

EXPLANATORY MEMO

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

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

Consistency with OCP

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

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

OCP Amendments Required

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

Rationale for OCP Amendment

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

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

OCP Bylaw Amendment and the Housing Needs Report (HNR)

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

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



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

BYLAW No. 3305

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

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

1. Title

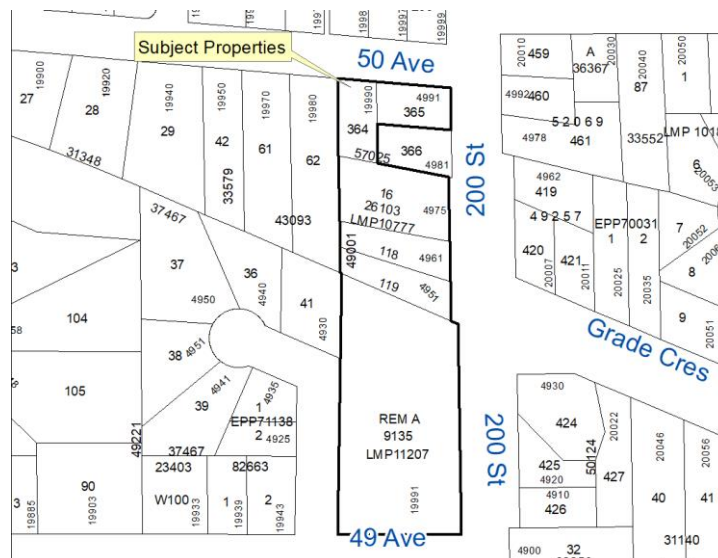
This bylaw shall be cited as the “City of Langley Official Community Plan Bylaw, 2021, No. 3200 Amendment No. 1, 2025, No. 3305”.

2. Amendments

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

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

Schedule A



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

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

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

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER