



## CITY OF LANGLEY

### NOTICE OF PUBLIC HEARING

**MONDAY, APRIL 7, 2025  
7:00 PM**

**Council Chambers, Langley City Hall, 20399 Douglas Crescent**

**NOTICE** is hereby given that the Council of the **City of Langley** will hold a Public Hearing in the Council Chambers, Langley City Hall, 20399 Douglas Crescent, Langley, BC at 7:00pm on **Monday, April 7, 2025** to allow the public to make verbal or written representation to Council with respect to the following proposed bylaw amendments:

1. **Bylaw No. 3305 – Official Community Plan Bylaw Amendment No. 1 (OCP 01-24)**

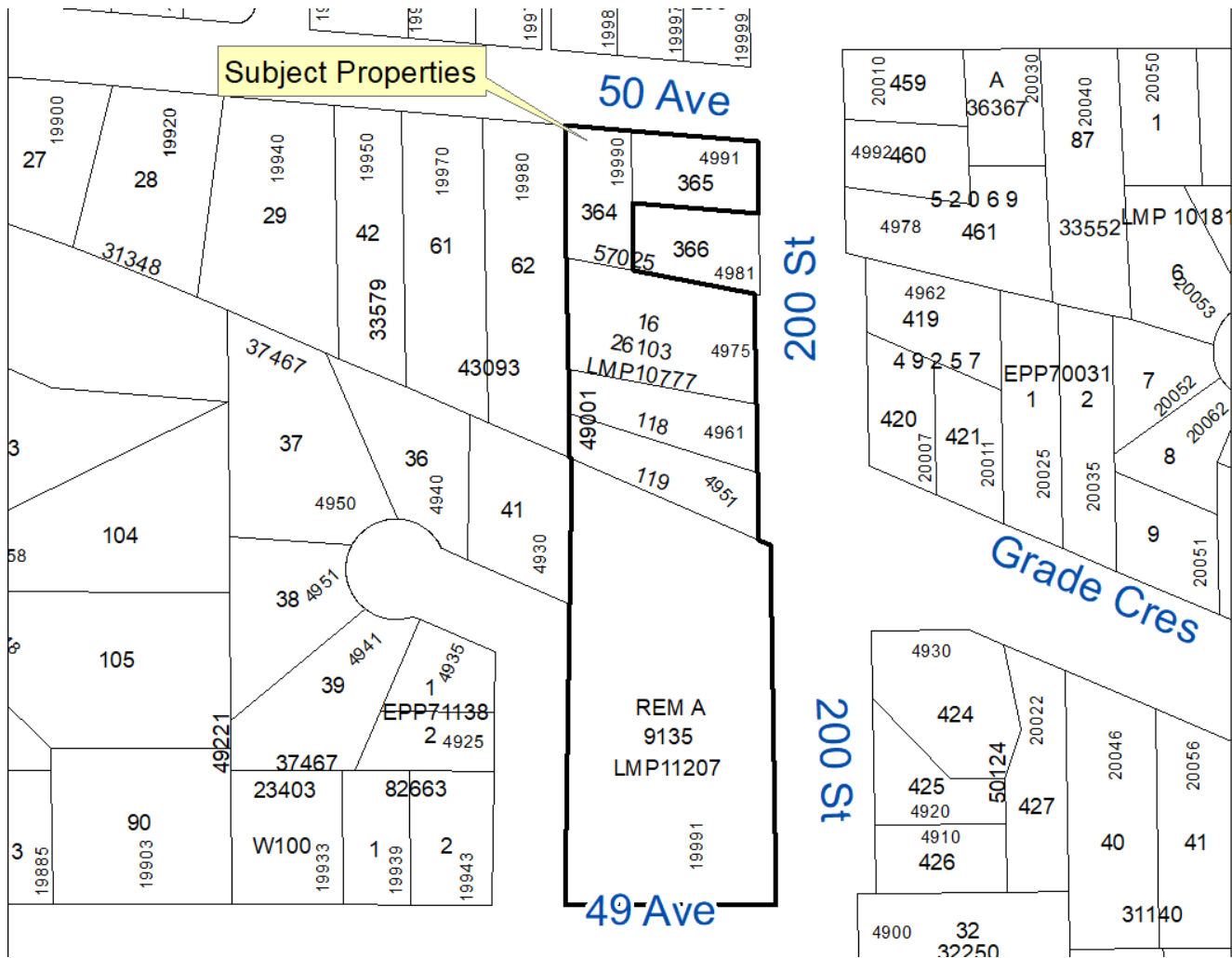
**Purpose:** To amend the Official Community Plan Bylaw to incorporate provisions for and amend the land use designation of the subject properties located at **19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street** (outlined in bold on the map below) from the current designation of “Ground 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.

**Legal Description:** 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; Lot 16, Except: Part Dedicated Road on Plan LMP10777, Section 3, Township 8, New Westminster District, Plan 26103; Lots 118 & 119, Section 3, Township 8, New Westminster District, Plan 49001; Lots 364 & 365, Section 3, Township 8, New Westminster District, Plan 57025

2. **Bylaw No. 3306 – Zoning Bylaw Amendment No. 218 (RZ 09-24)**

**Purpose:** To amend the Zoning Bylaw to rezone the properties located at **19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street** (outlined in bold on the map below) 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.

**Legal Description:** 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; Lot 16, Except: Part Dedicated Road on Plan LMP10777, Section 3, Township 8, New Westminster District, Plan 26103; Lots 118 & 119, Section 3, Township 8, New Westminster District, Plan 49001; Lots 364 & 365, Section 3, Township 8, New Westminster District, Plan 57025



The proposed bylaws may be viewed from Friday, March 28, 2025 to Monday, April 7, 2025 online at [www.langleycity.ca](http://www.langleycity.ca) or in person at the Development Services department at City Hall, 20399 Douglas Crescent, Langley, Monday to Friday, 8:30am - 4:30pm, excluding statutory holidays.

Comments may be submitted by mail to: Deputy Corporate Officer c/o Langley City Hall, 20399 Douglas Crescent, Langley, B.C. V3A 4B3 or by e-mail to [councilmeetings@langleycity.ca](mailto:councilmeetings@langleycity.ca) and should be received by no later than 12:00pm on the day of the Public Hearing. All correspondence submitted will form part of the public record and may be published in a meeting agenda.

For further information, please contact:  
 Paula Kusack, Deputy Corporate Officer  
[councilmeetings@langleycity.ca](mailto:councilmeetings@langleycity.ca)