

Pacific Nazarene Housing Society

Rental Housing

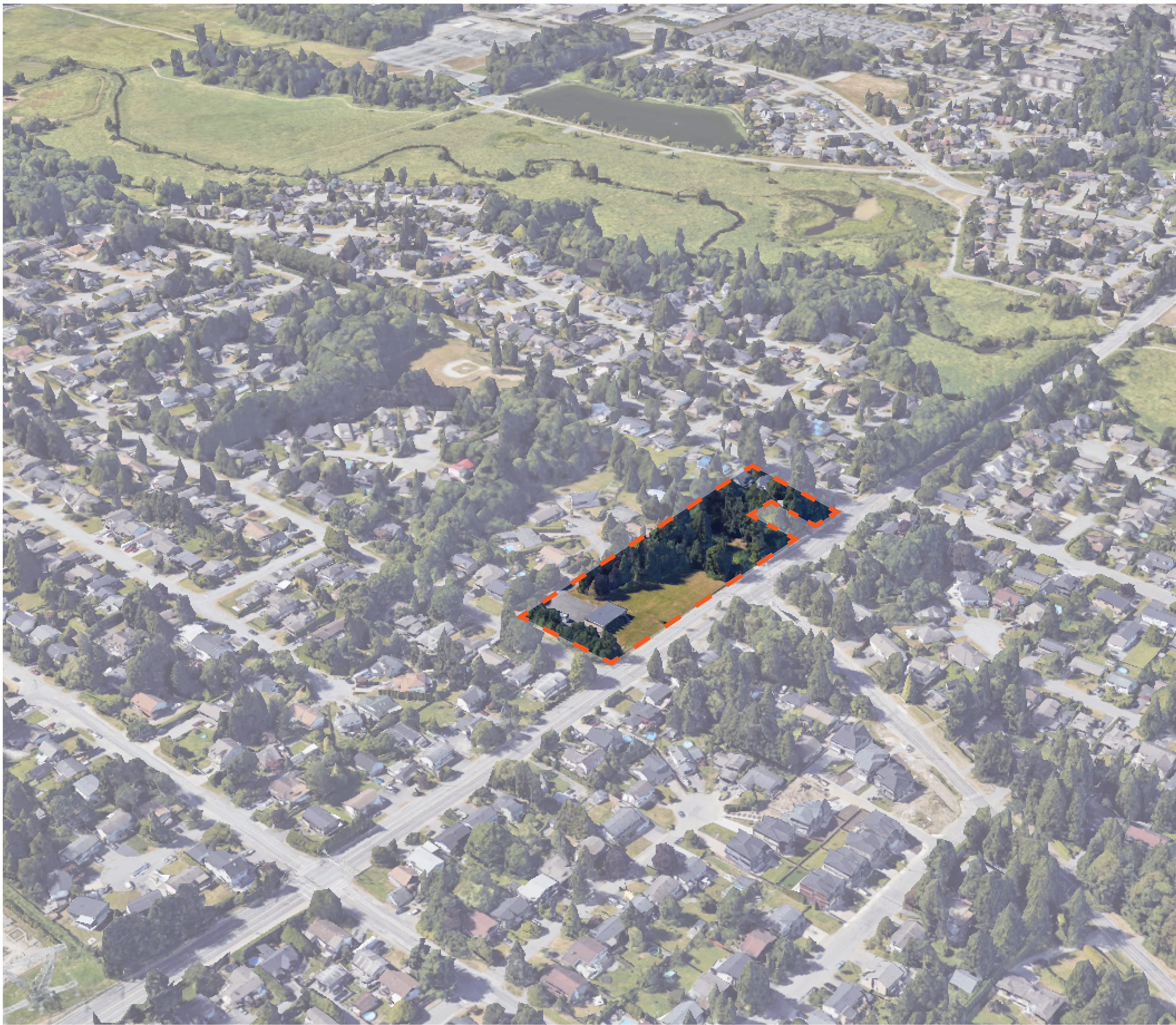
Public Information Session

10 December 2024

Project timeline







# Project summary

19991 49<sup>th</sup> Avenue,  
4951-4975 and 4991 200<sup>th</sup> Street, and  
19990 50<sup>th</sup> Avenue  
Langley, BC

- Proposed Official Community Plan (OCP) amendment to accommodate more rental housing than the current OCP
- New rebuilt church and community space of approximately 900 sq.m.
- Childcare for 49 children, plus before- and after-school care
- 302 residential rental units, with a minimum of 20% (61 units) below-market
- Mixed use development consisting of two connected six-storey buildings
- Five neighbourhood-serving retail units
- Total gross floor area of 23,500 sq.m.
- Floor Area Ratio of 2:10
- Approximately 429 parking spaces (326 secure, covered stalls and 103 outdoor stalls)
- Secure bike parking for residents and visitors
- Entry plaza at 200<sup>th</sup> Street, facing Grade Crescent and providing future connection to Conder Park

# Project Rationale

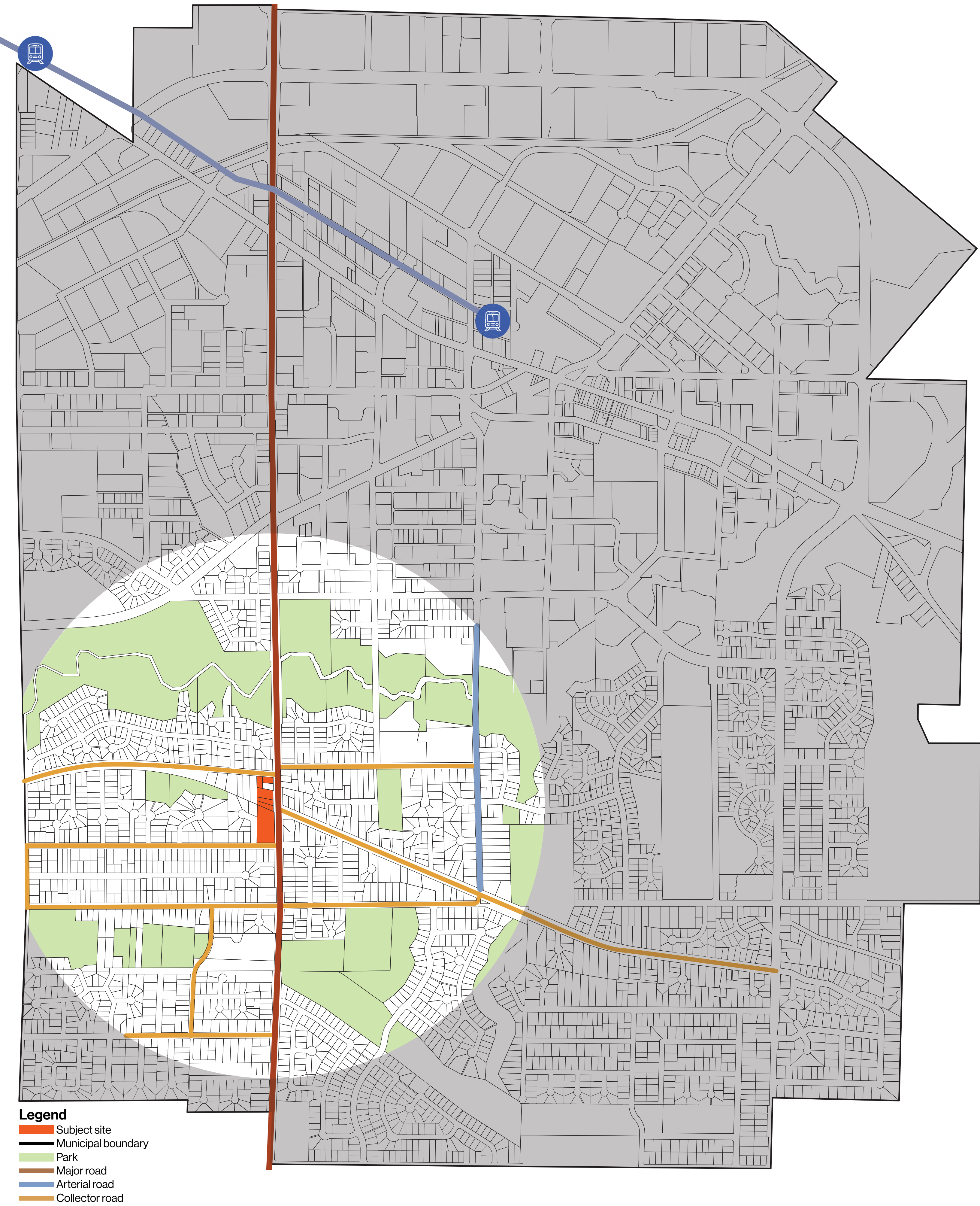
This proposed development puts forward a change to the OCP - from Ground-oriented Residential to Low Rise Residential - to permit increased height and more residential units. The proposed public benefits are:

1. 60 below-market rental units,
2. A childcare facility serving 49 children (infants, toddlers, and preschool aged) plus before and after school care,
3. A new community meeting space within a new church facility, and
4. The first step toward providing an eventual public greenway between 200<sup>th</sup> Street and Conder Park (extending northwest from Grade Crescent).





Area



Site opportunities

The subject site is on 200<sup>th</sup> Street, which is a major road and truck route through the City of Langley. The vicinity of the site is now dominated by single family residential development, but the OCP identifies that this part of the city will be a transition zone between the more dense downtown core to its north and the suburbs to the south.

Public transit

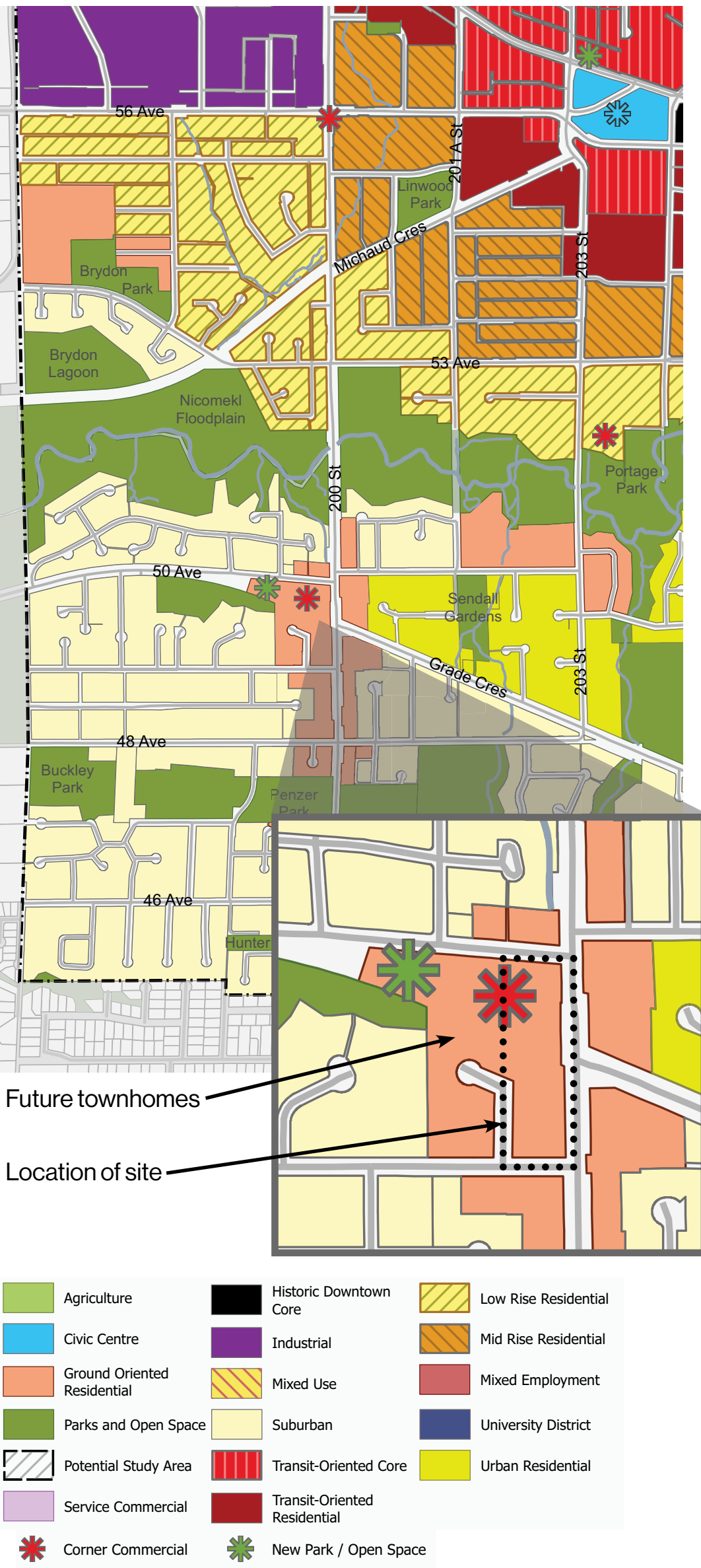
The subject site will be a thirty minute walk from the future Skytrain station planned at Industrial Avenue and 203<sup>rd</sup> Street. 200<sup>th</sup> Street is served by public transit and there is a bus stop at the subject site, and another across the street. This major route is also earmarked as a potential rapid bus route.

Green areas

The site surrounded by generous green space in every direction. It is a five minute walk to the Nicomekl River and Trail to the north. A six minute walk to the east arrives at Sendall Botanical Gardens. Penzer Action Park and the Power Line Trail are about five minutes south, and finally Conder Park is a three minute walk to the west.

OCP and Zoning

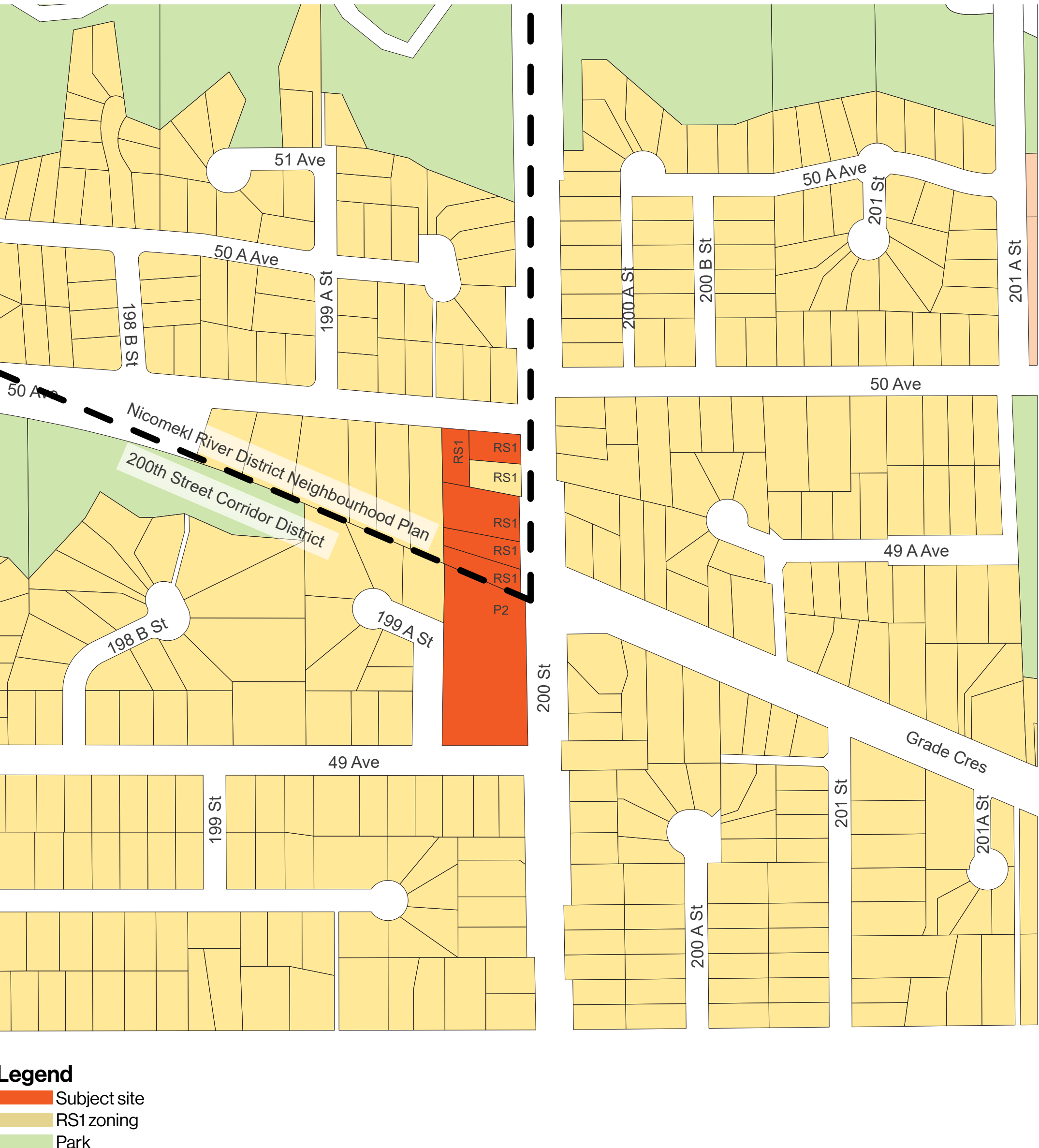
Official Community Plan uses



The City of Langley OCP currently shows the subject site is to be rezoned to ground-oriented residential use. The Applicant, in consultation with city staff, is seeking to update the OCP to reflect the highest and best use that these church-owned lands can potentially provide, given their adjacency to frequent transit. The proposal therefore shows a Low-Rise Residential design (permitting up to six storeys), similar to developments near Nicomekl Elementary School.

This proposal builds on the OCP’s “Conder Convenience Corner” vision, with a

Current zoning



neighbourhood commercial community center that includes more housing units, a large daycare, a renewed church and community space, and a greater supply of rental and below-market housing.

The site straddles two Districts identified in the OCP: the Nicomekl River District and the 200th Street Corridor. The intent for both of these districts is to densify residential use where there is good proximity to major roads and the downtown.

The OCP shows a mix of Suburban, Ground-oriented, and Urban Residential in the

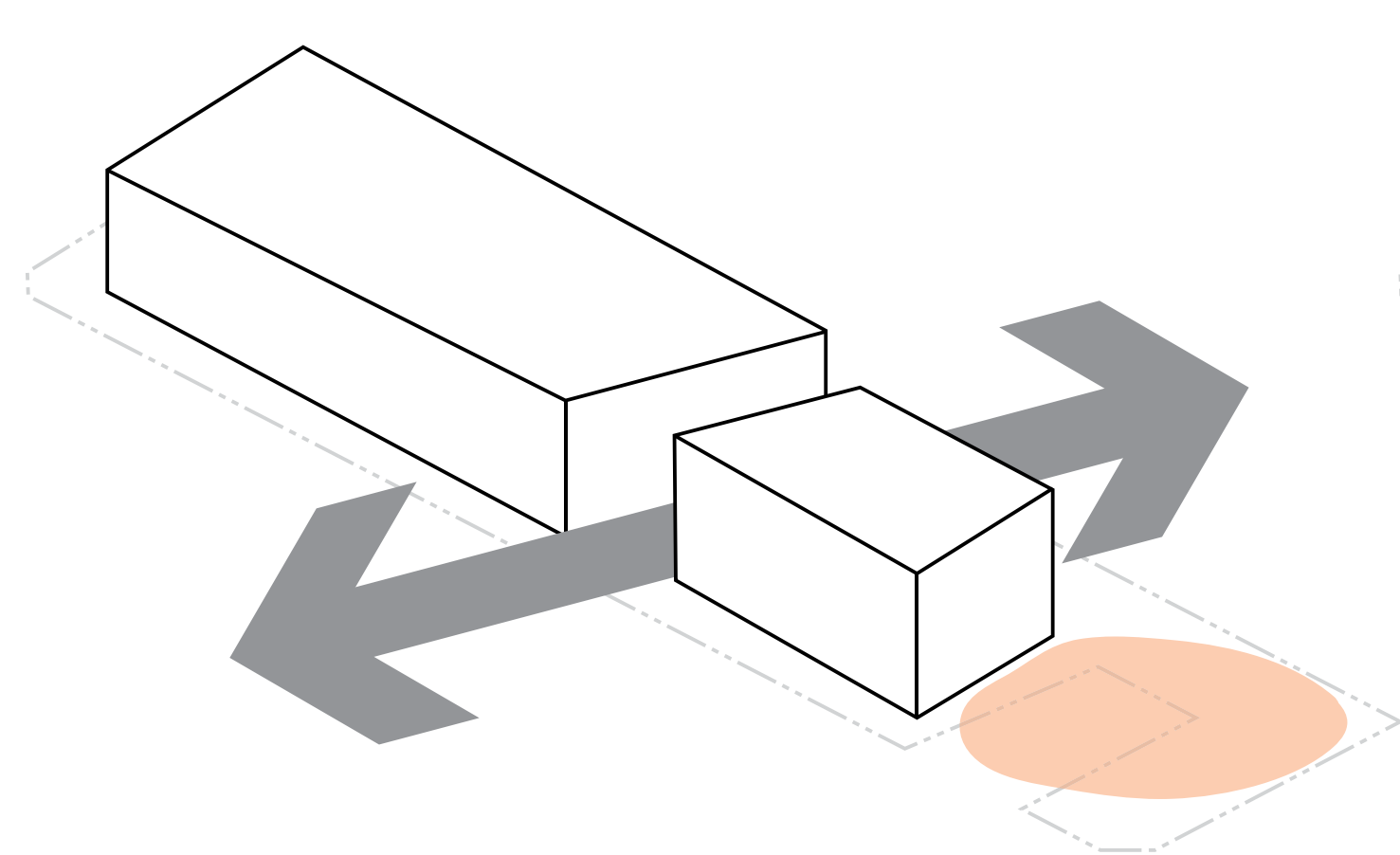
- 6.14. CONDER PARK NEIGHBOURHOOD CONVENIENCE CORNER VISION**  
A neighbourhood “convenience corner” with limited, small-scale commercial uses, townhomes, and an attractive, pedestrian-friendly design that connects to Conder Park, improves walkability and provides convenient services to the surrounding areas.
- 6.15.1 Permit a limited amount of neighbourhood-scale retail stores/ commercial uses oriented towards 200 Street, potentially including a cafe/bakery, convenience retail/food service unit, small scale office and/or restaurant/pub. Child care uses are strongly encouraged with appropriate site design and vehicle access. Drive-thru and gas station uses are prohibited.
  - 6.15.2 Vehicular Access from 50 Avenue is preferred;
  - 6.15.3 Require assembly of properties to create a visible mixed-use redevelopment parcel fronting 200 Street approximately 0.5 hectares in size, and to create similar residential redevelopment parcels further west along 50 Avenue towards Conder Park;
  - 6.15.4 Retention of mature trees should be prioritized as part of strengthening the open space and pedestrian connection between Conder Park and the intersection of 50 Avenue and 200 St;
  - 6.15.5 Seek opportunities to enhance and expand Conder Park as part of a comprehensive master plan;
  - 6.15.6 Pedestrian realm designs should include wayfinding signage to strengthen pedestrian connections to the Nicomekl River trail network;
  - 6.15.7 Require new development to enhance the pedestrian environment along the 50 Avenue and 200 Street frontages through a balance of street-fronting, active retail ground floors, ground-oriented residential units, tree retention and greenway enhancements, as well as wide sidewalks and generous boulevards with new street trees;
  - 6.15.8 Residential development should prioritize ground oriented forms (e.g. townhomes with “front doors”) and/or small live/work and/or modest mixed-use configurations (e.g. residence above retail unit); and,
  - 6.15.9 Building heights are limited to 3 storeys consisting of ground floor retail and 2 storey townhouse above near/along the 200th Street frontage, and 3 storey townhouses elsewhere.



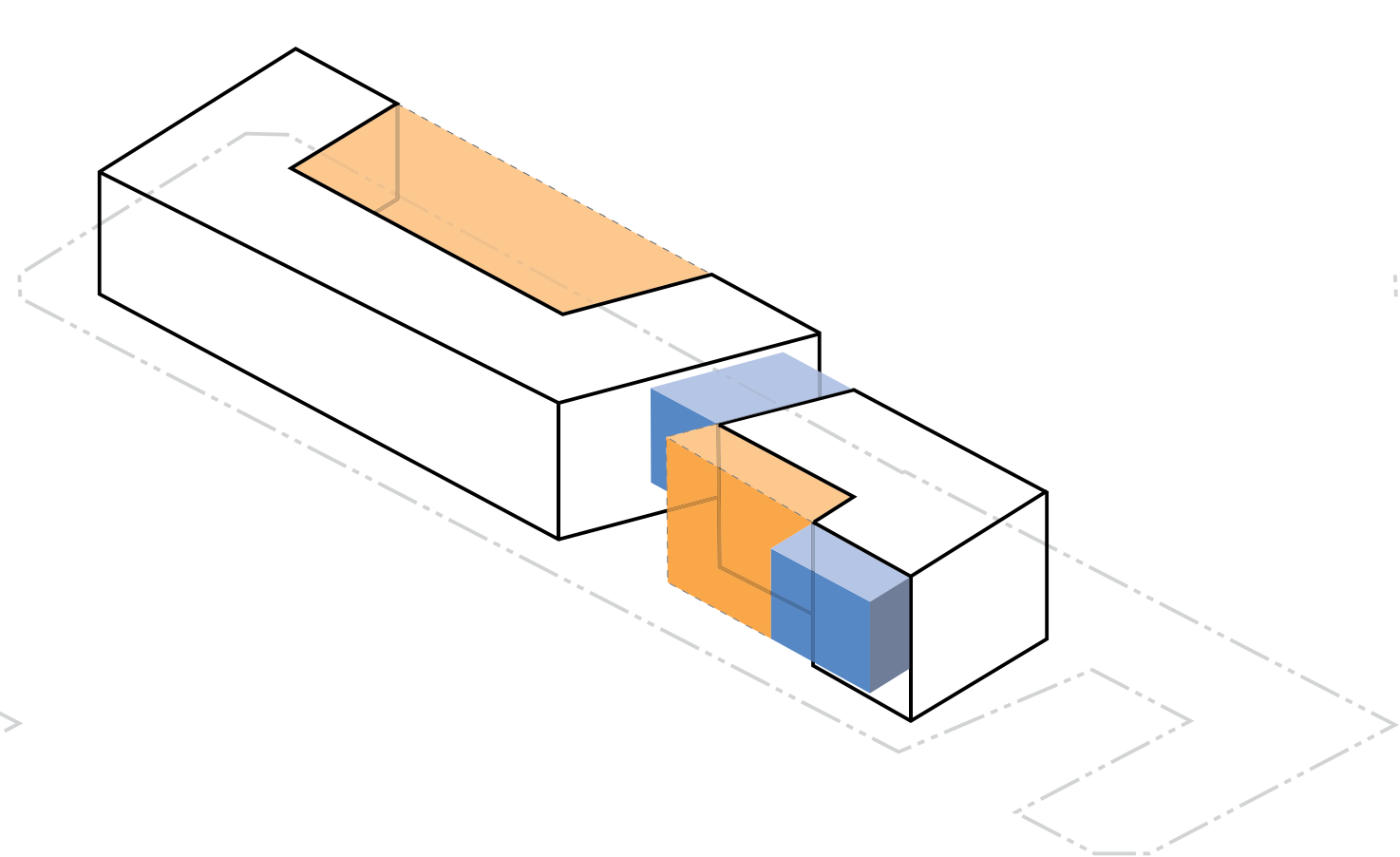
Appendix A - Nicomekl River Neighbourhood Plan 31

Excerpt from the Nicomekl River District Plan

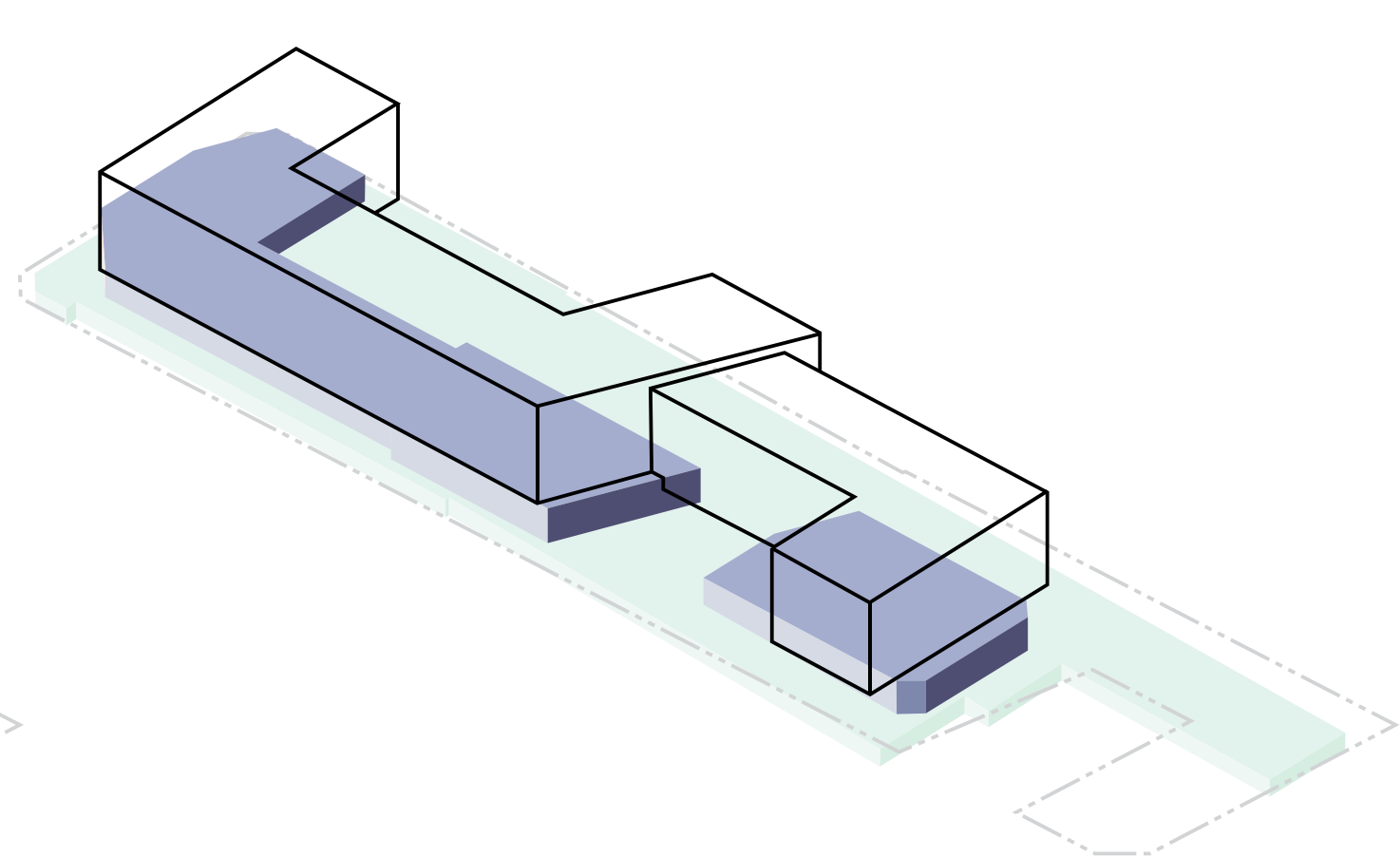




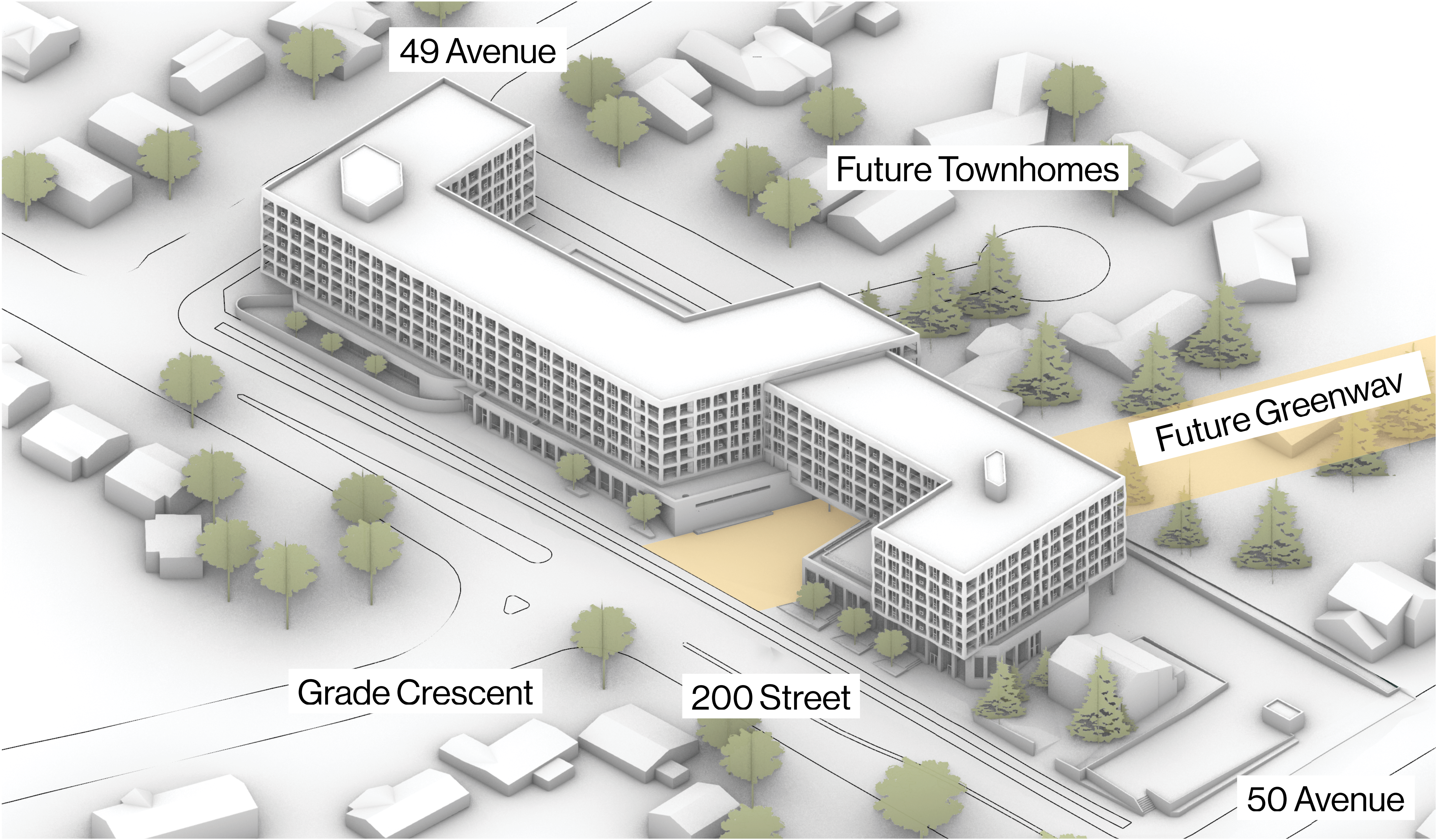
**Step One**  
A six storey volume is bifurcated by the historical railway path, connecting Grade Crescent to Conder Park, where a future public node (green space or plaza) is planned. This gesture is integral to the public benefits being offered as a part of the Official Community Plan amendment application.



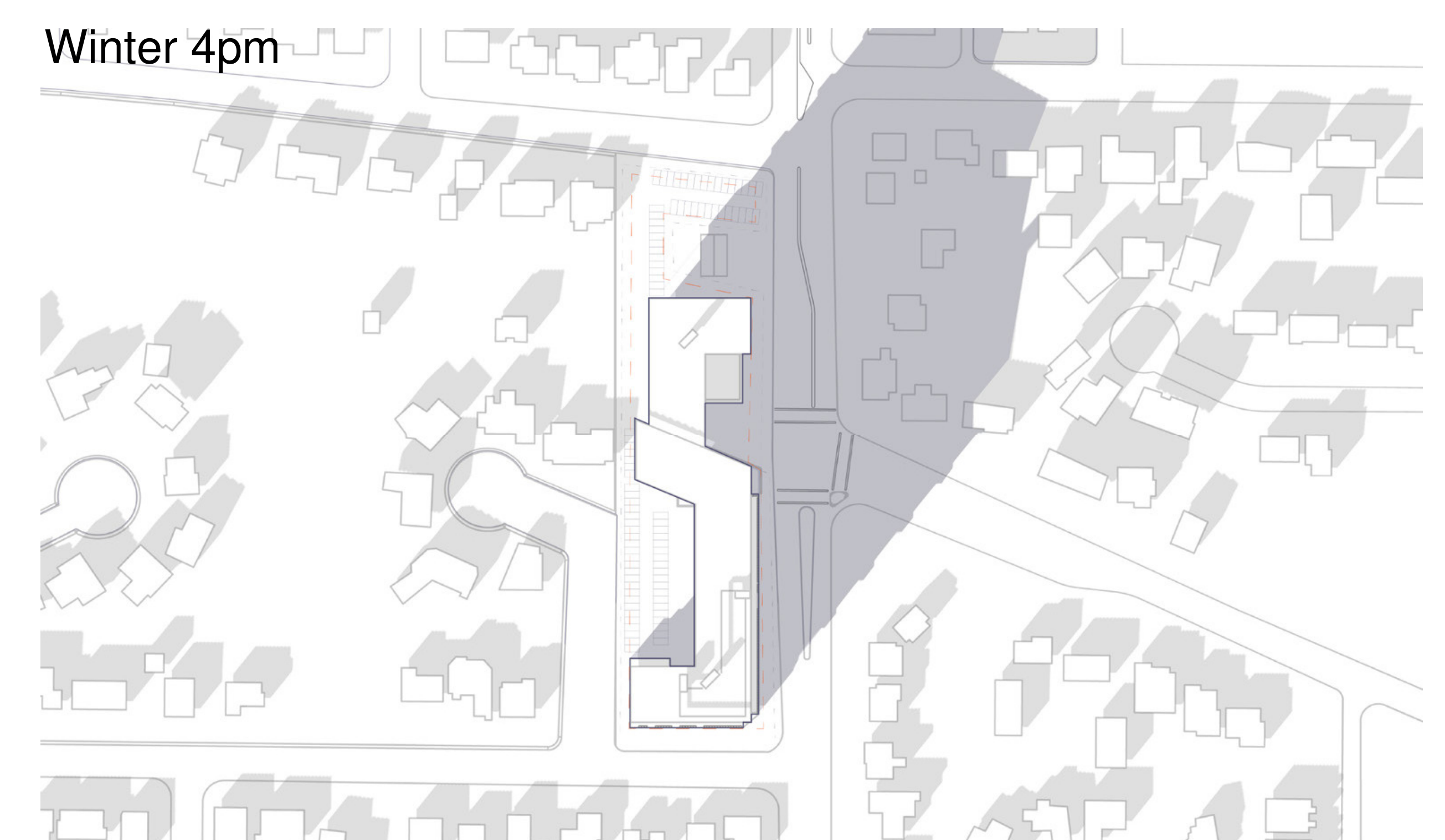
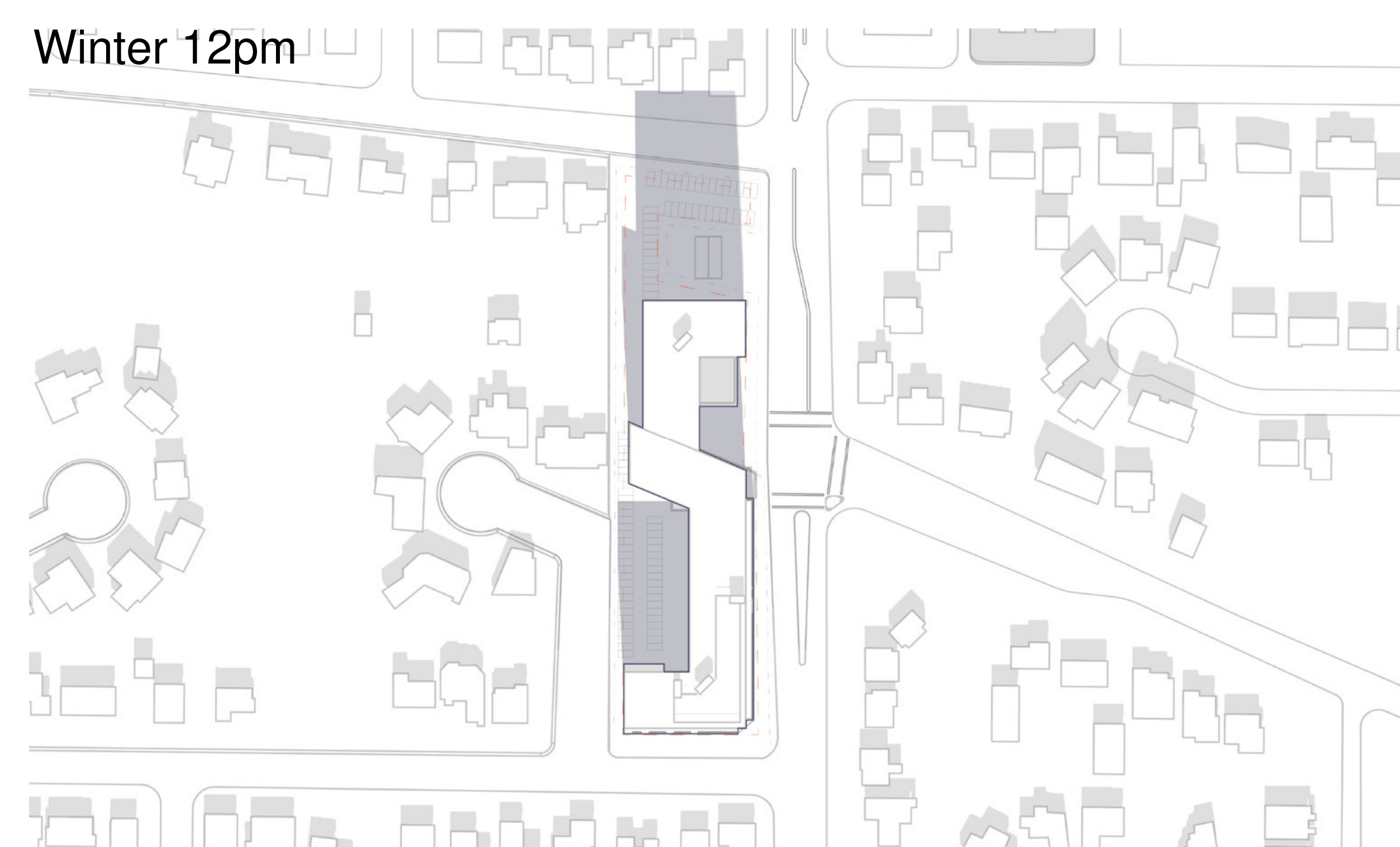
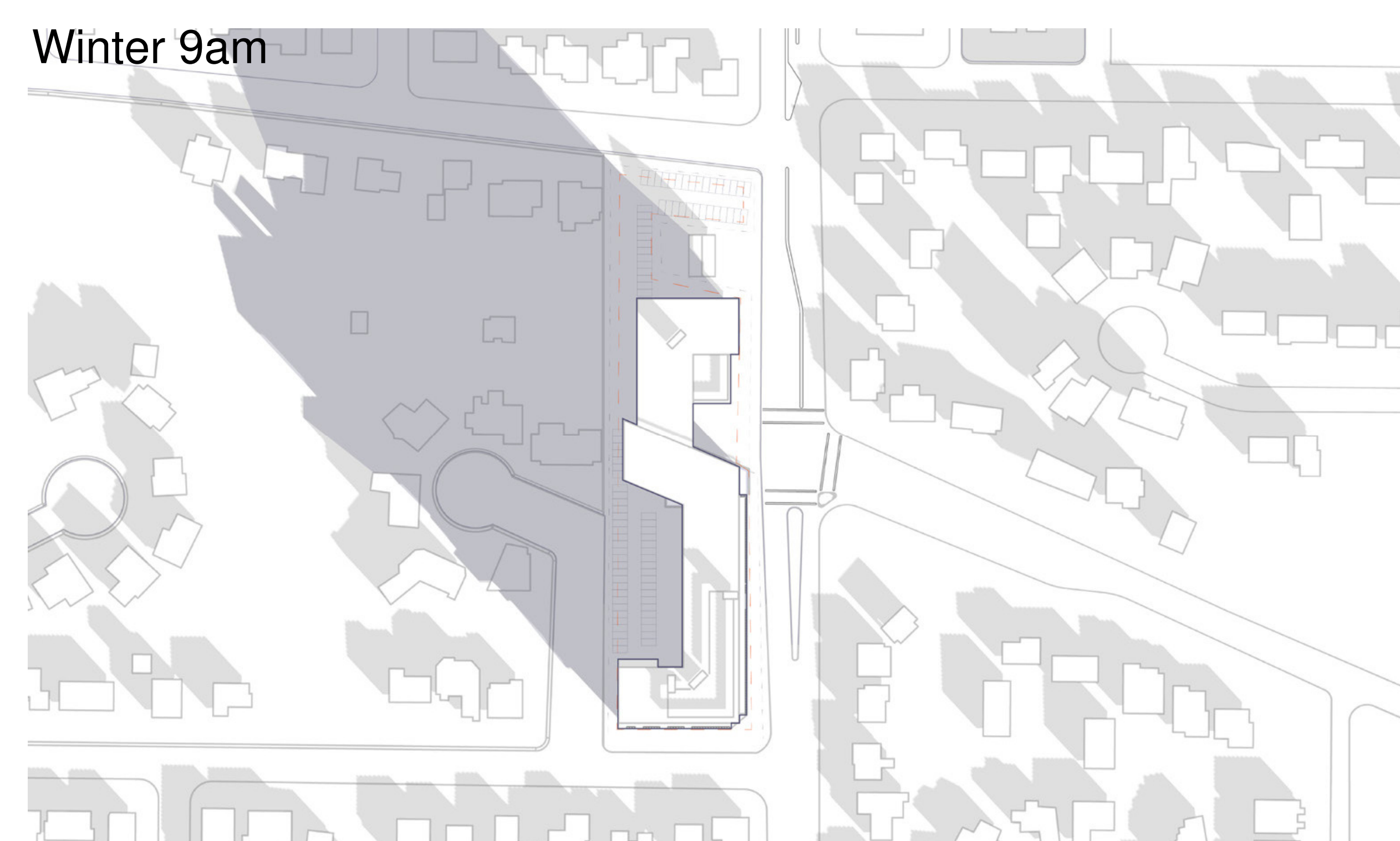
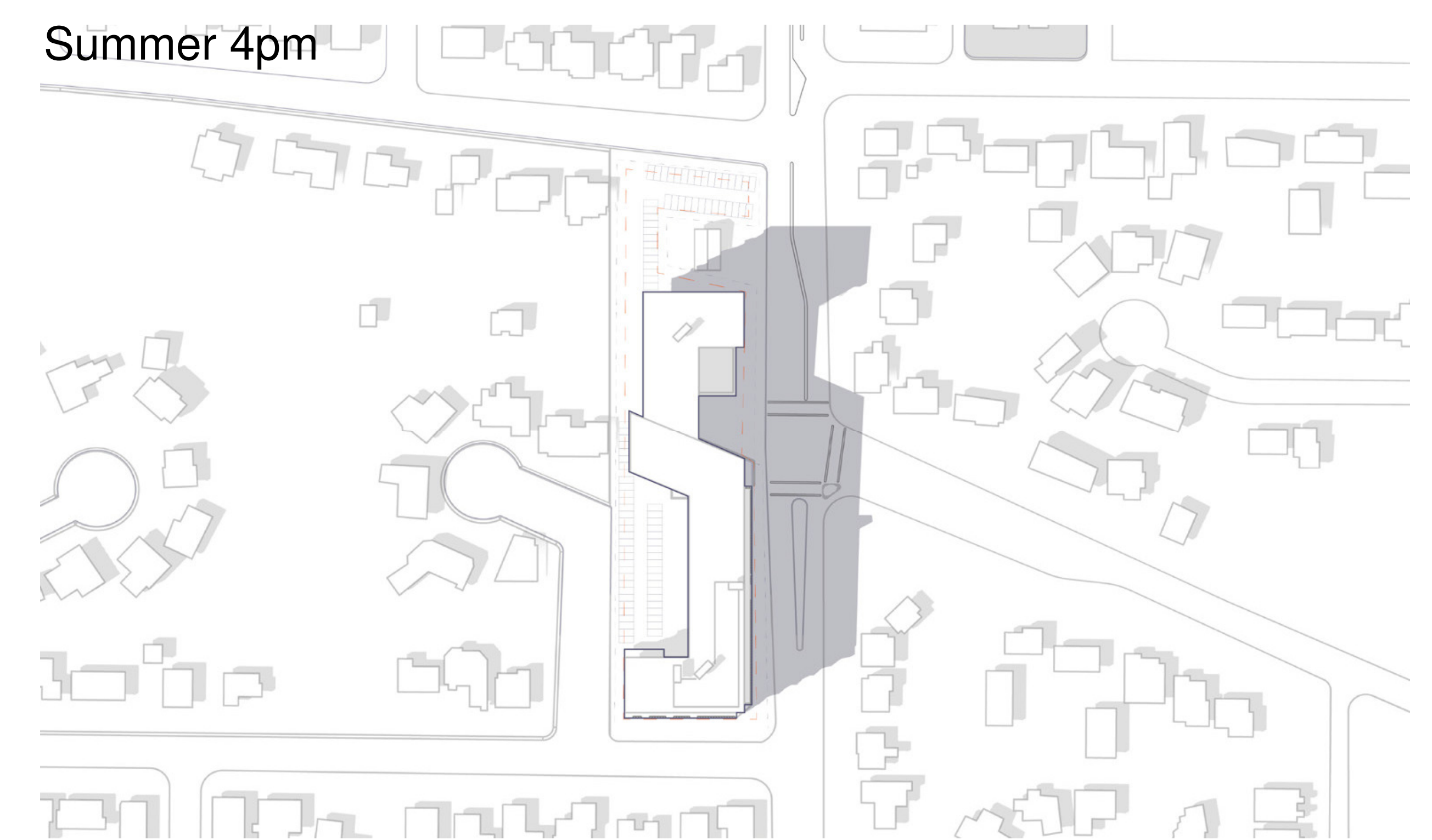
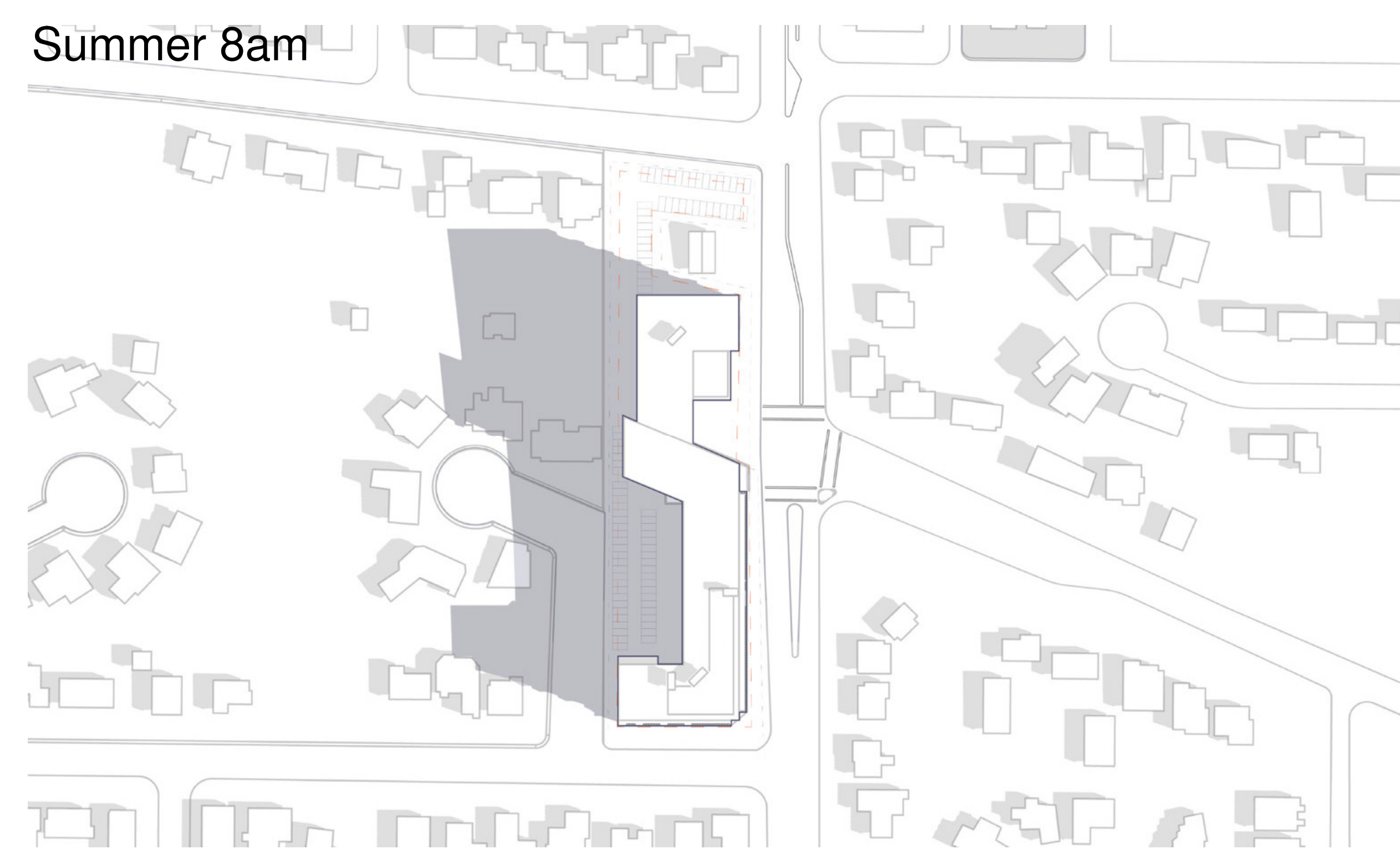
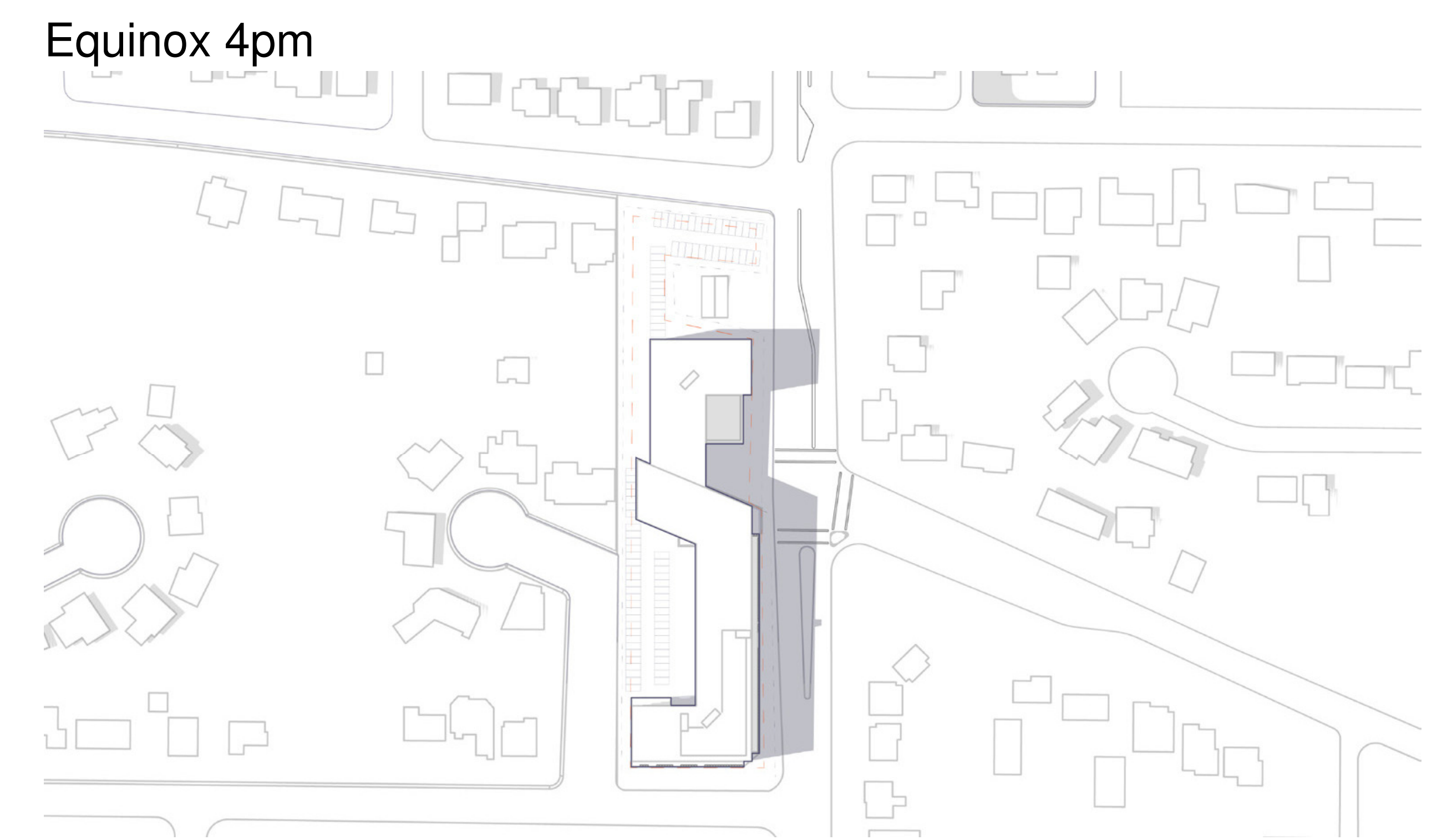
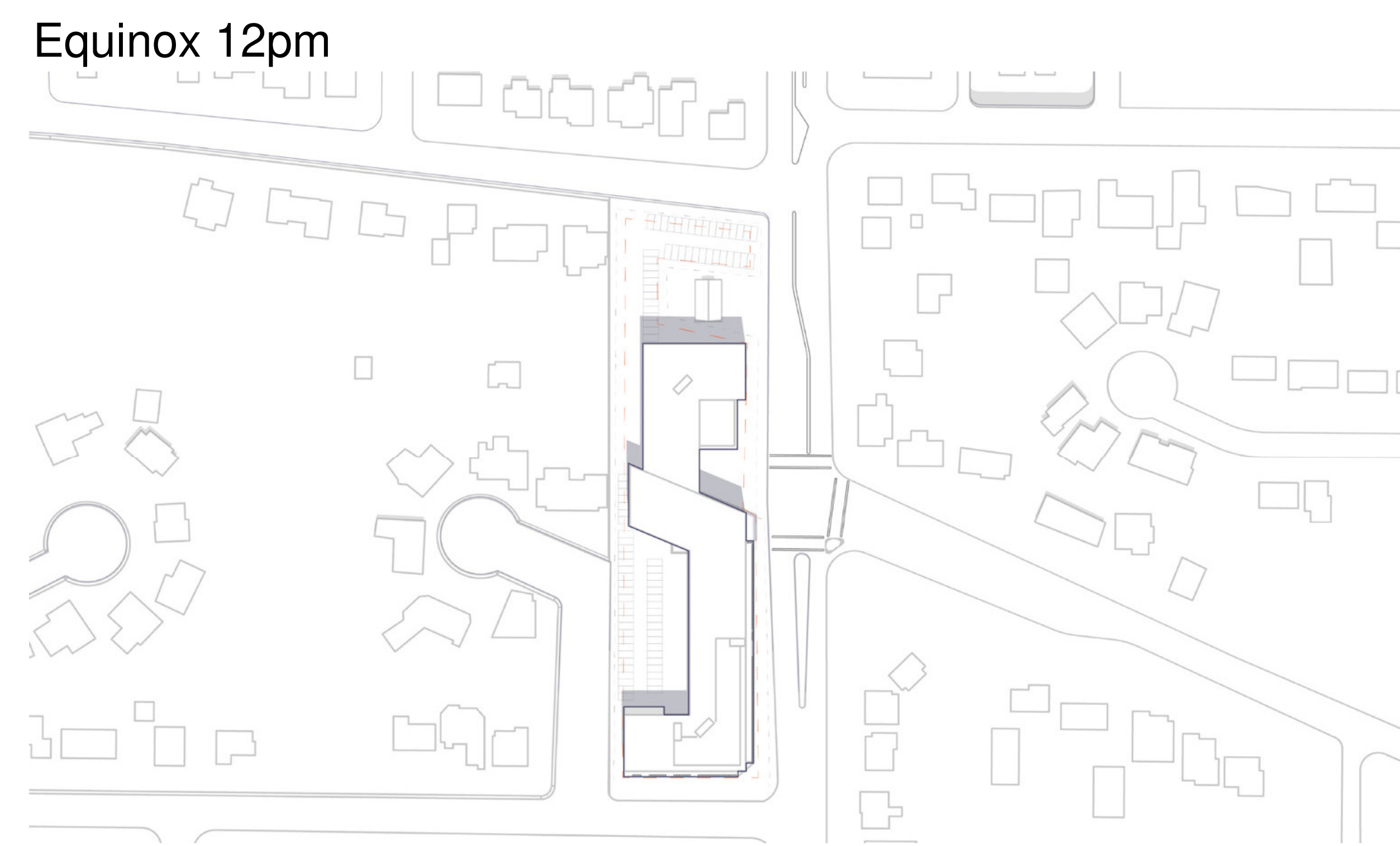
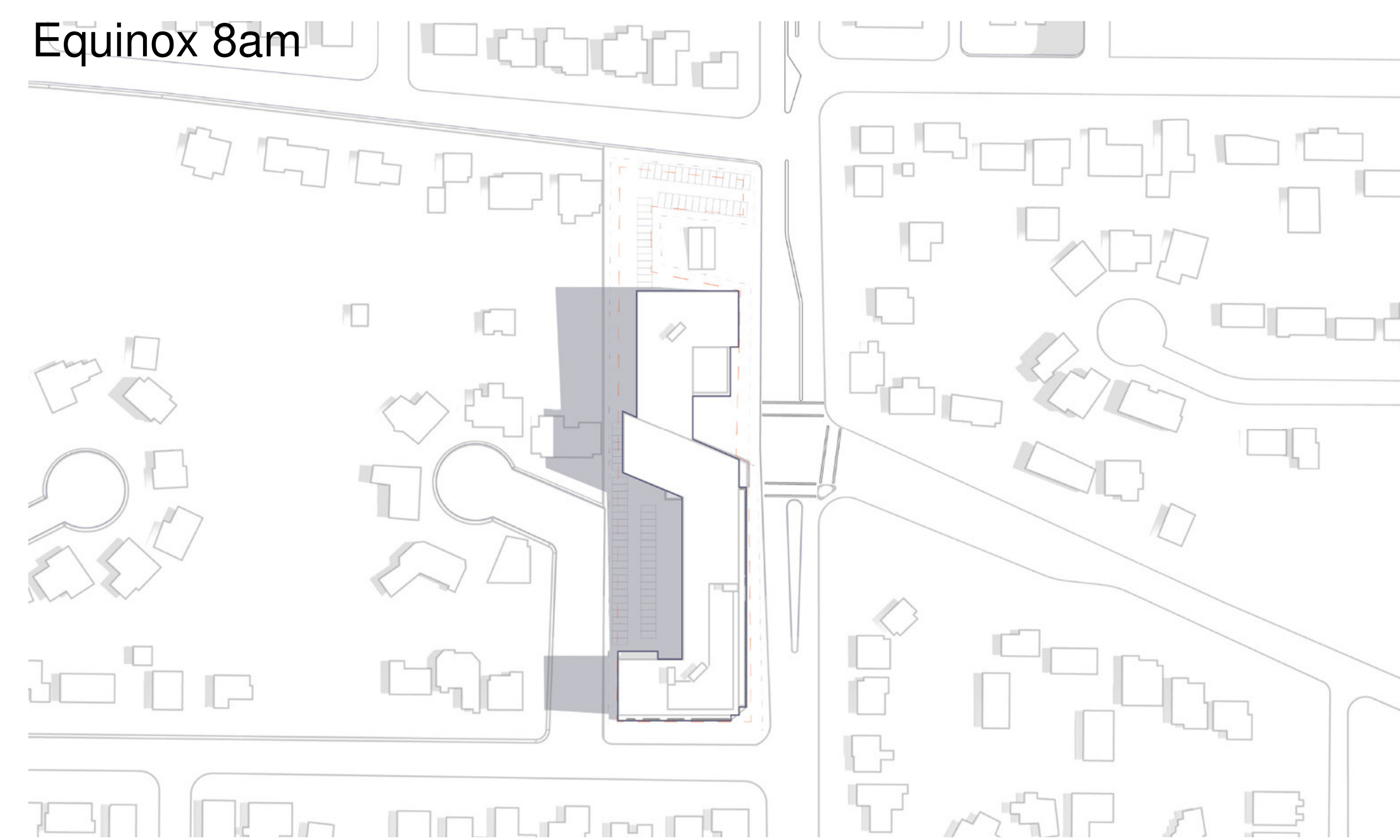
**Step Two**  
The residential floors are adjusted to a functional width and the massing is shifted to read as two distinct but connected buildings.



**Step Three**  
The ground level is proportioned to suit its varied uses: residential, commercial, assembly hall, and childcare, plus parking below. This configuration was arrived at through an iterative study of the ground plane.











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Northeast aerial view







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Southwest aerial view







200 Street

Grade Crescent

Design to be finalized as a part of the application consideration process

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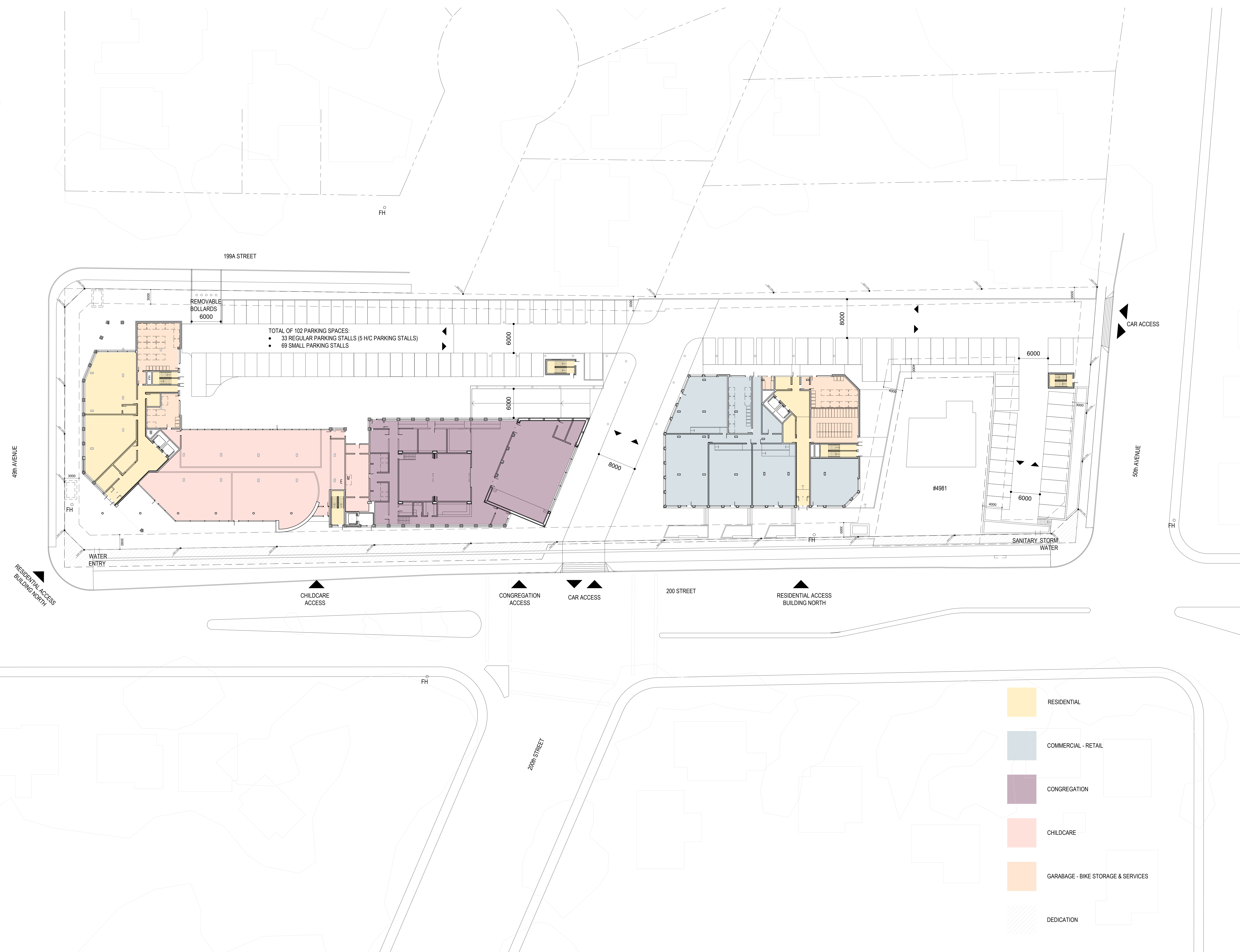
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200<sup>th</sup> Street view







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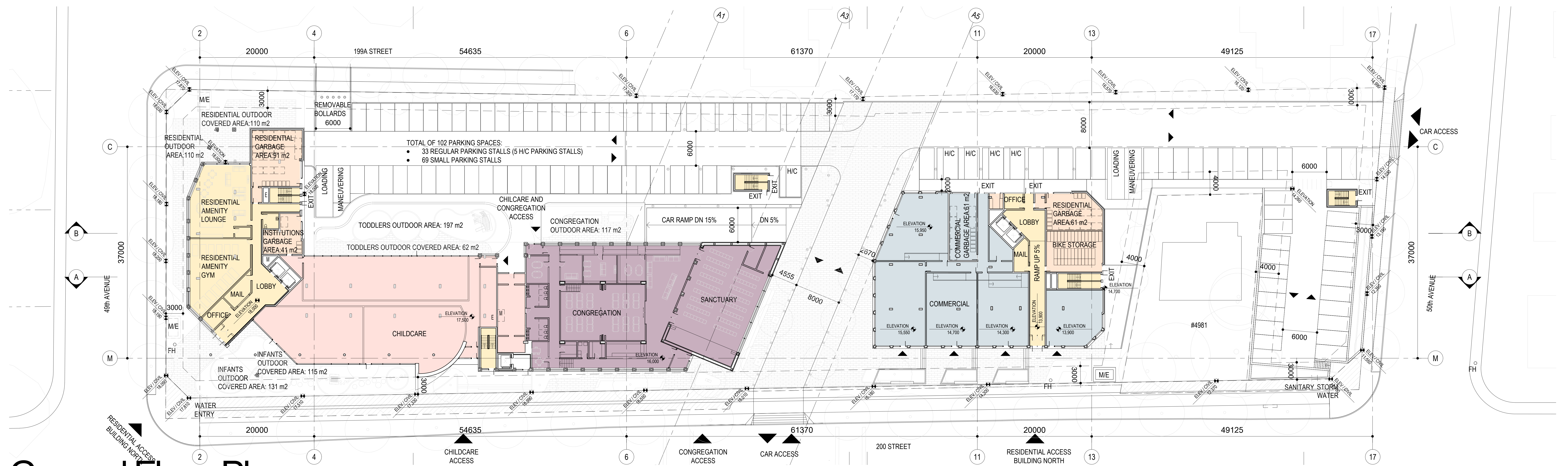
## Site plan



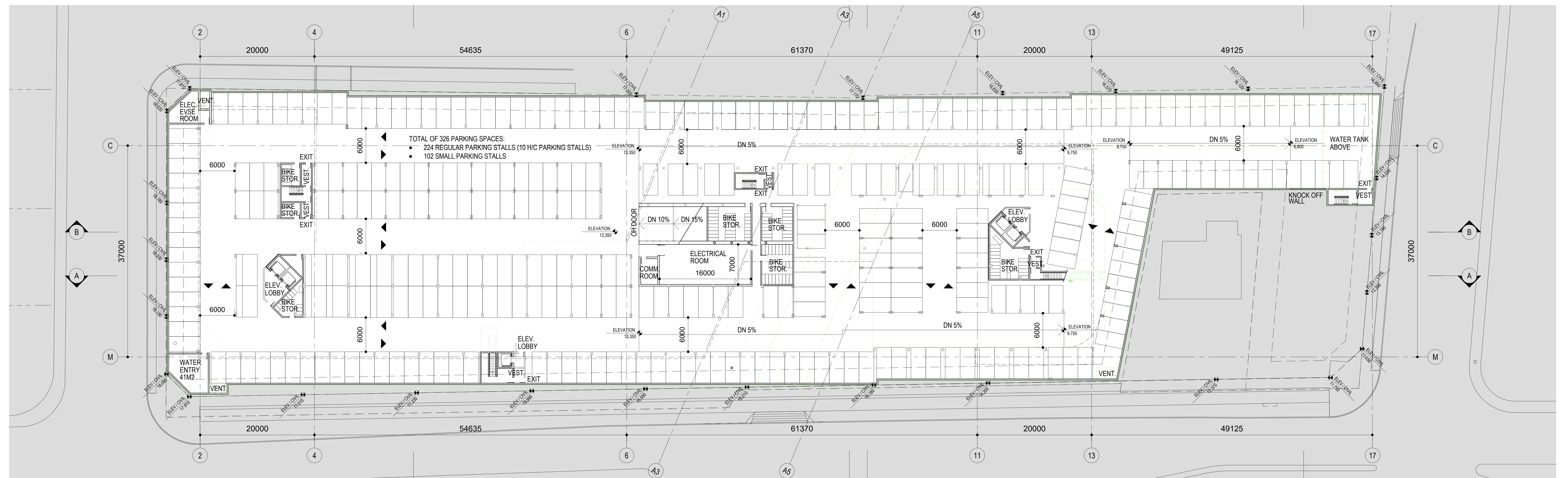
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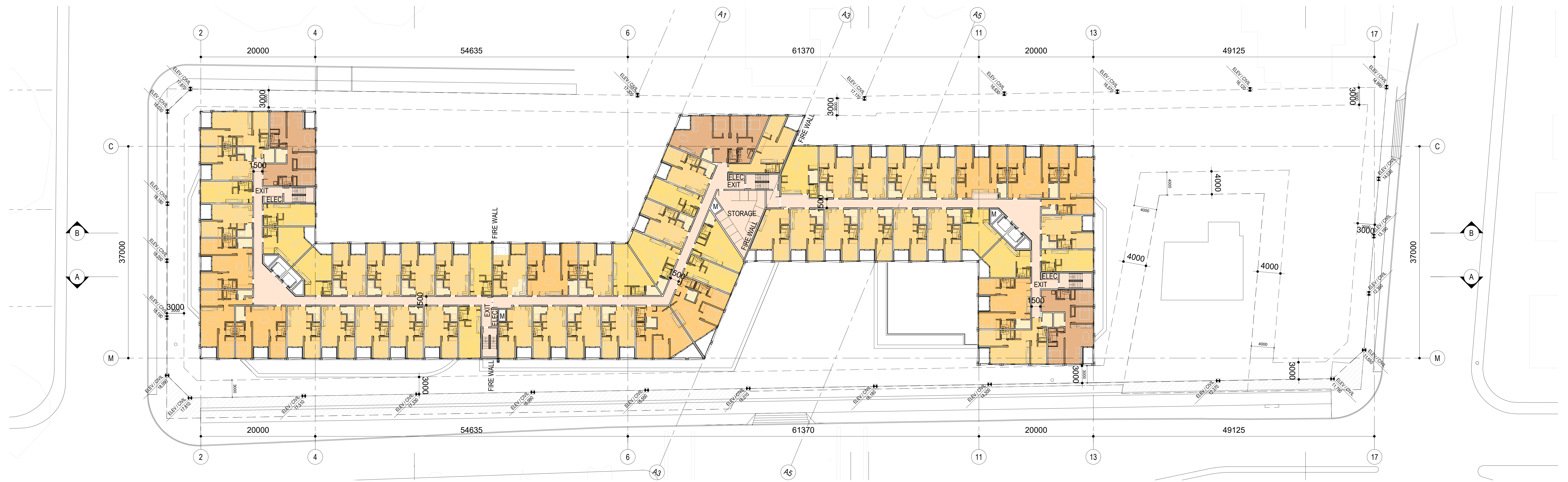


Ground Floor Plan

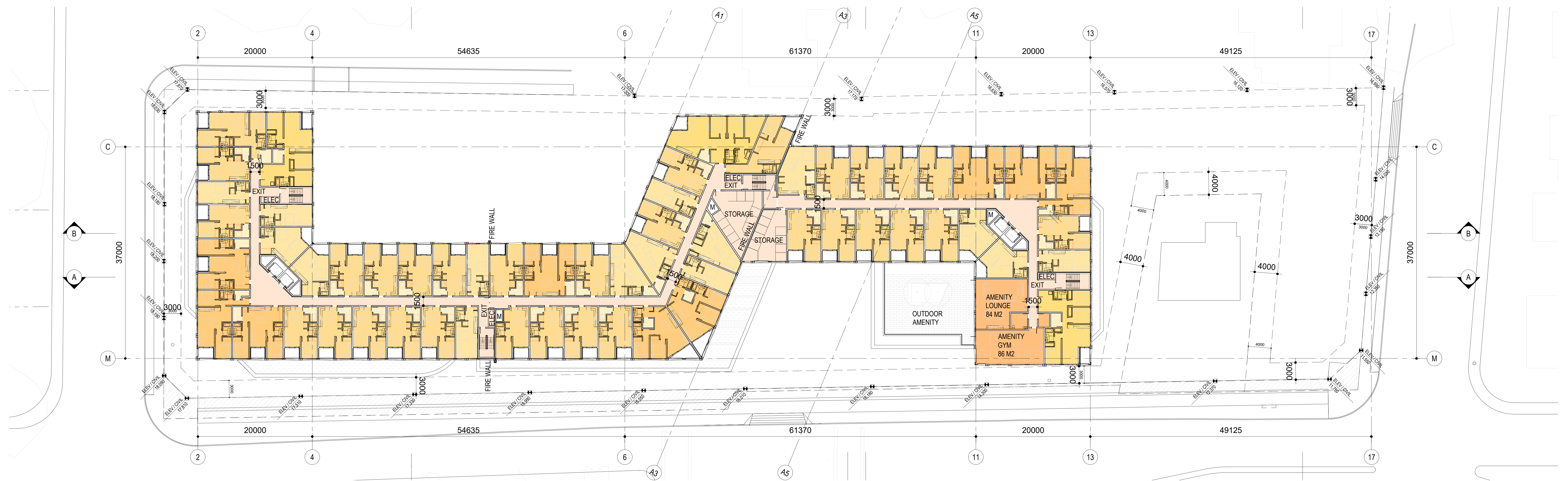


Parking Level P1 Plan





Typical Floor Plan (3-6)



Level Two Plan

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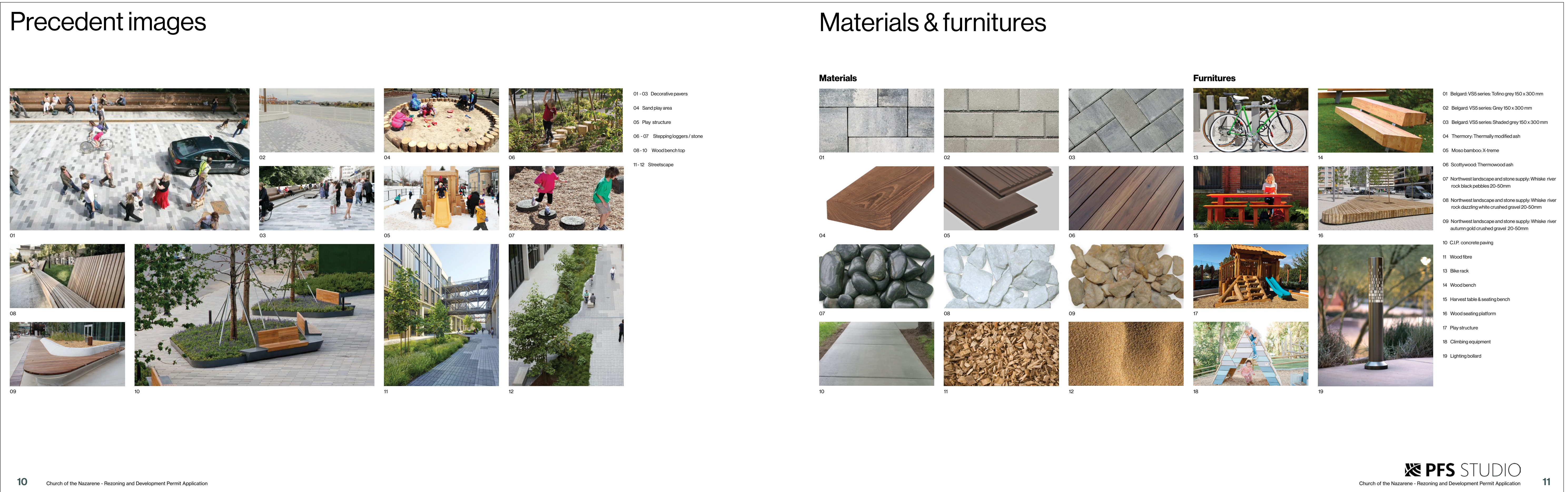
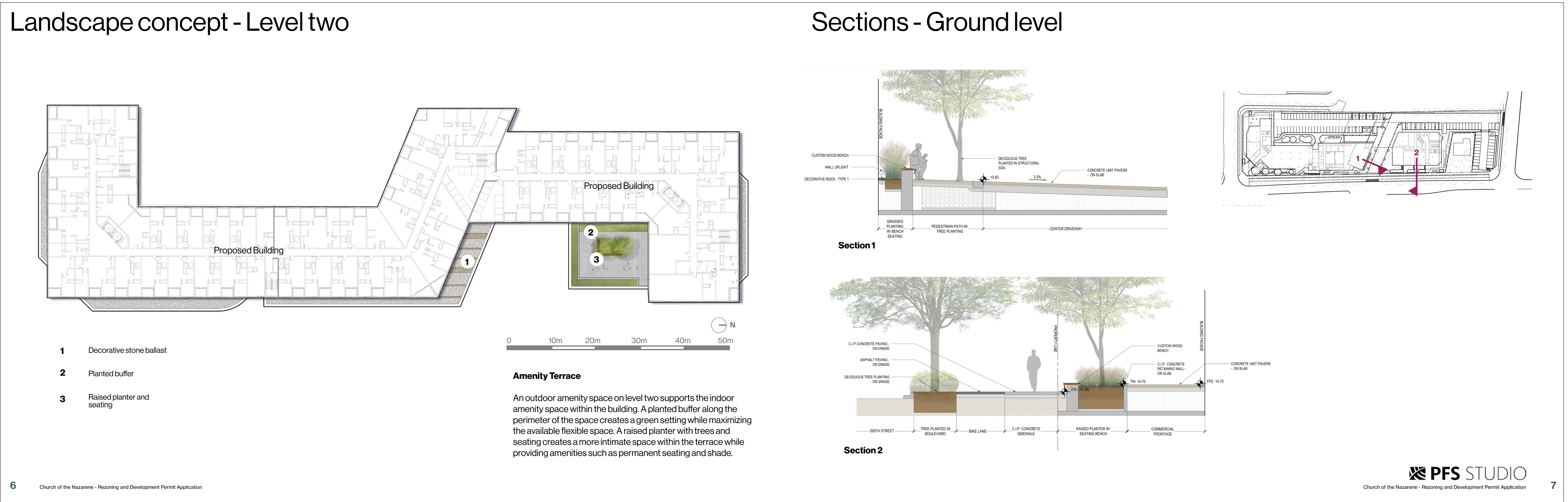
Level Two and Typical  
Floor Plans



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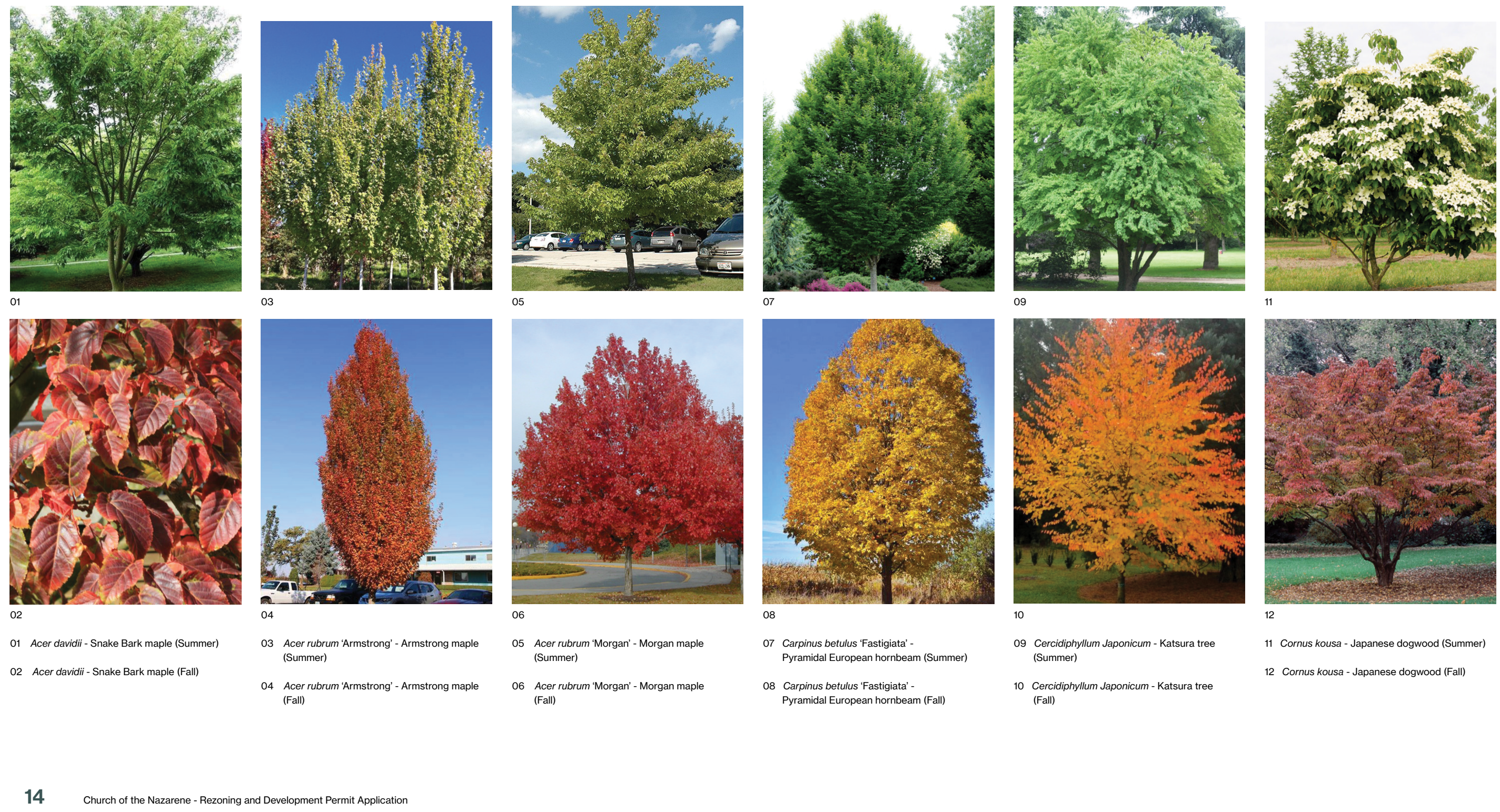




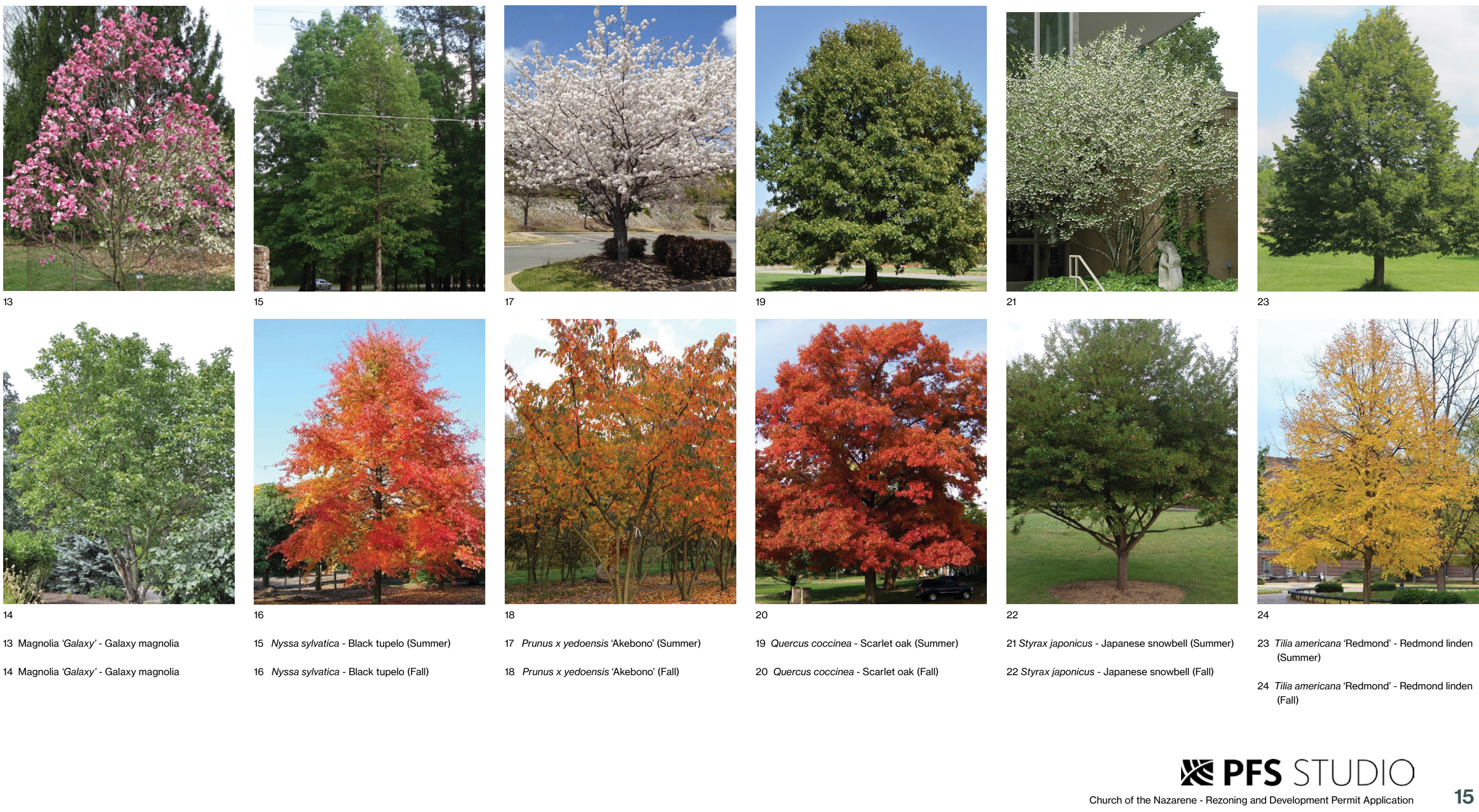
## Planting



## Planting - Trees



## Planting - Trees



## Planting - Shrubs, perennials & grasses



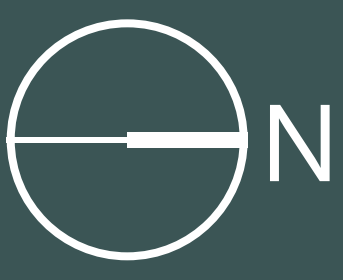
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Landscape: planting



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