, methodology used to establish sale price, why lands need to be sold;
- Land contribution component of BC Builds projects;
- Allocation of funds from lands sale;
- Capacity of schools to accommodate students as a result of this development;
- Potential for future school site in Langley;
- Current Community Amenity Contribution (CAC) rate;
- Timing for applicant to request CAC reduction;
- How appraised market value will be determined;
- Public notification requirements and process for the development application.

It was **MOVED** and **SECONDED**

THAT first and second readings of Bylaw 3305 be deferred until such time as the City has been able to host a public open house.

**BEFORE THE QUESTION WAS CALLED**, discussion ensued regarding the merits of the motion.

**THE QUESTION WAS CALLED** and the motion was

**DEFEATED**

Opposed: Mayor Pachal, Councillors Albrecht, James, Solyom, Wallace, and White

**THE QUESTION WAS CALLED** on the motion for first and second reading of "City of Langley Official Community Plan Bylaw, 2021, No. 3200 Amendment No. 1, 2025, No. 3305" and it was

**CARRIED**

Opposed: Councillor Mack

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

It was MOVED and SECONDED

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.

CARRIED

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.

It was MOVED and SECONDED

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

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

- Applicant plan to manage trades parking;
- Public availability of Environmental Plan undertaken for the site;
- Applicant's changes building design pursuant to Advisory Design Panel recommendations.

THE QUESTION WAS CALLED on the motion for first and second reading of "Zoning Bylaw 1996, No. 2100 Amendment No. 218, 2025, No. 3306" and the motion was

CARRIED

Opposed: Councillor Mack

## 7. ADMINISTRATIVE REPORTS

### a. Award of Tender - Traffic Signal Upgrades

Report dated: March 24, 2025

It was MOVED and SECONDED

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.

CARRIED



**8. NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

1. Crime Prevention Committee - Appointment of Chair & Co-Chair

It was MOVED and SECONDED

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.

CARRIED

2. Motion - Surety Bond Program For Municipal Servicing Agreements - Council White

It was MOVED and SECONDED

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).

BEFORE THE QUESTION WAS CALLED staff responded to questions from Council members regarding the legality, legislative process, and amount of research required to report back to Council on alternative forms of bonding for security in municipal servicing agreements.

It was MOVED and SECONDED

THAT the foregoing motion be amended by replacing the resolved clause, which reads as follows:

“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).”;

with the following

“THEREFORE BE IT RESOLVED THAT Council consider, during the upcoming strategic planning session, having staff research and report back to Council on alternative forms of bonding for security in municipal servicing agreements as an objective in its rolling and ever evolving Strategic Plan.”

Council discussion ensued regarding the merits of the amendment.

THE QUESTION WAS CALLED on the amendment and it was

CARRIED

Opposed: Councillors Mack and White

THE QUESTION WAS CALLED on the motion, as amended, and it was

CARRIED

The motion now reads in its entirety as follows:

*“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 consider, during the upcoming strategic planning session, having staff research and report back to Council on alternative forms of bonding for security in municipal servicing agreements as an objective in its rolling and ever evolving Strategic Plan.”*

**9. CORRESPONDENCE**

*See Consent Agenda*

**10. ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:12 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER



## MINUTES OF THE SPECIAL COUNCIL MEETING

Monday, April 7, 2025  
3:30 pm  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

### 1. LAND ACKNOWLEDGEMENT

Mayor Pachal acknowledged that 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 April 7, 2025 special meeting agenda be adopted as circulated.

CARRIED

### 3. MOTIONS

#### a. Metro Vancouver Board Appointment

It was MOVED and SECONDED

THAT Councillor Paul Albrecht be appointed to the Metro Vancouver Board of Directors for 2025.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT the foregoing motion be replaced with the following:

THAT a member of Council be appointed to the Metro Vancouver Board of Directors for 2025 selected by a nomination and vote by ballot.

CARRIED

Opposed: Councillors Albrecht and James



Nominations for appointment to the Metro Vancouver Board of Directors for 2025 were put forward for. The following Councillors accepted their nominations:

Councillor Albrecht

Councillor Mack

The meeting recessed at 3:34 pm and reconvened at 3:37 pm.

The vote on the nomination for appointment to the Metro Vancouver Board of Directors for 2025 was taken by ballot, with the results read as follows:

Councillor Albrecht – 5 votes

Councillor Mack – 2 votes

It was MOVED and SECONDED

THAT Councillor Paul Albrecht be appointed to the Metro Vancouver Board of Directors for 2025.

BEFORE THE QUESTION WAS CALLED staff responded to a question from a Council member regarding the reason an appointment to the Metro Vancouver Board of Directors for 2025 was required at this time.

Discussion ensued regarding the merits of the motion.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillors Mack and White

#### 4. **COMMITTEE OF THE WHOLE**

It was MOVED and SECONDED

THAT Council commence Committee of the Whole.

CARRIED

##### a. BC Chapter, Canadian Medical Cannabis Partners

Joy Davies

Don Borchardt

Dr. Ira Price

Langley Cannabis Substitution Project

The delegation provided a PowerPoint presentation on their proposed Cannabis Substitution Pilot Project, providing information on the following:

- Reducing opioid harms with cannabis;
- Background and rationale;
- Impacts of opioid addiction;
- Cannabis Substitution research findings;
- Volunteer-run programs;
- Legislative authority;
- Unknowns;
- Proposal for a Pilot Project:
  - Goals: Reduce death and harm due to illicit opiate use and obtain quality data on the effectiveness of cannabis substitution.
  - Components: Medically supervised, including education and addiction counseling.
  - Request: Council is asked to authorize city staff to work with CMCP to develop detailed objectives, design, and estimated cost for the pilot.
- Acknowledgments.

Delegation members responded to questions from Committee members regarding various aspects of the proposed pilot project.

It was RECOMMENDED

THAT as part of the 2025 strategic planning session, that Council consider directing staff to investigate the feasibility of a pilot cannabis substitution program.

*APPROVED BY UNANIMOUS CONSENT OF COMMITTEE*

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

It was MOVED and SECONDED

THAT Committee of the Whole rise and report.

CARRIED

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

It was MOVED and SECONDED

THAT as part of the 2025 strategic planning session, that Council consider directing staff to investigate the feasibility of a pilot cannabis substitution program.

CARRIED

**7. 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:

90(1) (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

(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;

(m) a matter that, under another enactment, is such that the public may be excluded from the meeting.

CARRIED

**8. ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 4:23 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER



## MINUTES OF A PUBLIC HEARING MEETING

Monday, April 7, 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  
Councillor White

Staff Present:

F. Cheung, Chief Administrative Officer  
G. Flack, Deputy Chief Administrative Officer  
K. Hilton, Director of Recreation, Culture and Community  
Services  
C. Johannsen, Director of Development Services  
K. Kenney, Corporate Officer  
A. Metalnikov, Planner  
D. Pollock, Director of Engineering, Parks and  
Environment

1. **LAND ACKNOWLEDGEMENT**

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

2. **CALL TO ORDER**

Mayor Pachal called the Public Hearing to order.

Mayor Pachal read a statement regarding the procedures to be followed for the Public Hearing and asked the Corporate Officer to advise if the statutory notice requirements for the Public Hearing had been met and if any correspondence was received.

The Corporate Officer advised the statutory notice requirements for the Public Hearing had been met as follows:

- Notices were mailed to owners/occupiers within a 100m radius on March 25<sup>th</sup>;



- Notice was placed on the public notice page of the City website March 27<sup>th</sup>;
- Notice was placed on Timms & City Hall notice boards on March 28

She further noted a courtesy notice was placed in the Langley Advance Times newspaper on March 26<sup>th</sup> and April 2<sup>nd</sup>.

She advised that sixteen pieces of correspondence and one petition had been published in the agenda package; an additional twenty-one pieces of correspondence were received after publication of the agenda which were circulated to Council.

### **3. BUSINESS**

- a. Pacific Nazarene Housing Society Application - Official Community Plan Bylaw No. 3305 & Rezoning Bylaw No. 3306 Amendments

#### 3.a.1. Bylaw 3305 - Official Community Plan Bylaw Amendment

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 (or 20% of the total units) would be rented at 20% below the appraised market rent of the remaining 242 market rental units.

#### 3.a.2. Bylaw 3306 - Zoning Bylaw Amendment No. 218 and Development Permit No.13-24

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.

Carl Johannsen, Director of Development Services, introduced the purpose of the bylaws.

David Pollock, Director of Engineering, Parks and Environment, spoke to evaluations undertaken of the capacity of infrastructure in the area of the proposed development, specifically, underground water and sewer utilities and transportation network.

The Mayor invited the applicant to present the proposed development.

Gordon McCann, District Superintendent for the Church of the Nazarene in BC and the Yukon, presented the proposed development, providing a PowerPoint presentation with information on the following:

- Pacific Nazarene Housing Society Vision Statement
- establishment of the Church of the Nazarene at its current site in the city and community programs offered by the Church;
- initial steps undertaken to determine how best to utilize under-used property owned by the Church;
- introduction to BC Builds housing program;
- number, type and rental rates of proposed housing units;
- commercial component of the development;
- daycare and afterschool care component of the development;
- multipurpose community hub component of the development;
- community engagement activities undertaken

Lisa Helps, Executive Lead for BC Builds, provided information on the following:

- purpose of BC builds to speed up development of new homes for middle income working people throughout British Columbia;
- what BC Builds does and how it addresses challenges in housing development;
- community input and project development approach;
- maximizing community benefit;
- provision of workforce housing;
- current projects underway across BC.

Rodrigo Sepira, lead architect , Atma Architecture and Design, made a PowerPoint presentation with an overview of the development, providing information on the following:

- context map
- site plan;
- design collaboration;
- design features;
- residential floor plan;
- massing;
- site topography;

- community benefits;
- childcare and cooperation spaces;
- façade module types and layout;
- material palette;
- building renderings;
- courtyard design;
- façade design evolution;
- shadow studies.

Daniel Fung, Bunt & Associates Transportation Planning and Engineering presented findings of the traffic impact study undertaken, providing information on the following:

- study area;
- operations at intersections;
- overall site traffic impact;
- planning horizons considered;
- traffic delay findings;
- mitigation measures;
- speed and safety;
- stopping sight distance;
- trip generation estimates.

### 3. Public Input

#### 1. Submitted Written Public Input - Part 1

The Mayor invited those in attendance who deem their interest in property affected by the proposed bylaws to present their comments.

Louise Robertson, 199 Street, Langley, spoke in opposition to the bylaws, citing concerns with respect to the following:

- Size of the development;
- Privacy issues for surrounding residents;
- Traffic study not available at 1<sup>st</sup> and 2<sup>nd</sup> reading;
- Traffic volume concerns;
- Development is not in rapid transit area;
- Limited school capacity;
- Increase in hospital wait times with more residents;
- Income requirement for rental unit in development not financially accessible to seniors;
- Impact on underground utilities;
- Parking for trades people;
- Length of construction time;

- Church's position with respect to the LGBTQ+ community;
- Impact on property values;
- Loss of single family neighbourhoods.

Ms. Robertson asked the following questions:

- Why Traffic Impact Study was not available before the first and second readings, given that it is a mandatory requirement;
- When were underground utilities in the area last upgraded;
- Where will tradespeople park during construction; and planned future upgrades in 10-year financial plan;
- What is City's contingency plan if project can't be completed;

Staff responded to speaker's questions as follows:

- Traffic Impact Assessment (TIA) is a technical document not routinely releasable to the public and is prepared to support engineering requirements and must be approved by the City Engineer and Director of Engineering;
- If the project is approved, the applicant must have a trades parking plan;
- A review of the capacity of the underground City infrastructure are required for development;

Mr. McCann responded to speaker's comments regarding the following:

- Church's membership worldwide;
- The Church's global outreach;
- The church's position with respect to the LGBTQ+ community.

Staff provided information regarding the following:

- Planned bus service for this corridor;
- Comparison of density of this development with that being built on Fraser Hwy.;
- School District projections for student enrolment.

Mr. Fung responded to speaker's question regarding location of trades parking during construction advising trades parking will be provided on the Church's property.



Joe Foley, Grade Crescent, Langley, spoke in opposition the bylaws, citing concerns with respect to the following:

- Was outside notification area for this development;
- Increase in traffic volume resulting in long wait times at intersections;
- Traffic safety concerns ;
- Is significant change in land use and character of the neighbourhood.

The applicant's traffic consultant Mr. Fung, provided information and clarification on the following:

- importance of understanding peak periods referenced in Traffic Impact Assessment:
  - Morning peak periods are typically from 7:00 to 9:00 AM.
  - Afternoon peak periods are usually from 3:00 to 6:00 PM.
  - These periods account for varying shift times;
- During peak hours, approximately 150 vehicles per hour are expected. This number reflects the spread of traffic over the peak periods;
- Traffic on 200 Street can vary, being fast at times and slow during peak commuter times.
- The study considers these nuances in its analysis.
- additional traffic calming measures in the area such as speed humps and additional signage may be needed in the area of the development to improve safety.

Jivan Rijput, 199 Street and 50<sup>th</sup> Avenue, spoke in opposition the bylaws, citing concerns with respect to the following:

- devaluation of surrounding single family homes;
- alteration of character of neighbourhood and negative impact on long-term residents' quality of life;
- Development approach and priorities in the city;
- Deviating from housing type in approved Official Community Plan for this area;
- Reduction in green space access;
- Density of the development;
- Safety of people;
- Ignoring concerns of residents/stakeholders;
- Lack of transparency in the planning process; why no survey conducted by City of impacted residents/stakeholders.

Staff responded to speaker's question as to why no survey had been conducted by the City on this proposed development by clarifying the

City's and applicant's responsibilities under the Local Government Act with respect to providing public consultation on OCP amendments.

Mr. McCann added that the public input meetings they held were well attended and they did their best in listening to and responding to residents/stakeholders.

Karri Johnston, 197 Street, Langley, spoke in opposition to the bylaws, citing concerns with respect to the following:

- Proposed amendment to OCP too big of a change in development type for the area;
- Size of the development and its impact on neighbouring properties;
- Building on environmentally sensitive lands;
- Whether church is non-profit and where any extra money made as a result of the development would go;
- American-based church;
- Potential loss in property values of neighbouring properties;
- Parking concerns;
- School capacity;
- Lack of play area for children.

Staff provided clarification and information on the following:

- Rationale for the amendment to the OCP;
- Environmental compensation requirements;
- Preservation of some existing trees on the site;
- Shadow diagram findings;
- Resident and visitor parking approach;
- School District's student projections.

Ms. Helps provided information with respect to how revenue generated from the retail units would be used;

Mr. McCann provided information on the following:

- The church's financial responsibilities under the CRA as a not for profit entity;
- Availability of two outdoor amenity spaces in the development.

Colleen Patrick, 44 Avenue, Langley spoke in support of the bylaws, citing the following reasons:

- Both she and her husband fit the description of a middle-income family this development is geared towards;
- Young working families need this type of development;
- Childcare facility:
  - addresses need for affordable childcare spaces for working families with children under the age of three and school-age children;
  - provides outdoor play space for children often lacking in other childcare facilities;
- Access to community space and walkability to Condor Park;
- Believes the church has best interests of the community at heart;
- Potential for development's positive impact on the community.

Michael Hylands, 50A Avenue, Langley, spoke in opposition to the bylaws, citing concerns with respect to the following:

- The building's higher density as compared to similar buildings along Fraser Highway and 53 Avenue;
- Height of building really equivalent to seven floors due to height of first floor;
- Accuracy of the traffic study;
- Potential for worsening traffic wait times at intersection of 50 Avenue and 200 Street;
- Public transit inadequate to support density;
- Greenway to Condor Park not guaranteed;
- Salary bands may not be realistic for identified careers in terms of affordability of units;
- More public consultation needed for a development of this magnitude.

Staff provided clarification and information on the following:

- Density comparison of building to those on Fraser Hwy.;
- Transit planning;
- Future plans for creation of Greenway to Condor Park;
- Current plans for access to Condor Park.

Ms. Helps provided clarification regarding the target household incomes of essential service workers.

A Council member raised a Point of Order with respect to ensuring that residents have the opportunity to ask questions and receive proper answers without rebuttals or corrections from staff or presenters.

The Mayor advised that the intent of the Public Hearing is to provide answers to questions from public speakers, ensuring everyone has the opportunity to ask their questions and receive answers from the applicant and staff, as following the close of the Public Hearing, neither Council or the applicant can hear further feedback.

The Council member clarified that they were not opposed to questions being answered but rather to rebuttals.

Gerard Anthoniuis, 199A Street, spoke in opposition to the bylaws, citing concerns with respect to the following:

- Questioned the accuracy of the estimate of number of children in the cul-de-sac;
- Traffic and safety issues at traffic lights on 50<sup>th</sup> and 200 Street;
- Environmental impacts on the Nicomekl River floodplain;
- Safety issue turning west on 50<sup>th</sup> Avenue towards 192 Street;

Mr. Anthoniuis asked the following questions:

- Why the church has not considered selling the property and finding another site;
- Whether the city approached the church to buy their properties;
- If the church bought the properties on the condition that the proposal was approved.

Staff responded to the speaker's questions as follows:

- The City started exploring redevelopment of three City-owned lots pre-COVID by approaching the Church and other adjacent properties;

Councillor Mack left the Public Hearing at 8:55 pm.

- The sale of the lots to the Church is contingent on the approval of the Rezoning and OCP amendments.

Mr. McCann responded to the speaker's question, advising that it is not the Church's intention to relocate.

Mr. Fung provided information on traffic study findings regarding traffic delays on 200 Street and 50<sup>th</sup> Avenue and potential improvements to mitigate significant issues.

Councillor Mack returned to the Public Hearing at 8:59 pm.

The Public Hearing recessed at 8:59 pm and reconvened at 9:06 pm.



Laura Houghton, 197A Street, Langley, spoke in opposition to the bylaws, citing concerns with respect to the following:

- Traffic and safety concerns on 50<sup>th</sup> Avenue and at intersection of 50<sup>th</sup> Avenue and 200 Street;
- Capacity of local hospitals; increased wait times;
- Concerns raised previously by other speakers.

Birgit Emgen, 50A Avenue, Langley, spoke in opposition to the bylaws, citing concerns with respect to the following:

- Deviating from OCP which identifies three-story townhouses which blend in with neighbourhood;
- Townhouse developments extending up 200<sup>th</sup> and 208<sup>th</sup>;
- Six story building;
- Questioned the benefit of 60 units at 20% below market value compared to the impact on the area;
- Skeptical of traffic projections and statistical analyses;
- Traffic report identified poor traffic conditions on 50<sup>th</sup> Avenue, a major thoroughfare;
- Only emergency exit onto 49<sup>th</sup> Avenue, need full access onto 49<sup>th</sup> Avenue;
- Need more than two inflows and outflows for building of that size;
- Not right for the community.

A Council member raised a Point of Order with respect to giving staff the opportunity to provide feedback or comments when the speaker had not asked a question.

The Mayor ruled the Point of Order out of order.

Staff advised why another access onto 49<sup>th</sup> Avenue is not recommended from a traffic perspective.

Tyler Yarrow, 51 Avenue, Langley, spoke regarding the following:

- Agrees with previous comments of all speakers both for and against the development;
- It's dangerous to make left and right turns on 50<sup>th</sup> Avenue;
- Original plan in OCP for three-story buildings with commercial use was accepted by residents after extensive discussions;
- Believes, with exception of 20% under market rental rates, all community benefits are achievable with a townhouse complex, rather than this apartment building;
- There is a need for townhouses with two and three bedrooms to support families and create a vibrant neighborhood.

Mr. Yarrow asked the following questions:

- How does BC Build choose families for units;
- What is the current property tax status of the church and how will it change;
- Why are there so few family-friendly units.

In response to speaker's questions:

- Ms. helps advised BC Builds doesn't choose the people who will live in the units; the church will income test all applicants at move in;
- Mr. McCann advised that that his assumption is that only the church space is tax exempt and that the City will see significant increased tax revenue from the rest of the development;
- Mr. McCann advised that there are unit two and three bedroom units in the building and while 20% of units are below market, 90% of the units meet the affordability index as prescribed by CMHC.

Gil Nicholls, 50A Avenue, Langley, spoke in opposition to the bylaws, citing concerns with respect to the following:

- Poor communication of the project to area residents;
- Residents not afforded adequate time to review project documentation;
- Ask that City suspend bylaws until public's concerns are addressed;
- Church being American based;
- Church's position with respect to the LGBTQ+ community;
- Will destroy character of neighbourhood;
- Reduce property values;
- There are better areas of City to build this type of development (on bypass);
- Traffic impact assessment:
  - believes should be released to public
  - doesn't agree with findings
- Traffic safety concerns on 50<sup>th</sup> exiting development;
  - Increased traffic volumes impacting residents;
  - increase use of shortcut on 50A avenue;
  - Safety concerns with more vehicles and pedestrians;
  - Lack of bike lanes in the area;
  - No sidewalk in one area.

Mr. Nicholls asked the following questions:

- Is there an agreement between the developer, the city, and the province? Is it publicly available?
- What will happen to property owners whose property values might decrease?
- Is the city planning to rezone other properties along 200th Street from 3 stories to 6 stories? Is this setting a precedent?

- Where will people park if there's no space on the site, especially on 50th and 200th Streets?
- Who will pay for upgrades to nearby roads and infrastructure not included in development charges?
- Will taxpayers have to compensate for lost tax revenue due to the church property being tax exempt?
- Why were city-owned properties not included in the environmental assessment?
- Will the project attract homeless people and drug addicts from the Nicomekl River area and downtown?

Staff responded to speaker's questions as follows:

- The City is not planning to rezone other properties along 200th Street from 3 stories to 6 stories. This amendment is considered a one-off due to the specific circumstances of the landowner and surrounding land use patterns;
- The costs for frontage works on 50th at 200th Street and 49th Avenue will be borne by the development. A bike path will be built on the site frontage, and there are plans for a multi-use path on 50th Avenue.
- All lands were included in the environmental assessment done as part of the development.
- The City intends to sell three lots to the church for \$5.05 million, which is the only agreement subject to the OCP amendments and rezoning.
- The site occupied by the Church is permissively tax-exempt. The Church itself is statutorily exempt from taxes under the Community Charter. The three city-owned properties are currently tax-exempt. The new development will increase tax revenue as only the Church will remaining tax-exempt. The rest of the building will be fully taxable.

Harry Rajput, 50 Avenue, Langley, spoke in opposition to the bylaws, citing concerns with respect to the following:

- Is directly affected as he lives two doors down from property;
- Concerns raised by previous speakers;
- Council disregarding approved OCP;
- Lack of consultation with affected residents on the project;
- Tax payers subsidizing this development:
  - project funded in partnership by BC Builds represents taxpayer dollars;
  - Church's ability to apply for property tax exemption shifts tax burden to homeowners and businesses;

- Church's ability to apply for reduction in community amenity contributions further increases burden on general tax base, infrastructure, services, and deficit.

Staff provided clarification and information on the following:

- Tax revenue increase to be derived from the development;
- Community Amenity Contributions (CAC) Policy with respect to below-market housing and total CAC amount for the 302 units.

Tyson Martin, 50 Avenue, Langley, spoke in opposition to the bylaws, citing concerns with respect to the following:

- Traffic safety issues near Condor Park:
  - number of parked vehicles impede vision;
  - speeding vehicles down the hill;
- Accuracy of School District's student projections on school capacity;
- Supports townhomes and three storey
- Community concerns and questions not addressed;
- Community safety;
- Environmental impacts on wildlife;
- Unsafe bike lanes on 200 Street;
- Location of exit from development at crest of hill unsafe due to vehicles speeding down the hill;

Felicity Mathews, Grade Crescent, Langley, read correspondence on behalf of Bruce Downing in which expressed support for the development, however, requested Bylaw 3305 be curtailed until the City communicates further with, and receives input from residents and all questions and responses have been communicated. He provided input with respect to the following:

- City's communication of the project;
- Affordable housing ratio;
- Unsafe bike lanes on Grade Crescent;
- Open ditches on 49 Street are hazardous;
- Increased traffic and speeding on Grade Crescent;
- Development timeline;
- Impact on schools in the area;
- The need for consultation on design of multi-use pathway before construction;

Mr. Downing's correspondence contained questions and requested clarification with respect to the following:



- Timeline of construction of the development, including upgrading of underground infrastructure, road lines, and traffic signals on Great Crescent and 50th Avenue;
- Whether the Church will be paying any property taxes for this development;
- What the rationale was for designating this area for six storey development;
- Multi-use pathway:
  - Timeline for construction;
  - Cost;
  - Who will be funding it;
  - Who will be building it.

The applicant responded to questions as follows:

- Design Phase: Expected to be completed by early 2026.
- Construction Start: Early 2026.
- Duration: 32 months from the start of construction.

Staff responded to questions as follows:

- Should Council give third reading to the bylaws, the applicant must develop a servicing agreement for all civil works and servicing requirements which outlines the necessary infrastructure improvements and ensure they meet City standards;
- If Council adopts the bylaws and approves the development permit, then it would go into the building permit review stage; in conjunction with engineering staff, a construction management plan traffic plan, and trades parking plan would be developed by the applicant and approved by engineering staff;
- Appropriate and timely communication would be provided to the neighborhood about logistics pertaining to the construction (ex. when construction equipment is coming);
- Signage would be put up on the site with contact information for the developer and contractor so the neighborhood can advise of any issues;
- Road and utility works will be done on the frontages of 50th Avenue, 200th Street, and 49th Avenue. The designs are still in progress, so detailed information is not yet available.
- The City's draft transportation plan outlines a separated bike facility on 200th Street and a multi-use path on Great Crescent. The Great Crescent project includes water main replacement, a multi-use path, and repaving, with construction planned for 2026;
- There is an opportunity to consider traffic mitigation measures along Great Crescent during the construction project;
- The existing ditches reflect the standard of the day when the area was developed. There is a facility for the neighborhood to consider ditch

infill through a local service program, but there are no current plans to replace the ditches with storm sewers;

- The water main on 50th Avenue frontage will be updated to meet current standards, as it is smaller than today's specifications.

Cristian Andrade, 208 Street, Langley, spoke in support of the bylaws, and spoke regarding the following:

- Is a member of the Church;
- The Church helps new immigrant community,
- Agrees with other speakers regarding the following:
  - traffic issues on 50<sup>th</sup> Avenue;
  - is a big building and is a big change;
  - concerns with respect to hospital wait times;
  - concerns with respect to schools and daycares;
- This building isn't meant to benefit seniors, it's intended to benefit working individuals like him;
- Housing is needed;
- This type of development allows people to get foot in the door;
- Supports the project.

Mark Beeching, 197A Street, Langley spoke regarding the following:

- Appreciative of the level of community engagement;
- His positive experience living in co-op housing which is not what this development is;
- Expressed concern about people being evicted from this development if they can't meet rent requirements due to job loss or illness;
- Supports provision of daycare facility;
- Offered to assist Church with providing contacts in the union movement to ensure workers aren't working below subsistence wages;
- Unsafe biking conditions on 50<sup>th</sup> Avenue;
- Traffic concerns for essential service residents commuting from the development to their workplaces;
- Importance of inclusivity in the community and working with those who share the same values.

Michelle Lapensee, 48A Ave, Langley, spoke in opposition to the bylaws, citing concerns with respect to the following:

- This development doesn't suit neighbourhood;
- Too big of a development and deviates from current OCP;
- Medical system is over capacity; will be impacted further with more people;
- Traffic safety issues on 200 Street and 49 Avenue;
- Residents concerns being downplayed.

Ms. Lapensee asked the following questions:

- As non-profits may apply for GST rebates, how the applicant will use these funds;
- If the property values of homes around the development drop will property owners be financially compensated and by whom.

In response to questions from speaker:

- Mr. McCann advised that it is correct that under tax laws, non-profits may apply for a 50% rebate on GST paid. This forms part of the business model that allows this development to be feasible;
- Staff advised that, based on experience, new developments typically do not result in a drop in property values and that fluctuations in property values can be due to various external factors, beyond the City's control.

Staff provided information on the Cloverdale Hospital to be completed in 2030 and its proximity to this development.

Dan Collins, 198B Street, Langley, spoke in opposition to the bylaws, citing concerns with respect to the following:

- Traffic volume increase on 50<sup>th</sup> Ave.;
- Questioned accuracy of School District's students projection;
- Sense of belonging in the neighbourhood;
- This development will change the feel and look of his neighbourhood;
- Development is too big;
- Decision today will have implications for the future
- Would be happy to work with church to build something that fits in the neighbourhood.

Pamela Astles, 48A Ave, Langley, spoke in opposition to the bylaws, citing concerns with respect to the following:

- Development will look into her backyard and be a wall;
- Size of building too big in this neighbourhood;
- Agrees with previous speakers concerns;

- Environmental impact to wetlands, water sources; and aquifers in the area.

Ms. Astles asked if water courses and aquifers were being looked at as part of the development process.

In response to speaker's question, staff advised that an environmental assessment report was done for these properties which identified a two to one ratio for restoration. Staff did not have information on the issue with respect to the aquifer, but could look into it.

Sara Tse, 199A Street, Langley, spoke in opposition to the bylaws, citing concerns with respect to the following:

- Lives directly behind the development;
- For privacy would have to keep blinds drawn;
- Any tree will take a long time to grow for privacy;
- Loss or greenery in the neighbourhood;
- Traffic issues as raised by previous speakers;
- Suggest phasing of development starting with three levels now;
- Wildlife protection concern;
- Safety and crime concerns with increased population in small area;

Ms. Tse asked the following questions:

- Is there a policy for habitat restoration;
- How lots valued at \$5.05 million can be considered nominal value under BC Builds' requirements for property disposition.

In response to speaker's questions:

- Staff advised that the impacted area of 7705 square meters must be compensated by planting trees, shrubs, and riparian forest in a location twice as large;
- Staff advised that the City is contributing its land at below market value but at appraised value to aid the project.
- Ms. Helps advised that the City land is valued at \$5.05 million by a qualified appraiser, and the Church's land, worth \$12 million, is contributed for \$1 to support strategic acquisitions for larger buildings to house more residents which is the purpose of the BC Builds program. In terms of meeting the BC builds program requirement, the Church is putting in its land at zero. The City is putting in its land at below market value, but at appraised value.



Adam Lechasseur, 198 Street, Langley, spoke in opposition to the bylaws, citing concerns with respect to the following:

- Character of the community will be ruined with this build;
- South of the Nicomekl is for single family housing;
- This development will invade family members' privacy by looking down into their bedroom windows;
- Is not responsible development;
- Questions not for profit status of this development.

Anne Hylands, 48A Avene, Langley, spoke in opposition to the bylaws, citing concern with respect to the following:

- City's aging infrastructure cannot accommodate this size of development based on her experience with flooding incidents in her home.

Tara Helps, 50 Avenue, Langley, spoke in opposition to the bylaws, citing concerns with respect to the following:

- Agree with previous speakers comments;
- Environmental impacts to wildlife, native plants, and watershed;
- Independent environmental assessment needed;
- School capacity issues;
- Not responsible planning;
- Church needs community input before developing the land;
- This development doesn't support existing community;
- Will be forced to move out of Langley;
- Watering new plantings in development despite drought conditions.

Leena Martins, 48A Avenue, Langley, spoke in opposition to the bylaws, citing concern with respect to the following:

- Agree with previous speakers comments;
- Each issue identified has a cumulative effect such as traffic volume in other areas, school capacity.

Kristy Royal, 197A Street, Langley, spoke regarding the following:

- Asked why this development needed to be six stories and have so many units as it could still have a daycare, commercial space and below market rental units with a smaller building and would have a smaller impact on the environment, traffic, and school capacity.

In response to speaker's question:

- Ms. Helps advised that the development would not be economically viable with fewer stories and units; additional housing is needed to fund the construction.
- Mr. McCann advised that the only other way to reduce the size and number of units would be to make all the units market housing, which wouldn't address the Church's motivation in creating below market housing to help address the housing crisis.

Glen Robertson 199 Street, Langley, spoke regarding the following:

- Suggested the Church sell off excess land and build a Church with a daycare and other amenities elsewhere and develop the remaining land as commercial space that would serve the community.

The meeting recessed at 10:53 pm and reconvened at 11:02 pm.

The Mayor called for anyone who wished to speak a second time on the bylaws

Michael Hylands, 50A Avenue, speaking a second time, spoke regarding the following:

- Reiterated concerns regarding the following:
  - Potential for worsening traffic wait times at intersection of 50 Avenue and 200 Street;
  - Public transit inadequate to support density;
  - Salary bands may not be realistic for identified careers in terms of affordability of units;
- Issue with the traffic light timing at 200 Street and 50th Avenue;
- TransLink's Rapid Bus line is not guaranteed; development not within walking distance to amenities;

Mr. Hylands asked the following questions:

- How the Floor Area Ratio (FSR) of the proposed development compares to similar buildings on 53rd Avenue;
- What the threshold is for CMHC's housing affordability index;
- If the applicant will publish feedback received from the public through their website.

In response to speaker's questions:

- Staff provided clarification of how the density (Floor Area Ratio or FAR) of the proposed building is more similar to 6 storey buildings near Nicomekl Elementary 52-53 Avenue area about 500 m away, namely being 2.1 FAR instead of the typically higher FAR (close to 3 FAR) near Fraser Highway.
- Mr. McCann advised that he was directed to provide the feedback forms received to the City, which he did.
- Staff advised that, in order to comply with legislative privacy requirements, the feedback on the forms were summarized in a document which was included in the March 24<sup>th</sup> agenda package when the bylaws received first and second reading.

Staff provided information on the City's and TransLink's planning process for transportation improvements such as Rapid Bus service

Mayor Pachal, in his role on TransLink's Mayors Council on Regional Transportation provided information on travel times for current bus route 531 that goes from White Rock to Langley Centre then to Willowbrook Mall.

Ms. Helps provided clarification that income bands for determining eligibility for below market units are based on combined household income, not individual professions.

Mr. Fung provided clarification on how the Traffic Study's 30-second delay time per vehicle at 50th Avenue and 200th Street was established.

Mr. McCann provided information on rent projections for below market units as compared to market rents in the City of Langley today.

Jivan Rijput, 199 Street and 50<sup>th</sup> Avenue, speaking a second time, spoke regarding the following:

- Deviating from approved Official Community Plan for this area should not be taken lightly;
- Long term impacts for residents;
- Residents' feedback should carry weight in decisions shaping the community;
- Council should reject proposal in order to preserve the Condor Park Neighbourhood.

In response to a question from Mr. Rijput, Mayor Pachal clarified the purpose the Public Hearing and next steps in considering the merits of the bylaws.

Joe Foley, Grade Crescent, Langley, speaking a second time, spoke regarding the following:

- Reiterated concerns regarding the following:
  - Increase in traffic volume resulting in long wait times at intersections;
  - Traffic safety concerns;
  - Is opposed to the this project
- Need vehicle access on all four sides of the development;
- Building is not right for the neighbourhood;
- Should be following OCP;
- Too much density in that area;
- Decrease in property values;
- Suggest Church sell property to developer of townhomes;
- Building will overshadow family homes

Michelle Lapensee, 48A Avenue, Langley, speaking a second time, spoke regarding the following:

- Project will change the neighborhood.
- Effect of development on the water supply;
- The development can be financially viable with fewer stories;
- Is wrong neighbourhood for size of the development;
- Consider impact of development on the community;
- Adhere to the OCP.

Dan Collins, 198B Street, Langley, speaking a second time, spoke regarding the following:

- Not enough below market units in the development:
- As residents are being displaced because of redevelopment and struggling to find new homes; housing focus should be on the most vulnerable rather than middle income citizens.



Tyler Yarrow, 51 Avenue, Langley, spoke a second time regarding the following:

- Speakers who support the project don't live near the development;

Mr. Yarrow asked the following questions:

- Type of funding from BC Builds: ongoing or lump sum;
- Future of the building if provincial government changes or program gets cut;
- Impact of commercial space vacancies on building maintenance and viability.

In response to speaker's questions:

Ms. Helps advised that:

- BC Builds provides an upfront capital grant to reduce construction costs and allow for below market unit prices;
- Construction financing is provided to support projects through the construction phase; BC Builds partners with CMHC to provide 35+-year mortgages for such projects;
- Vacancy rates are always factored into BC Builds projects to ensure viability over the life of the mortgage.

Tara Helps, 50 Avenue, Langley, spoke a second time regarding the following:

- Traffic issues;
- Inconsistent bus service;
- six-story building being the only viable option;
- School capacity issues;
- Lack of bike path;
- Demolition concerns, displacement of current residents;
- Listen to and work with community to find solution that works for everyone.

Mr. McCann clarified that only one house would need to be taken down for this development

Birget Angen 50 Avenue, Langley, spoke a second time regarding the following:

- Questioned periods of vacancy of the church;
- Questioned whether daycare would only be available to residents of the building;
- Questioned whether the playground would be available to the community;
- Concern about potential gridlock due to simultaneous construction projects starting in 2026;

- Opposed to the six-story building proposal, suggesting a three-story building instead;
- Concern regarding concentration of low-income housing in the city; other municipalities should provide it also;
- Is opposed to the development.

Mr. McCann clarified that:

- The church has never been vacant and has always had a functioning congregation;
- The daycare is intended to be for the community;

Ms. helps spoke regarding the financial factors that make a three storey building non-viable for this development.

Harry, 50 Avenue, Langley, spoke a second time regarding the following:

- Asked about City's ability to prevent tree-cutting on properties where proposed pathway to Condor Park is proposed when these properties are developed in the future.

In response the speaker's question, staff advised:

- These properties would first need to be assembled in order to be considered for rezoning for townhomes which would require Council approval. The greenway would be seen as a contribution by the developer to the community;
- Council has approved an urban forest management strategy that calls for increased stewardship of mature trees, particularly native ones.
- There are large fir trees along the property line, and the strategy aims to retain these trees.

The Mayor called for speakers who hadn't yet spoken on the bylaws.

Elaine Jones, whose family member lives on 197A Street, spoke regarding the following:

- Acknowledged contributions from other speakers;
- Deviation from approved OCP sets a precedent;
- Majority of attendees oppose the development;
- Questioned validity of statistics and findings regarding traffic impacts;
- Further information should be provided regarding breakdown of costs and rationale for six storey building as only option;
- Importance of transparency and democratic process.

The Mayor called for further speakers who hadn't yet spoken on the bylaws.

Tyson, 50 Avenue, Langley, spoke regarding the following:

- Traffic safety concerns in his neighbourhood, particularly volume of traffic that is re-routed through his neighbourhood several times a year when flooding occurs on 192 Avenue;
- Church's maintenance of their property needs to be improved.

The Mayor called a third and final time for any further speakers on the bylaws.

There were no further speakers.

The Corporate Officer acknowledged and read out correspondence she received during the meeting from:

- Nicola Gray 202A Street, expressing opposition to the development.
- Kirsty Royal, 49 Avene, expressing opposition to the development.

Mayor Pachal invited Council members to ask questions and provide comments.

In response to questions from Council members, staff advised that:

- The estimated building cost is \$119 million.
- The playgrounds will not be accessible to the public, but the building will have extensive public areas open to the community.
- The Traffic Impact Assessment is considered confidential and not routinely releasable as it is written by the consultant for the City and requires their agreement before release. As well, it is a technical report, which contains complex data that may be misinterpreted by non-professionals, leading to unintended consequences.
- The Traffic Impact Assessment was received in draft form, with the land use code being the outstanding issue. The consultant has since provided information on the appropriateness of the land use code, which the City has accepted.
- Gentle density refers to increasing residential density in existing neighborhoods without drastically altering their character, often through smaller-scale infill or development. Best practice includes a step-down in density and height as you move away from downtown or transit corridors. The proposed site is bounded by properties designated for future townhomes, aligning with the Official Community Plan (OCP) principles. A six-story apartment building adjacent to a single-family neighborhood can uphold gentle density

principles if it transitions down to townhomes and single-family homes, reflecting best practice.

- Multiple concepts were considered during the design process, including townhomes on the edge and a six-story building. Cost considerations, engineering design, and urban design impacts led to the final proposal, which includes pushing the building massing towards 200th Street to minimize shadowing impacts and provide adequate parking.
- The principles of good neighbor transitions involve stepping building heights and massing to relate to adjacent buildings and open spaces, mitigating adverse effects like wind tunnels and shadowing. The proposed site uses building setbacks and shaping to reduce massing impacts on adjacent land uses, with most of the building oriented towards 200th Street.
- The community amenity contribution is set at \$1.025 million after reductions for below-market units. Without reductions, the contribution would be \$1.208 million.
- The project is required to pay the full Development Cost Charges (DCC) amounts. There are no waivers or reductions in DCC for this project.
- Projects under the DCC bylaws may be eligible for DCC credits.

In response to a question from a Council member, the applicant advised that the absolute income limits for the program are \$136,000 for a studio or one-bedroom and \$201,000 for a two-bedroom plus. These limits are province-wide caps and do not directly reflect market rents in Langley. Local market rents are used to determine affordability, for example \$1,800 for a studio at market rate as compared to \$1,410 for a studio below market rate.

Councillor James left the Public Hearing at 12:38 am.

- Council Policy allows applicants proposing below-market units to request a CAC reduction. The City doesn't need to be a partner in these scenarios, as demonstrated by past projects like the Langley Lions housing project.
- The City is participating in this project by selling three City lots to the Church at appraised value at the market rate for the current zoning. The City has also provided them with all the off site engineering, construction costs required as part of this project.

Councillor James returned to the Public Hearing at 12:43 am.



A Council member raised a Point of Order as to allowing other members of Council to ask their questions as one Council member had been asking their questions for some time.

The Mayor consulted the Corporate Officer who advised that the Public Hearing Procedures don't currently include time limits on individual Council members asking questions.

The Mayor ruled the Point of Order out of order.

- The proposed development site is classified as a moderately low sensitivity area with young deciduous forest. The works will involve vegetation clearing, excavation, soil deposition, and heavy machinery use. Primary environmental impacts include effects on streamside and riparian areas, breeding and migrating birds, and species at risk.
- Per Section 475 of the Local Government Act, the City must consider whether it provides one or more consultation opportunities that are early and ongoing. As this is an applicant-led OCP amendment, the applicant was asked to do a public information meeting, host a website, and send informational mail-outs. The City referred the development proposal to agencies and first nations. Accordingly, the City has met the requirements of Section 475.

Councillor Albrecht left the Public Hearing at 12:46 am.

- The Habitat Compensation Area report outlines strategies for habitat restoration. The Official Community Plan (OCP) is the guiding document, which strongly discourages but does not prohibit development in moderately low sensitivity areas. Compensation must be at a 2:1 ratio, with 15,410 square meters needing compensation as identified in the March 10 report.

Councillor Albrecht returned to the meeting at 12:49 am.

- The City retained a professional biologist to undertake field assessments and prepare the Habitat Compensation Area report which is attached to the agenda package.
- The Traffic Impact Assessment (TIA) did not initially include the intersection of 192nd and 50th Avenue; however, but based on comments, the City will discuss potential improvements with the City of Surrey.

In response to a question from a Council member, the applicant advised that the commercial kitchen and daycare space will be available to the public, ensuring community access to these amenities.

In response to significant concerns about traffic impacts at various intersections, including 50th Avenue, 200th Street, 49th Avenue, and 192nd Street, staff were requested to provide an easy to understand document explaining queue lengths at traffic lights before Council considers third reading of the bylaws.

**4. MOTION TO CLOSE / ADJOURN PUBLIC HEARING**

It was MOVED and SECONDED

THAT the Public Hearing close at 12:54 am.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER



## REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

To appear before Council as a Delegation or Community Spotlight at a Council Meeting, please submit a written request to the Corporate Officer by 12:00 pm, on the Wednesday prior to the scheduled Council Meeting. You may complete this form, or provide a letter, however please ensure the letter contains the information requested on this form.

You can submit your request by email to: [councilmeetings@langleycity.ca](mailto:councilmeetings@langleycity.ca), in person or by mail to the attention of the *Deputy Corporate Officer, Langley City Hall, 20399 Douglas Crescent, Langley, BC V3A 4B3*, or by fax to 604-514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.

A **Delegation** is defined as an individual, group or organization making a request of Council and is limited to a five (5) minute presentation time.

A **Community Spotlight** is an individual, group or organization providing information or updates on an event or activity and is limited to a ten (10) minute presentation. You may speak on more than one topic but you must keep your presentation within the prescribed time limit. Please include with this form, any material that you wish Council to review in advance of the meeting and be advised that it will be included in a public agenda and/or available to members of the public upon request.

Date: March 14, 2025

Requested Meeting Date: April 28, 2025

Applicant Name:

Janet Andrews

Organization Name:

New Westminster & District Labour Council

Presenter Name(s):

Kim Miller

Address: 105-3920 Norland Ave, Burnaby, BC, V5G 4K7

Phone Number: (604) 291-9306      Email Address: admin@nwdlc.ca

Presentation Topic:

Day of Mourning

Audio/ Visual Needs (if yes, specify): Powerpoint with slides timed to advance. Optional, not necessary

Action You Wish Council to Take:

Please see attached letter.





NEW WESTMINSTER &  
DISTRICT LABOUR COUNCIL

Christy Slusarenko, President  
Janet Andrews, Secretary-Treasurer  
Chartered By The Canadian Labour Congress

March 12, 2025

Mayor Nathan Pachal, City of Langley  
20399 Douglas Crescent  
Langley, BC  
V3A 4B3

Dear Mayor Pachal and members of council,

The New Westminster & District Labour Council represents over 65,000 affiliated union members in 14 communities in the Lower Mainland.

In 1984 our national organization, the Canadian Labour Congress (CLC), introduced the annual day of remembrance for workers killed and injured on the job. April 28th was chosen because this was the day that the third reading took place for the first comprehensive Workers' Compensation Act (Ontario 1914) in Canada. The "Workers Mourning Day Act" (Bill C223) became law on February 1, 1991, an Act which states "the day of April 28th shall be respected as the day of official recognition". The day of recognition was proclaimed by the government of British Columbia in 1989.

On behalf of our members, their families and all workers living and/or working in your community, we have **four requests of your Council:**

- We request you **declare April 28th** as the official "*Day of Mourning for Workers Killed and Injured on the Job*", and if your Council issues proclamations we would appreciate a copy. A copy of our Proclamation is enclosed to assist Council.
- We also request that **Council observe one minute of silence** in the Council Chambers at the evening Council meeting **on or before April 28<sup>th</sup>**.
- We thank you for your leadership in your workplace by **encouraging your staff to observe one minute of silence at 11:00 a.m. on April 28<sup>th</sup>**.
- Finally, we request **an opportunity to appear as a delegation** to make a **5-minute presentation at the March 24, 2025, regular Council meeting**. A union member residing in the city will be presenting on behalf of the Labour Council. Our presentation will include up-to-date information on workers' health & safety issues, WorkSafeBC regulatory reviews and/or changes that have impacted BC's workplace accident and fatality rates.

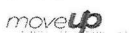
There will be remembrances across Canada on April 28th for workers who have been killed on the job, and to recognize those who have suffered from workplace injury, accident or disease. Please join us on Monday, April 28<sup>th</sup> at 11 am at Westminster Pier Park in New Westminster as we mourn for those who have died from workplace accidents or disease and recommit ourselves to fight for the living.

Sincerely,

Janet Andrews  
Secretary-Treasurer

JA/am

encl:



Phone: 604-291-9306 admin@nwdlc.ca  
105-3920 Norland Avenue, Burnaby, BC V5G 4K7



# Proclamation

*WHEREAS:* Every year, more than 1,000 Canadian workers are killed on the job.

*AND WHEREAS:* Thousands more are permanently disabled.

*AND WHEREAS:* Hundreds of thousands are injured.

*AND WHEREAS:* Thousands of others die from cancer, lung disease, and other ailments caused by exposure to toxic substances at their workplaces.

*AND WHEREAS:* April 28 of each year has been chosen by the Canadian Labour Congress as:

- a Day of Mourning for these victims of workplace accidents and disease;
- a day to remember the maximum sacrifice they have been forced to make in order to earn a living;
- a day to renew approaches to governments for tougher occupational health and safety standards, and more effective Compensation;
- a day to rededicate ourselves to the goal of making Canada's workplaces safer.

*AND WHEREAS:* April 28th was proclaimed a "Day of Mourning" by an Act of Parliament on February 1st, 1991.

I \_\_\_\_\_, of \_\_\_\_\_  
do hereby proclaim April 28 as an annual Day of Mourning in recognition of workers killed, injured or disabled on the job.

Signed: \_\_\_\_\_



**2025 TAX RATES BYLAW, 2025, No. 3312**

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Prepared by:

  
\_\_\_\_\_  
Graham Flack, Deputy Chief Administrative Officer

Reviewed by:

  
\_\_\_\_\_  
Francis Cheung, Chief Administrative Officer



## EXPLANATORY MEMO

### 2025 TAX RATE BYLAW, 2025, No. 3312

A taxation revenue increase of 6.7% is required to fully fund the 2025 Financial Plan.

During the Financial Plan deliberations, City Council discussed a number of property tax ratios. The following table shows the chosen ratios and the effect on property tax levies:

Assessment Classification	Number of Properties	Average Assessed Value	Municipal Taxes	Annual Change	Monthly Change	% Change
Strata Home	7,703	\$ 580,434	\$ 1,354	\$ 76	\$ 6.33	5.94%
Single Family Home	3,226	\$ 1,369,059	\$ 3,194	\$ 200	\$ 16.71	6.70%
Business/Other	638	\$ 4,810,192	\$ 28,257	\$ 1,639	\$ 136.58	6.16%
Light Industrial	79	\$ 7,229,108	\$ 31,846	\$ 1,844	\$ 153.67	6.15%

The following table outlines the distribution of the property taxes among the property tax classes.

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	52.0%	\$23,283,087
Utilities (2)	0.8%	367,325
Light Industrial (5)	6.5%	2,888,458
Business & Other (6)	40.3%	18,071,537
Recreation / Non-Profit (8)	0.4%	168,023
<b>Total</b>	<b>100.0%</b>	<b>\$44,778,430</b>

The residential property tax class provides the largest proportion of property tax revenue which is consistent with most other jurisdictions. The taxable assessed values of business properties increased disproportionately compared to residential properties, this required a deviation from previous ratio in order to not over burden business and light industrial property owners. The ratio in 2025 will be 1:2.518 between the residential and business class and 1:1.805 between the residential and light industrial class.

*Note: The figures presented in the explanatory memo do not include any utility charges or levies from other taxing jurisdictions only levies specifically for the City of Langley.*



## 2025 TAX RATE BYLAW, 2025

### BYLAW NO. 3312

A Bylaw to Levy property value taxes for municipal purposes  
for the year 2025

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

1. **The following tax rates appearing in Schedule “A”, attached to and forming part of this bylaw, are imposed and levied for the 2025 year for:**

- (1) the municipal revenue proposed to be raised for the year from property value taxes, as provided in the financial plan, and
- (2) the amount to be collected for the year by means of rates established by the municipality to meet its taxing obligations in relation to another local government or other public body;

and are imposed on the basis of the assessed value of the land and improvements.

2. This Bylaw may be cited for all purposes as the “2025 Tax Rates Bylaw, 2025, No. 3312”.

READ A FIRST, SECOND and THIRD time this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

READ FINAL time this \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CORPORATE OFFICER**



**2025 Tax Rate Bylaw No. 3312  
Schedule A**

Municipal Taxes							
Property Class		"A" General Municipal	RCMP	Fire	Library	Infrastructure	Other
1	Residential	2.3330	0.9707	0.4126	0.1079	0.0218	0.8200
2	Utility	40.0000	16.6429	7.0742	1.8500	0.3738	14.0591
3	Supportive Housing	2.3330	0.9707	0.4126	0.1079	0.0218	0.8200
4	Major Industry	4.2110	1.7521	0.7447	0.1948	0.0393	1.4801
5	Light Industry	4.2110	1.7521	0.7447	0.1948	0.0393	1.4801
6	Business/Other	5.8745	2.4442	1.0389	0.2717	0.0549	2.0648
7	Managed Forest	8.1655	3.3975	1.4441	0.3777	0.0763	2.8699
8	Rec/Non-profit	8.1655	3.3975	1.4441	0.3777	0.0763	2.8699
9	Farm	2.3330	0.9707	0.4126	0.1079	0.0218	0.8200

Regional Tax Requisitions	
Property Class	(GVRD) Metro Vancouver
1 Residential	0.0592
2 Utility	0.2072
3 Supportive Housing	0.0592
4 Major Industry	0.2013
5 Light Industry	0.2013
6 Business/Other	0.1450
7 Managed Forest	0.1776
8 Rec/Non-profit	0.0592
9 Farm	0.0592



# COMMITTEE REPORT

To: **Mayor and Councillors**

Subject **Arts, Recreation, Culture and Heritage 2025  
Workplan**

File #: 0110.00

Doc #: 201393

From: Councillor Rosemary Wallace  
Chair, Arts, Recreation, Culture and Heritage  
Committee

Date: April 10, 2025

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## RECOMMENDATION:

THAT Council approve the Arts, Recreation, Culture and Heritage Committee 2025 Work Plan

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## SUMMARY:

The Terms of Reference for the City of Langley's Arts, Recreation, Culture and Heritage Committee (ARCH) requires the Committee to develop a work plan that aligns with the strategic goals of the City and that it be approved by Council. To that end, the Arts, Recreation, Culture and Heritage Committee reviewed and finalized a work plan focusing on expanding and diversifying arts, recreation, culture and heritage initiatives that are consistent with the City's Strategic Plan and the Nexus of Community strategy.

The ARCH recommends that City Council approve the 2025 Work Plan as submitted.

Respectfully Submitted,

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Rosemary Wallace  
Chair

Attachment:

1. Arts, Recreation, Culture and Heritage Committee 2025 Work Plan

# 2025 Work Plan

## ARTS, RECREATION, CULTURE AND HERITAGE COMMITTEE

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### Mandate

Insert mandate of the committee/task group from Terms of Reference

### Objectives

The mandate of the Arts, Recreation, Culture and Heritage Committee (ARCH Committee) includes, but not limited to, prioritize, evaluate, and develop a business case for the implementation of various arts, recreation, culture and heritage initiatives and programs such as:

- ✓ Expand and diversify art programming, partnerships, and public art
- ✓ Expand and diversify multicultural events and programs
- ✓ Expand evening and winter events and programs
- ✓ Expand walking tours - made in Langley film tours, murals, sculptures, heritage

#### Objective 1: **Rotary Centennial Park Road Naming**

Committee was requested to provide council with a name for the road leading to the park on the south side. This is a carryover over from 2024.

#### Objective 2: **2025 Langley City Film Festival**

2<sup>nd</sup> LCFF to be held in October 2025.

#### Objective 3: **Glover Road Gateway Sculpture**

Expanding art and sculptures in the community using partial funding from the Autogroup.

#### Objective 4: **Heritage Markers**

Reinstall heritage markers in the downtown core selecting 1-5 markers each year to complete.

#### Objective 5: **Heritage Buildings and Artifacts**

Consider the creation of a Heritage Management Strategy which may include the following: Assess the local inventory through BC Assessment for homes older than 19??; rank the homes in order of priority (age); create a heritage inventory, consider a Heritage Register, consider Heritage Revitalization Agreements

#### Objective 6: **Skytrain Car upcycle**

Consider upcycling an old Skytrain car for purposeful use in Langley City.

## Action Plan

Action Items	Timeline	Responsibility	Expected Outcomes	Resources
Identify specific action items integral to the stated objective (add or delete objectives or rows as needed).	Identify estimated timeline and/or end date for action items.	Identify working groups, subcommittees, and/or committee member(s) responsible for completing each action item, as appropriate.	Outline expected achievements and deliverables from each action item. Ideally, these are measurable indicators of success.	Identify any resources (e.g. staff liaison, City staff other than staff liaison, City funds) that will be needed in order to complete the action items. <i>(see excerpts from TOR below)</i>
<b>Objective 1: Rotary Centennial Park Road Naming</b>				
A. Meet for coffee with Fern	End of June	Councilor Wallace/Kim	Support for a road name	
B. Draft a letter to thank Fern	March	Committee (support from Michele and Kim staff)	Letter sent to Fern	
C. Draft a sign	June/July		Signage	Operation centre
<b>Objective 2: 2025 Langley City Film Festival</b>				
A. Film Submission	May 1, 2025	Arts Council		
B. Film Selection Review panel	May to July	subcommittee		
C. Film Production				
D. Jurors and Awards		Arts Council		
E. Sponsorship Package – Michael lead	March	Michael		
F. Ticket Sales		subcommittee		
G. Venue – Susan lead		Susan		Sound tech
H. Advertising -	On going	Langley City		
I. Merch	Sept to oct	Susan, staff, Michael	t-shirts, toques, tote bags, hoodie, Lanyards or buttons for volunteers	Promosapien from Granville island/music school contact/ list of films on the back of tshirts/ quote from arts council contact as well
<b>Objective 3: Glover Road Gateway Sculpture</b>				
A. Call to artist – theme, details, location	March 25	committee		Use criteria from previous call to present to committee
B. Call to artist draft and budget	May	staff	Request for qualifications document	
C. Release call to artists	June	staff	short list to 1-3 artists	



Action Items	Timeline	Responsibility	Expected Outcomes	Resources
Identify specific action items integral to the stated objective (add or delete objectives or rows as needed).	Identify estimated timeline and/or end date for action items.	Identify working groups, subcommittees, and/or committee member(s) responsible for completing each action item, as appropriate.	Outline expected achievements and deliverables from each action item. Ideally, these are measurable indicators of success.	Identify any resources (e.g. staff liaison, City staff other than staff liaison, City funds) that will be needed in order to complete the action items. <i>(see excerpts from TOR below)</i>
D. Request for proposals	November	staff	Artwork design to review from 1-3 artists.	RFP
E.				
F.				
<b>Objective 4: Heritage Markers</b>				
A. Heritage content from old walk	March	staff	Prioritize the marker installation	
B. Create the signage	May	staff and LED	Installation	Parks/Ops to confirm locations
C.				
<b>Objective 5: Heritage Buildings and Artifacts</b>				
A. Updated list of heritage homes 1925 and older	March	staff	1925 and older	Paul Gilbert
B. Develop a template to use when reviewing the BC Assessment role	March	staff	Template for committee members to use when reviewing the BC Assessment List	Develop a template to use when reviewing addresses.
C. Review and Prioritize	April present findings to Committee	Lin, Susan, Mandy, Leith	Identify which addresses are accurate and which to prioritize	
D. Coordinate with Development services for any impending developments	May	staff	Confirm if any properties are being proposed to be developed.	
E. Create a prioritized Heritage Inventory				
F. Consider implementing a Heritage Register				
G. Consider implementing Heritage Revitalization Agreements				OCP/Director of Development Services
<b>Objective 6: Skytrain Car Upcycle</b>				
H. Meet as a task group	Meet in Q2 ( April – June)	Lin, Mandy, Andrew, Ameka, Stafford	Agree on direction and use of car	Report from Andrew

Action Items	Timeline	Responsibility	Expected Outcomes	Resources
Identify specific action items integral to the stated objective (add or delete objectives or rows as needed).	Identify estimated timeline and/or end date for action items.	Identify working groups, subcommittees, and/or committee member(s) responsible for completing each action item, as appropriate.	Outline expected achievements and deliverables from each action item. Ideally, these are measurable indicators of success.	Identify any resources (e.g. staff liaison, City staff other than staff liaison, City funds) that will be needed in order to complete the action items. <i>(see excerpts from TOR below)</i>
I. When is next RFP from Translink being released		Andrew		
J.				

*Per each committee/task group's Terms of Reference (TOR):*

*The committee or task group may undertake multiple initiatives; however, if staff resources are required, the advisory body shall undertake only one initiative at a time.*

*The committee or task group does not have the authority to give direction to staff or to commit to expenditure of funds.*

*Action recommended by the committee or task group must be done by resolution to City Council and with their approval prior to implementation.*



# COMMITTEE REPORT

To: **Mayor and Councillors**

Subject **Accessibility Advisory Committee 2025 Work Plan**

File #: 0110.00

Doc #:

From: Councillor Delaney Mack  
Chair, Accessibility Advisory Committee

Date: April 11, 2025

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## RECOMMENDATION:

THAT Council approve the Accessibility Advisory Committee 2025 Work Plan.

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## SUMMARY:

The Terms of Reference for the City of Langley's Accessibility Advisory Committee (AAC) requires the Committee to develop a work plan that aligns with both the strategic goals of the City and provincial legislation; and that it be approved by Council. To that end, the Accessibility Advisory Committee reviewed and finalized a work plan focusing on developing an accessibility strategy; creating a mechanism by which the public can provide feedback; education; advocacy; Indigenous consultation; and develop a communication strategy.

The AAC recommends that City Council approve the 2025 Work Plan as submitted.

Respectfully Submitted,

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Delaney Mack  
Chair

Attachment:

1. 2025 Work Plan Accessibility Advisory Committee

# 2025 Work Plan

## ACCESSIBILITY ADVISORY COMMITTEE

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### Mandate

The Committee's role is to:

1. assist the City in identifying accessibility and inclusion barriers that City staff and community members experience or may experience in the course of interacting with the City in the following areas:
  - Employment, • Delivery of Service, • The Built Environment, • Information and Communications, • Transportation, and • Procurement;
2. advise the City on how to remove and prevent barrier to individuals in or interacting with the City;
3. advise on development of an organizational accessibility plan;
4. develop a process or mechanism for receiving comments from the public on the City's accessibility plan; barriers to individuals in or interacting with the City;
5. undertake a review of the accessibility plan at least once every 3 years and recommend to City Council any changes or updates required.

The Committee will undertake its work in accordance with the requirements of Part 3 of Accessible British Columbia Act.

### Objectives

#### Objective 1: **Develop an Accessibility Strategy**

Review the key content areas. Literature research and review. Based in part on the information from the audit and survey.

#### Objective 2: **Create a mechanism by which the public can provide feedback.**

Explore ways that feedback can be submitted.

#### Objective 3: **Education**

Explore ways to educate the public on topics of accessibility and inclusion; and the work being completed by the Accessibility Advisory Committee.

Objective 4: **Advocacy**

Advocate on behalf of our community for improved accessibility housing. Big difference between adaptable and accessible apartments.

Objective 5: **Indigenous Consultation**

Create a task group to gain input and feedback on the committee's work.

Objective 6: **Communication Strategy**

Develop a communication strategy to promote the work of the committee



## Action Plan

Action Items	Timeline	Responsibility	Expected Outcomes	Resources
Identify specific action items integral to the stated objective (add or delete objectives or rows as needed).	Identify estimated timeline and/or end date for action items.	Identify working groups, subcommittees, and/or committee member(s) responsible for completing each action item, as appropriate.	Outline expected achievements and deliverables from each action item. Ideally, these are measurable indicators of success.	Identify any resources (e.g. staff liaison, City staff other than staff liaison, City funds) that will be needed in order to complete the action items. <i>(see excerpts from TOR below)</i>
<b>Objective 1 Develop an Accessibility Strategy</b>				
A. Request for Proposals	April 2025	Staff	Select a preferred proponent to work with committee to create strategy	Province, other municipalities, SparcBC
B. Work with proponent to create a draft strategy	October 2025	AAC, staff	Strategy with implementation framework and associated costs	
C. Present draft strategy to Council	November			
D. Present draft strategy to public				
<b>Objective 2: Public Feedback</b>				
A. Create an email and written feedback mechanisms.	April	Committee, Staff, IT	One email address and a template for written feedback.	IT, communication team
B.				
C.				
<b>Objective 3: Education</b>				
A. Participate in a variety of events to help educate the public	Full year	Committee	Committee members sign up to help educate the public at a variety of events throughout the year.	Earth Day, Community Day, Pop up and Play, Magic of Christmas, AccessAbility Week May 25 – 31 etc
B.				
C.				
<b>Objective 4: Advocacy</b>				
A. Accessible vs Adaptable housing		Task group	Increase the % of accessible housing vs adaptable	
B. Encourage rentals to people with disability.		Task group		
C.				
D.				

Action Items	Timeline	Responsibility	Expected Outcomes	Resources
Identify specific action items integral to the stated objective (add or delete objectives or rows as needed).	Identify estimated timeline and/or end date for action items.	Identify working groups, subcommittees, and/or committee member(s) responsible for completing each action item, as appropriate.	Outline expected achievements and deliverables from each action item. Ideally, these are measurable indicators of success.	Identify any resources (e.g. staff liaison, City staff other than staff liaison, City funds) that will be needed in order to complete the action items. <i>(see excerpts from TOR below)</i>
<b>Objective 5: Indigenous Consultation</b>				
A. AAC to set clear expectations of needs for the task group	April meeting	Committee Member Sugars	Gain clear “asks” from the committee for the task group to work on.	Provincial legislation 6 principles
B.				
C.				
<b>Objective 6: Communication Strategy</b>				
A. Create a flyer to promote Accessibility in Langley City	May	Task group, staff	Hand out to be used at Events	Communications
B.				
C.				

*Per each committee/task group’s Terms of Reference (TOR):  
The committee or task group may undertake multiple initiatives; however, if staff resources are required, the advisory body shall undertake only one initiative at a time.  
The committee or task group does not have the authority to give direction to staff or to commit to expenditure of funds.  
Action recommended by the committee or task group must be done by resolution to City Council and with their approval prior to implementation.*



# Report to Council

To: **Mayor and Councillors**

Subject **Langley Seniors in Action – Loss of Affordable Rental Housing Letter**

From: Francis Cheung, P. Eng.  
Chief Administrative Officer

Doc #: 201619

Date: April 23, 2025

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## RECOMMENDATION:

1. THAT City Council receive the April 11, 2025 Report to Council titled “Langley Seniors in Action – Loss of Affordable Housing Letter” from the Chief Administrative Officer for information.
2. THAT City Council receive April 17, 2025 Accessibility Advisory Committee Report titled “Langley Seniors in Action – Loss of Affordable Rental Housing Letter” for information.

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## PURPOSE:

The purpose of this report is to bring forward, for information, the letter from Langley Seniors in Action that was emailed to City Council on February 24, 2025 regarding their concern for the loss of affordable housing, and subsequent to that, the motion passed by the Accessibility Advisory Committee on March 6, 2025 regarding the same subject matter.

## POLICY:

*BC Accessibility Act*

Accessibility Advisory Committee Terms of Reference.



## COMMENTS/ANALYSIS:

On February 24, 2025, Langley Seniors in Action (LSA) emailed a letter to City Council titled “Loss of Affordable Rental Housing” expressing their concern and requesting a meeting with City Council to further discuss the topic. The City responded to LSA and ultimately scheduled a meeting with them on May 5, 2025.

On March 6, 2025, the Accessibility Advisory Committee (ACC) reviewed LSA’s letter and then passed a motion as outlined in the April 17, 2025 ACC’s report.

The AAC report made reference in bold wording below, as to how this topic is applicable to their mandate under the *BC Accessibility Act* as follows:

### Accessibility Act

- 2 (1) For the purposes of this Act, a barrier is anything that **hinders the full and equal participation in society of a person with an impairment.**
- (2) For certainty and without limiting subsection (1), barriers can be
  - (a) caused by environments, attitudes, **practices, policies, information, communications** or technologies, and
  - (b) affected by intersecting forms of discrimination.
  
- 9 (1) An organization must establish a committee to
  - (a) assist the organization to identify barriers to individuals in or interacting with the organization, and
  - (b) advise the organization on how to remove and prevent barriers to individuals in or interacting with the organization.**

### AAC Mandate

2.1. The Committee’s role is to:

- 2.1.1. assist the City in identifying accessibility and inclusion barriers that City staff and community members experience or may experience in the course of interacting with the City in the following areas:
  - Employment,
  - **Delivery of Service,**
  - The Built Environment,
  - Information and Communications,
  - Transportation, and
  - Procurement;

### **2.1.2. advise the City on how to remove and prevent barriers to individuals in or interacting with the City;**

Accessibility, under the *Accessibility Act*, means ensuring everyone, including people with disabilities, can fully participate in society with equal opportunities and without barriers. This includes removing physical, attitudinal, information, and systemic barriers to enable full participation in daily activities and opportunities. The *Accessibility Act* aims to achieve accessibility by preventing and removing barriers that hinder participation in areas like goods and services, information and communication, transportation, employment, the built environment, and education.

The City supports practices and policies that are implemented in such a way as to reduce barriers and ensure the full and equal participation in society of any person with an impairment<sup>1</sup>.

For example:

- The District of North Vancouver’s draft Accessibility Plan states that one aspect of its accessibility plan is to “improve the physical accessibility of public infrastructure and spaces within our community.”<sup>2</sup>
- The *Accessibility Act* “does not only refer to physical accessibility but also includes the dismantling of systemic, communication or technology barriers. For example, websites that do not function with screen readers and discriminatory policies are also barriers to access.”<sup>3</sup>

However, the motion adopted at the March 6<sup>th</sup> AAC meeting regarding housing policy is outside the mandate of the AAC, as advised by staff at the time.

What is important is that an Accessibility Plan (Plan) needs to be developed that will identify, remove and prevent barriers to access to people in the organization or interacting with it. The Plan must be reviewed and updated at least once every three years. In developing or updating the Plan, an organization must consult with its accessibility committee and consider specified principles:

- Inclusion
- Adaptability
- Diversity
- Collaboration
- Self-determination
- Universal design

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<sup>1</sup> Impairment includes a physical, sensory, mental, intellectual or cognitive impairment, whether permanent, temporary or episodic

<sup>2</sup> Source: Circu LawR, September 2023, Accessible BC Act: Overview and Implications for Organizations

<sup>3</sup> Source: Circu LawR, September 2023, Accessible BC Act: Overview and Implications for Organizations



Additionally, in response to the request made by the LSA to discuss the issue with City Council, a meeting has been scheduled on May 5, 2025. Furthermore, staff development of the following initiatives is underway:

**1. Re: Relocation Policy CO-84:**

The applicability of Council Policy CO-84 to applications that were submitted at the time Policy CO-81 was in effect was discussed at the January 13, 2025 Regular Council Meeting, with a final adopted motion “THAT council direct staff to continue to apply Tenant Relocation Policy CO-84 to all new development applications”. During the discussion of this motion, it was noted that, if Council wishes to consider an alternative approach to applying these policies, that the appropriate time to do so would be when each of the applications in question returns to Council for consideration.

*Note: The two referenced applications (Eastleigh and Michaud) both applied at the time Policy CO-81 was in effect and therefore are grandfathered under that Policy. At a regular Council meeting, there was a motion put forward to retroactively apply the new CO-84 Policy to those applications, which was amended as noted above.*

**2. Re: Considering maintaining current affordable housing on site if/when possible prior to approving any redevelopment on affordable sites:**

On larger sites with multi-phase development potential, staff do and would seek to maintain existing affordable housing while accommodating new development. For example, in the Langley Lions complex, the intent is for vacant areas to be developed first and have residents from the next building to be redeveloped relocated into the new buildings, to allow existing residents to stay on site while the overall complex is gradually renewed with a greater supply of affordable homes.

**3. Re: Council applying inclusionary zoning:**

At the December 2, 2024 Regular Council Meeting, Council passed a motion directing staff to research and provide a report back to Council on inclusionary zoning to allow it to be considered for adoption in the upcoming new Zoning Bylaw. Staff has reviewed Metro Vancouver’s inclusionary housing study and been working with a land economist consultant to inform this requested report in accordance with the Local Government Act and will present the report and its findings to Council once complete as part of the new Zoning Bylaw development process.

Therefore, it is recommended that City Council receive the AAC's report titled "Langley Seniors in Action - Loss of Affordable Rental Housing" letter for information only.

**BUDGET IMPLICATIONS:**

Not applicable.

**ALTERNATIVE:**

None provided.

Respectfully Submitted,



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Francis Cheung, P. Eng.  
Chief Administrative Officer

Attachments:

1. Langley Seniors In Action Letter, emailed on February 25, 2025
2. Accessibility Advisory Committee Report, dated April 17, 2025
3. Circu LawR, September 2023, Accessible BC Act: Overview and Implications for Organizations
4. Requirements Under Accessible BC Act for UBCM, June 2023
5. Accessibility Advisory Committee Terms of Reference



## RE: Loss of Affordable Rental Housing

We are writing to add our collective voices to the growing discussion regarding the City of Langley's loss of affordable housing due to recent redevelopment, and the consequent loss of historically affordable rental units.

We are hoping to provide further context and to positively advocate for needed policy changes to address the unfolding crisis.

According to a report to Council from the City's Director of Development, "Most if not all future development applications in the City will involve vulnerable tenants." (Langley Advance Times, August 3, 2024)

In that same report to Council, it was noted that "recent redevelopment applications displaced an average of 21 tenants that required relocation, and over half of these tenants paid between \$700 to \$1000 a month rent, and many resided in the subject building for more than 5 to 10 years."

In July of this year, the City approved an updated Relocation Policy CO - 84 to increase compensation involving 'vulnerable' tenants applying to future redevelopments.

This change is a notable improvement to the earlier policy, and we support Council's decision to direct additional funding to those affected by site redevelopment. We also support the inclusion of the enhanced payment to all applications in process, for example, to the redevelopment of buildings on Eastleigh Crescent and Michaud Crescent."

However, we remain very concerned regarding the effectively non-existent affordable housing rentals in our community as average market prices increased 19% from 2022 to 2023 alone with average monthly rentals of approximately \$1705.00. (Langley Advance Times, August 3, 2024)

As a consequence, our senior serving agencies and frontline service providers have observed a steep increase in the number of marginalized and low-income seniors, in particular, who are unable to find any affordable rental accommodation and are therefore facing housing precarity and homelessness.

Given this economic reality, we strongly believe that the well-intentioned enhanced payment policy is woefully inadequate given the lack of options either currently available or being generated in the ongoing re-development process.

We therefore strongly urge that the City of Langley embrace evolving inclusionary zoning principles which generally require a minimum percentage of subsidized units within the redevelopment process.

Most recently, Metro Vancouver created a comprehensive report highlighting best practices around inclusionary zoning in order to achieve a prescriptive amount of affordable housing as a condition of approval.

The Province's new Bill 16 also dovetails with this need by creating the necessary regulatory tools to allow local governments to secure affordable housing through the adoption of an inclusionary zoning bylaw.

In this instance, we strongly support the need for the inclusion of "subsidized rent geared to income" options to address both the needs of our most economically vulnerable and also move us away from the unhelpful and outdated "affordable" designation.

Given the urgent need, we challenge our local government to expedite this analysis and to provide the necessary leadership to protect our most vulnerable by adopting these new and updated policies to adequately provide for our most basic housing needs.

In conclusion, we ask for the following:

- Relocation Policy CO - 84 be applied to all applications that are currently in the approval process, to include but not be limited to, the existing Eastleigh Crescent and Michaud Crescent sites.

- Prior to approving any redevelopment permit for affordable sites, that great care and consideration be given to maintaining the current affordable housing on site, if and when possible.
- If redevelopment is to proceed under these circumstances, that Council applies inclusionary zoning principles under a framework requiring a minimum percentage of subsidized rent geared to income units within the redevelopment process.

Sincerely,

Paul Crump - Board President, *Langley Seniors in Action*

Leslie Gaudette – Board President, *Council of Senior Citizens Organizations of BC (COSCO)*

Loretta Solomon – Board President, *Langley Senior Resources Society*

Kate Ludlam – Executive Director, *Langley Senior Resources Society*

Daniel Collins – Chief Executive Officer, *Inclusion Langley Society*

Christine McCracken – Executive Director of Programs, *Encompass Support Services Society*

Ron Bergen – Founder and President, *Ron Cares Society*

Keri Severinski – Residency Coordinator, *Bria Communities (Magnolia Gardens/Sunridge Gardens)*





# COMMITTEE REPORT

To: **Mayor and Councillors**

Subject **Langley Seniors in Action – Loss of Affordable  
Rental Housing Letter**

File #: 0110.00

Doc #: 200689

From: Councillor Delaney Mack  
Chair, Accessibility Advisory Committee

Date: April 17, 2025

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## **RECOMMENDATION:**

1. THAT the Accessibility Advisory Committee (AAC) endorse the following motion from the Langley Seniors in Action Committee:

WHEREAS current market housing rates are often out of reach for those receiving Disability Benefits; AND

WHEREAS the redevelopment of affordable purpose build rental stock slowing erodes affordable housing within the community, making it harder for those on a fixed income to attain 'affordable housing' (30% or below household income before taxes) when displaced by said redevelopment; AND

WHEREAS the letter released by Langley Seniors in Action outlines policies which can be implemented by the City of Langley to promote the creation of below market housing, and offer greater compensation for individuals with a disability who are disproportionately negatively affected by displacement during this redevelopment process;

THEREFORE BE IT RESOLVED that the City of Langley Council consider honouring all requests made within the Langley Seniors in Action (LSA) letter to ensure that City practices and policies are implemented in such a way to reduce barriers and ensure the full and equal participation in society of any person with an impairment, with the understanding that the Accessibility Advisory Committee endorses all LSA requests.

LSA letter requests:

1. Relocation policy CO-84 be applied to all applications that are currently in the approval process to include but not be limited to the existing Eastleigh Crescent and Michaud Crescent sites.
2. Prior to approving any redevelopment permit for affordable sites, that great care and consideration be given to maintaining the current affordable housing on site, if and when possible.
3. If redevelopment is to proceed under these circumstances, that Council applies inclusionary zoning principles under a framework requiring a minimum percentage of subsidized rent geared to income units within the redevelopment process.

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**SUMMARY:**

The Accessibility Advisory Committee (AAC) is beholden to our Terms of Reference, which is based upon the BC Accessibility Act.

As outlined in Section 9 (1) (b) of the BC Accessibility Act and repeated within Section (1) of our Terms of Reference, the AAC was established to “assist the City in identifying, removing, and preventing barriers to individuals in or interacting with the City”. Our Terms of Reference continues to explain that “the terms “accessibility plan”, “barrier”, “disability”, “impairment”, and “Indigenous peoples” shall be interpreted as defined in the BC Accessibility Act”. Section (2.1.2) of the Terms of Reference outlines one responsibility of the committee, which includes our responsibility to “advise the City on how to remove and prevent barrier to individuals in or interacting with the City”.

I have highlighted the relevant portions of the act below, but in summary it outlines that the reach of the Act extends past a “traditional”, and otherwise limited understanding of accessibility. As outlined by the Act, accessibility can be viewed as an “ability to access” and includes qualitative considerations such as, attitudes, practices and policies. It is defined as anything that limits or “hinders the full and equal participation in society of a person with an impairment”. See below.

BC Accessibility Act Definitions:

**Definitions**

1 In this Act:

"**barrier**" has the meaning given to it in section 2 [*barriers*]

**Barriers**

To: Mayor and Councillors

Date: April 17, 2025

Subject: **Langley Seniors in Action – Loss of Affordable Rental Housing Letter**

Page 3

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**2 (1) For the purposes of this Act, a barrier is anything that hinders the full and equal participation in society of a person with an impairment.**

(2) For certainty and without limiting subsection

(1), barriers can be

(a) caused by environments, attitudes, practices, policies, information, communications or technologies, and

(b) affected by intersecting forms of discrimination.

**Accessibility committee**

**9 (1) An organization must establish a committee to**

(a) assist the organization to identify barriers to individuals in or interacting with the organization, and

(b) **advise the organization on how to remove and prevent barriers to individuals in or interacting with the organization.**

As a barrier has been identified, in accordance with section (2.1.2) of our Terms of Reference, the committee has proposed the following endorsement and recommendation for Councils consideration.

Respectfully Submitted,



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Delaney Mack  
Chair

Attachment:

1. 2025 LSA Housing letter with Motion



RE: Loss of Affordable Rental Housing

We are writing to add our collective voices to the growing discussion regarding the City of Langley's loss of affordable housing due to recent redevelopment, and the consequent loss of historically affordable rental units.

We are hoping to provide further context and to positively advocate for needed policy changes to address the unfolding crisis.

According to a report to Council from the City's Director of Development, "Most if not all future development applications in the City will involve vulnerable tenants." (Langley Advance Times, August 3, 2024)

In that same report to Council, it was noted that "recent redevelopment applications displaced an average of 21 tenants that required relocation, and over half of these tenants paid between \$700 to \$1000 a month rent, and many resided in the subject building for more than 5 to 10 years."

In July of this year, the City approved an updated Relocation Policy CO - 84 to increase compensation involving 'vulnerable' tenants applying to future redevelopments.

This change is a notable improvement to the earlier policy, and we support Council's decision to direct additional funding to those affected by site redevelopment. We also support the inclusion of the enhanced payment to all applications in process, for example, to the redevelopment of buildings on Eastleigh Crescent and Michaud Crescent."

However, we remain very concerned regarding the effectively non-existent affordable housing rentals in our community as average market prices increased 19% from 2022 to 2023 alone with average monthly rentals of approximately \$1705.00. (Langley Advance Times, August 3, 2024)

As a consequence, our senior serving agencies and frontline service providers have observed a steep increase in the number of marginalized and low-income seniors, in particular, who are unable to find any affordable rental accommodation and are therefore facing housing precarity and homelessness.

Given this economic reality, we strongly believe that the well-intentioned enhanced payment policy is woefully inadequate given the lack of options either currently available or being generated in the ongoing re-development process.

We therefore strongly urge that the City of Langley embrace evolving inclusionary zoning principles which generally require a minimum percentage of subsidized units within the redevelopment process.

Most recently, Metro Vancouver created a comprehensive report highlighting best practices around inclusionary zoning in order to achieve a prescriptive amount of affordable housing as a condition of approval.

The Province's new Bill 16 also dovetails with this need by creating the necessary regulatory tools to allow local governments to secure affordable housing through the adoption of an inclusionary zoning bylaw.

In this instance, we strongly support the need for the inclusion of "subsidized rent geared to income" options to address both the needs of our most economically vulnerable and also move us away from the unhelpful and outdated "affordable" designation.

Given the urgent need, we challenge our local government to expedite this analysis and to provide the necessary leadership to protect our most vulnerable by adopting these new and updated policies to adequately provide for our most basic housing needs.

In conclusion, we ask for the following:

- Relocation Policy CO - 84 be applied to all applications that are currently in the approval process, to include but not be limited to, the existing Eastleigh Crescent and Michaud Crescent sites.



- Prior to approving any redevelopment permit for affordable sites, that great care and consideration be given to maintaining the current affordable housing on site, if and when possible.
- If redevelopment is to proceed under these circumstances, that Council applies inclusionary zoning principles under a framework requiring a minimum percentage of subsidized rent geared to income units within the redevelopment process.

Sincerely,

Paul Crump - Board President, *Langley Seniors in Action*

Leslie Gaudette – Board President, *Council of Senior Citizens Organizations of BC (COSCO)*

Loretta Solomon – Board President, *Langley Senior Resources Society*

Kate Ludlam – Executive Director, *Langley Senior Resources Society*

Daniel Collins – Chief Executive Officer, *Inclusion Langley Society*

Christine McCracken – Executive Director of Programs, *Encompass Support Services Society*

Ron Bergen – Founder and President, *Ron Cares Society*

Keri Severinski – Residency Coordinator, *Bria Communities (Magnolia Gardens/Sunridge Gardens)*

Proposed Motion:

Accessibility Advisory Committee Endorses Langley Seniors in Action Requests to Council

**WHEREAS** current market housing rates are often out of reach for those receiving Disability Benefits; AND

**WHEREAS** the redevelopment of affordable purpose build rental stock slowly erodes affordable housing within the community, making it harder for those on a fixed income to attain “affordable” housing (30% or below household income before taxes) when displaced by said redevelopment; AND

**WHEREAS** the Letter released by Langley Seniors in Action outlines policies which can be implemented by the City of Langley to promote the creation of below market housing, and offer greater compensation for individuals with a disability who are disproportionately negatively affected by displacement during this redevelopment process;

**THEREFORE BE IT RESOLVED** that the City of Langley Council consider honouring all requests made within the Langley Seniors in Action (LSA) Letter to ensure that City practices and policies are implemented in such a way to reduce barriers and ensure the full and equal participation in society of any person with an impairment, with the understanding that the Accessibility Advisory Committee endorses all LSA requests.

Langley Seniors in Action Letter requests:

1. Relocation Policy CO-84 be applied to all applications that are currently in the approval process to include but not be limited to, the existing Eastleigh Crescent and Michaud Crescent Sites.
2. Prior to approving any redevelopment permit for affordable sites, that great care and consideration be given to maintaining the current affordable housing on site, if and when possible.
3. If redevelopment is to proceed under these circumstances, that Council applies inclusionary zoning principles under a framework requiring a minimum percentage of subsidized rent geared to income units within the redevelopment process.

Background:

BC Accessibility Act Definitions:

**Definitions**

**1 In this Act:**

**"barrier"** has the meaning given to it in section 2 [*barriers*]

**Barriers**

**2 (1) For the purposes of this Act, a barrier is anything that hinders the full and equal participation in society of a person with an impairment.**

(2) For certainty and without limiting subsection (1), barriers can be

- (a) caused by environments, attitudes, **practices, policies**, information, communications or technologies, and
- (b) affected by intersecting forms of discrimination.

**Accessibility committee**

**9** (1) An organization must establish a committee to

- (a) assist the organization to identify barriers to individuals in or interacting with the organization, and
- (b) **advise the organization on how to remove and prevent barriers to individuals in or interacting with the organization.**

Terms of Reference – City of Langley Accessibility Committee:

This committee is established in accordance with the Accessible British Columbia Act to assist the City in identifying, removing, and preventing barriers to individuals in or interacting with the City. The terms “accessibility plan”, “barrier”, “disability”, “impairment”, and “Indigenous peoples” shall be interpreted as defined in the Accessible British Columbia Act.

2.1. The Committee’s role is to:

2.1.1. assist the City in identifying accessibility and inclusion barriers that City staff and community members experience or may experience in the course of interacting with the City in the following areas:

- Employment,
- **Delivery of Service,**
- The Built Environment,
- Information and Communications,
- Transportation, and
- Procurement;

2.1.2. **advise the City on how to remove and prevent barrier to individuals in or interacting with the City;**

**Definition of Affordable Housing:**

**According to the Province of BC**

Defining affordable housing

Finding a suitable home for a reasonable price can be a challenge for anyone, but it’s often more difficult for single-income households, seniors and Indigenous people living off-reserve.

Many organizations, programs and even mortgage lenders consider housing affordable if it costs no more than **30% of household income before taxes.**

## ACCESSIBLE BC ACT: OVERVIEW AND IMPLICATIONS FOR ORGANIZATIONS

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In June 2021, the British Columbia government enacted the *Accessible British Columbia Act*, S.B.C. 2023, c. 19. (the “**Act**”) to support people with disabilities in meaningfully participating in their communities.<sup>1</sup> Currently, the Act applies to the provincial government and those organizations prescribed by regulation.<sup>2</sup>

This article provides an overview of the Act, highlights its key provisions, explains its application to public organizations and its relevance to organizations who are not currently subject to the Act.

### RELEVANCE OF THE ACT TO PRIVATE ORGANIZATIONS

While the Act does not currently apply to private organizations, companies that supply services to affected public organizations may find it valuable to become knowledgeable about the Act and its potential impact on would-be vendors.

The Act currently applies to over 750 organizations pursuant to the *Accessible British Columbia Regulation*, BC Reg. 105/2022 (the “**Regulation**”). These

organizations are mostly public organizations and include regional districts, municipalities, school districts, and health authorities (health authorities will be prescribed effective September 1, 2024).<sup>3</sup> These prescribed organizations may require third parties with whom they do business to do, or not do, certain things as a result of accessibility plans adopted pursuant to the Act. For example, a request for proposal issued by a prescribed organization may include knowledge of or experience with universal design as an evaluation criteria or require respondents to ensure that proposals comply with with any accessibility plan adopted by the organization.

Private organizations working with the prescribed organizations on the prescribed organization’s built environment – such as construction companies – may be especially impacted by the Act. For example, the District of North Vancouver’s draft Accessibility Plan states that one aspect of its accessibility plan is to “improve the physical accessibility of public infrastructure and spaces within our community”.<sup>4</sup> It goes on to state that an example of carrying out this

plan would be to institute “policies with clear standards to be met for new construction and prioritize and assess existing infrastructure for accessibility upgrades.”<sup>5</sup> Similar language is reflected in other accessibility plans of lower mainland municipalities. If they haven’t already, private organizations working with prescribed organizations may wish to become familiar with the principles of universal design, continue to educate themselves about how to best reduce barriers and remain aware of any standards adopted by prescribed organizations in order to best serve their clients.

It is important to note that, according to the province, accessibility does not only refer to physical accessibility but also includes the dismantling of systemic, communication or technological barriers.<sup>6</sup> For example, websites that do not function with screen readers and discriminatory policies are also barriers to access.

In addition to prescribed organizations requiring or desiring the companies they work with to comply with accessibility plans, the Lieutenant Governor in Council may prescribe other organizations under the Act other than those already listed, meaning that certain private organizations may be asked to comply with all or parts of the Act in the future.

The Act shows that accessibility is a provincial priority. Accordingly, a private organization not currently subject to the Act may wish to consider its own accessibility policy and the accessibility of its services if it has not already done so.

## OVERVIEW OF THE ACT

The Regulation lists over 750 organizations to which the Act applies. This list includes municipalities and regional districts, which are subject to the Act as of September 1, 2023.<sup>7</sup>

Broadly speaking, the Act requires prescribed organizations to:

- a) establish an accessibility committee<sup>8</sup>;
- b) create an accessibility plan<sup>9</sup>; and
- c) create a mechanism for receiving public feedback.<sup>10</sup>

Each of these requirements is discussed below in further detail.

The Act does not currently require prescribed organizations to demonstrably make their services more accessible. For example, prescribed organizations are not currently required to carry out any renovations to the built environment or provide accessibility services (such as interpretive services) beyond what is already required by law.

However, the Act does contemplate the inclusion of new standards, which may require prescribed organizations to take certain, positive steps.<sup>11</sup> These standards would take the form of regulations respecting the identification, removal or prevention of barriers.<sup>12</sup>

## PREScribed ORGANIZATIONS — REQUIREMENTS UNDER THE ACT

### 1. Accessibility Committee

The Act requires prescribed organizations to establish a committee to identify, remove and prevent barriers to individuals.

The term “barrier” is defined, for the purposes of the Act, as “anything that hinders the full and equal participation in society of a person with an impairment”.<sup>13</sup>



As mentioned above, barriers go beyond just the built environment and, pursuant to the Act, can be:

- a) caused by environments, attitudes, practices, policies, information, communications or technologies, and
- b) affected by intersecting forms of discrimination.<sup>14</sup>

In order to address these barriers, the Act requires prescribed organizations to establish an accessibility committee to:

- a) assist the organization to identify barriers to individuals in or interacting with the organization, and
- b) advise the organization on how to remove and prevent barriers to individuals in or interacting with the organization.<sup>15</sup>

The Act requires that, to the extent possible, the accessibility committee should:

- a) have half of its members be persons with disabilities, or individuals who support persons with disabilities (institutionally or personally);
- b) include at least one Indigenous person;
- c) reflect the diversity of persons in British Columbia (including those members selected who are persons with disabilities or who support persons with disabilities).<sup>16</sup>

## 2. Accessibility Plans

An organization is required to develop an accessibility plan to identify, remove and prevent barriers to individuals in or interacting with the organization.<sup>17</sup>

This accessibility plan must be developed in consultation with the accessibility committee and must include

consideration of public feedback received in accordance with section 12 of the Act (discussed below).<sup>18</sup>

In addition, the accessibility committee must consider the following six factors when developing (and updating) its plan:

- a) inclusion;
- b) adaptability;
- c) diversity;
- d) collaboration;
- e) self-determination;
- f) universal design.<sup>19</sup>

In order to comply with the Act, the organization must review and update its accessibility plan at least once every three years.<sup>20</sup>

Notably, the Act does not currently prescribe any requirements regarding the comprehensiveness or completeness of the accessibility plan. It also does not currently require results from the accessibility plan (ie. to demonstrably increase accessibility) to be reported or submitted.

However, the province emphasizes that it is taking a “phased approach” and has the power under the Act to impose standards and may do so in the future.<sup>21</sup>

## 3. Public Feedback

The Act requires that an organization establish a process for receiving comments regarding the organization's accessibility plan and barriers to individuals in or interacting with the organization.<sup>22</sup>

## PROVINCIAL REQUIREMENTS UNDER THE ACCESSIBLE BRITISH COLUMBIA ACT

### Provincial Accessibility Plan

The province itself is also subject to the Act and accordingly required to develop an accessibility plan.

The Provincial Accessibility Plan for 2022-2025 offers some insight into the province's priorities related to accessibility. It identifies 5 priorities:

1. create a culture of accessibility and inclusion (including by establishing a Gender Equity Office);
2. remove barriers to informing and communicating with people (including more virtual services, connecting rural households with high-speed internet, ensuring government websites meet certain accessibility standards);
3. making buildings, infrastructure and public spaces more accessible for people, including potentially making changes to the BC Building Code;
4. employment in BC Public Service; and
5. equitable delivery of goods and services (including by providing supports to assist people with disabilities in overcoming barriers to participation in either training or employment).<sup>23</sup>

The province mentions several ways it intends to deliver on its accessibility plan; however, two aspects of the province's accessibility plan may be particularly relevant to those in the construction industry. The province intends to:

1. continue working to incorporate accessibility criteria into procurement policies and practices; and
2. promote accessibility in buildings by having accessibility as an eligibility criterion to receive funding for capital projects under the grant programs for local governments and not-for-profit organizations.<sup>24</sup>

Private companies who work with the provincial government should accordingly be aware that it may have a greater focus on accessibility than it may have had previously and may wish to prepare themselves accordingly.

## PROVINCIAL GOVERNMENT — ADDITIONAL PROVINCIAL POWERS AND RESPONSIBILITIES UNDER THE ACT

In addition to the requirements applicable to all organizations to which the Act applies, the province has additional responsibilities and powers under the Act.

While a deep dive into all the province's responsibilities and powers is beyond the scope of this article, there are a few important powers and responsibilities to highlight. Under the Act:

1. the minister **must** promote accessibility in British Columbia<sup>25</sup>;
2. the Lieutenant Governor in Council, has the power to prescribe organizations<sup>26</sup>;
3. the Lieutenant Governor in Council may make regulations respecting the identification, removal or prevention of barriers<sup>27</sup>; and

4. specifically, the Lieutenant Governor in Council may, by regulation, impose accessibility standards.<sup>28</sup>

These standards may be developed in relation to the following:

- a) employment;
- b) delivery of services;
- c) the built environment;
- d) information and communications;
- e) transportation;
- f) health;
- g) education;
- h) procurement.<sup>29</sup>

In developing a proposed accessibility standard, the provincial accessibility committee must consider the following principles:

- a) inclusion;
- b) adaptability;
- c) diversity;
- d) collaboration;
- e) self-determination;
- f) universal design.<sup>30</sup>

In addition, the proposed accessibility standard must be developed in consultation with representatives of at least the following groups:

- a) persons with disabilities;
- b) individuals and organizations that support persons with disabilities;
- c) Indigenous peoples;

- d) organizations that might be affected by the standard;
- e) ministries of the government that might be affected by the standard.<sup>31</sup>

These standards have potentially wide-ranging impacts on prescribed organizations and their third-party vendors.

The minister must also meet certain reporting requirements and periodically review the effectiveness of the Act.<sup>32</sup>

Under section 32 of the Act, the Lieutenant Governor in Council may make regulations prescribing for the purposes of section 8(b) [*application of Part 3*] a person, agency or other body or a class of persons, agencies or other bodies.<sup>33</sup> Accordingly, it is possible that, through regulation, this Act may apply to more organizations than those currently prescribed.

## COMPLIANCE AND ENFORCEMENT

The compliance and enforcement provisions of the Act are not yet in force as of the date of this article; however, in the future, the Act will allow for inspectors to enter onto lands and premises (except for private dwellings without consent of the occupant) to ensure compliance with the Act.<sup>34</sup> In addition, a monetary penalty of up to \$250,000.00 may be imposed on non-compliant organizations.<sup>35</sup> The provisions of the Act dealing with inspections and enforcement will commence by regulation.

## CONCLUSION

As of September 2023, the Act requires prescribed organizations to develop an accessibility committee, create an accessibility plan, and create a mechanism for receiving public feedback on its accessibility plan.

The Act contemplates the provincial government revisiting this plan, revising it and potentially making accessibility standards. It is reasonable for private corporations engaged by prescribed organizations to anticipate that those organizations might make a contractor's ability to meet certain accessibility requirements a larger part of their procurement and selection process or otherwise require contractors to address accessibility. When offering or providing services to a prescribed organization, third parties may be well served by reviewing the publicly available accessibility plan posted by the organization in order to be able to address the accessibility plan in the provision of such services.

Finally, given the province's stated priority to increase accessibility in the built environment, contractors may want to be aware that provincial accessibility priorities may result in further regulatory and legislative changes, including changes to the BC Building Code. Accessibility is increasingly becoming the standard by which public-facing organizations operate and even those organizations not currently required to have an accessibility plan in place would do well to consider how to make their products and services more accessible if they have not already done so.

September, 2023

Sara Gray

Footnotes:

1. British Columbia, *Accessibility Legislation* <<https://www2.gov.bc.ca/gov/content/governments/about-the-bc-government/accessibility/legislation>> accessed 7 September 2023.

2. *Accessible British Columbia Act*, SBC 2021, c 19, s. 8.

3. *Accessible British Columbia Regulation*, BC Reg 105/2022, s. 3.

4. District of North Vancouver, *Accessibility Action Plan 2023-2026* <<https://www.dnv.org/sites/default/files/edocs/accessibility-plan.pdf>> accessed 12 September 2023, page 22.

5. *Ibid.*

6. *Supra*, note 1.

7. *Supra* note 3, s. 3(b).

8. *Supra* note 2, see s. 9.

9. *Ibid*, see s. 11.

10. *Ibid*, see s. 12.

11. *Ibid*, see s. 13(1).

12. *Ibid*, see s. 13(1).

13. *Ibid*. s.2(1)

14. *Ibid*. s.2(2)

15. *Ibid*, s. 9(1).

16. *Ibid*, see s. 9(2).

17. *Ibid*, s. 11(1).

18. *Ibid*, see s. 11(4) and (5).

19. *Ibid*, s. 11(3).

20. *Ibid*, s. 11(2).

21. *Supra*, note 1.

22. *Ibid*, s. 12.

23. British Columbia, *AccessibleBC: B.C.'s Accessibility Plan 2022/23-2024/25* <<https://www2.gov.bc.ca/assets/gov/government/about-the-bc-government/accessible-bc/accessiblebc-plan.pdf>> accessed 10 September 2023.

24. *Ibid* page 45 and 36.

25. *Supra* note 2, s. 3(1)

26. *Ibid*, s. 32(2)(c).

27. *Ibid*, s. 13(1).
28. *Ibid*, see s. 13(2).
29. *Ibid*, s. 13(2).
30. *Ibid*, s. 17.
31. *Ibid*, s. 16.
32. *Ibid*, see s. 6 & 7.
33. *Supra* note 2, s. 32(c).
34. Bill 6, *Accessible British Columbia Act*, 2nd Sess, 42nd Parl, British Columbia, 2021 (assented to June 17, 2021), SBC 2021, see Part 5.
35. *Ibid*.





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Sara Gray is an associate lawyer of the firm and maintains a general municipal law practice. Prior to working at Civic Legal LLP, Sara worked as a litigator, primarily representing local municipalities and community groups in land-use disputes. She also worked in-house as counsel for a major insurance brokerage, providing risk management advice and resolving coverage disputes on behalf of clients, who were mainly local governments and commercial entities. Her previous litigation and solicitors practice gives her a unique outlook on a wide range of issues affecting local government. She provides advice on land-use, regulatory, and liability matters, while also drafting and reviewing contracts.

Sara completed her law studies at Peter A. Allard School of Law at the University of British Columbia. She was called to the Bar of Ontario in 2018, after spending two years post-graduation working abroad in London, England as a legal advisor to a cyber security company. She hopes to use her experience and passion for local government to deliver outstanding legal advice to her clients as her practice continues to grow.

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# Requirements for Local Governments under the *Accessible B.C. Act*

Local governments are among over 750 public sector organizations listed in the [Accessible B.C. Regulation](#) and are required by September 1, 2023 to establish:

- An accessibility committee
- An accessibility plan
- A tool to receive feedback on accessibility

These requirements are intended to get organizations planning for accessibility in a way that is informed by people with disabilities. They are flexible and there are lots of different ways to approach the requirements.

## Accessibility Plan

- An Accessibility Plan outlines the activities the organization plans to do to identify, remove and prevent barriers.
- Organizations can determine the content of their own plans.
- Organizations must consult with the accessibility committee, and make the plan publicly available.
- The plan must be reviewed and updated every 3 years.
- **By September 1, 2023** local governments must have a publicly available accessibility plan. This can be a draft plan, a plan that the organization is consulting on, an existing plan that is amended to include accessibility, a plan developed jointly with others, a webpage with links to strategies and plans that already exist that remove barriers, etc.

## **Strategies to comply:**

- Local governments could adapt existing plans or strategies, such as Healthy Community Plans, Disability Assessments, Age-Friendly Plans, Official Community Plans, or Diversity and Inclusion Strategies to include language on accessibility. For example, the City of Nanaimo has included an “Access for All” section in their [City Plan – Nanaimo ReImagined](#).
- Local governments could choose to work together to create plan for a wider region.  
Local governments might have a web page listing next steps in developing their accessibility plan.

## Accessibility Committee

- An Accessibility Committee provides advice to the organization on their accessibility plan and how to remove and prevent barriers.

## Requirements for Local Governments under the *Accessible B.C. Act*

- Accessibility committees should aim to have at least half of its members be persons with disabilities and/or represent a disability-serving organization.
- Membership should also aim to reflect the diversity of British Columbians and include Indigenous peoples.
- **By September 1, 2023** local governments must have an accessibility committee.

### Strategies to comply:

- Local governments could adapt an existing committee such as an Age-friendly committee or a Healthy Communities Network with an updated terms of reference, to include an accessibility lens.
- Local governments could work with other organizations to develop a joint committee.
- Local governments could start small with a group of employees to be their first accessibility committee.
- Local governments can list their initial actions and intent to create an accessibility committee on the local government website

### Feedback Mechanism

- A feedback mechanism provides a way for those in or interacting with the organization to provide feedback on barriers and the accessibility plan.
- Feedback received must be considered when updating the accessibility plan
- Feedback can be shared with the accessibility committee to support their work
- **By September 1, 2023** local governments must have a way for people to provide feedback on barriers.

### Strategies to comply:

- This might be an email address, a webform, a designated individual in the organization such as a social planner, etc.

For more information please visit: [Frequently Asked Questions about the Accessible B.C. Regulation for Organizations.](#)

For questions about compliance requirements please contact: [engageaccessibility.gov.bc.ca](mailto:engageaccessibility.gov.bc.ca)

# Requirements for Local Governments under the *Accessible B.C. Act*

## Resources to Support Compliance

1. DABC has created the [BC Accessibility Hub](#) website with shared resources that support all prescribed organizations. DABC also recently launched an [Accessibility Toolkit](#) that guides prescribed organizations through the process of establishing an accessibility committee, an accessibility plan and a feedback mechanism.



Scan the QR code on the right side of this page to access the Accessibility Toolkit.

Please reach out to DABC with your questions or requests for support:

[aop@disabilityalliancebc.org](mailto:aop@disabilityalliancebc.org)

## **Current Funding Opportunities (as of June 30, 2023)**

- With funding provided through the Province, SPARC BC has launched the [Local Community Accessibility Grant Program](#). This program is designed to support persons with disabilities by funding the removal of barriers identified by local governments Accessibility Committees, feedback mechanisms or Accessibility Plans. All municipalities and regional districts in British Columbia can apply. Each municipality or regional districts is eligible to submit one application, regardless of collaboration with other districts. Applications are being accepted on an ongoing basis until the program closes in March 2026.
- Local governments are eligible to receive free workplace disability management assessments, and up to \$7,500 in funding to implement the recommendations. This initiative can help local governments meet requirements under the *Accessible BC Act* to have accessibility plans in place by September 2023. Please contact NIDMAR staff, Bill Dyer at [bill.dyer@nidmar.ca](mailto:bill.dyer@nidmar.ca) with questions about this initiative.
- Age- Friendly Planning grants. Grants open May 16, 2023. <https://planh.ca/news/bc-healthy-communities-steps-age-friendly-communities-grant-administration-role>



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## Terms of Reference Accessibility Advisory Committee

### 1.0 Background:

This committee is established in accordance with the Accessible British Columbia Act to assist the City in identifying, removing, and preventing barriers to individuals in or interacting with the City. The terms “accessibility plan”, “barrier”, “disability”, “impairment”, and “Indigenous peoples” shall be interpreted as defined in the Accessible British Columbia Act.

### 2.0 Mandate:

2.1. The Committee’s role is to:

2.1.1. assist the City in identifying accessibility and inclusion barriers that City staff and community members experience or may experience in the course of interacting with the City in the following areas:

- Employment,
- Delivery of Service,
- The Built Environment,
- Information and Communications,
- Transportation, and
- Procurement;

2.1.2. advise the City on how to remove and prevent barrier to individuals in or interacting with the City;

2.1.3. advise on development of an organizational accessibility plan to be completed by September 1, 2024;

2.1.4. develop a process or mechanism for receiving comments from the public on:

- the City’s accessibility plan;
- barriers to individuals in or interacting with the City;

2.1.5. undertake a review of the accessibility plan at least once every 3 years and recommend to City Council any changes or updates required;

2.2. The Committee will undertake its work in accordance with the requirements of Part 3 of Accessible British Columbia Act.



### 3.0 Composition:

3.1 Per Section 9 of the Accessible British Columbia Act, membership will strive to reflect the diversity of the community, with experience, knowledge, and expertise applicable to the Accessibility Advisory Committee's mandate.

### 3.2 Membership:

Preference will be given to Langley City residents and Langley based organizations.

- Two non-voting members of City Council to be appointed by Council who will act as Chair and Co-Chair of the Accessibility Advisory Committee
- One voting member representing the Indigenous community
- Up to five voting members who represent persons with disabilities or individuals who support persons with disabilities
- One voting member representing Inclusion Langley
- One voting member representing seniors
- Up to three voting members from the community-at-large selected based on their ability to meet the Committee's objectives

### 3.3 Chair Responsibilities:

- Facilitating meetings in accordance with rules of procedure outlined in the current Council Procedure Bylaw;
- Ensuring the Accessibility Advisory Committee does not deviate from the agenda for the meeting;
- Maintaining decorum and respectful discussion;
- Encouraging participation in discussion topics and questions;
- Being open-minded and allowing for a variety of opinions to be heard;
- Calling for votes and/or seeking consensus as applicable;
- Working alongside the Staff Liaison to guide the committee towards fulfilling tasks/projects identified in the Annual Work Plan and presenting reports to Council, as applicable;

### 3.4 Member Responsibilities:

- Attending and actively participating in meetings as scheduled;
- Being prepared for meetings (reading agenda material prior to meetings)
- Engaging in collaborative, respectful discussions relating to topics on the agenda, including sharing thoughts, opinions, and recommendations;

- Maintaining an open mind and allowing for a variety of opinions to be heard;
- Voting on motions that are put forward by Accessibility Advisory Committee members;
- Notifying the Staff Liaison in a timely manner if they are unable to attend a scheduled meeting.

3.5 In addition to chairing meetings in the absence of the Chair, the Co-Chair may assume chairing duties when deemed appropriate by the Chair.

3.6 Representative(s) from the affiliated agencies/organizations will be requested to provide expert advice when deemed appropriate to assist the Accessibility Advisory Committee to fulfill its mandate.

#### **4.0 Administration:**

4.1 A Staff Liaison from the Human Resources Division and Recreation, Culture and Community Service department will be assigned by the Chief Administrative Officer to provide advice as necessary and assist the Accessibility Advisory Committee in carrying out its mandate.

##### **Staff Liaison Responsibilities:**

- Arranging and/or providing annual orientation for the Accessibility Advisory Committee members;
- Coordinating preparation of the committee's Annual Work Plan for approval by Council in January of each year; ensuring Work Plan is in alignment with goals identified in Council's current Strategic Plan;
- Working with the committee to set timelines for deliverables identified in the Annual Work Plan;
- Ensure the this committee responds to the committee requirements of the Accessibility British Columbia Act.
- Scheduling the Accessibility Advisory Committee's meetings;
- Determining agenda items for each Committee meeting with the Chair and relaying to the Committee Clerk for agenda production purposes;
- Attending meetings to providing technical advice and assistance to the Accessibility Advisory Committee;
- Preparing reports in coordination with the Chair to bring forward recommendations of the Accessibility Advisory Committee to Council for consideration.

4.2 A Committee Clerk will be assigned by the Staff Liaison to provide administrative support to the Accessibility Advisory Committee.

#### Committee Clerk Responsibilities:

- Coordinating and producing all meeting agendas in compliance with requirements of the current Council Procedure Bylaw as they relate to City Committees;
- Attending meetings to take minutes and providing procedural advice to the Chair when requested;
- Producing and circulating minutes of meetings in compliance with requirements of the Current Council Procedure Bylaw as they relate to City Committees;
- Maintaining the official files of the Accessibility Advisory Committee including minutes, agendas, policies, terms of reference, correspondence, and other file information, in accordance with the City's records management practices.

4.3 Additional staff and/or consultants may be invited to provide technical advice and assistance.

### **5.0 Meeting Procedures**

Meetings will be conducted in accordance with the City's current Council Procedure Bylaw.

### **6.0 Reporting Structure:**

The Accessibility Advisory Committee will report to City Council through distribution of its minutes and by making recommendations to City Council.

### **7.0 Accountability:**

7.1 The Accessibility Advisory Committee is accountable to City Council.

7.2 In accordance with Council Policy CO-79 Advisory Bodies, the committee shall, in January of each year, prepare and submit to Council for approval, an annual Work Plan outlining the task(s) to be accomplished by the committee during the year. Any updates to the Work Plan shall be submitted to Council for approval.

7.3 The Accessibility Advisory Committee does not have the authority to give direction to staff or to commit to expenditures of funds. Action recommended by the Accessibility Advisory Committee must be done so by resolution to City Council and with their approval prior to implementation.

7.4 The Accessibility Advisory Committee may undertake multiple initiatives. However, the Accessibility Advisory Committee shall undertake only one initiative at a time if staff resources are required.

### **8.0 Meetings:**

The Accessibility Advisory Committee will meet on a regular basis at the call of the Chair.

### **9.0 Quorum:**

9.1 A quorum shall be a majority of the total voting membership.

9.2 In the event that a member or members leave(s) the Accessibility Advisory Committee, during the period of time between when the position(s) is/are vacant and the position(s) is/are filled, quorum will be determined based on the total number of remaining voting members.

### **10.0 Terms:**

10.1 The Committee's membership is ongoing and will be reviewed as required to fill vacancies and ensure effectiveness of the Committee.

10.2 Council may terminate appointments at its discretion.



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Communications Budget Request**

File #: 0110.00

Doc #:

From: Ram Chung  
Manager, Communications and Public  
Engagement

Date: April 16, 2025

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## RECOMMENDATION:

THAT City Council allocate a budget of up to \$47,000 from the Council Enterprise Fund for communications support to promote Langley City's 70<sup>th</sup> anniversary and the Citizens' Assembly.

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## PURPOSE:

The purpose of this report is to secure funding for communications efforts that will effectively promote Langley City's 70<sup>th</sup> anniversary and the Citizens' Assembly. This budget will ensure that these significant initiatives are promoted to residents and engage the community.

## POLICY:

N/A

## COMMENTS/ANALYSIS:

The allocated budget will be strategically utilized to enhance the visibility and impact of Langley City's 70<sup>th</sup> Anniversary and the Citizens' Assembly through videography and photography, promotional opportunities and educational content on various communication channels.

## BUDGET IMPLICATIONS:

\$47,000 to be allocated from the Council Enterprise Fund.



- 70<sup>th</sup> anniversary street banners (\$3300)
- 70<sup>th</sup> anniversary Langley Times historical storytelling feature series (\$15,000)
- 70<sup>th</sup> anniversary promotion at key community events in Langley City (\$7,000)
- Citizens' Assembly video development (\$10,950)
- Citizens' Assembly and other promotional opportunity through bus ads (\$5750)
- Photography for both initiatives, along with general authentic Langley City visuals for all communications (\$5000)

**ALTERNATIVES:**

That the communications budget allocation is reduced or not approved, noting that communications efforts will be scaled down or eliminated for both initiatives.

Respectfully Submitted,



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Ram Chungh  
Manager, Communications and Public Engagement

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer



# CLOSED REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Langley City Fire Rescue Service Review**

File #: [Required]

Doc #:

From: Scott Kennedy  
Fire Chief

Date: March 20, 2025

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## RECOMMENDATION:

1. THAT City Council receive the March 24, 2025 Closed Report to Council from the Fire Chief regarding the Langley City Fire Rescue Service Review for information.
2. THAT the March 24, 2025 Closed Report to Council from the Fire Chief regarding the Langley City Fire Rescue Service Review and the “Executive Summary” and “Summary of Recommendations” sections of the Langley City Fire Rescue Service Review be publicly released.

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## PURPOSE:

The purpose of the report is to present the Langley City Fire Rescue Service Review to City Council.

## POLICY:

Not applicable

## COMMENTS/ANALYSIS:

Background:

In 2024, Langley City Fire Rescue Service (LCFRS) retained Tim Pley & Associates (TPA) to undertake a service review of Langley City Fire Rescue Service (LCFRS), with the intention that the report and its recommendations will support LCFRS in



developing an evidence-based strategic work plan that guides the operations of LCFRS over the next five to ten years.

#### Department Overview:

The LCFRS utilizes a composite service delivery model to provide the following services:

- Fire Suppression – authorized at the Full-Service Operations level under the Provincial Training Standards, and wildland firefighting.
- Medical – the Department responds to all call types within the BCEHS Clinical Response Model and is trained and qualified for the following services: First Responder Level III with AED, CPR, and Naloxone therapy endorsements;
- Rescue – includes vehicle extrication and technical rope rescue (tower crane);
- Fire Prevention Program – includes fire inspections, fire investigations, plan checking, and pre-fire planning programs.
- Public Education Program; and
- Disaster Planning – Emergency Preparedness Program.

#### Staffing:

The Department is led by the Fire Chief, with the support of a Deputy Fire Chief (to be filled March 31, 2025), an Assistant Fire Chief (filled January 2025), an Administrative Assistant, and a Fire Administration Assistant.

As of December 31, 2023, there were 26 career suppression firefighters (five Captains and 21 firefighters), one career Fire Prevention Officer, with a second Fire prevention Officer to be hired in the spring of 2025, and 13 Paid on Call (POC) firefighters<sup>1</sup>.

The LCFRS oversees the City's Emergency Preparedness program, which is resourced with one Emergency Management Program Advisor, one part-time Emergency Planning Assistant, and 16 emergency program volunteers.

#### Career Staffing – Suppression:

When fully staffed the career suppression division is deployed as follows:

- Four firefighters on the engine 24/7/365 (minimum staffing).
- A minimum of two firefighters, maximum of four firefighters on the Squad fifty percent (50%) of the time.

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<sup>1</sup> [update staffing level to end of 2024]

Currently the department is in process to hire four more firefighters to be on truck by early summer 2025 that will increase the career staffing from 25 to 30- firefighters This will provide a two-apparatus response 24/7/365.

The on-duty staffing numbers listed above represent staffing in ideal conditions and do not include vacation and sick or injury leave, or the historical availability of off-duty career staff or POC members.

#### Paid-On-Call Staffing:

As of December 31, 2023, the Department has a total of roster 14 POC members.

Not all POC firefighters have achieved the Department's target qualification levels for a POC member. Of the 13 POC firefighters, 8 are currently not qualified to be assigned to interior firefighting operations and therefore can only provide exterior support.

During discussions with the Department's officers, it was reported that POC firefighter attendance during the daytime on weekdays is lower than in the evenings and on weekends – an experience shared by many departments within the province that rely on POC or volunteer members. However, in some respects POC firefighter attendance within the LCFRS was observed to be better than within many fire departments across province. Department records indicate between 2018 and Sept 30, 2022, on average the yearly percentage of “no shows” for POC callouts was only 1 to 2%, indicating that there was a POC firefighter response to almost all page outs within that period.

In 2023, the POC members:

- Attended 657 incidents.
- Attended 1.8 calls per 24-hour period.
- On average, 4.8 members attended when paged out.
- On average, each POC call out incident lasted for 0.85 hours.

#### Fire Prevention Staffing:

As of the end of 2023, the Department had one Prevention Officer (Captain) working in the Prevention Division. Council has approved an additional staff person for the Prevention Division for 2024. Currently the department is recruiting for this second Fire Prevention Officer position

## **Summary of Recommendations**

The Operational Review completed by Tim Pley & Associates made a total of forty-two (42) recommendations which are divided into three categories based on implementation priorities:

- **Short term:** implementation period is one that ideally should be achieved within 24 months
- **Medium term:** implementation period is one that ideally should be achieved in three to five years
- **Long term:** implementation period is expected to take more than five years

Outlined below is a list of each recommendation and subsequent staff response related to how it is, or will be addressed by the department.

1. *A staff resource should be assigned to participate with the Citizen Assembly on Community Safety Committee. Short term*

**The Fire Chief has been assigned to this committee.**

2. *Recommendations in the 2024 Fire Services Review report should be utilized as a foundation for the development of an evidence-based Strategic Work Plan for the LCFRS. Short term*

**The department will work, as part of the 2025 Business Plan, toward the development of a longer-term Strategic Work Plan for the department. The 2024 Fire Service Review recommendations can be used as part of the foundation for the development of this plan.**

3. *In conjunction with the RCMP, Transit Police, BC Ambulance, Bylaw Enforcement, and other City departments, the Department should develop an emergency response plan for the imminent SkyTrain project for both the construction phase as well as after the anticipated in-service date of 2028. Medium term*

**Currently the Fire Chief sits on three (3) separate SkyTrain committees including The SkyTrain Project- Fire Life Safety Committee. The department will work to develop an emergency response plan for the SkyTrain through discussions with other regional fire services and work with other emergency response agencies starting in late 2025 or early 2026.**

4. *In collaboration with social service agencies, the Department should participate in a coordinated cross-agency response to support the needs of vulnerable and*



*unsheltered individuals, and individuals experiencing mental health crises. Medium term*

Currently the department meets with the Gateway of Hope staff on a regular basis to discuss various issues. This also includes extreme weather events that may or may not involve Emergency Planning. As noted in recommendation #1, the department also has a representative on the Citizen Assembly on Community Safety Committee.

- 5. Where appropriate the LCFRS should support the City's Integrated Holistic Approach to Community Safety initiative to advocate senior levels of government to shift from crisis and emergency response to early intervention and prevention programs. Medium term*

The department does most of its advocating to senior levels of government through fire service associations. These associations include the BC Fire Chief Association, the BC Fire Prevention Officers, and the BC Fire training Officers Association. The Fire Department, and the Emergency Management division of the fire department, continue to work at a local level in public education and Community Risk Reduction Strategies for the citizens and residents of the City of Langley.

- 6. The LCFRS should assign a staff resource to support local community leaders and stakeholder groups with their unhoused initiatives. Short term*

As noted in recommendation #1 and #4, the department does currently work with the Gateway of Hope and associated stakeholders.

- 7. A minimum staffing level of six on-duty firefighters 24/7/365 should be initiated in 2025. Short term*

A targeted staffing level of six on-duty 24/7/365 is not currently achievable without considerable use of overtime, and even then, would likely not be sustainable due to limitations in the number of overtime shifts personnel are willing or able to work.

LCFRS currently has two of the four shifts staffed with (8) firefighters operating (2) staffed apparatus. Current recruiting will result in the other two shifts to be staffed with (7) firefighters operating (2) staffed apparatus by June 2025.

- 8. The City and the LCFRS should take steps to be able to access, through improved mutual or automatic aid arrangements, or by a service agreement, at least seven qualified firefighters to provide surge capacity during major incidents or concurrent emergency events. Medium term*

LCFRS has a mutual aid agreement throughout the GVRD (Metro Vancouver) for covering costs. LCFRS participates in mutual aid practices with the Township of Langley Fire Department and the City of Surrey Fire Department for Mutual Aid response to major events and emergencies. The department also uses a callback system to call back off duty career firefighters in the event of a major incident or concurrent emergency events. The department continues to work with the POC firefighters to upgrade and increase their qualification level.

9. *The LCFRS should take steps to improve the turnout of POC firefighters for incidents, as described in the 2024 LCFRS Review Report. Short term*

The department has recently completed a remuneration assessment of the POCs and increased remuneration effective January 2025. The department will organize a recruitment process for POC firefighters in the fall of 2025

10. *The City and LCFRS should establish a reporting mechanism and relevant criteria to identify when the current staffing model requires review and updating. Short term*

The department currently reviews the staffing model on an annual basis to determine staffing needs. Current relevant criteria includes, but is not limited to, call volume.

11. *The LCFRS should target the ability to deploy 20 firefighters, 90% of the time to medium hazard incidents. Medium term*

The department currently utilizes its POC firefighters to supplement initial response, followed by career callback and mutual aid request from the Township of Langley or City of Surrey if required.

12. *The LCFRS should establish a practice of initiating mutual aid response for all confirmed structure fires short term*

The department has an “as required” practice of initiating a mutual aid response, along with a career call back response for all confirmed structure fires. Chief Officers are notified immediately of all confirmed structure fires and can request mutual aid and/or career callback to attend. Initial responding crews can request additional resources as required.

13. *The LCFRS should enter into discussions with one or both neighboring communities, with a goal of establishing an automatic aid agreement or service agreement for all working fires in the City, and for some other call types such as technical rescues. Medium term*

LCFRS has had discussions with both neighboring communities about establishing mutual and automatic aid. As we have limited staffing resources it would be challenging for LCFRS to consistently provide automatic aid to neighboring communities without the commitment of another neighboring community to provide coverage. A move up system such as, if LCFRS is assisting Surrey, then Township of Langley would need to cover for Langley City, and if LCFRS was assisting the Township of Langley, then Surrey would cover Langley City. At the time of discussion, the Township of Langley was not ready to do this.

Other options are fee for service, but this was not discussed at the time and would have an applicable cost associated with it.

- 14. The LCFRS should consider innovation in terms of recruitment and retention of POC firefighters and consider the use of existing programs such as the Fire Marshal Office of the Northwest Territories tool kit as well as the CAFC Answer the Call program. Short term*

These programs have not currently been explored by LCFRS. The POC system has regional challenges to find and keep POC firefighters. What works in an area such as the Northwest Territories may or may not work in the Metro Vancouver area. Currently there is an increased demand for career firefighters in the region, and POC firefighters that are interested in becoming full-time firefighters are quickly recruited by career departments. The commitment and availability of the “historical” POC firefighter has changed and is less reliable and consistent than in years past.

- 15. On an annual or other frequency basis, the LCFRS should review the MESA calls for service and call types to which the Department responds. The LCFRS should report annually on this matter to Council. Short term*

LCFRS has provided several reports to Council over the years on Medical Emergency Service Alarm (MESA) calls and response protocols. The demand for MESA service continues to increase as the BC Emergency Health Services (BCEHS) continues to deal with their staffing and response challenges. Changes by neighboring departments to their response model for MESA calls have resulted in BCEHS changing their coding system to include more calls in higher acuity categories. Currently the department response to Purple, Red, and Orange, as well as lower acuity categories if BCEHS is delayed over 10 minutes. LCFRS also responds to several “lift assist calls” that are non-medical related.

- 16. The city and the LCFRS should consider taking stronger measures to reduce the number of alarm activations where no fire is found. The LCFRS should report annually on this matter to Council. Short term*

LCFRS does currently work with building owners and property managers proactively through our inspection/education program on the importance of building life and fire safety systems. Where premises are found to have frequent incidents of alarm activation where fire is not found, the department first uses a proactive education process with the building owner/manager/resident. If this approach does not result in reduced alarm activations, then a fee system is in place to help achieve compliance. Although a fee system is in place for the department to use, the department does not want to discourage early alarm notification to the department. The goal of the department is to provide education on the importance of a working and properly functioning fire and life safety system(s).

17. *The LCFRS should take the necessary steps to ensure that call types are recorded correctly within the Department's records management system. Short term*

The department has a process for reviewing all incident reports to ensure proper coding is completed by the reporting officers. This process is facilitated by the Chief Officer(s) of the department for all incident reports.

18. *The LCFRS should implement measures to reduce the number of lift assist calls at senior care facilities. Short term*

The department did address these rising calls for service by discontinuing the practice of responding direct to public request for service on "lift assists". A call for lift assist service must now be directed through BCEHS, before crews respond. BCEHS still downloads many of these types of calls for service to LCFRS, and BCEHS will respond if required (when available, lower acuity calls). Although these calls do take department resources to answer, generally they do not take a lot of time to deal with and can be put on hold in the event a higher priority call for service is received, **before** patient contact is made by our crews. The potential challenge with these calls for service is when they become more than a "lift assist" as an underlying or previously unreported medical issue is determined by attending crews. When this happens, there is potential for long delays as BCEHS may be delayed in upgrading the response to this call, as a first responder is determined to be on site. In these cases, when a long delay is possible, the department will try and send a POC crew (if available) to standby with the patient, and free up the career crew to be available for higher acuity incidents.

19. *The City and the LCFRS should consider a targeted public education program aimed at reducing the number of nuisance and/or miscellaneous incidents, including burning complaints. The LCFRS should report annually on this matter to Council. Medium term*

The department does not report these types of calls specifically, to Council, but rather as a component of the overall list of calls the department responds to. Over the past year there has been a significant increase in nuisance fires and/or miscellaneous incidents/ burning complaints largely due to the increase in “warming fires” in the downtown area. When these fires do occur, be it in the downtown area as a warm fire or back yard firepit, the crews do use public education by providing the residents with information about the ban on outdoor burning of any type in the City of Langley.

20. *Through education and/or increased enforcement, steps should be taken to reduce the frequency of container fires. Short term*

The department, during regular inspections work to educate business owners and residents about the importance of placement and securing of dumpsters in and around their businesses or residences (multifamily). Other education opportunities occur when there has been an incident(s) involving a business or residence in the area. In these cases, crews and/or the Fire Prevention Officer will talk to, or notify by email or hand delivered letter, a reminder about the importance of proper placement and securing of garbage/recycling containers. This concern is also highlighted with all new construction in requesting secured garbage/recycling areas to reduce the opportunity for unauthorized access to these areas.

21. *Through education and/or increased enforcement, steps should be taken to reduce the frequency of brush and grass fires. Short term*

This situation is like the one noted in recommendation #20. Several of these types of fires can be attributed to “campfires” that may have become out of control, or left unattended and were observed and reported to the department. In each case if someone is present when the department arrives there is an educational component that goes along with the extinguishment of the fire.

22. *The LCFRS should develop and maintain response standards that are adjusted over the course of implementing the proposed staffing plan. Medium/Long term*

As part of the Operational Guideline (OG) review process, OGs are reviewed and updated to align with current staffing resources. Dispatch protocols are also updated and adjusted as staffing levels change.

23. *The LCFRS should review calls for service across all categories and steps should be taken to reduce calls for service. Short term*



LCFRS reviews calls for service on at least an annual basis. Education and Prevention measures are the greatest tool the department has in reducing the number of calls for service where the department has influence. Areas of calls for service such as MESA calls, the department has little to no influence as these calls are directed through another agency, in this case BCEHS. LCFRS can review if they are able to continue providing these services, (ie:MESA) but as noted before, when other fire departments have reduced service levels to MESA calls this often results in BCEHS reclassifying a number of incident type calls to a higher acuity.

*24. The LCFRS should take steps to improve the recording of training records. Short term*

LCFRS has installed a new software program to better track training records. This process is ongoing as the department moves to a different system. The department has also been made aware of the potential for change of provider from Surrey Fire Services for our current Records Management System, which may also influence our training records management.

*25. A gap analysis should be undertaken to assess the completeness and currency of all Operational Guidelines. Short term*

This process was started in 2022 by the Deput Chief at that time, but not completed. The process will now be addressed once again, now that the position of Deputy Fire Chief is filled.

*26. The LCFRS should address any deficiencies in Operational Guidelines identified in the gap analysis. Medium term*

This process was started in 2022 by the Deputy Chief at the time but not completed. The process will now be addressed by the new Deputy Fire Chief.

*27. The LCFRS training program should be reviewed for alignment with their mutual aid partner departments to ensure operational effectiveness and safety. Medium term*

LCFRS has in the past, and continues, to work with Township of Langley on joint training opportunities. LCFRS has also completed some training opportunities with Surrey Fire Department, and is continuing to pursue these opportunities with Surrey specifically around SkyTrain training.

28. *The City should review the suite of services provided the LCFRS, and the levels to which those services are mandated to be provided and give consideration to any required changes. Short term*

LCFRS continues to provide a number of emergency and non-emergency services to the community. These include fire suppression, MESA, Rescue, Fire and Life Safety Inspection, and Education and Emergency Planning

29. *All personnel operating Department apparatus should be trained to the NFPA 1002 at EVD/EVO level. Medium term*

LCFRS ensures that all career fire staff are trained and certified at NFPA 1002 EVD/EVO level.

POC staff are not certified to this level as there is a significant time and cost investment associated with this certification as well as on-going maintenance training. POC firefighters are provided with in-house driver/pump operator training but not necessarily certified at NFPA 1002 levels.

30. *The LCFRS should engage a third-party provider to develop pre-fire plans that can then be maintained by the Department and used to support training and operation. Medium term*

The department currently uses inspection and Preplan software to facilitate crews conducting and completing department Preplans. Although this process may be slower than hiring a third-party provider, by utilizing this model, the crews are more familiar with buildings and safety systems within the City of Langley through the process of developing and maintaining the building Preplans.

31. *LCFRS should consider issuing information to the property owners with a list of common deficiencies found during inspections. Short term*

Currently the department provides information on how to prepare for a Fire Safety Inspection via an informational pamphlet to all business licence applicants. The department is reviewing and considering posting this information on the City of Langley website for property owners to access anytime.

32. *The LCFRS should identify buildings which are complex or present a significant risk and determine as a matter of policy that interior operations will not be conducted in those buildings by firefighters not qualified at NFPA 1001 level II. Short term*

The department has a practice of identifying firefighter by qualification using labels on their helmets, and accountability tags. This allows the Chief Officers or Incident Commanders to quickly identify which firefighters on scene would be able to conduct interior operations in any structure. The training goal of the department is to get all firefighters up to a level of NFPA 1001 Level II.

32. *The City should review its HRVA program annually and make the necessary adjustments to ensure that the program is continually moving forward with its intended objectives. Short term*

The department had started an HRVA review in 2022/2023, but this was not completed due to personnel changes in both the fire Department and the Emergency Program. There is also a current proposal in the GVRD to develop a regional Hazard, Risk and Vulnerability. Analysis (HRVA) assessment. The department will work toward completing an HRVA assessment in 2025 for the City, and/or, as part of the regional assessment.

33. *On an annual basis, the LCFRS should establish annual goals and objectives for the City's emergency preparedness program. The LCFRS should annually report the activities and past performance of the City's emergency preparedness program to Council. Annually*

This process was started in 2024 as part of the annual Business Plan for the Fire Department and will continue on an annual basis.

34. *When Bylaw No. 2784 is updated (perhaps in response to the Fire Safety Act coming into force), the issues identified in the 2024 Fire Service Review report should be taken into consideration. Short/Medium term*

As the Fire Safety Act has now been passed, a review of Bylaw No. 2784 can now take place. A review of issues identified in the 2024 Fire Service will be considered when conducting the review of the Bylaw for 2025/2026.

35. *With the passage of the new Emergency and Disaster Management Act, the City's emergency program bylaw will need to be reviewed against the new statute and updated accordingly. Short term*

A review of the City's Emergency Program bylaw has been completed, and a draft against the new statute completed. This will be presented to Council in 2025.

36. *When the Fire Safety Act comes into force, the Fire Chief should be assigned with the responsibility of determining who and how the LCFRS will undertake fire investigations within the city. Term based on FSA implementation*

As the Fire Safety Act has now been implemented, and departments have until July 2025 to complete this, the new Deputy Fire Chief, a former employee of the Office of the Fire Commissioners Office, will be working with the Fire Chief to determine who and how the LCFRS will undertake fire investigations within the City.

37. *When the Fire Safety Act is in force, the Fire Chief should be assigned with the responsibility of determining who and how fire investigation training, as prescribed within the Act, will be conducted. Term based on FSA implementation*

As the Fire Safety Act has now been implemented, and departments have until July 2025 to complete this, the new Deputy Fire Chief, a former employee of the Office of the Fire Commissioners Office, will be working with the Fire Chief to determine who and how the LCFRS will undertake fire investigation training within the City.

38. *When the Fire Safety Act is in force, the Fire Chief should be assigned with the responsibility of determining who and how the LCFRS will undertake fire inspections within the City. Term based on FSA implementation*

As the Fire Safety Act has now been implemented, and departments have until July 2025 to complete this, the new Deputy Fire Chief, a former employee of the Office of the Fire Commissioners Office, will be working with the Fire Chief to determine who and how the LCFRS will undertake fire inspections within the City.

40. *When the Fire Safety Act is in force, the Fire Chief should be assigned with the responsibility of determining who and how fire inspections training, as prescribed within the Act, will be conducted  
Term based on FSA implementation*

As the Fire Safety Act has now been implemented, and departments have until July 2025 to complete this, the new Deputy Fire Chief, a former employee of the Office of the Fire Commissioners Office, will be working with the Fire Chief to determine who and how the LCFRS will undertake fire inspection training within the City.

41. *When the Fire Safety Act is in force, the LCFRS should ensure that the suppression officers as well as the suppression firefighters are trained to the standards and qualifications required within the Act to conduct company fire inspections. Term based on FSA implementation*

As the Fire Safety Act has now been implemented, the new Deputy Fire Chief, a former employee of the Office of the Fire Commissioners Office, will be working with the Fire Chief to ensure that LCFRS suppression officers, as well as the suppression firefighters, are trained to the standards and qualifications required within the Act to conduct company fire inspections.

42. *The LCFRS' OH&S program and practices should be reviewed for compliance with the WorkSafe BC Act and Regulations.*

The LCFRS' Occupational Health & Safety (OH&S) program and practices are regularly review by the City's OH&S Officer, as a member of the joint committee. In January of 2024 the department, along with other City departments, was reviewed to ensure compliance with the new First Aid requirements. The department was found to be in compliance with these requirements.

#### **BUDGET IMPLICATIONS:**

Budget to support the recommendations, if warranted and necessary, outlined in the Langley City Fire Rescue Service Review will be included in future years' Financial Plan for Council consideration and deliberation.

#### **ALTERNATIVES:**

None provided.

Respectfully Submitted,



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Scott Kennedy  
Fire Chief

Attachment:

1. Langley City Fire Rescue Service Review Report



**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer



# Langley City Fire Rescue Service Review

Prepared for:  
Scott Kennedy  
Fire Chief  
Langley City Fire Rescue Service

Prepared by:  
Tim Pley & Associates Ltd.

June 12, 2024

# 1. Executive Summary

Tim Pley and Associates Ltd. (“TPA” or the “Consultants”) were retained by the City of Langley (the “City”) to undertake a review of Langley City Fire Rescue Service (the “Department” or “LCFRS”). The review is intended to underpin the development by the Department of a comprehensive strategic plan later in 2024. It is expected that this report and its recommendations will support the Department in developing an evidence-based strategic work plan that guides the operations of LCFRS over the next five to ten years.

Project work leading to the development of this report included a review of a range of background documents, materials and data provided by LCFRS, including development plans, as well as other documents accessed independently by the Consultants, a review of fire protection service delivery challenges, an on-site review of Department equipment, apparatus, and firehall, as well as in-person engagements with the Department’s chief officers. Input from the chiefs is summarized in this report and is reflected in the recommendations.

The City is located in the south eastern part of Metro Vancouver. It had a census population of some 28,955 in 2021, and covers an area of only 10.2 square kilometers, making it the sixth most densely populated municipality in the province. The City serves as the commercial and economic center for a broader surrounding area. As a central hub, the City has been negatively impacted by a significant population of unhoused residents and the impact of illicit drug use. These issues have presented material challenges for LCFRS as well as other government agencies, non-governmental organizations, and property owners in the downtown core area.

In some respects, to report on the current and future fire protection needs in the City, is to relate a tale of two cities. On the one hand, the Department is challenged by many of the same matters that affect other urban fire departments: a considerable and upward trending number of calls for service, largely related to pre-hospital care,<sup>1</sup> societal changes related to work/life balance that reduce the availability of paid-on-call (“POC”) and off-duty career firefighters, regulatory changes that add administrative workload, and further impact the effectiveness of the POC/career composite model.

Community growth plans will further challenge the Department. The planned extension of the SkyTrain rapid transit system into the City is expected to be a catalyst for transformational change, including accelerating population growth, further densification and possibly taller buildings, all of which will impact the Department’s current service delivery model.

On the other hand, the compact nature of the City enables the Department to provide excellent response coverage across the entire City footprint from its one fire hall that is well-located to serve the community today and into the foreseeable future. The Department is on track to being

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<sup>1</sup> This report uses the acronyms MESA (Medical Emergency Service Assistance) and FMR (First Medical Responder) synonymously to refer to calls for service that are related to pre-hospital medical care. These call types involve the Department responding to medical incidents in support of the provincial BC Ambulance Service.

well-resourced with fire apparatus and personnel, having already approved additional staffing for 2025 and replacement of an engine along with adding a two-person squad unit to its response fleet. The City is within a fire protection resource-rich environment, which provides the potential for the sharing of fire protection resources across municipal boundaries. Some similar-sized communities in BC do not enjoy the same opportunities.

The Department's operational practices were found to reflect long-established procedures that have likely adapted incrementally over time in response to external change drivers, in what could be considered a reactive manner. This is not uncommon in the fire sector, and in fact, this has been an effective method of providing the consistent and reliable service that fire departments are known for. However, the rapidity and scope of changes in recent years have resulted in fire departments more commonly finding themselves overwhelmed, as incremental operational changes cannot adequately address the fundamental change-drivers of homelessness, illicit substance use, climate change, and societal changes, all of which are layered over the more traditional and predictable change-drivers to which fire departments are accustomed to managing.

One chief officer aptly framed the current situation as "the Department needing to think outside of the box that we built for ourselves."

Self-constructed "boxes" within which the Department continues to struggle include the practice of responding to a wide range of pre-hospital medical calls for service (66.8% of the Department's call volume in 2023), while doing so is negatively impacting training, fire inspections, and POC firefighter responses to page-outs. Furthermore, the Department continues to dispatch its chief officers during and after business hours to calls of relatively minor nature, causing the chief officers to be immersed in response operations and therefore less able to engage in strategic leadership endeavours. Lastly, the Department has struggled with data management, which has resulted in a lack of reliable data required for reviews like this project and the Department's strategic plan development, and upon which chief officers should be able to rely when making strategic decisions.

This report provides insight into the factors that are currently challenging the Department, and the ones that can be expected to affect it over the next several years. The City's prior approved initiative to increase staffing within the Department will help to bolster the Fire Prevention Division, where minimum requirements are not currently being met, as well as enabling an on-duty suppression strength of six, the recommended minimum level for the Department. The City and the Department will need to monitor development in the community and be prepared to further increase on-duty career staffing if high risk structures, including high-rise buildings, are added to the City's building stock.

While the Department is on track to meet its target minimum on-duty staffing level of six in 2025, this report outlines a deficiency in the overall number of qualified firefighters that the Department needs to deploy, and identifies options for closing that gap. One key approach could involve making better use of the Department's POC firefighters. This matter likely will not be resolved if old methods continue to be applied. If the composite model of service delivery is to continue, and POC firefighters are to be relied upon to augment on-duty career firefighters, the

Department will need to apply a fundamentally different approach to the matter. This report outlines what that approach might look like.

Alternatives to an improved use of the Department's POC firefighters include the hiring of more career firefighters to increase the on-duty crew strength, and/or engaging firefighter resources from one or two neighbouring communities through a combination of one or more mutual or automatic aid arrangements, or service agreements, to provide reliable, enhanced response support. There are pros, cons, and hurdles related to all staffing options that are explored in this report.

The City has recently embarked upon developing its own Emergency Management program and intends to continue to manage this program within the Department. That relatively new direction is in its infancy, and the City has committed resources that appear appropriate to the task.

The *Emergency and Disaster Management Act* ("EDMA"), recently adopted by the Province, will inform, and shape the work of the new Emergency Management program. The EDMA requires local governments to apply the Sendai model to their emergency plans and requires that local governments engage and coordinate their planning with First Nations and neighbouring local governments.

The theme of regional and sub-regional approaches to emergency management, response to climate change, wildfire, and other matters that cross municipal boundaries is likely to continue to be reflected in Provincial legislation and encouraged by the Province through grant funding programs. That theme is echoed in this report in terms of the potential for the City to bolster fire protection service while managing costs, if it can achieve a functional and reliable sub-regional response model.

The Department, while facing some emerging challenges, is well positioned to move past those challenges, if an adjusted strategic work plan is implemented. This report includes recommendations for that new direction.

***Nothing in this report should be construed as legal advice.***

***All stakeholders are encouraged to retain independent legal counsel where such action is warranted. The City should review any recommendations or issues identified below through its ordinary legal review processes.***



## 2. Summary of Recommendations

The following section summarizes the recommendations contained within the report. These recommendations include a recommended implementation priority.

A “short term” implementation period is one that ideally should be achieved within 24 months, a “medium term” implementation period is one that ideally should be achieved in three to five years, and a “long term” implementation period is expected to take more than five years.

	<b>Recommendation</b>	<b>Timeline or Trigger</b>
1.	A staff resource should be assigned to participate with the Citizen Assembly on Community Safety Committee.	Short term
2.	Recommendations in the 2024 Fire Services Review report should be utilized as a foundation for development of an evidence-based Strategic Work Plan for the LCFRS.	Short term
3.	In conjunction with the RCMP, Transit Police, BC Ambulance, Bylaw Enforcement, and other City departments, the Department should develop an emergency response plan for the imminent SkyTrain project for both the construction phase as well as after the anticipated in-service date of 2028.	Medium term
4.	In collaboration with social service agencies, the Department should participate in a coordinated cross-agency response to support the needs of vulnerable and unsheltered individuals, and individuals experiencing mental health crises.	Medium term
5.	Where appropriate the LCFRS should support the City’s Integrated Holistic Approach to Community Safety initiative to advocate to senior levels of government to shift from crisis and emergency response to early intervention and prevention programs.	Medium term
6.	The LCFRS should assign a staff resource to support local community leaders and stakeholder groups with their unhoused initiatives.	Short term
7.	A minimum staffing level of six on-duty firefighters 24/7/365 should be initiated in 2025.	Short term
8.	The City and the LCFRS should take steps to be able to access, through improved mutual or automatic aid arrangements, or by a service agreement, at least seven	Medium term

	<b>Recommendation</b>	<b>Timeline or Trigger</b>
	qualified firefighters to provide surge capacity during major incidents or concurrent emergency events.	
9.	The LCFRS should take steps to improve the turnout of POC firefighters for incidents, as described in the 2024 LCFRS Review Report.	Short term
10.	The City and the LCFRS should establish a reporting mechanism and relevant criteria to identify when the current staffing model requires review and updating.	Short term
11.	The LCFRS should target the ability to deploy 20 firefighters, 90% of the time to medium hazard incidents.	Medium term
12.	The LCFRS should establish a practice of initiating mutual aid response for all confirmed structure fires	Short term
13.	The LCFRS should enter into discussions with one or both neighbouring communities, with a goal of establishing and automatic aid agreement or service agreement for all working fires in the City, and for some other call types such as technical rescues.	Medium term
14.	The LCFRS should consider innovation in terms of recruitment and retention of POC firefighters, and consider the use of existing programs such as the Fire Marshal Office of the North West Territories tool kit as well as the CAFC Answer the Call program.	Short term
15.	On an annual or other frequency basis, the LCFRS should review the MESA calls for service and call types to which the Department responds. The LCFRS should report annually on this matter to Council.	Short term
16.	The City and the LCFRS should consider taking stronger measures to reduce the number of alarm activations where no fire is found. The LCFRS should report annually on this matter to Council	Short term
17.	The LCFRS should take the necessary steps to ensure that call types are recoded correctly within the Department's records management system.	Short term
18.	The LCFRS should implement measures to reduce the number of lift assist calls at senior care facilities.	Short term
19.	The City and the LCFRS should consider a targeted public education program aimed at reducing the number of	Medium term

	<b>Recommendation</b>	<b>Timeline or Trigger</b>
	nuisance and/or miscellaneous incidents, including burning complaints. The LCFRS should report annually on this matter to Council.	
20.	Through education and/or increased enforcement, steps should be taken to reduce the frequency of container fires.	Short term
21.	Through education and/or increased enforcement, steps should be taken to reduce the frequency of brush and grass fires.	Short term
22.	The LCFRS should develop and maintain response standards, that are adjusted over the course of implementing the proposed staffing plan.	Medium/Long term
23.	The LCFRS should review calls for service across all category types and steps should be taken to reduce calls for service.	Short term
24.	The LCFRS should take steps to improve the recording of training records.	Short term
25.	A gap analysis should be undertaken to assess the completeness and currency of all Operational Guidelines.	Short term
26.	The LCFRS should address any deficiencies in Operational Guidelines identified in the gap analysis.	Medium term
27.	The LCFRS training program should be reviewed for alignment with their mutual aid partner departments to ensure operational effectiveness and safety	Medium term
28.	The City should review the suite of services provided the LCFRS, and the levels to which those services are mandated to be provided, and give consideration to any required changes.	Short term
29.	All personnel operating Department apparatus should be trained to the NFPA 1002 at EVD/EVO level.	Medium term
30.	The LCFRS should engage a third-party provider to develop pre-fire plans that can then be maintained by the Department and used to support training and operation	Medium term
31.	The LCFRS should consider issuing information to the property owners with a list of common deficiencies found during inspections.	Short term

	Recommendation	Timeline or Trigger
32.	The LCFRS should identify buildings which are complex or present a significant risk and determine as a matter of policy that interior operations will not be conducted in those buildings by firefighters not qualified at NFPA 1001 level II.	Short term
33.	The City should review its HRVA program annually and make the necessary adjustments to ensure that the program is continually moving forward with its intended objectives.	Short term
34.	On an annual basis, the LCFRS should establish annual goals and objectives for the City's emergency preparedness program. The LCFRS should annually report the activities and past performance of the City's emergency preparedness program to Council.	Annually
35.	When Bylaw No. 2784 is updated (perhaps in response to the <i>Fire Safety Act</i> coming into force), the issues identified in the 2024 Fire Service Review report should be taken into consideration.	Short/Medium term
36.	With the passage of the new <i>Emergency and Disaster Management Act</i> , the City's emergency program bylaw will need to be reviewed against the new statute and updated accordingly.	Short term
37.	When the <i>Fire Safety Act</i> comes into force, the Fire Chief should be assigned with the responsibility of determining who and how the LCFRS will undertake fire investigations within the City.	Term based on FSA implementation
38.	When the <i>Fire Safety Act</i> is in force, the Fire Chief should be assigned with the responsibility of determining who and how fire investigation training, as prescribed within the <i>Act</i> , will be conducted.	Term based on FSA implementation
39.	When the <i>Fire Safety Act</i> is in force, the Fire Chief should be assigned with the responsibility of determining who and how the LCFRS will undertake fire inspections within the City.	Term based on FSA implementation
40.	When the <i>Fire Safety Act</i> is in force, the Fire Chief should be assigned with the responsibility of determining who and how fire inspections training, as prescribed within the <i>Act</i> , will be conducted	Term based on FSA implementation

	<b>Recommendation</b>	<b>Timeline or Trigger</b>
41.	When the <i>Fire Safety Act</i> is in force, the LCFRS should ensure that the suppression officers as well as the suppression firefighters are trained to the standards and qualifications required within the Act to conduct company fire inspections.	Term based on FSA implementation
42.	The LCFRS' OH&S program and practices should be reviewed for compliance with the WorkSafe BC Act and Regulations.	Short term





## CITY OF LANGLEY

### MOTION

#### **Langley City Fire Department Operational Review Transparency – Councillor Mack**

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**WHEREAS** an Operational Review of the Langley City Fire Rescue Department was approved in 2022's budget, which sought to, "Engage a consultant to review the department and make recommendations about future growth of the department and determine if the arrival of sky train will affect department staffing."; **AND**

**WHEREAS** transparency is a paramount principle of good governance; **AND**

**WHEREAS** this publicly funded report has yet to be released to the Public;

**THEREFORE BE IT RESOLVED** that Council direct staff to release this report publicly.

**Background:**

<https://www.langleycity.ca/media/file/2022-2026-financial-plan>

**Page 139**

**Line item FD2 for \$60,000**

April 17, 2025

File: CR-12-01  
Ref: RD 2025 Feb 28

Mayor Nathan Pachal and Council  
City of Langley  
20399 Douglas Crescent  
Langley, BC V3A 4B3

VIA EMAIL: [npachal@langleycity.ca](mailto:npachal@langleycity.ca); [dmack@langleycity.ca](mailto:dmack@langleycity.ca); [lwhite@langleycity.ca](mailto:lwhite@langleycity.ca);  
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[tjames@langleycity.ca](mailto:tjames@langleycity.ca)

Dear Mayor Nathan Pachal and Council:

**Metro 2050 Type 2 Proposed Amendment – City of Delta (4800 and 5133 Springs Boulevard)**

You are invited to provide written comments on a proposed amendment to *Metro 2050*, the regional growth strategy. *Metro 2050* is the regional federation's plan for managing growth coming to Metro Vancouver in a way that: protects important lands like agricultural; ecologically important and industrial lands; contains growth within an urban containment boundary and directs it to transit oriented locations; and supports the efficient provision of utilities and transit. *Metro 2050* contains six regional and parcel-based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the land use designation for a site, then, as part of the process, they have agreed to have the Metro Vancouver Board consider the regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

The City of Delta is requesting an amendment to *Metro 2050* for a 1.61-hectare site comprising portions of two properties located on Springs Boulevard in the Tsawwassen area. The proposed amendment would redesignate the regional land use of the site from Agricultural to General Urban to accommodate 60 townhouses. The site has received conditional approval from the Agricultural Land Commission for exclusion from the Agricultural Land Reserve.

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At its February 28, 2025 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolution:

*That the MVRD Board:*

- a) initiate the Metro 2050 amendment process for the City of Delta’s requested regional land use designation amendment from Agricultural to General Urban for the lands located at 4800 and 5133 Springs Boulevard;*
- b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1406, 2025”;*
- c) notify affected local governments and the Agricultural Land Commission and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of Metro 2050; and*
- d) direct staff to notify in region First Nations via referral offices to provide an opportunity for comment on the proposed amendment.*

The proposed amendment is a Type 2 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative two-thirds weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. Enclosed is a Metro Vancouver staff report dated January 15, 2025, titled “Metro 2050 Type 2 Proposed Amendment – City of Delta (4800 and 5133 Springs Boulevard)” providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050*.

If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at [jonathan.cote@metrovancover.org](mailto:jonathan.cote@metrovancover.org) by **June 13, 2025**.

Yours sincerely,



Mike Hurley  
Chair, Metro Vancouver Board

MH/JC/vc

cc: Francis Cheung, Chief Administrative Officer, City of Langley  
Kelly Kenney, Corporate Officer, City of Langley  
Jerry W. Dobrovlny, Commissioner/Chief Administrative Officer, Metro Vancouver  
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [Metro Vancouver Board report dated January 15, 2025, titled "Metro 2050 Type 2 Proposed Amendment – City of Delta \(4800 and 5133 Springs Boulevard\)" \(pg. 848\)](#)

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