



## **EXPLANATORY MEMO DEVELOPMENT PERMIT CONSIDERATION**

**19991 49 Avenue, 19990 50 Avenue, and 4951-4975  
& 4991 200 Street  
Development Permit 13-24  
OCP Amendment Bylaw No. 3305  
Zoning Bylaw Amendment Bylaw No. 3306**

### **Development Permit DP 13-24 Updates**

The purpose of this memo is to provide updates regarding the Development Permit for design (“form and character”) and Environmentally Sensitive Areas (ESAs) for this proposed development application by the Pacific Nazarene Housing Society (PNHS).

#### **1. Exterior Façade**

Since being presented at the Advisory Design Panel (ADP) and public hearing, the applicant has updated the building’s exterior façade in an effort to lower the project’s construction costs and maintain its viability as a rental housing building (with below-market units) that is to receive funding from BC Builds and federal housing programs. The building’s uses, height, density, massing, site plan and overall colour scheme has not changed, and the brick on the ground floor (on the commercial, church, and daycare building portions) has been maintained.

The key façade changes relate to the exterior cladding on the building’s residential portion (floors 2-6) and configuration/location of windows and balconies. For the cladding, the originally-proposed metal paneling has been replaced with cement fibre-board, which is the most commonly used material, at all tenures and affordability levels, for wood-frame apartment buildings in Langley City and throughout the region. With regard to windows and balconies, their placement and sizes have been revised which, in addition to lowering costs, has softened the grid pattern of the original proposal and incorporated more traditional and common apartment design elements. These changes were presented to the ADP in December 2025 to update the Panel on the application’s new façade design.

#### **2. Environmentally Sensitive Areas (ESAs)**

The habitat compensation value for the site’s ESA totals \$191,100.00, to be used on nearby ecological enhancements and tree planting in Conder Park/Willock Brook and the Nicomekl River floodplain west of 200 Street.

Based on the proportion of the ESA areas that are split between the applicant's properties and original City properties, PNHS will provide \$93,000.00 to pay for their area share of the required habitat compensation. The remaining \$98,100.00 of the \$191,100 total is to be paid by the City, using Local Government Climate Action Program (LGCAP) grant funding from the Province. LGCAP funding is intended to support climate change mitigation and adaption, and can be used to fund tree planting and watercourse habitat restoration projects.

3. Landscape Architecture

Updated landscape architecture plans have been provided to incorporate minor adjustments required based on coordination with the civil engineering plans.