

CITY OF  
LANGLEY



## 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 of 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 Avenue, 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 to 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