



MEMORANDUM

DATE: January 22, 2026
TO: Carl Johannsen, Anton Metalkinov, City of Langley
FROM: Gordon McCann, Mark Kennedy, Pacific Nazarene Housing Society
RE: Request for CAC Waiver - City of Langley

The Pacific Nazarene Housing Society (PNHS) is requesting a full waiver of the Community Amenity Contribution (CAC) for its proposed new development. This support is essential to ensure the financial viability of the project going forward and represents the opportunity to demonstrate a strong collaboration between BC Builds, PNHS and the City of Langley. PNHS believes that the provision of **below market rental units, community hub space** and a **licensed childcare facility** warrants consideration of a full CAC waiver of \$1,208,000.

Background

PNHS has proposed a mixed-use affordable housing development at 200 St. and 50th Ave. The project is anticipated to include 302 **secured residential rental units, a new church /community hub, a licensed childcare facility and commercial retail space**. Including these spaces within the development, creates an accessible, family friendly environment for residents. An Official Community Plan amendment and rezoning application received 3rd Reading at Langley City Council on April 28, 2025. The proposed development aligns with the City's vision for redevelopment along the 200 St. corridor and will provide walkable services and amenities to current and future residents.

The project will generate significant short and long-term financial benefits to the City of Langley through the sale of city owned land, development cost charges, permits & fees, and long-term property tax revenue from previously vacant and underdeveloped land.

Below Market Rental Housing

The proposed development will deliver 302 units of secured rental housing. Of these units, 30% or **91 units will be below market units**. The Province of BC is contributing roughly **\$64 million** in equity through the **BC Builds** program to support the delivery of these below market units.

Affordable Rental Housing Supply	
Below Market Rental Units	91
Market Rental Units	211
Total Secured Tenure Rental Units	302

The creation of the below market rental units increases the supply of City of Langley workforce housing, providing citizens who meet the BC Builds income guidelines to have access to affordable housing in the community in which they work. Given the value of this below market housing, PNHS is requesting a full waiver of all CACs which would apply to these units, which aligns with waivers granted for similar BC Builds projects in other municipalities.

Vibrant Community Hub Space

The development includes a 7600 sq. ft “community hub space” comprising a multipurpose room, sanctuary and community kitchen, designed, equipped and purpose built to support a variety of uses including but not limited to:

- food security programs
- cooking classes

- music lessons
- concerts
- social clubs
- low impact fitness classes
- before and after school programs

It is part of PNHS's vision to make these spaces available for rental outside of church hours for community groups. PNHS has invited the City of Langley to use the community hub on a weekly basis to host events, meetings, and to offer city run programs, expanding its reach into the neighbourhood without having to build additional stand-alone community centre space. PNHS is committed to providing the City of Langley with an annual report providing details on the utilization of the community hub space.

PNHS has demonstrated its' commitment to the City of Langley and to the community by proposing a project which includes not only secured market and below market housing, but also much needed community amenities, specifically a licensed childcare facility and community hub space. PNHS appreciates the City's consideration of this request for a full waiver of CACs.