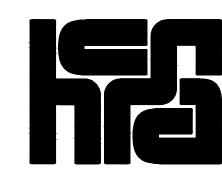
## PACIFIC NAZARENE HOUSING SOCIETY, LANGLEY

Application for OCP Amendment, Rezoning and Development Permit Revised Application Revised Application

December 3rd, 2024 January 21st, 2025 March 14th, 2025









## Overview

As a gesture of respect, peace, and friendship, we acknowledge that the site of this development is located on the unceded Indigenous homelands of the Coast Salish People - specifically the Kwantlen, Matsqui, Katzie and Semiahmoo, and all their ancestors who lived on and served as faithful stewards of these lands.

The proposed development is situated on a one hectare, block-long site that straddles the 200<sup>th</sup> Street Corridor and Nicomekl River Districts of the City of Langley Official Community Plan (OCP).

This application is in support of a proposal to revise the OCP and rezone the subject site from P2 and RS1 to CD zone to permit the increased density to 2.10 FAR.

The proposed would provide a childcare facility, service-oriented retail space, and 302 units of rental residential with amenity in addition to an updated assembly hall for the Owner: the Living Hope Church of the Nazarene (Pacific Nazarene Housing Society), whose vision includes community support.

## Area plan

### 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

## Site assembly



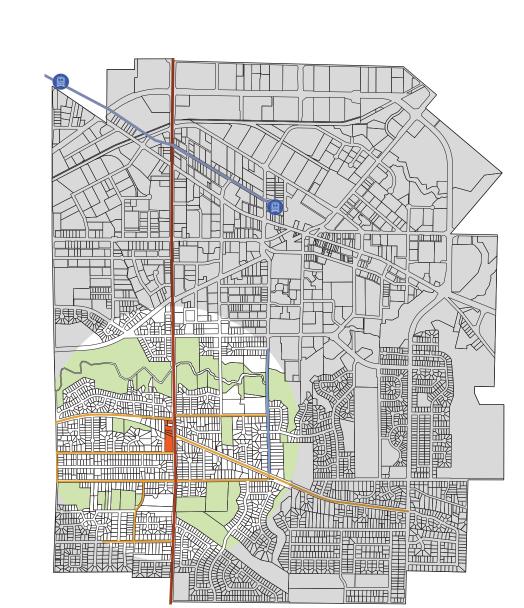
The subject site will be the result of collaboration between the City of Langley and the Pacific Nazarene Housing Society (PNHS). With the shared goals of growing and connecting the community of Langley, the applicant is pleased to put forward this development proposal.

The southernmost parcel is the longstanding home of the Living Hope Church of the Nazarene. The northwest parcel was previously purchased by PNHS. The northeast lot is a recent purchase from a private owner. Finally, the three parcels across from Grade Crescent are City-owned land.

The consolidation of these properties will enable a density of affordable rental housing that exceeds what could be achieved without assembly. This will help to address the shortage of such housing in Langley, and will help the City to hit its targets for new housing units.

#### Subject site



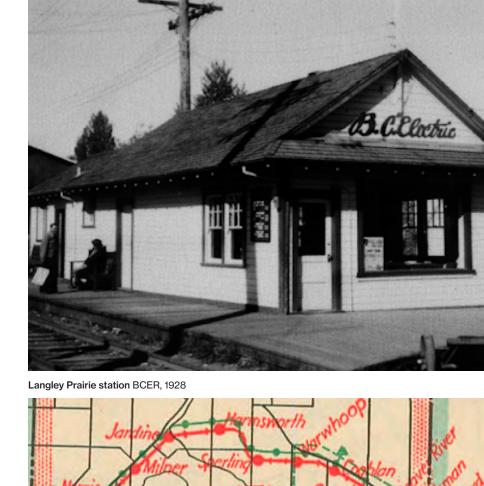


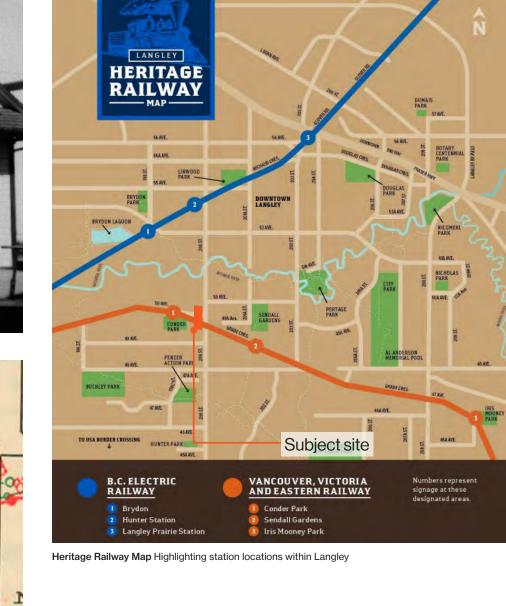


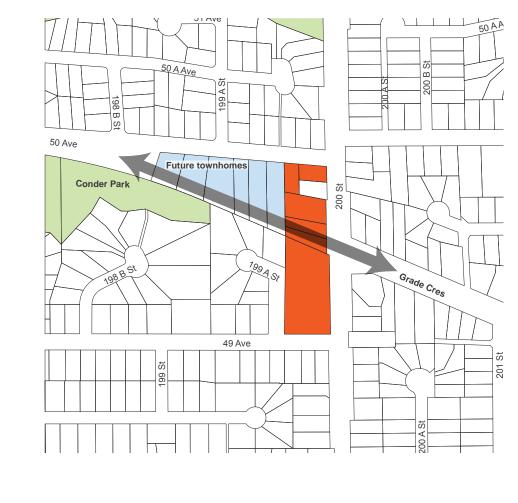
Arterial road

Collector road

### Heritage: Vancouver, Victoria, & Eastern Rail







The City of Langley has identified the historic VV&E Railway as a heritage feature of interest. The path of this former train track bifurcates the subject site. Its location has driven the building parti. The proposed development offers circulation and a visual connection from Grade Crescent to Conder Park, the location of a former train stop. This connection is an access point for the site. An assembly hall, retail units, and vehicular and pedestrian traffic will animate it as the outdoor heart of the development.

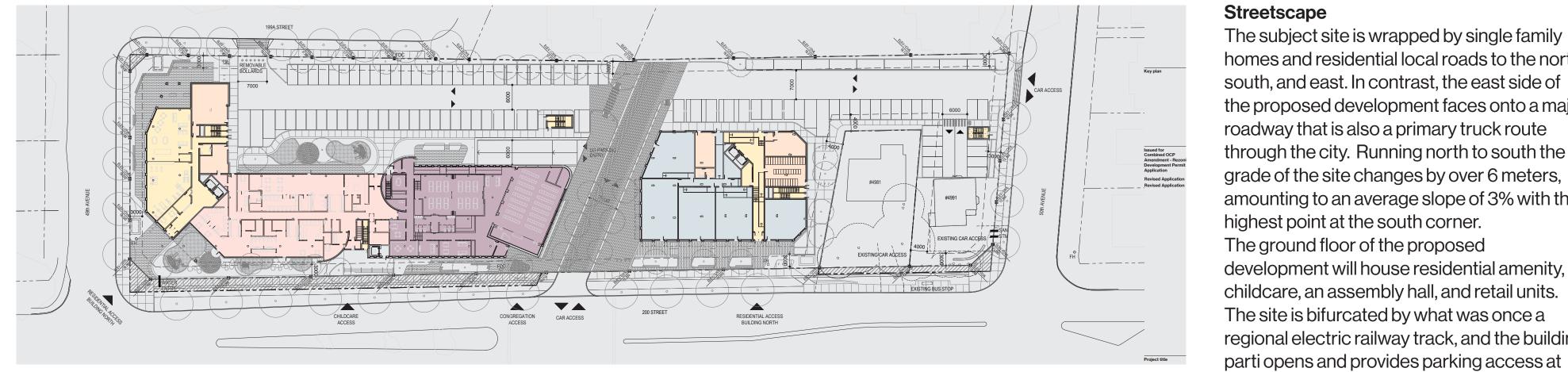
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## Subject site

Map BCER and VV&E rails through Langley area



### Streetscape

The subject site is wrapped by single family homes and residential local roads to the north south, and east. In contrast, the east side of the proposed development faces onto a major roadway that is also a primary truck route through the city. Running north to south the grade of the site changes by over 6 meters, amounting to an average slope of 3% with the highest point at the south corner. The ground floor of the proposed development will house residential amenity, childcare, an assembly hall, and retail units. The site is bifurcated by what was once a regional electric railway track, and the building

### **Pedestrians**

this point along 200th Street.

An inclusive pedestrian experience is at the heart of the site concept, and the gentle slope of the site is handled with care to minimize stairs and offer efficient and comfortable paths of travel. For pedestrian safety, modes are separated by keeping vehicular access at the rear of the site.

The ground level uses on site require varying degrees of openness/privacy, which creates variety along the street. The preposed development is bookended with perhaps the most active uses: residential lobbies and amenity, and retail space.

The walkway itself is broad, ranging between 9m and 14m from building to curb. This means ample space for times of high pedestrian traffic, as well as room for landscaping buffer.

Underground parking is provided and vehicular access is located on the east side across from Grade Crescent and at the northwest corner of the site. At ground level, parking is distributed along the north and west ends of the site. This configuration serves all the building uses while maintaining a strong facade and street interface along the front elevation. It loads the density towards the busiest street and maximizes the buffer between the six storey proposed development and the adjacent single family

Issued for

## Guideline review



Subject site RS1 zoning Park

Official Community Plan uses

Potential Study Area Transit-Oriented Core Urban Residential Service Commercial Transit-Oriented Residential

\* Corner Commercial \* New Park / Open Space

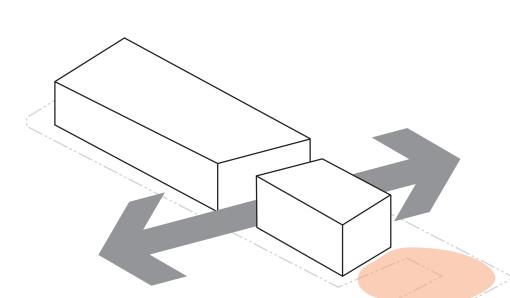
The City of Langley OCP currently shows the subject site is to be rezoned to groundoriented residential use. The Applicant, in consultation with city staff, is seeking to update the OCP to reflect the highest and best use that these church-owned lands can potentially provide, given their adjacency to 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 neighbourhood commercial community centre 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.

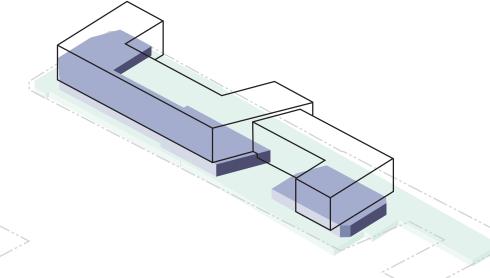
The OCP shows a mix of Suburban, Groundoriented, and Urban Residential. It is the Applicant's position that the proposed development aligns with the intent of the OCP and provides this desired density by offering 302 units of rental and below-market housing. The proposal then exceeds expectations by providing childcare and service-oriented retail units at ground level, while also including an update to the church congregation facility.

## Building massing

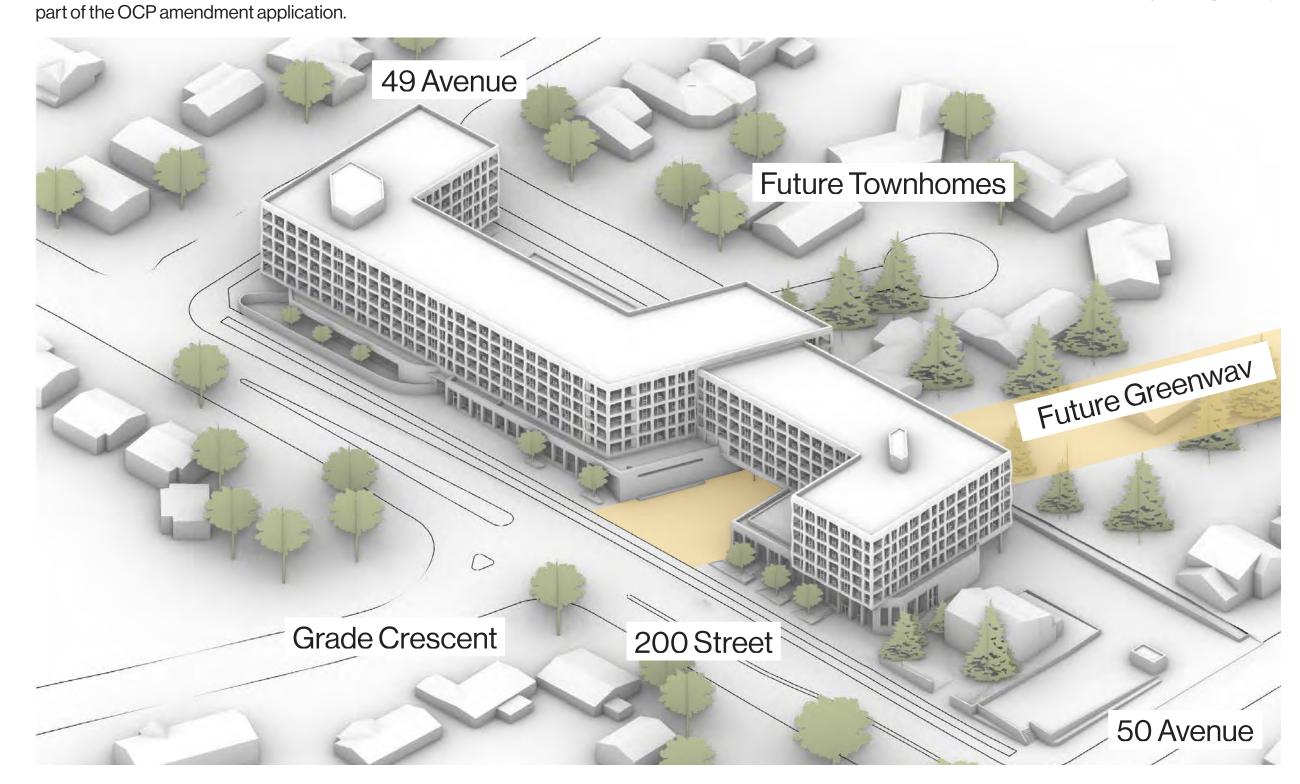


Step One A six storey volume is bifurcated by the historical railway path, connecting Grade Crescent to Conder Park, where a future public node (green space or plaza) is planned. This gesture is integral to the public benefits being offered as a

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



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



PACIFIC NAZARENE HOUSING SOCIETY RENTAL HOUSING

Pacific Nazarene Housing Society

**Site address** 19991 - 49th Avenue 4951-4975 - 200 Street 4991 - 200 Street 19990 50th Avenue

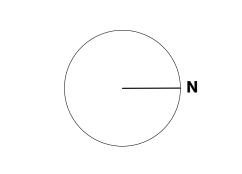
Design Rationale

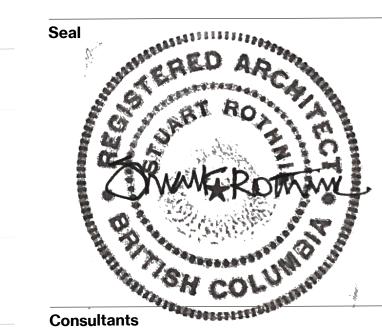




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B Childcare Entrance

Pedestal Signage

A Typical Residence Entrance

Typical Commercial Signage Entrance

CR-1 CR-2 CR-3 CR-4 CR-5



Project title

PNHS-LANGLEY

**Circulation & Path of Travel** Vehicular (Cars) Vehicular (Transport) Pedestrian Access Pedestrian Exit

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY **Site address** 19991-49TH-AVENUE

WAYFINDING DIAGRAM

Sign Types

Pedestal Signage

Church Entrance

2 Vehicular Directional

3 Commercial Signage 4 Commercial Parking

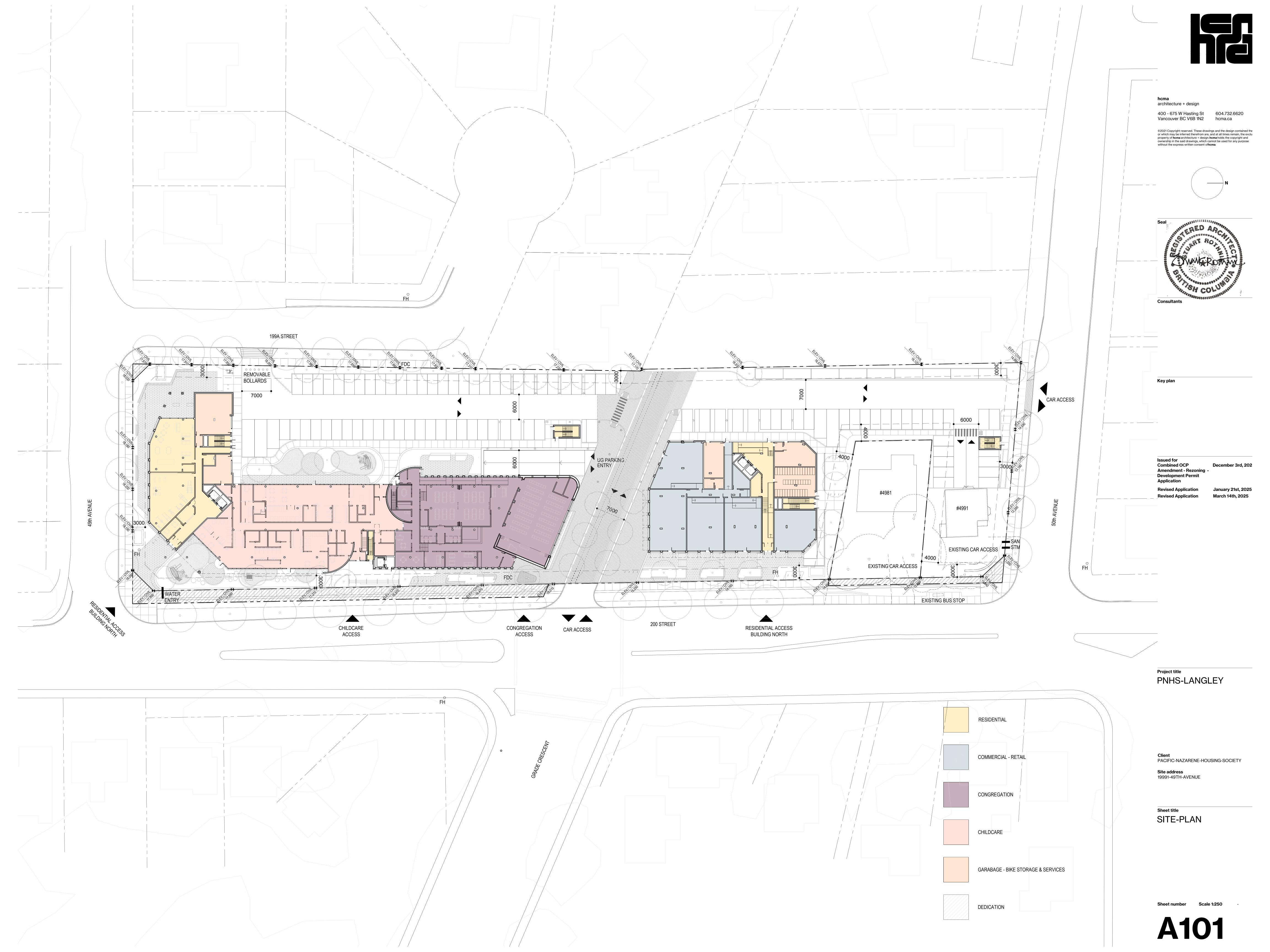
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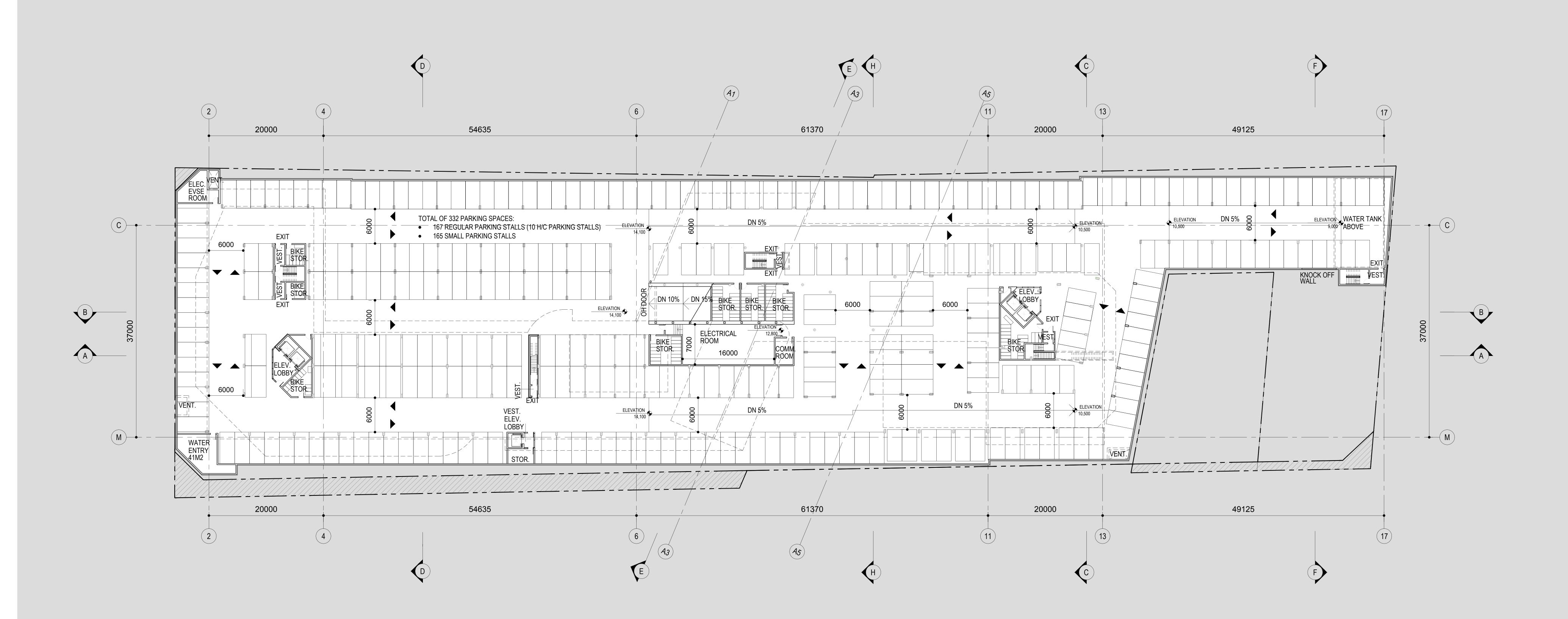
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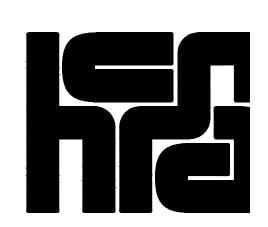
A Signage Views

Loading Bays

Garbage Room/Facility



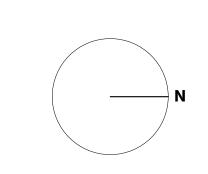


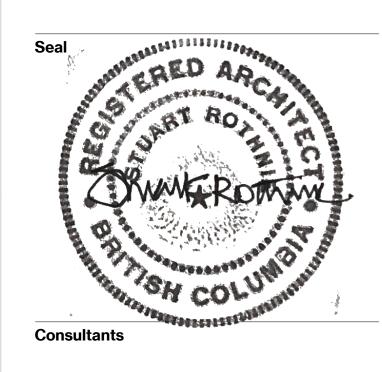


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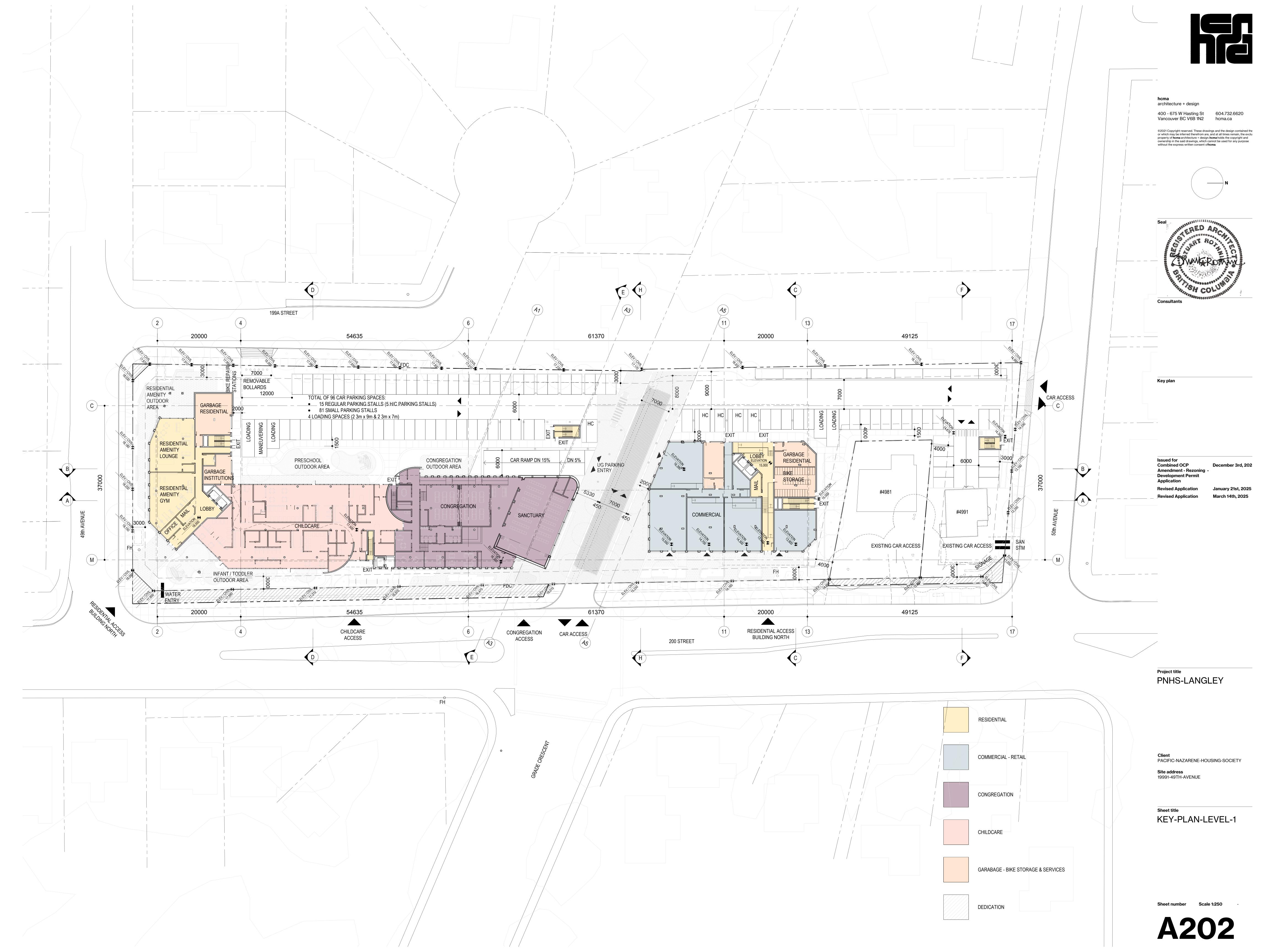
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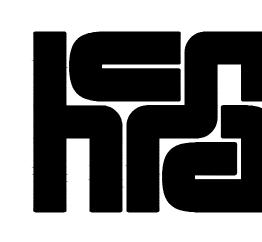
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PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
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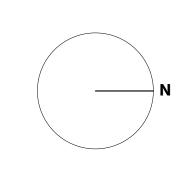


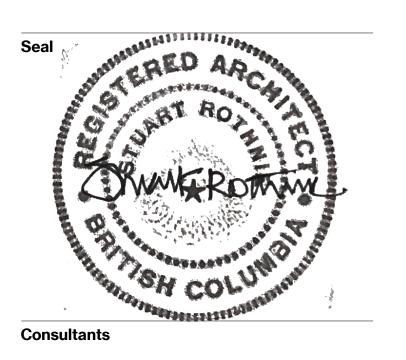


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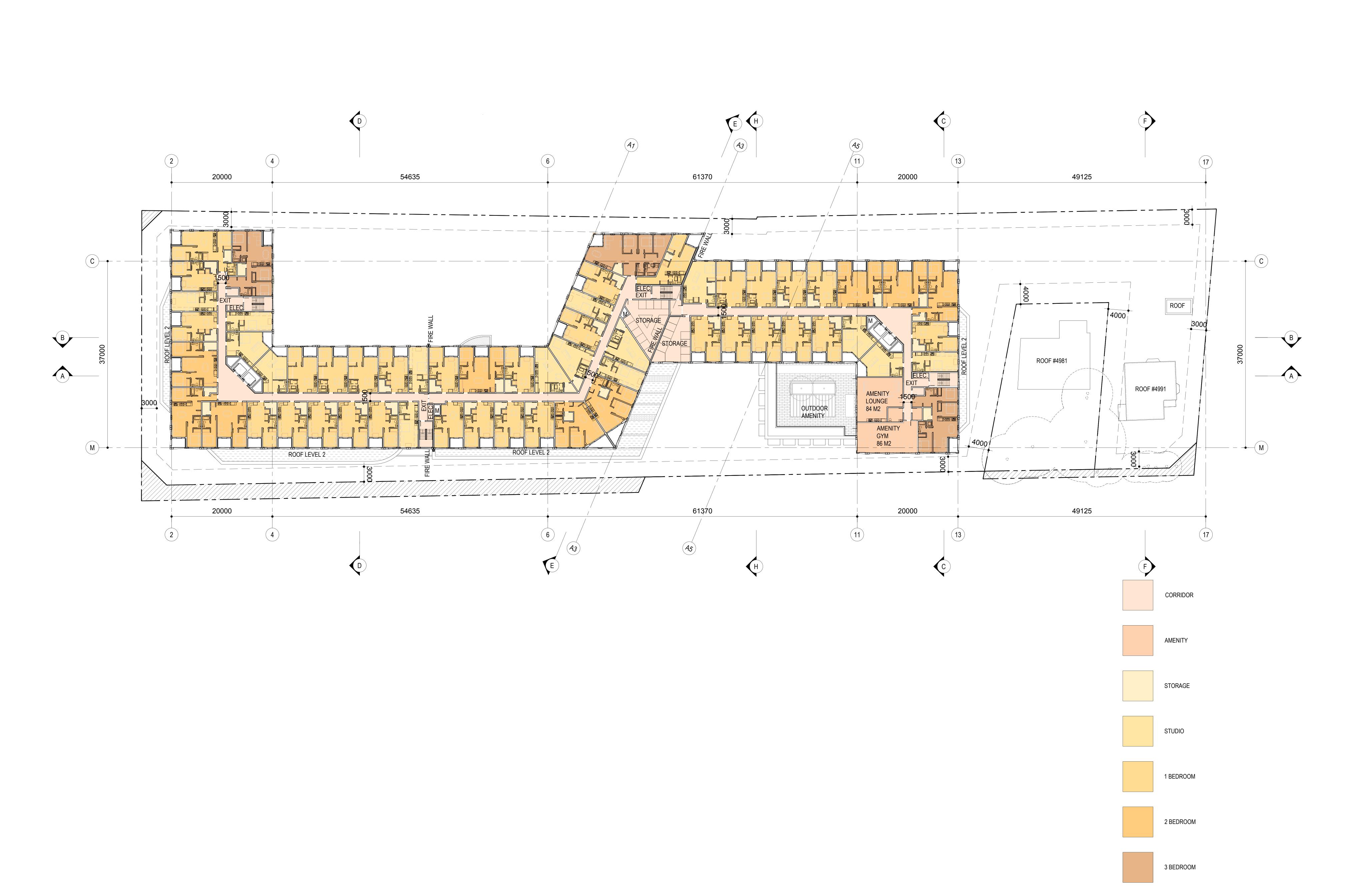
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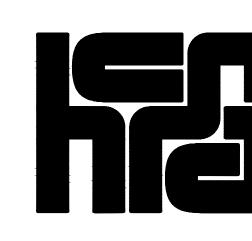
Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
19991-49TH-AVENUE

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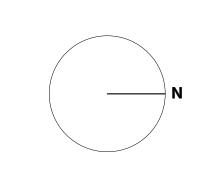
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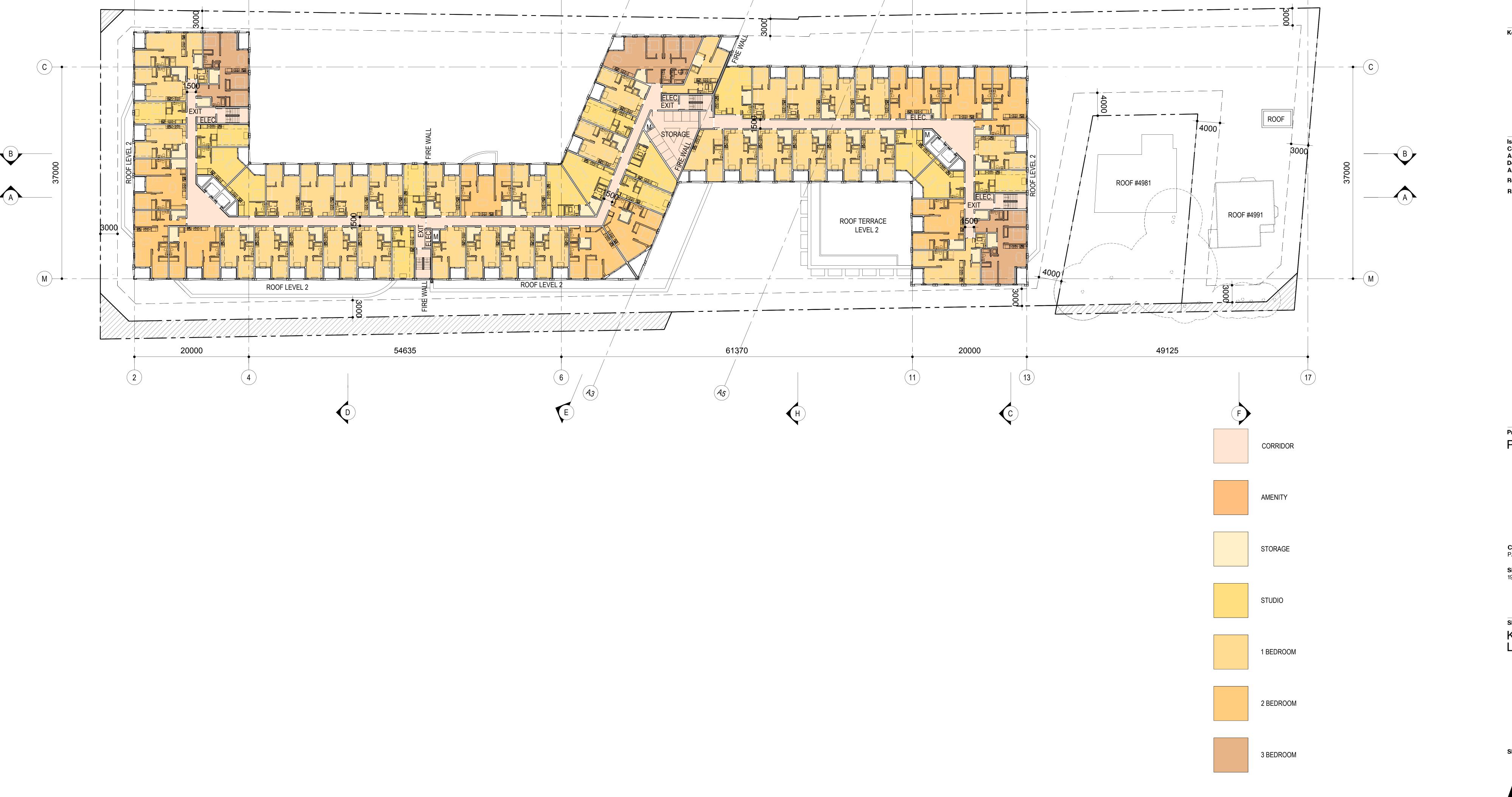
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**Client**PACIFIC-NAZARENE-HOUSING-SOCIETY

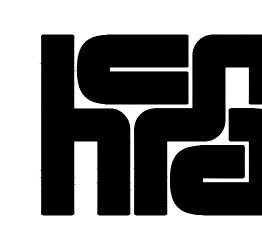
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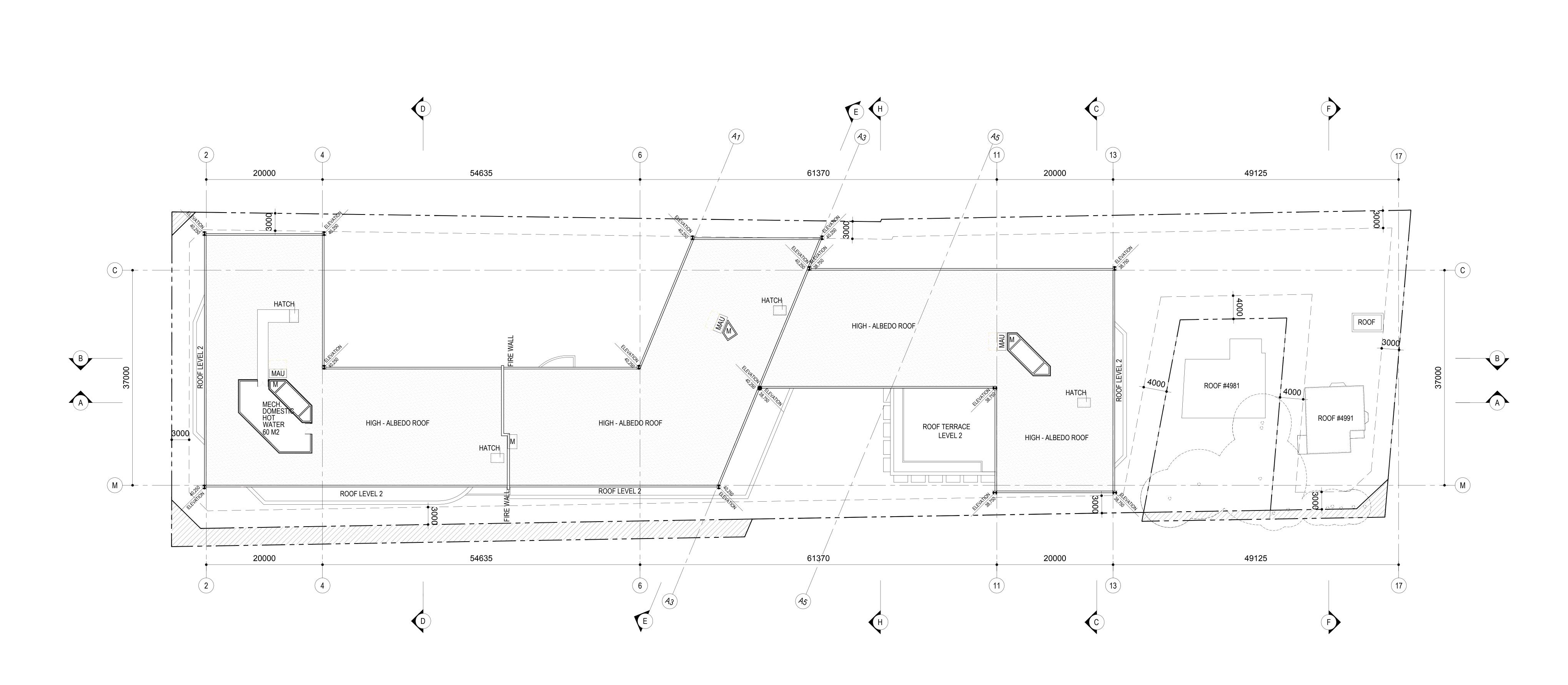
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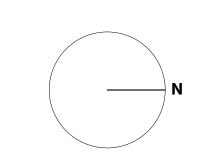




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December 3rd, 202

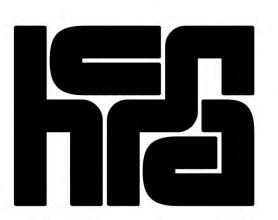
Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY
Site address

Site address 19991-49TH-AVENUE

Sheet title
KEY-PLAN-ROOF-PLAN





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Amendment - Rezoning Development Permit
Application

December 3rd. 202

Revised Application January 21

Revised Application March 14

Project title
PNHS LANGLEY

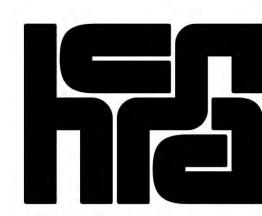
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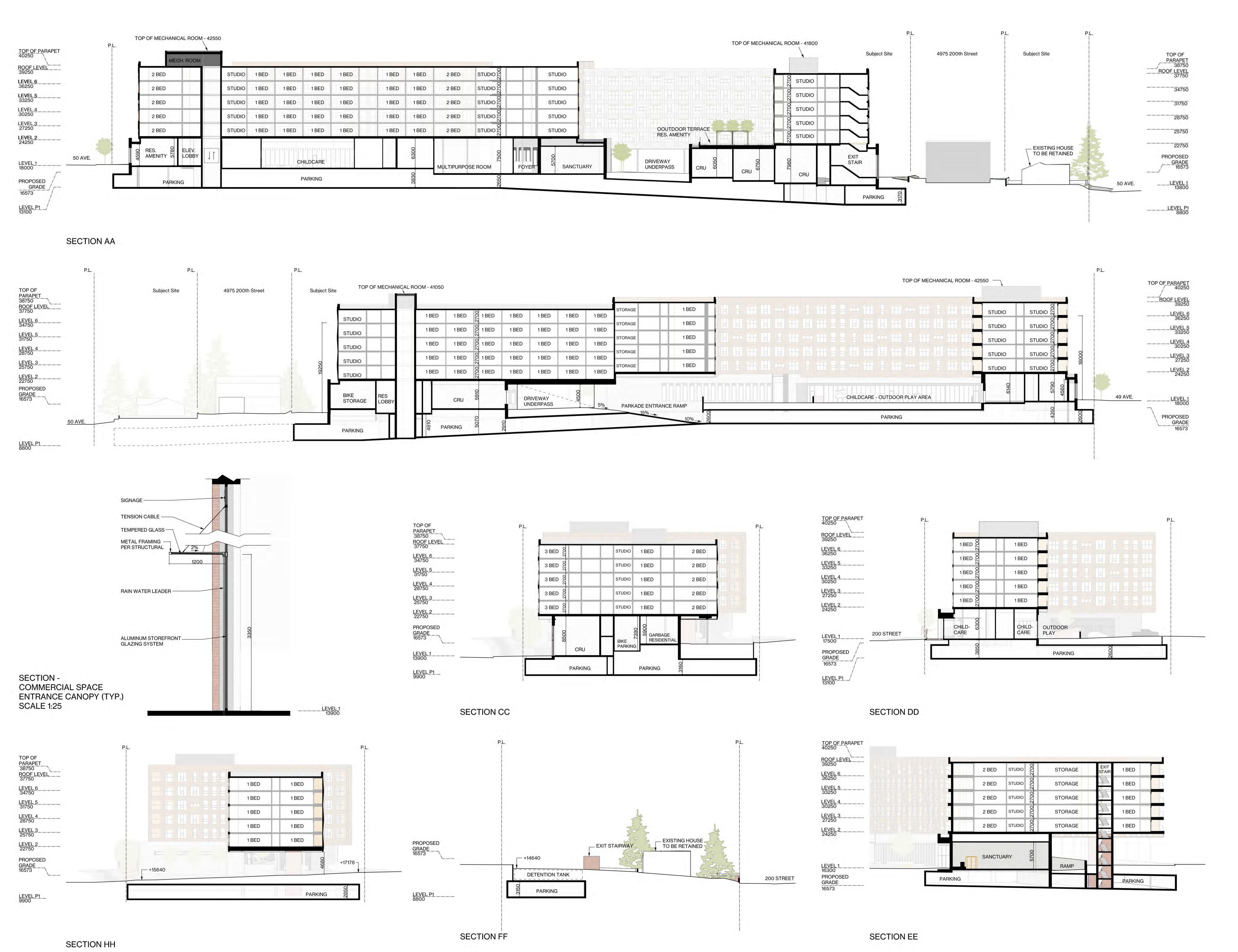
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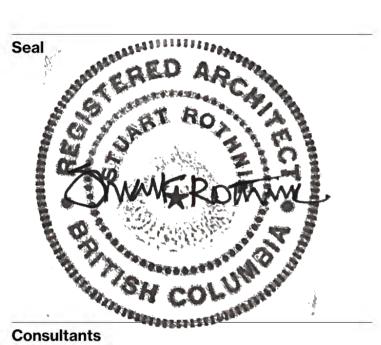




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Amendment - Rezoning -December 3rd. 2024 **Development Permit** 

Application

January 21st, 2025 Revised Application **Revised Application** 

March 14th, 2025

Project title PNHS LANGLEY

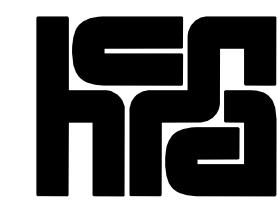
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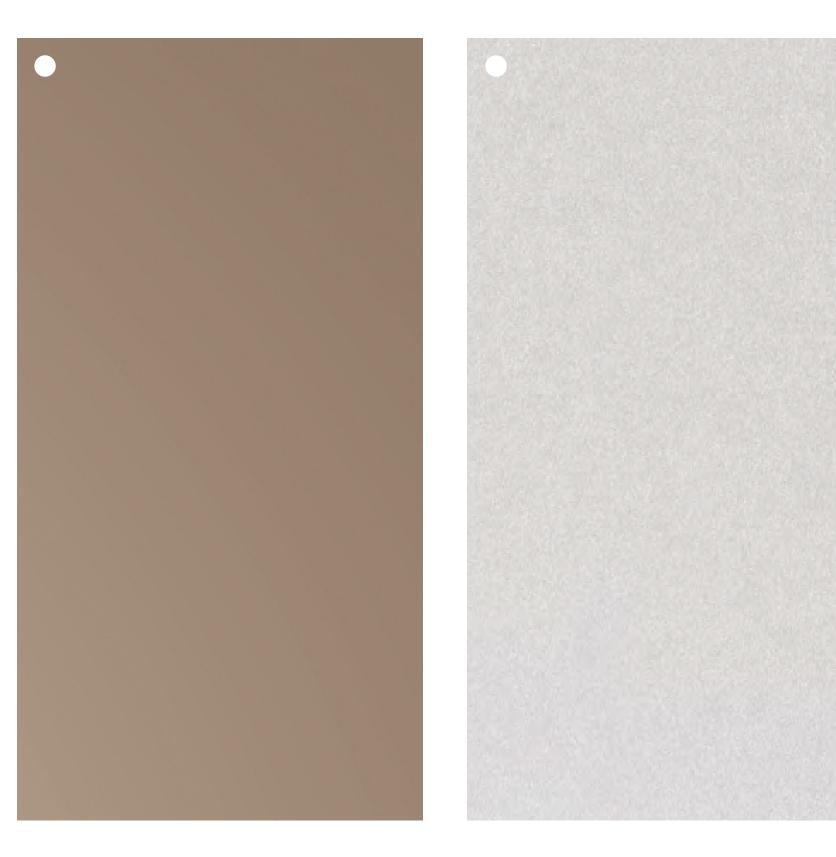
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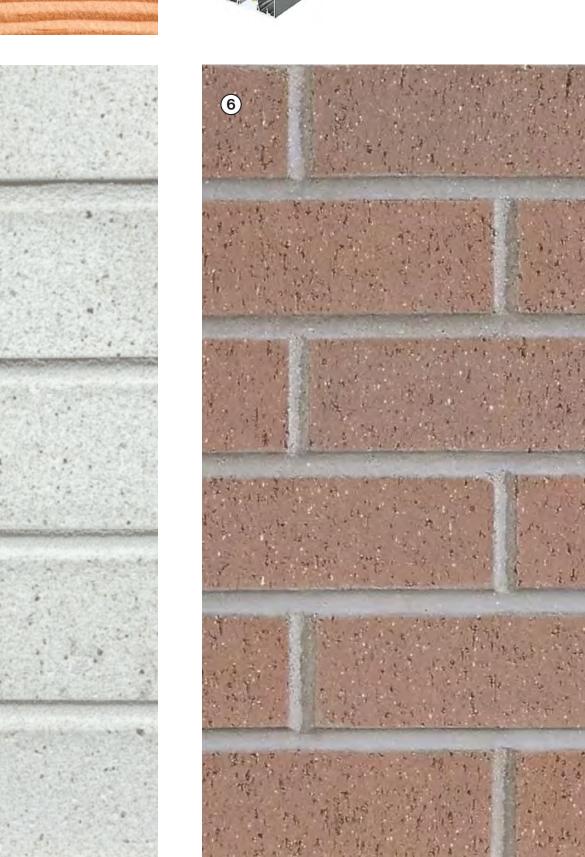
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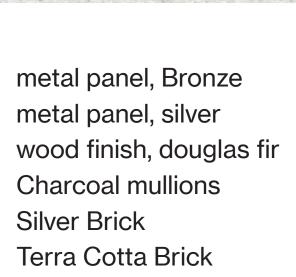
# Material Palette













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PACIFIC NAZARENE HOUSING SOCIETY **RENTAL HOUSING** 

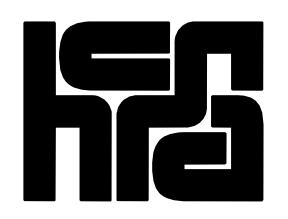
Client
Pacific Nazarene Housing Society

Site address 19991 - 49th Avenue 4951-4975 - 200 Street 4991 - 200 Street 19990 50th Avenue

Sheet title MATERIAL PALETTE

# Façade Module Types

# Façade Module Layout



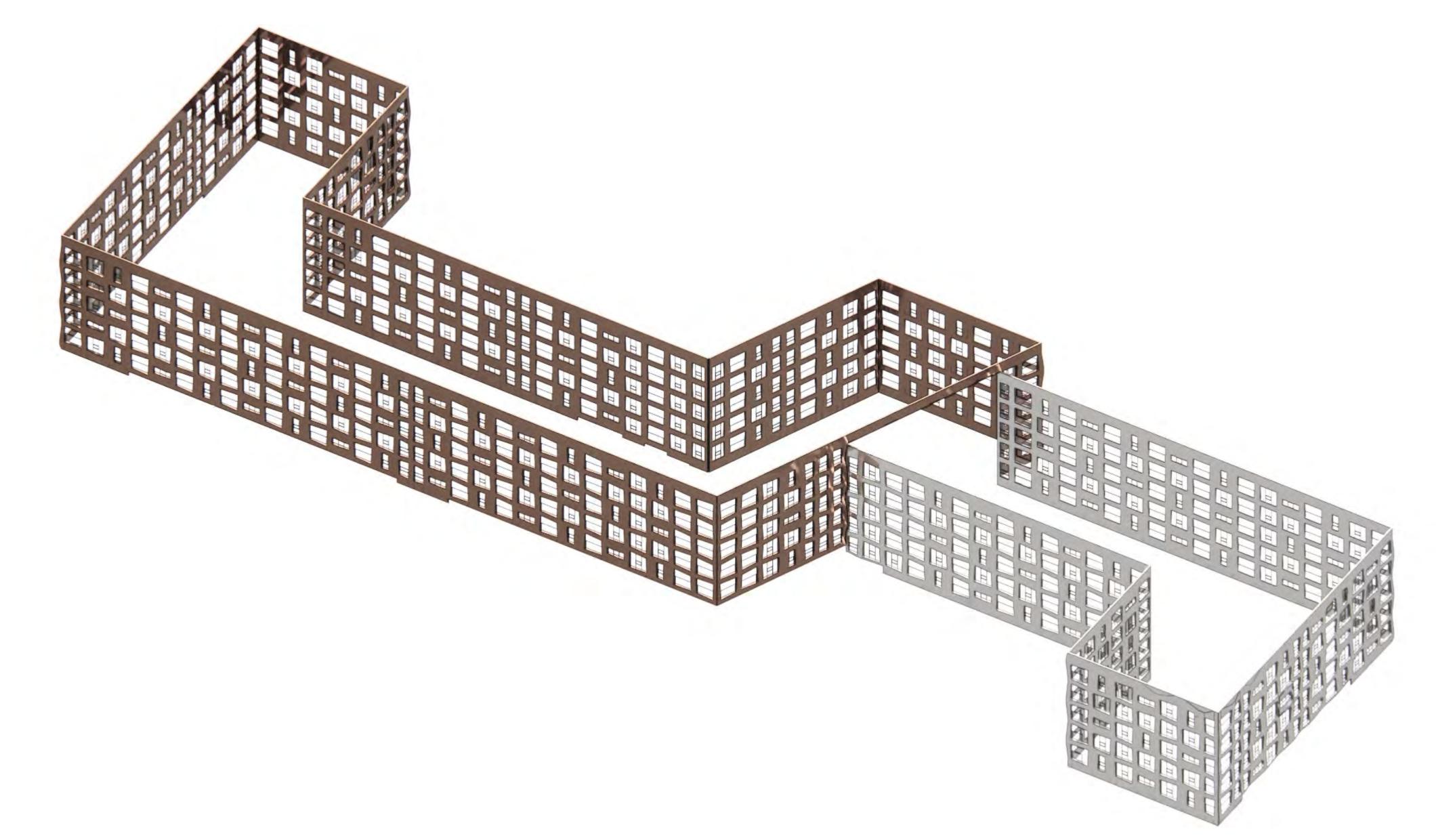
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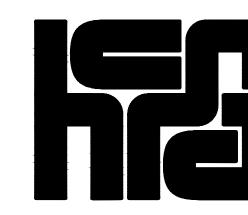
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PACIFIC NAZARENE
HOUSING SOCIETY
RENTAL HOUSING

Client
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Site address 19991 - 49th Avenue 4951-4975 - 200 Street 4991 - 200 Street 19990 50th Avenue

Sheet title FACADE MODULES

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PNHS-LANGLEY

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AXO-2