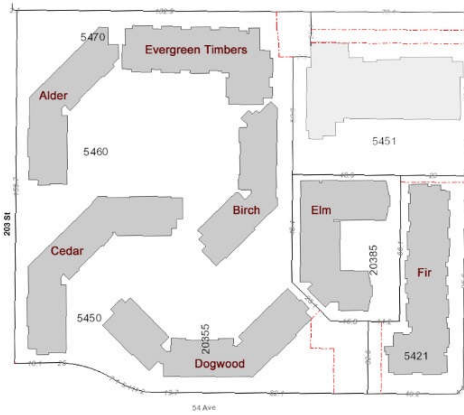




Langley Lions Housing Society – Rental Housing Project RELOCATION PLAN



The **Langley Lions Housing Society (LLHS)** is actively working on a master plan to redevelop its freehold real estate site on 203 Street in the heart of the City of Langley: a seven social housing building portfolio on a 5.5-acre lot, mostly constructed about 40 years ago. The site is well-located and has amazing re-development potential. The goal is to update the deteriorating buildings to modern facilities and accommodate the increasing demand for affordable rentals for seniors and persons-with-disabilities. With the support of multiple stakeholders, the Society and project team have been developing a phasing strategy and working to move forward with the redevelopment to best utilize resources and time.

Design & Relocation Plan

The master plan has created phases to accommodate the most effective and least disruptive relocation strategy for the existing residents.

There are 7 existing buildings in the portfolio, Birch (1975), Alder (1975), Cedar (1975), Dogwood (1975), Elm (1983), Fir (1989) and Evergreen Timbers (2007.) The Evergreen Timbers building is a recent redevelopment project; the six older buildings are the focus of the master plan redevelopment.

Phase 1A

As Birch was damaged by fire in 2017, it was most urgently in need of replacement. The tenants have already been relocated and the building has been demolished. The Phase 1A plan will replace the demolished Birch building with a 101-unit, eight-storey building. The new Birch building will have the capacity to house the tenants relocated from the 66 unit Alder building, which has been compromised structurally due to soil stability issues. It will also have 30 Fraser Health funded assisted living units. Residents will live independently with some assistance and will access the services provided in the Evergreen Timbers through a covered link which will connect the Birch and Evergreen Timbers buildings. After rehousing the existing Alder tenants who wish to move to the new building, there will be some additional units which can be used for the relocation of the Cedar residents in Phase One B.

Phase 1B

Phase 1B will demolish the vacated Alder building and will construct a new 8-storey building that is structurally sound for the soil conditions on site. This building will have 198+/- units total that can accommodate the existing Cedar residents (98) in preparation for the demolition of existing Cedar building in Phase 2. The additional 100 units in the new Alder building can be used to relocate the existing Dogwood tenants (98) with about 2 units available for other tenants in need.

Phase 2

In Phase 2 the Cedar building will be demolished and replaced with a building that has 8-storey on the east wing and 6-storey on the west wing. It is anticipated to have about 30 units per floor, about 175 units in total which can house the Elm tenants (102). The additional 73 units in the new Cedar can be used to relocate some of the existing Fir tenants (95) and/or other new tenants.



Phase 3

In Phase 3 the Dogwood building will be demolished and replaced with a 185-unit building that has a 6-storey east wing and 8-storey west wing. The new Dogwood can house the residents from Fir (22 of 95) and provide additional capacity (about 163 units).

Future Expansion (Phase 4 and 5)

The Elm and Fir redevelopments can be done in the future including providing additional social housing units (Phase Four and Five). Each new building will be 15 storey. There is expected to be 135 additional units per building, totaling 270 additional affordable housing units for the LLHS portfolio.

The design of the master plan gives the Society the capacity to house relocated residents on-site during the redevelopment, reducing the stress for both the Society and residents, allowing the Society to maximize its operating capacity and enabling the residents to remain within the community where they are comfortable and familiar while offering them updated, modernized homes. In addition, the plan will increase the number of much needed affordable rental units in the growing Langley community, in neighborhood close to many amenities including the future Skytrain line.