



HOUSING AGREEMENT BYLAW, 2026, NO. 3316

The purpose of Housing Agreement Bylaw No. 3316 is to secure tenure and rental rate obligations for the proposed 302-unit apartment development at 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street. This development application has been brought forward by the Pacific Nazarene Housing Society and is a part of the provincial BC Builds program.

This housing agreement and integral restrictive covenant (attached as Schedule “A”) will ensure that all residential units are provided exclusively under rental tenure, with 30% of these units rented at 20% below-market rates, for the life of the building. This development also requires a Development Permit and Official Community Plan and Zoning Bylaw amendments, for which execution of a housing agreement under these terms is a condition.

The agreement incorporates requirements as set out in the provincial BC Builds program and was reviewed by the City’s solicitors to ensure it complied with City requirements. Under Section 483 of the *Local Government Act*, housing agreements must be entered into by bylaw.

Below Market Rental Units and Senior Government Funding

The agreement includes an increased share of below-market rental residential units from what the applicant had previously proposed, with this share increasing from 20% (60 units) to 30% (91 units). While only 20% of units are required to be rented at 20% below-market rates under the BC Builds program, the applicant has chosen to increase the share of below-market units to 30% to support eligibility for federal CMHC funding programs.

The agreement includes additional BC Housing requirements on income, with all units (below-market and market) subject to a maximum income in line with BC Builds’ “workforce housing” intent, with below-market units prioritized for tenants with comparatively lower incomes.

Bylaw Sequencing

In terms of bylaw sequencing for this development application, the Housing Agreement Bylaw is required to be considered for adoption by Council prior to consideration of adoption of the related OCP Amendment Bylaw No. 3305 and rezoning Bylaw No. 3306. Based on this, this Housing Agreement Bylaw No. 3316 is being presented for 3 readings at this Regular Council meeting. Should this Housing Agreement Bylaw receive 3rd Reading from Council, adoption of all the bylaws related to this development application will be considered by Council at a future meeting.

CITY OF
LANGLEY



HOUSING AGREEMENT BYLAW, 2026

BYLAW No. 3316

A Bylaw to enter into a housing agreement under Section 483 of the *Local Government Act*.

WHEREAS Council may, by bylaw, authorize the City to enter into a housing agreement under Section 483 of the *Local Government Act*,

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

1. This Bylaw may be cited for all purposes as "Housing Agreement Bylaw, 2025, No. 3316".
2. Council hereby authorizes the City of Langley to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, substantially in the form attached as Schedule "A" to this Bylaw (the "Housing Agreement"), in respect of the lands legally described as follows:
 - (a) PID: 002-409-844
Parcel "A" (Reference Plan 9135), Lot 1, Except: Firstly; Part Outlined Red on Plan with Bylaw Filed 58930, Secondly: Part Subdivided by Plan 37325, Thirdly: Part Dedicated Road on Plan LMP11207, Section 3, Township 8, New Westminster District, Plan 5752
 - (b) PID: 002-325-683
Lot 16, Except: Part Dedicated Road on Plan LMP10777, Section 3, Township 8, New Westminster District, Plan 26103
 - (c) PID: 004-808-011
Lot 118, Section 3, Township 8, New Westminster District, Plan 49001
 - (d) PID: 003-886-689
Lot 119, Section 3, Township 8, New Westminster District, Plan 49001
 - (e) PID: 001-597-868
Lot 364, Section 3, Township 8, New Westminster District, Plan 57025

- (f) PID: 005-518-393
Lot 365, Section 3, Township 8, New Westminster District,
Plan 57025

3. The Mayor and Corporate Officer are authorized to execute the Housing Agreement and the Corporate Officer is authorized to sign and file in the Land Title Office a notice of the signed Housing Agreement.

READ A FIRST, SECOND AND THIRD TIME this ---- day of -----, 2026.

FINALLY ADOPTED this ----- day of -----, 2026.

MAYOR

CORPORATE OFFICER

SCHEDULE "A"

**HOUSING AGREEMENT AND SECTION 219 COVENANT
CHURCH OF THE NAZARENE CANADA PACIFIC DISTRICT, INC. (19991 49
AVENUE, 19990 50 AVENUE, AND 4951-4975 & 4991 200 STREET)**
