



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

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

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

Mission & Purpose

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

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

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

Project Vision

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

What Will Be Included?

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

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

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

We welcome your feedback on this proposal.

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



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