



# 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**

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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.**