



## **SOCIO-CULTURAL ECONOMIC DEVELOPMENT ADVISORY COMMITTEE (SCEDAC)**

**TUESDAY, MAY 7, 2024 AT 6:00 p.m.**

CKF Boardroom (2<sup>nd</sup> floor)  
Langley City Hall, 20399 Douglas Crescent

### **A G E N D A**

The land on which we gather is the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

**1) AGENDA**

Adoption of the May 7, 2024 agenda.

**3) MINUTES**

Approval of the April 2, 2024 minutes.

**5) FOR DISCUSSION**

- a) Presentation on the Innovation District Plan  
*Carl Johannsen, Director, Development Services*  
*Jaret Lang and Brent Elliott, KPU*
- b) Discovery Workshop on the Economic Development Strategy  
*Wendy Dupley, Economic Development Advisor*  
*Chris Fields, Principal, Rynic*
- c) Langley City Village Café Resource and Referral Fair  
*Dena Kae Beno, Manager of Strategic Initiatives*

**6) STANDING ITEMS**

- a) Briefing on upcoming related events and activities

**7) FOR INFORMATION**

**8) ROUND TABLE**

**9) ADJOURNMENT**

Next Meeting will be held in the same location on June 5<sup>th</sup> at 6:00pm

## **2024 MEETING DATES**

\*May 7th, June 5th, July 9th, August – no meeting, September 10th, October 1st, November 5th, December – no meeting.

*\* indicates current date*

***Please notify Sheila Salh at [ssalh@langleycity.ca](mailto:ssalh@langleycity.ca) if you are unable to attend the meeting or if you require a virtual link to attend the meeting remotely.***



**MINUTES OF THE SOCIO-CULTURAL ECONOMIC  
DEVELOPMENT ADVISORY COMMITTEE (SCEDAC)**

**HELD IN THE CKF BOARDROOM  
LANGLEY CITY HALL  
20399 Douglas Crescent**

**TUESDAY, APRIL 2, 2024  
AT 6:00 P.M.**

**Present:** Councillor Paul Albrecht, Chair  
Councillor Teri James, Co-Chair

Shawn Bouchard, Development Industry  
Vicky Dawe, Downtown Langley Business Association  
Clinton Dewet (Alt.), Social Purpose Business  
Peter Fassbender, Development Industry  
Tanya Gabara, Business Community At-Large  
Jaret Lang, Post Secondary Education Institution (Via  
teleconference) Kate Ludlam, Community / Social Service Sector  
Dennis Martini, Business Community At-Large  
Cory Redekop, Greater Langley Chamber of Commerce  
Johnny Webb, Social Purpose Business

**Staff:** Francis Cheung, Chief Administrative Officer  
Roy Beddow, Deputy Director, Development Services  
Dena Kae Beno, Manager of Social Planning Services  
Wendy Dupley, Economic Development Advisor  
Kelly Kenney, Corporate Officer  
Sheila Salh, Executive Assistant

**Regrets:** Janet Burden, Community / Social Service Sector  
Brent Elliot, Post Secondary Education Institution

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The Chair began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

**1) AGENDA**

It was MOVED and SECONDED

THAT the April 2, 2024, agenda be adopted as circulated.

CARRIED

## 2) **MINUTES**

It was MOVED and SECONDED

THAT the April 2, 2024, minutes be adopted as presented.

CARRIED

## 4) **FOR DISCUSSION**

- a) Update presentation on the work underway for the new Economic Development Strategy and next steps.

Ms. Dupley provided a PowerPoint presentation with an overview of the work underway for the new Economic Development Strategy:

- The strategy is currently in the research stage which includes understanding what was done in the past, reviewing current data, and connecting to new components that are underway;
- The economic report indicates that there has been a 45% growth increase in the community since the 2020 census with international immigration playing a large reason for the growth;
- The unemployment rate in Langley City is 6.9% which is lower than the provincial rate of 8.4%;
- Next steps include completing data and document review by the end of April and transitioning to discovery and engagement phase;
- The Committee was asked to have their cell phones with them for the next committee meeting on May 7 in order to be able to participate in a group survey;
- May 7 to 9, there will be in-person, community engagement, and focus group sessions;
- Committee members were asked to share recommendations with contact information for groups and individuals that may be interested in participating in one or more of these engagement opportunities;
- On May 22 a community-wide survey will be posted on survey monkey to capture additional public input, especially from those who were not able to attend an in-person engagement session;
- Committee members were asked to share the survey with their networks;
- The Chair will make a presentation to Council at the July Council meeting.

**ACTION:** Ms. Dupley requested that Committee members send the contact information of groups and individuals that may be interested in participating in one or more of the engagement opportunities to her by April 10 so that she can send invitations out for the May 8 evening community workshop.

**ACTION:** Ms. Dupley to provide wording for committee members to send to their networks to ask them to participate in workshops and meetings.



b) Update on Social Planning Activities and next steps.

Ms. Beno provided a PowerPoint presentation to update members on Social Planning activities and next steps:

- Current work underway for strategic planning in the community includes integration of equity, diversity and inclusion priorities focusing on economic growth;
- Five areas emerged from an environmental scan with respect to social issues and key infrastructure needs, basic essential assets and how to support most vulnerable/insecure residents.
- Short term goals include:
  - generating deeper understanding of the impacts of the issues in the community,
  - informing an emerging narrative of change through human-centered design, and
  - facilitating purposeful change management through engagement, collaboration, and cross-sectional mobilization;
- Long terms goals are:
  - to co-develop a community response framework for implementation by Langley City and its committed community partners,
  - reducing impacts and building socio-economic resiliency in the community by ensuring a coordinated response across agencies, adequate levels of housing and supports,
  - improving communication processes, and ensuring relationships are deepened across the community,
  - fostering community asset development, and
  - mobilizing action-oriented, community-level change.
- Connections have been made with:
  - local non-profit agencies,
  - community champions across various sectors and systems,
  - diverse ethno-cultural and faith community groups,
  - community members,
  - all levels of government,
  - Kwantlen Polytechnic University, Trinity Western University, and Langley School District, and
  - RCMP.
- Connections have been made through:
  - one-on-one conversations,
  - focus group discussions,
  - conversation circles,
  - community storytelling,
  - Village Café events,
  - community dinner dialogue series,
  - business walks and coffee house dialogues,
  - a survey, and
  - co-design activities.
- Four key themes emerged from over 40,000 data points:
  - poverty reduction,

- community wellness,
  - resilient community infrastructure and assets, and
  - community equity, inclusion, and diversity.
- Langley City's shared outcome approach to respond to the needs of vulnerable community members focuses on streamlined access and wrap-around support for individuals and families in a coordinated manner that is accountable to personal and community-level outcomes.
- Upcoming events and activities will include:
  - Station Café Co-Design Process:
    - goal is to link the food café to sustainable food systems, social participation, employment and training, and social connection;
  - Coordinated Access-Homelessness Management Information System Activation in Langley City:
    - Using a shared outcome approach, Langley City is working with all levels of government, Fraser Health, and BC Housing to collaborate through real time data sharing, which will result in:
      - connecting individuals to services,
      - providing service capacity analysis,
      - an online resource directory with aggregate-level, depersonalized data that will help to inform housing and supports policy and funding decisions;
  - Langley City village Café Resource and Referral Fair:
    - The April 10 resource and referral fair will include:
      - a solutions lab,
      - resource and referral information,
      - the coordinated access launch,
      - community-building activities, and
      - connecting community members to the services and resources they need.
  - Community Asset Inventory-Heart, Head, Hands:
    - will identify community members, agencies, and organizations' interests, skills, talents, and strengths that can be matched to on-going community development activities.
  - Mobilizing Community Asset Development:
    - strategic resources, capability identification and modeling will be incorporated into the shared outcome measurement approach that will link to other systems and the City's OCP, master plans, key strategies and across organizational functions.
- Next steps will include:
  - an engagement summary report;
  - drafting a preliminary framework document,
  - community forum-engagement phase 2, to identify top 10 priority actions to implement,

- incorporating top 10 priority actions into a final framework with performance measures for discussion with council, and
- strategic implementation plan stewarded by the SCEDAC Committee in collaboration with multiple community partners.

Ms. Beno advised that she will be reaching out to Committee members after this meeting to see who would like to participate on the research design team. Committee members were invited to contact her directly for more information.

Feedback from Committee members was received as follows:

- It was suggested to have the resource and referral fair after work hours so more residents can participate,
- Providing participants with information and questions before their sessions will help them to be prepared and participate more actively in the focus group,
- The School District could be a significant resource in providing referrals of youth and their families into the Coordinated Access system.

In response to questions from Committee members staff advised that:

- There will be qualitative and quantitative measures in the strategic implementation plan to determine progress made;
- Although the City does have homelessness data, it is not very accurate as there were magnet events held in the City but not in the Township for the annual point in time count which skewed the data; however, once the Coordinated Access system is activated it will start developing a data set with this information in approximately 12 to 18 months;
- As the Coordinated Access system goes live in April, staff will report back with an update at the next meeting;
- The Coordinated Access system was designed by the Lu'ma Native Housing Society, however all of Greater Vancouver owns the data system which supports collaboration across the region to ensure individuals have access to housing and other community supports;
- There are four different levels of access to the Coordinated Access system; municipalities are at level two.

## **5) STANDING ITEMS**

- a) Calendar of events and activities to be provided on-going.

## **6) FOR INFORMATION**

- a) Draft 2024 SCEDAC Workplan

Mr. Cheung reviewed the 2024 SCEDAC Workplan:

- The work plan will be presented to Council on April 8 for approval.

- The Committee will be doing the work on the collaborative strategy at the next meeting.
- More information will be provided at the to the next meeting regarding the Coordinated Access launch.
- Mr. Cheung informed the Committee that he is researching a Teams chat for this Committee to readily share more information.

Feedback from a Committee member was received as follows:

- The school district has a large role to play in providing referrals into the Coordinated Access system for youth and their families, advising of Langley School District's Project Black Feather which is focused on youth and their families who may be at risk of getting into a gang or have a desire to exit gang life.

- b) Report from the Ministry of Municipal Affairs by BC Stats: January 2024 – Sustaining Growth: Population and Demography for BC and Canada

Ms. Dupley reviewed the January 2024 report from the Ministry of Municipal Affairs – Sustaining Growth:

- The Committee was informed that the report was shared for information of the recent economic profile on a national and provincial level.
- In response to a question from a Committee member, with respect to the immigration demographic statistic indicating individuals from Asia represent the largest immigrant group in BC, she advised it does not break down which countries in Asia individuals are from; however, she will determine if that statistic can be broken down to identify that information.

## 7) **ROUND TABLE**

The Committee commented on various issues that are affecting the community.

**ACTION:** Mr. Bouchard will forward Councillor Albrecht information for the Langley delegates discussion with Housing MP.

**ACTION:** Ms. Beno to follow up with Mr. Dewet to discuss working with Langley youth.

It was MOVED AND SECONDED

THAT the meeting adjourn at 7:44pm.

**CARRIED**

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CHAIR

Certified Correct:  
*fc*

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CHIEF ADMINISTRATIVE OFFICER

# Executive Summary

## Contextual Assessment

### Locational Attributes

- Langley is situated in Metro Vancouver and inherently connected to nearby municipalities in terms of population growth, employment and economic development.
- The Study Area is centrally located within Langley and in close proximity to Downtown Langley, the future 203<sup>rd</sup> Street SkyTrain Station Area, and KPU’s Langley campus.

### Planning Policy

- Regional growth and transportation strategies help inform local objectives pertaining to future development.
- The City of Langley’s current OCP contains an Innovation Boulevard District Policy which sets out the vision for a mixed-use innovation district along Glover Road.

### Demographics and Labour Trends

- Langley has seen escalating growth over the past 5 years- particularly in the working age (25 to 64) population.
- Its population is anticipated to continue growing over the next ~30 years at a higher rate than the Metro Vancouver average, but lower than Langley Township and City of Surrey.
- An employment analysis found that construction, professional/ scientific/ technical services, and health care and social assistance contributed most significantly to job growth in the last 10 years- indicating a skilled workforce.
- A review of business license data identified many existing large format industrial buildings and ‘clusters’ of health services, auto dealers, and accommodation/ food and professional services in the Study Area.

## Market Demand

- Existing market supply, proposed new supply, and real estate trends were assessed to determine the amount of supportable space by 2050 for 3 asset classes.

### Residential Demand

- Apartments comprise the majority of residential units and new housing starts in Langley, while the proportion of single-family detached homes has steadily decreased over the past 15 years.
- Over this 15-year period, vacancy rates have also decreased consistently, while average rents have increased to a 2022 high of \$1,437.
- Langley is actively transitioning to a community that favours urban housing formats over lower-density suburban typologies.
- It was determined that Langley will be able to support 5,488 apartment units by 2050, or 196 units each year, in contrast to only 173 single-family detached units.
- In a status quo scenario, 3,018 of these units would be developed downtown.
- However, given that 71% of all new active and proposed development in Langley is within the downtown core, a more likely eventual outcome is a high/ increased TOD scenario similar to Richmond and Burnaby following the introduction of SkyTrain. In this case, 4,116 of the total units would be downtown.

## Office Demand

- Langley is one of the smaller office markets in Metro Vancouver, representing ~2.6% at ~2.0M SF.
- Office properties near the Study Area are primarily Class C, with Class A product located around the 200<sup>th</sup> Street node, though the introduction of SkyTrain service has the potential to shift demand and development patterns.
- It was determined that the Study Area could reasonably support 134,026 – 201,039 SF of office space (or 4,787 – 7,180 SF annually) through 2050.
- These projections are based on Downtown Langley’s current office allocation and planning objectives, with 2/3 of all development anticipated to occur in the Downtown/ 203<sup>rd</sup> Street Station area, and the remaining 1/3 split between 196 Street Station and Innovation Boulevard.

### Retail Demand

- Langley demonstrates a healthy retail market benefitting from notable population growth among residents aging into their prime consumption years.
- Demand is expected to remain strong, particularly among tenants seeking out new retail units in mixed-use developments like what is proposed in the Study Area.
- The retail model forecasts demand for an additional 265,000 – 313,000 SF of retail floorspace through 2050. The Study Area could likely capture a portion of this- primarily in the food and convenience subcategories.
- Retail offerings within the Study Area should add value for on-site residents, employees and students as well as a few unique or enhanced retail offerings with a regional draw.

### Residential Demand

**5,500 apartment units**  
**(Langley City total)**  
**3,000 – 4,000 apartment units**  
**(Downtown TOD area)**

### Office Demand

**812,000 – 1,218,000 SF**  
**(Langley City & Township total)**  
**134,0000 – 201,000 SF**  
**(Study Area/ Innovation Boulevard)**

### Retail Demand

**265,000 – 313,000 SF**  
**(Langley City total)**  
**76,000 – 90,000**  
**(Total Food & Beverage)**

*\*note: numbers are rounded to nearest 1,000*

# Executive Summary

## Best Practices Analysis

- The following six case studies were explored to help identify best practices and success factors to inform the future development of Glover Road:
1. Penn-West Equity & Innovation District (Washington, DC)
  2. Campus at Playa Vista (Los Angeles, CA)
  3. McMaster Innovation Park (Hamilton, ON)
  4. Discovery District (Toronto, ON)
  5. Research Triangle Park (Raleigh-Durham, NC)
  6. Lund Innovation District (Lund, Sweden).
- Findings revealed short and long-term lessons that translate to actionable next steps for the City and KPU:

### Short-term Actions

- Strengthen PSI Partnerships
- Define the Competitive Advantage
- Engage Development Community
- Define the Policy Mechanisms

### Long-term Fundamentals

- Establish a Catalyst
- Engrain Adaptability
- Understand the Timeline

## Stakeholder Engagement

- The engagement process for this project involved a wide range of stakeholders who possess unique insight around the current state and evolution of Glover Road.

### Interviews

- One-on-one interviews were conducted with property owners, real estate professionals, and key informants from the innovation district case studies,
- Real estate brokers and landowners emphasized the need to protect the area's industrial core, incorporate considerations around the needs of the local labour force, and focus on mixed-use development to revitalize downtown Langley.

- Case study informants emphasized key elements for success, including collaboration with public institutions, developing incubator spaces to serve as a physical heart of the district, and creating purpose-built spaces that save time and money down the road.

### Focus Groups

- Four in-person focus groups were conducted to allow for collaboration and provide deeper insight. These included local economic development stakeholders, KPU and KPUCT administration, and representative from the development industry and brewing industry.
- Common trends emerging from the focus groups were related to the importance of early partnerships (i.e., with developers, tenants, and project partners), residential and round-the-clock uses, future-proofing through design, cycling and pedestrian infrastructure, a strong sense of place, and flexibility in zoning and user/tenant mix.

## Trend 1: Competitive Advantages

- Key identified advantages of development in Langley include shorter-than-average development timelines, large lot parcel fabrics, and a more affordable land price.
- The benefits of the incoming SLS extension were emphasized as catalyst to vibrancy, walkability, mixed-use development potential, an expanded labour force, new jobs, and ease of access throughout Metro Vancouver.

## Trend 2: Phasing and Timeline

- It was noted that the timeline for transformation in this area will likely be a gradual, iterative process,
- During this period of change, it will be important for the City and KPU to promote a highly flexible future vision.

## Trend 3: Opportunities

- KPU is seen to be a major asset in the development of an innovation district, perhaps with another PSI anchor or private/ senior government partner.
- The addition of residential uses close to the 203<sup>rd</sup> Street SkyTrain will help create a viable TOD core.
- The shortage of industrial land closer to Vancouver is pushing demand further east towards the Fraser Valley, creating opportunities to densify and modernize industrial lands in Langley while maintaining their use potential.

## Trend 4: Constraints

- Efforts will need to be made to market uses that align with KPU's unique, non-traditional program offerings.
- Creative solutions to Langley's single storey underground parking limit will need to be sought.





# Executive Summary

## Development Feasibility

- A total of seven different building typologies were created and tested on the site, informed by market demand best practices, and stakeholder feedback.
- The feasibility analysis found that only scenarios 1, 4, and 5 are financially viable at this time based on various assumptions and inputs, as shown to the right.

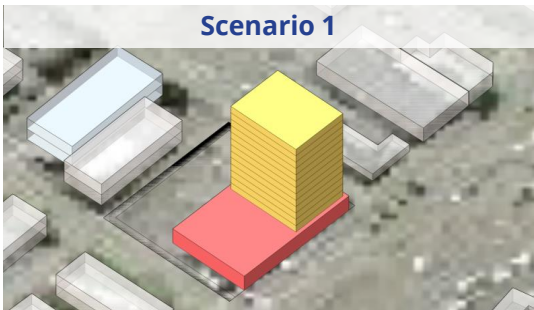
## Sensitivity Analysis and Improving Viability

- Reduced parking and interest rates were tested to introduce additional sensitivities to the financial analysis
- A reduced Bank of Canada interest rate of 4.25% reduces the overall financing cost of funding new development and works to improve the viability of new projects.
- Similarly, the greater the residential parking ratio, the less residential density can be utilized to ensure a mixed-employment project is financially viable.

## Conclusions

- Key variables that impact the form and viability of development on Innovation Boulevard are related to the type of use proposed, revenue and costs associated with construction, the amount of parking that can be provided for that use, and if sufficient high revenue generating space can be provided within height limits.
- It was determined that lab space has a high construction cost and relatively limited financial return.
- In terms of lot size, larger sites should have improved efficiencies related to building design and parking layouts.
- Creating a critical mass of employment and residential uses and ensuring flexibility can improve project viability.

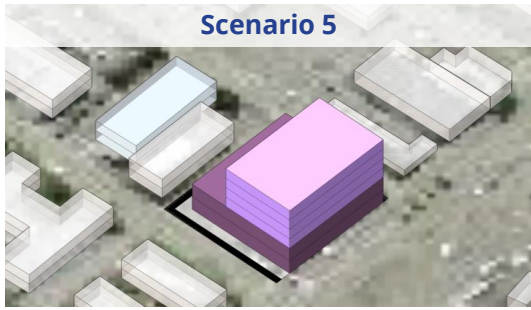
## VIABLE



1. Retail ground floor with 13 storeys of residential above



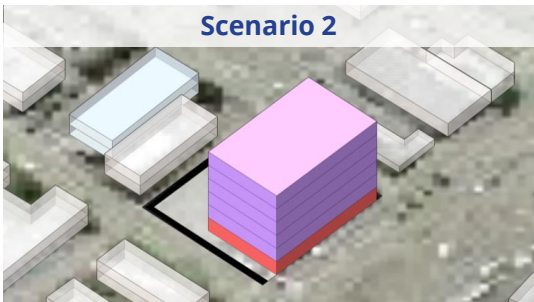
4. 2-storey flex industrial



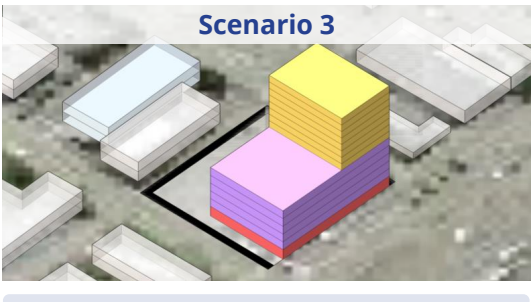
5. 2-storey flex industrial with 4 storeys of start-up/incubation office above

- Multi-family Residential
- Retail
- Flex Industrial
- Office and Incubation
- Lab Space

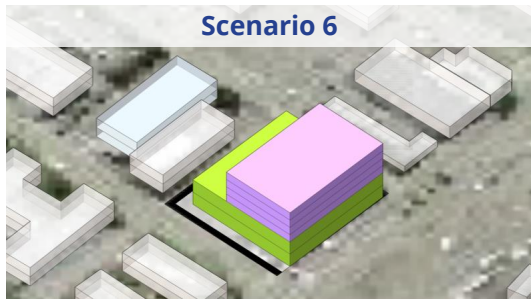
## UNVIABLE



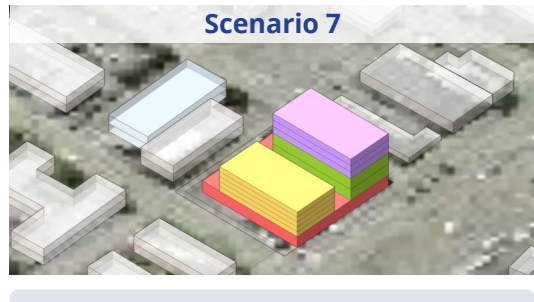
2. Retail ground floor with 5 storeys of start-up/incubation office above



3. Retail ground floor with 5 storeys of start-up/incubation office above, plus the required residential for financial feasibility



6. 2-storey lab space with 4 storeys of start-up/ incubation office above



7. 2 towers sharing a retail podium with 5 storeys of residential above AND 2 storeys of lab space with 3 storeys of start-up/ incubation office above **on one lot**



# Executive Summary

Based on key findings emerging from all phases and components of this study, a variety of concrete recommendations have been identified for the City and KPU to help achieve the overarching future vision for the Innovation Boulevard. These have been ranked by timeline and priority below to help envision and inform next steps.

Short-term	1. To maintain the flexibility of uses along Innovation Boulevard, <b>do not overprescribe zoning requirements</b> . Zoning and built form policy should permit but not require the widest potential range of built formats and use types. For example, multi-storey light industrial might be permitted but not required. In terms of use type, permitted light industrial activities should be broad, ranging from artisans to apparel manufacturing, advanced engineering, craft beverage production, etc. We recommend hosting charrettes with the development community during this process to raise interest and awareness and obtain feedback. <b>Satisfies points 3, 4, 13, and 14 on Venn Diagram (7.1 Key Findings).</b>	Higher Priority
	2. Encourage <b>lot consolidation</b> , as larger parcels provide additional flexibility to support a wider variety of built forms and operations and can therefore improve the viability of projects. This could be implemented through a minimum lot size requirement, though the City would need to prepare for an increase in sought amendments as a result. <b>Satisfies points 3, 5, and 11 on Venn Diagram.</b>	
	3. <b>Work with landowners, developers, brokers, and tenants simultaneously to draw in targeted and catalytic anchors</b> through a symbiotic process. This has worked well in the innovation district case studies, resulting in a critical mass of innovative uses. Additionally, during the developer focus group session, participants explained that many tenants today seek build-to-suit spaces which are tailored to their specific needs. As the City moves forward with Phase 2 of OCP updates / creating an Area Plan, we recommend hosting charrettes to raise interest and obtain feedback from interested parties. <b>Satisfies points 3, 5, 6, 7, 8, 9, 12, 14, and 15 on Venn Diagram.</b>	
Long-term	4. Secure long-term economic prosperity by <b>creating policies around the future vision for Innovation Boulevard to transform into a vibrant mixed-use district with on-site amenities, plazas and parklets, unique retail and eateries, and attractive landscaping elements</b> . Incorporating these considerations into upcoming zoning and OCP updates, including the development of an Area Plan as part of Phase 2, will not only help ensure placemaking vibrancy but will also support the viability of more intensive light industrial and lab uses as the area becomes increasingly built-up over time. <b>Satisfies points 1, 2, 9, 10, 12, and 14 on Venn Diagram.</b>	Lower Priority
	5. <b>Identify funding streams and/or incentives that can be offered to developers and tenants with an interest in locating at the site</b> . Incentives can also be used to encourage lot consolidations and attract target industries (i.e., agri-tech). Various examples of funding opportunities and incentives are provided in the innovation district case studies and can serve as inspiration (i.e., tax abatements, funding allocations for diverse tenants, amenity allocations for employee attraction, etc.) <b>Satisfies points 5, 6, 7, 8, 9, 11, and 13 on Venn Diagram.</b>	
	6. <b>Establish a strong branding and tenant attraction strategy</b> , helping draw in tenants that reflect target industry sectors, complement the local context, and represent the overall future vision. This should be created in conjunction with KPU and/or other partners to leverage campus-specific programming and special assets. This should be implemented after an initial anchor tenant has been secured and early development has commenced. <b>Satisfies points 5, 10, 15 on Venn Diagram.</b>	



# Glover Road Innovation Boulevard Market Analysis and Development Strategy

City of Langley Council – April 15, 2024

Presented by:  
**Colliers Strategy & Consulting Group – Planning & Placemaking Team**  
1067 West Cordova Street, Suite 1100  
Vancouver, BC  
V6C 1C7



1.0 Introduction

# Project Team Introductions

## Project Partners



## Consulting Team



## 1.0 Introduction

# Project Objectives

1. Provide an enhanced understanding of the potential of Glover Road/ Innovation Boulevard to transform into an **innovation district**;
2. Consider anticipated **impacts of planned SkyTrain service** to the area (population and employment growth, increased student enrolment, land values, etc.);
3. Identify key **mixed-use development considerations** that will ensure financial viability while responding to market demand, emerging trends, and community needs; *and*,
4. Offer **policy and land use guidance** as the City advances with Phase 2 of planning, including an Innovation Boulevard Area Plan and related OCP and zoning by-law updates.



## 1.0 Introduction

# Study Area

- Bound by Logan Avenue to the south
- Extends north just past Langley Bypass
- Currently dominated by auto dealerships and low-density industrial uses
- Various civic buildings, amenities, retail and restaurants to the south and ALR parcels to the east and north
- Future terminus of the SLS SkyTrain Extension at 203 St. Station







## Section 2.0

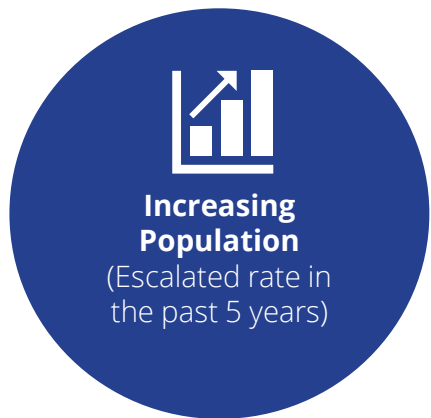
# Demographics & Market Demand



# 2.0 Demographics & Market Demand

## Key Demographic Trends

**12 %**  
2016 – 2021  
Population Growth  
(3,075 New Residents)



**30 - 39**  
Largest Age Cohort  
(Approximately 16% of Total Residents)



**37 %**  
Projected 20-Year  
Population Increase  
(36,793 Residents by 2040)



**2,125**  
Scientific & Technical  
Jobs Created  
(59% Increase Since 2011)



## 2.0 Demographics & Market Demand

# Residential Demand

- Current state, regional growth projections, upcoming supply, and comparable markets were assessed to determine residential units required by 2050
- 86% should be apartment-style typologies
- 60% should be strata, with 40% rental
- Based on Transit-Oriented Development (TOD) patterns seen in other areas with SkyTrain service, an anticipated **4,116 units will be required by 2050** in Downtown Langley (147 per year)

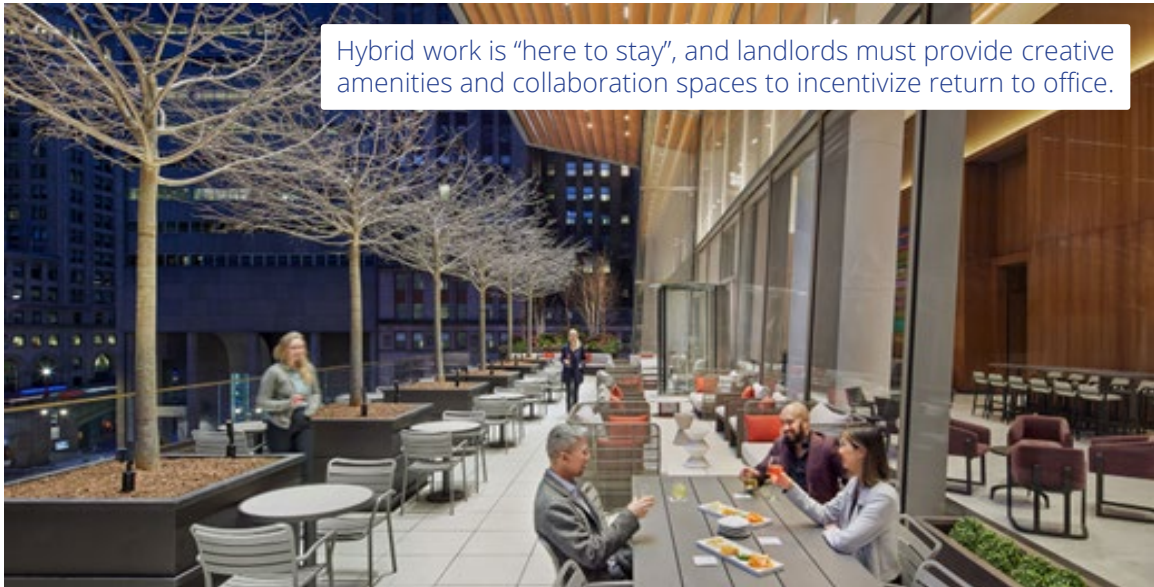




## 2.0 Demographics & Market Demand

# Office Demand

- Langley is one of Metro Vancouver’s smaller office nodes comprising 2.6% of total regional inventory
- It is well-performing with the highest net rental rate among all suburban markets
- Class A properties are clustered around 200<sup>th</sup> St., and Class C near the Study Area
- Accounting for future employment projections, anticipated capture rates over time, and TOD-scenario modelling, the Study Area will support a projected **134,026 – 201,039 sf of office space through 2050**



Area	Scenario 1: Status Quo	Scenario 2: Richmond	Scenario 3: Midpoint	Scenario 4: Burnaby / Surrey	Scenario 5: Optimistic
	10% TOD	50% TOD	63% TOD	75% TOD	100% TOD
DOWNTOWN NODES					
Total square feet (sf) Required Through 2050					
Downtown/ 203 <sup>rd</sup> St. Station	108,845	544,226	680,282	816,339	1,088,452
196 <sup>th</sup> St. Station	26,805	134,026	167,532	201,039	268,052
Innovation Blvd.	26,805	134,026 sf	167,532 sf	201,039 sf	268,052
Total	162,456	812,278	1,015,347	1,218,416	1,624,555

2.0 Demographics & Market Demand

Retail Demand

- Langley demonstrates a healthy retail market benefitting from notable population growth among residents aging into their prime consumption years
- Based on retail market dynamics, socio-economic variables, and expenditure and sales growth, the City can anticipate demand for an additional **265,00 – 313,000 sf of retail floorspace between 2023 and 2050**
- It is realistic to assume that the Study Area can capture a strong portion of this demand, and offerings should provide value for on-site residents, employees and students



The retail mix should be human-scale with plazas and open spaces, serving daily needs while creating a regional draw.

Retail Subcategory	2023-50 Floorspace Demand Growth	
	Low Inflow	High Inflow
Furniture & Furnishings Stores	4,120	4,869
Electronics & Appliances Stores	2,857	3,377
Building Materials Stores	11,458	13,542
Grocery Stores	43,524	51,438
Convenience Stores	4,462	5,273
Specialty Food Stores	4,351	5,142
Beer, Wine, & Liquor Stores	12,947	15,301
Health & Personal Care Stores	19,517	23,066
Clothing & Accessories Stores	10,272	12,139
Sporting Goods & Hobbies Stores	4,291	5,071
General Merchandise Stores	18,177	21,482
Miscellaneous Stores	8,631	10,200
<b>Total Retail Categories</b>	<b>144,607 sf</b>	<b>170,899 sf</b>
Drinking Establishments	3,837	4,534
Full-Service Restaurants	41,763	49,356
Limited-Service Restaurants	30,265	35,768
<b>Total Food &amp; Beverage</b>	<b>75,864 sf</b>	<b>89,658 sf</b>
Service Commercial	44,094	52,111
<b>Grand Total</b>	<b>264,566 sf</b>	<b>312,669 sf</b>





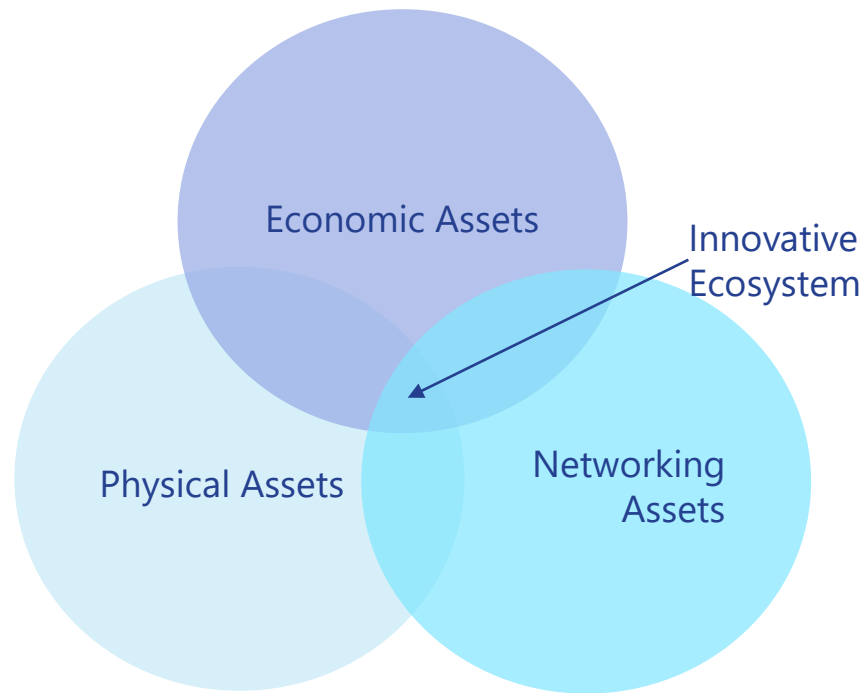
## Section 3.0

# Best Practices & Engagement



### 3.0 Best Practices & Engagement

## What is an Innovation District?



#### Innovation District Ingredients

**ECONOMIC ASSETS:** businesses, research organizations, human capital

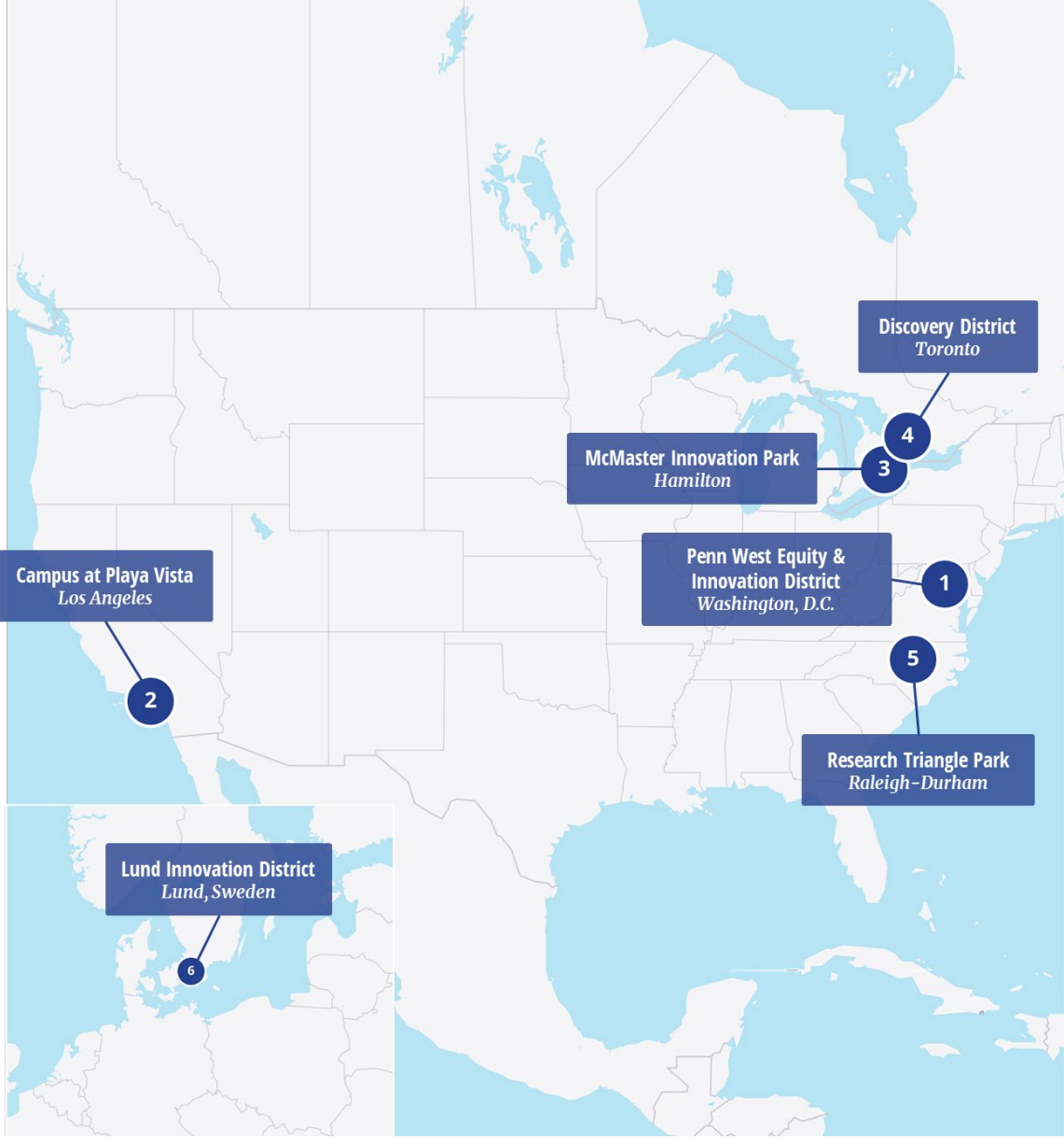
**PHYSICAL ASSETS:** buildings, public spaces, infrastructure

**NETWORKING ASSETS:** relationships between people and organizations.

- A concentrated area of physical spaces that cluster entrepreneurs, medical institutions, start-ups and academia
- Incorporate density, proximity, and accessibility, to create an environment ripe for collaborating and networking
- Typically tied to at least one anchor institution (i.e., research university or large hospital)
- **Mixed-use spaces** to live, work, and play
- Often built on repurposed / renovated land or structures

# 3.0 Best Practices & Engagement

## Innovation District Case Studies



### 3.0 Best Practices & Engagement

## Lessons Learned from Case Studies

The case studies revealed various best practices that can be applied to future development along Glover Road, both immediately and over a broader timeline.

### Short-Term Actions:

**Strengthen PSI Partnerships**

**Define the Competitive Advantage**

**Engage Development Community**

**Define the Policy Mechanisms**

### Long-Term Fundamentals:

**Establish a Catalyst**

**Engrain Adaptability**

**Understand the Timeline**



3.0 Best Practices & Engagement

# Stakeholder Engagement Process

- Virtual interviews and in-person focus groups were held with a range of key informants to **obtain community feedback and market insight**
- Questions were focused on current conditions, business considerations, planning and transportation matters, innovation potential, and future aspirations for Glover Road

Stakeholder	Format
<b>Real Estate Brokers</b> <i>Colliers, Avison Young</i>	Interviews
<b>Landowners/ Tenants</b> <i>Cascades Casino, Martini Construction, Bria Communities, Maker Cube</i>	Interviews
<b>Case Study Informants</b> <i>Penn West Innovation District, MaRS Discovery District, McMaster Innovation Park</i>	Interviews
<b>Local Economic Development Stakeholders</b> <i>Downtown Langley BIA, Greater Langley Chamber of Commerce, Langley Regional Airport, Member at Large</i>	Focus Group #1
<b>KPU and KPUCT Administration</b> <i>Campus &amp; Community Planning, University Leadership, etc.</i>	Focus Group #2
<b>Development Industry</b> <i>Beedie, Hungerford Properties, Cedar Coast, Fifth Avenue Real Estate Marketing</i>	Focus Group #3
<b>Brewing Industry</b> <i>KPU Brewing Program, Konig Brewing Systems</i>	Focus Group #4

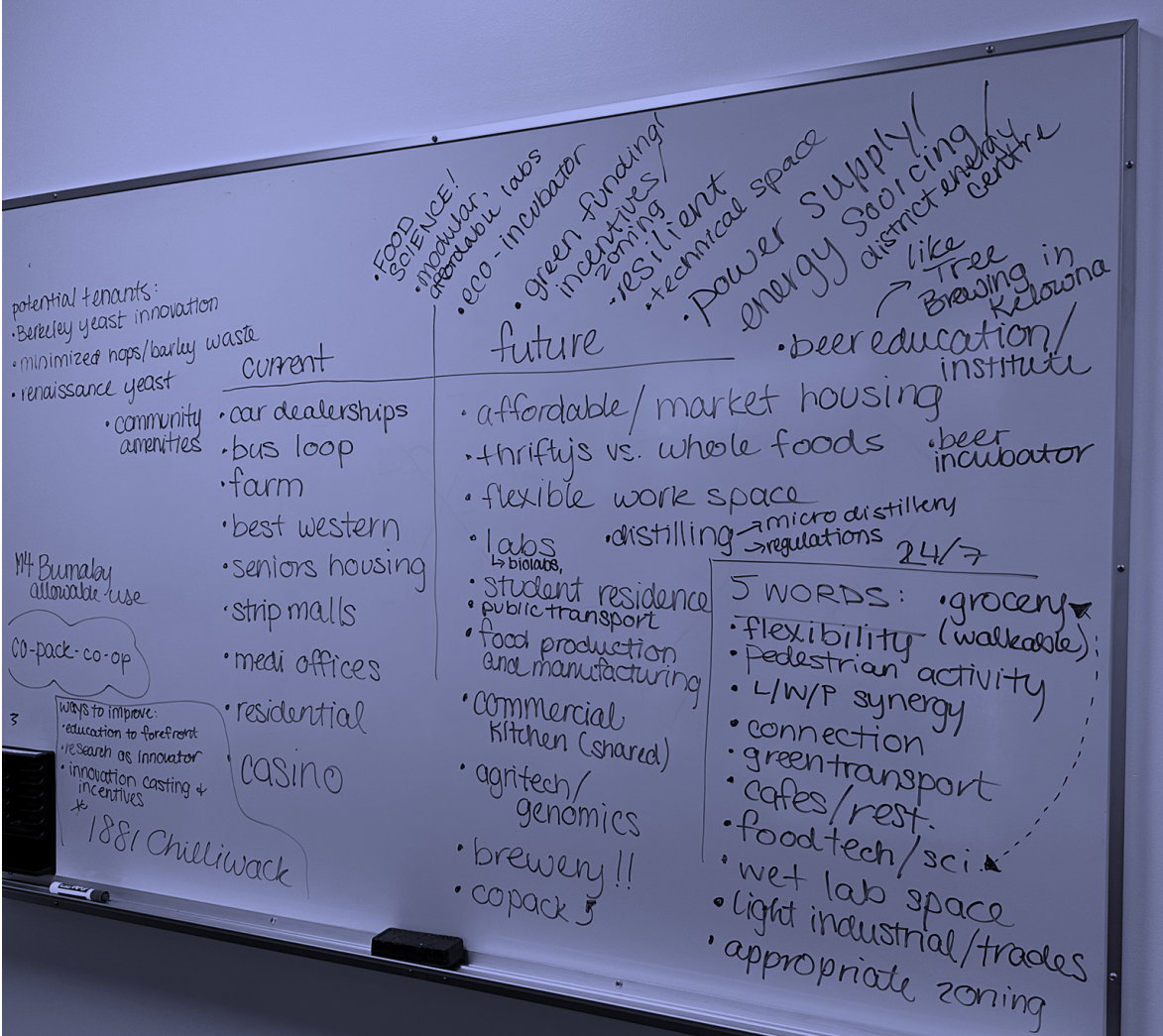


### 3.0 Best Practices & Engagement

# Stakeholder Engagement Findings

Key emerging themes were as follows:

- Competitive Advantages** to developing property in Langley, including shorter-than average development timelines, large lot parcel fabrics, affordable land, incoming SkyTrain, and protected agricultural land
- Phasing and Timeline** including the importance of gradual change that protects the industrial core while modernizing and intensifying in a flexible, adaptable way
- Opportunities** associated with the presence of KPU, the introduction of multifamily residential with TOD, and strong demand for industrial land



Through the engagement process, a vision for the future Innovation Boulevard emerged. Brainstorming sessions, as illustrated on the whiteboard here, brought ideas to life.





Section 4.0

Development Feasibility



## 4.0 Development Feasibility

# Building Typologies

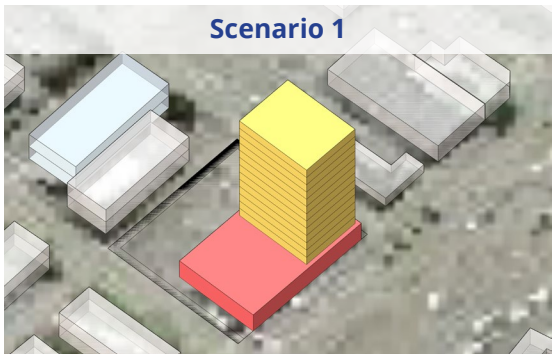
- Informed by the output of former project phases (market demand, best practices, and stakeholder feedback), a range of target uses were defined, as shown to the right
- A total of **seven building typologies** were then developed and tested, encompassing varied mixtures of a selection of these uses
- The typologies reflect a mid-rise development form and aim to capitalize on industry opportunities while providing creative solutions to limitations (such as height and underground parking limits)



# 4.0 Development Feasibility

## Feasibility Outcomes

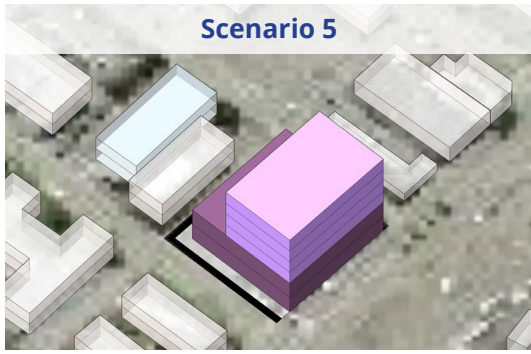
### CURRENTLY VIABLE:



1. Retail ground floor with 13 storeys of residential above



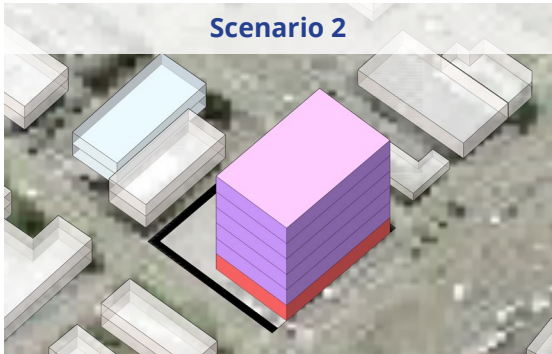
4. 2-storey flex industrial



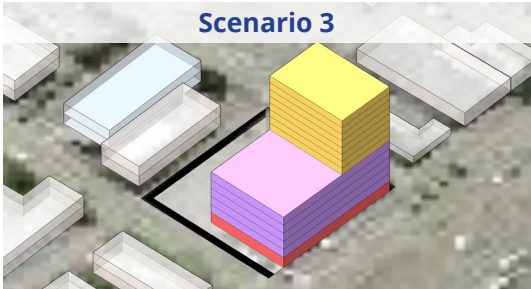
5. 2-storey flex industrial with 4 storeys of start-up/incubation office above

- Multi-family Residential
- Retail
- Flex Industrial
- Office and Incubation
- Lab Space

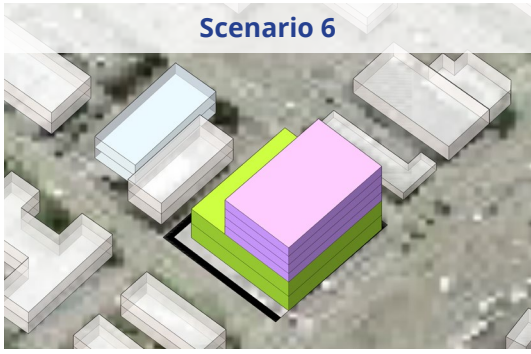
### CURRENTLY UNVIALE:



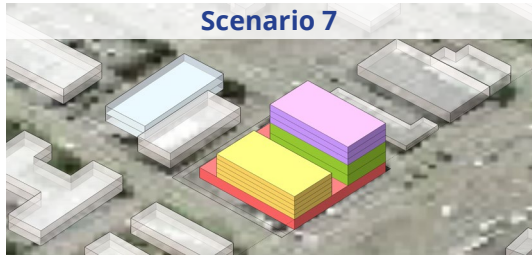
2. Retail ground floor with 5 storeys of start-up/incubation office above



3. Retail ground floor with 5 storeys of start-up/incubation office above, plus the required residential for financial feasibility



6. 2-storey lab space with 4 storeys of start-up/ incubation office above



7. 2 towers sharing a retail podium with 5 storeys of residential above AND 2 storeys of lab space with 3 storeys of start-up/ incubation office above **on one lot**



## 4.0 Development Feasibility

# Development Implications

Based on pro forma outcomes and a sensitivity analysis, the following strategies were identified to **improve the viability of development** projects within the Study Area:

- Lower interest rates
- Reductions in parking requirements
- Lot consolidation, as larger sites have improved efficiencies related to building design and parking layouts
- Minimizing development permits and fees
- Creating a critical mass of employment and residential uses to improve future demand



Key variables impacting the viability of future development are related to the type of use proposed, construction costs, parking requirements, and if sufficient high-revenue generating space can be provided within the height limits.





## Section 5.0

# Recommendations & Next Steps



## 5.0 Recommendations & Next Steps

# Optimizing Development

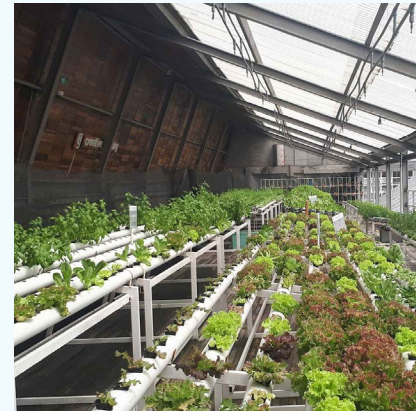
### Viable Scenario 1 – Residential & Retail

- High-value residential uses should be developed in initial phases of build-out, building on-site population
- Primarily 1 and 2 bedrooms (for young professionals)
- This will help ensure success of retail offerings
- High quality cafes and eateries should be located alongside plazas, parks and amenities



### Viable Scenarios 4 & 5 –Flex Industrial (Standalone / with Office)

- Flex-industrial should be incorporated once initial residential and retail development is established
- Aim to attract tenants in industries of opportunity: **Agri-Tech, Food & Beverage Manufacturing, Industrial R&D, and Film Post-Production**
- Office tenants above should complement industrial



5.0 Recommendations & Next Steps

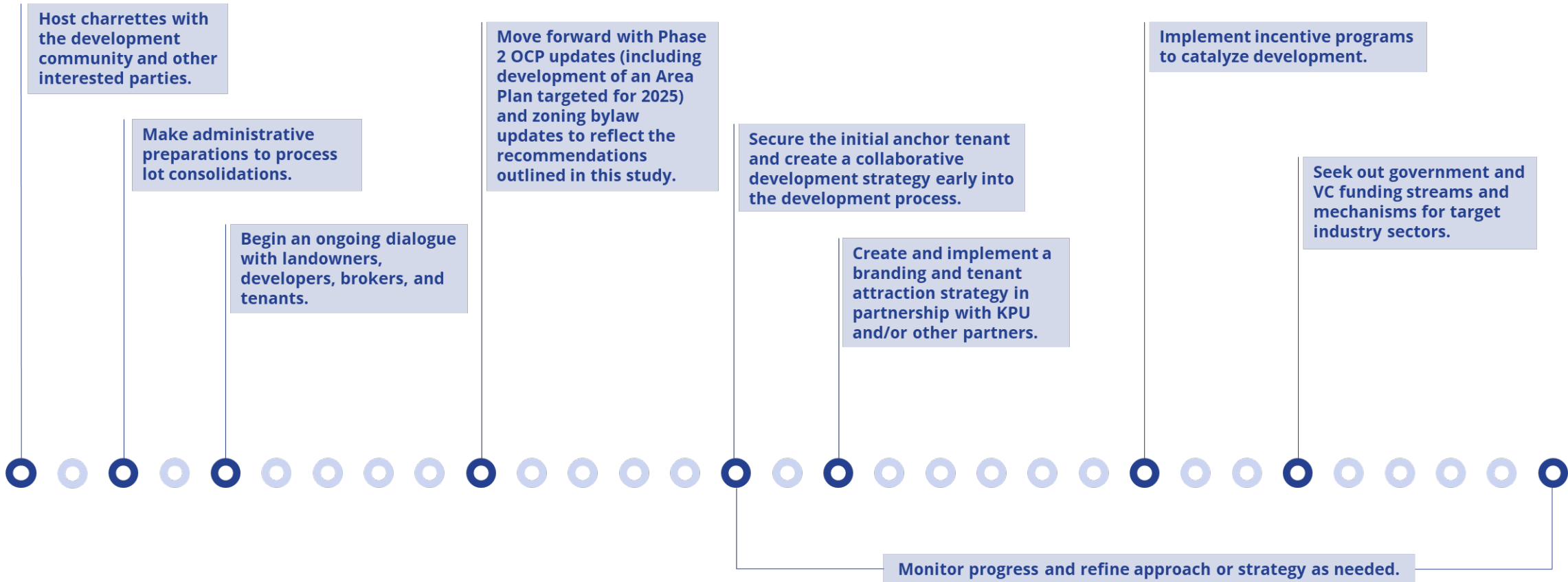
Integrated Recommendations

Short-term	1. Do not overprescribe zoning requirements. Zoning and built form policy should be flexible and permit but not require the widest range of potential uses.	Higher Priority
	2. Encourage lot consolidation, as larger parcels provide additional flexibility to support a wider variety of built forms.	
	3. Work with landowners, developers, brokers, and tenants simultaneously to draw in targeted and catalytic anchors.	
Long-term	4. Create policies around the future vision for Innovation Boulevard to transform into a vibrant mixed-use district with on-site amenities, public spaces, unique retail and eateries, etc.	Lower Priority
	5. Identify funding streams and/or incentives that can be offered to developers and tenants with an interest in locating at the site.	
	6. Establish a strong branding and tenant attraction strategy, helping draw in tenants that reflect target industry sectors.	

# 5.0 Recommendations & Next Steps

## Recommended Next Steps

*\*For discussion purposes only – to be updated and refined as necessary.*







Questions?



Accelerating success.



LANGLEY CITY SOCIO-CULTURAL & ECONOMIC DEVELOPMENT

# Langley City Village Cafe

**FREE  
DROP-IN**



Drop in each month to access information about local services, connect with your community and participate in community design labs to inform the City's Socio-Cultural and Economic Development Framework.



## Creating Connection in Langley

**WEDNESDAY**

**APRIL 24**

1:00-4:00PM

**TIMMS COMMUNITY  
CENTRE - MPR 1**

*Healthy & resilient  
families*

**FRIDAY**

**MAY 10**

1:00-4:00PM

**TIMMS COMMUNITY  
CENTRE - MPR 2**

*Community health,  
wellness, safety &  
belonging.*

**WEDNESDAY**

**JUNE 12**

1:00-4:00PM

**TIMMS COMMUNITY  
CENTRE - MPR 2**

*Employment,  
education, training  
& transportation*

**FRIDAY**

**JUNE 28**

1:00-4:00PM

**LINWOOD PARK  
20100 55A AVE**

*Community  
building.*

**TUESDAY**

**JULY 16**

1:00-4:00PM

**CITY PARK  
4949 207 STREET**

*Celebrating  
Langley's diversity.*

**LANGLEYCITY.CA**

**604.514.2800**



## **SOCIO-CULTURAL ECONOMIC DEVELOPMENT ADVISORY COMMITTEE (SCEDAC)**

**TUESDAY, MAY 7, 2024 AT 6:00 p.m.**

CKF Boardroom (2<sup>nd</sup> floor)  
Langley City Hall, 20399 Douglas Crescent

### **A G E N D A**

The land on which we gather is the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

**1) AGENDA**

Adoption of the May 7, 2024 agenda.

**3) MINUTES**

Approval of the April 2, 2024 minutes.

**5) FOR DISCUSSION**

- a) Presentation on the Innovation District Plan  
*Carl Johannsen, Director, Development Services*  
*Jaret Lang and Brent Elliott, KPU*
- b) Discovery Workshop on the Economic Development Strategy  
*Wendy Dupley, Economic Development Advisor*  
*Chris Fields, Principal, Rynic*
- c) Langley City Village Café Resource and Referral Fair  
*Dena Kae, Manager of Social Planning Services*

**6) STANDING ITEMS**

- a) Briefing on upcoming related events and activities

**7) FOR INFORMATION**

**8) ROUND TABLE**

**9) ADJOURNMENT**

Next Meeting will be held in the same location on June 5<sup>th</sup> at 6:00pm

## **2024 MEETING DATES**

\*May 7th, June 5th, July 9th, August – no meeting, September 10th, October 1st, November 5th, December – no meeting.

*\* indicates current date*

***Please notify Sheila Salh at [ssalh@langleycity.ca](mailto:ssalh@langleycity.ca) if you are unable to attend the meeting or if you require a virtual link to attend the meeting remotely.***



**MINUTES OF THE SOCIO-CULTURAL ECONOMIC  
DEVELOPMENT ADVISORY COMMITTEE (SCEDAC)**

**HELD IN THE CKF BOARDROOM  
LANGLEY CITY HALL  
20399 Douglas Crescent**

**TUESDAY, APRIL 2, 2024  
AT 6:00 P.M.**

**Present:** Councillor Paul Albrecht, Chair  
Councillor Teri James, Co-Chair

Shawn Bouchard, Development Industry  
Jaret Burden, Community / Social Service Sector  
Vicky Dawe, Downtown Langley Business Association  
Clinton Dewet (Alt.), Social Purpose Business  
Peter Fassbender, Development Industry  
Tanya Gabara, Business Community At-Large  
Jaret Lang, Post Secondary Education Institution (Via teleconference)  
Kate Ludlam, Community / Social Service Sector  
Dennis Martini, Business Community At-Large  
Cory Redekop, Greater Langley Chamber of Commerce  
Johnny Webb, Social Purpose Business

**Staff:** Francis Cheung, Chief Administrative Officer  
Roy Beddow, Deputy Director, Development Services  
Dena Kae Beno, Manager of Social Planning Services  
Wendy Dupley, Economic Development Advisor  
Kelly Kenney, Corporate Officer  
Sheila Salh, Executive Assistant

**Regrets:** Brent Elliot, Post Secondary Education Institution

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The Chair began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

**1) AGENDA**

It was MOVED and SECONDED

THAT the April 2, 2024, agenda be adopted as circulated.

CARRIED



## 2) **MINUTES**

It was MOVED and SECONDED

THAT the April 2, 2024, minutes be adopted as presented.

CARRIED

## 4) **FOR DISCUSSION**

- a) Update presentation on the work underway for the new Economic Development Strategy and next steps.

Ms. Dupley provided a PowerPoint presentation with an overview of the work underway for the new Economic Development Strategy:

- The strategy is currently in the research stage which includes understanding what was done in the past, reviewing current data, and connecting to new components that are underway;
- The economic report indicates that there has been a 45% growth increase in the community since the 2020 census with international immigration playing a large reason for the growth;
- The unemployment rate in Langley City is 6.9% which is lower than the provincial rate of 8.4%;
- Next steps include completing data and document review by the end of April and transitioning to discovery and engagement phase;
- The Committee was asked to have their cell phones with them for the next committee meeting on May 7 in order to be able to participate in a group survey;
- May 7 to 9, there will be in-person, community engagement, and focus group sessions;
- Committee members were asked to share recommendations with contact information for groups and individuals that may be interested in participating in one or more of these engagement opportunities;
- On May 22 a community-wide survey will be posted on survey monkey to capture additional public input, especially from those who were not able to attend an in-person engagement session;
- Committee members were asked to share the survey with their networks;
- The Chair will make a presentation to Council at the July Council meeting.

**ACTION:** Ms. Dupley requested that Committee members send the contact information of groups and individuals that may be interested in participating in one or more of the engagement opportunities to her by April 10 so that she can send invitations out for the May 8 evening community workshop.

**ACTION:** Ms. Dupley to provide wording for committee members to send to their networks to ask them to participate in workshops and meetings.

b) Update on Social Planning Activities and next steps.

Ms. Beno provided a PowerPoint presentation to update members on Social Planning activities and next steps:

- Current work underway for strategic planning in the community includes integration of equity, diversity and inclusion priorities focusing on economic growth;
- Five areas emerged from an environmental scan with respect to social issues and key infrastructure needs, basic essential assets and how to support most vulnerable/insecure residents.
- Short term goals include:
  - generating deeper understanding of the impacts of the issues in the community,
  - informing an emerging narrative of change through human-centered design, and
  - facilitating purposeful change management through engagement, collaboration, and cross-sectional mobilization;
- Long terms goals are:
  - to co-develop a community response framework for implementation by Langley City and its committed community partners,
  - reducing impacts and building socio-economic resiliency in the community by ensuring a coordinated response across agencies, adequate levels of housing and supports,
  - improving communication processes, and ensuring relationships are deepened across the community,
  - fostering community asset development, and
  - mobilizing action-oriented, community-level change.
- Connections have been made with:
  - local non-profit agencies,
  - community champions across various sectors and systems,
  - diverse ethno-cultural and faith community groups,
  - community members,
  - all levels of government,
  - Kwantlen Polytechnic University, Trinity Western University, and Langley School District, and
  - RCMP.
- Connections have been made through:
  - one-on-one conversations,
  - focus group discussions,
  - conversation circles,
  - community storytelling,
  - Village Café events,
  - community dinner dialogue series,
  - business walks and coffee house dialogues,
  - a survey, and
  - co-design activities.
- Four key themes emerged from over 40,000 data points:
  - poverty reduction,



- community wellness,
  - resilient community infrastructure and assets, and
  - community equity, inclusion, and diversity.
- Langley City's shared outcome approach to respond to the needs of vulnerable community members focuses on streamlined access and wrap-around support for individuals and families in a coordinated manner that is accountable to personal and community-level outcomes.
- Upcoming events and activities will include:
  - Station Café Co-Design Process:
    - goal is to link the food café to sustainable food systems, social participation, employment and training, and social connection;
  - Coordinated Access-Homelessness Management Information System Activation in Langley City:
    - Using a shared outcome approach, Langley City is working with all levels of government, Fraser Health, and BC Housing to collaborate through real time data sharing, which will result in:
      - connecting individuals to services,
      - providing service capacity analysis,
      - an online resource directory with aggregate-level, depersonalized data that will help to inform housing and supports policy and funding decisions;
  - Langley City village Café Resource and Referral Fair:
    - The April 10 resource and referral fair will include:
      - a solutions lab,
      - resource and referral information,
      - the coordinated access launch,
      - community-building activities, and
      - connecting community members to the services and resources they need.
  - Community Asset Inventory-Heart, Head, Hands:
    - will identify community members, agencies, and organizations' interests, skills, talents, and strengths that can be matched to on-going community development activities.
  - Mobilizing Community Asset Development:
    - strategic resources, capability identification and modeling will be incorporated into the shared outcome measurement approach that will link to other systems and the City's OCP, master plans, key strategies and across organizational functions.
- Next steps will include:
  - an engagement summary report;
  - drafting a preliminary framework document,
  - community forum-engagement phase 2, to identify top 10 priority actions to implement,

- incorporating top 10 priority actions into a final framework with performance measures for discussion with council, and
- strategic implementation plan stewarded by the SCEDAC Committee in collaboration with multiple community partners.

Ms. Beno advised that she will be reaching out to Committee members after this meeting to see who would like to participate on the research design team. Committee members were invited to contact her directly for more information.

Feedback from Committee members was received as follows:

- It was suggested to have the resource and referral fair after work hours so more residents can participate,
- Providing participants with information and questions before their sessions will help them to be prepared and participate more actively in the focus group,
- The School District could be a significant resource in providing referrals of youth and their families into the Coordinated Access system.

In response to questions from Committee members staff advised that:

- There will be qualitative and quantitative measures in the strategic implementation plan to determine progress made;
- Although the City does have homelessness data, it is not very accurate as there were magnet events held in the City but not in the Township for the annual point in time count which skewed the data; however, once the Coordinated Access system is activated it will start developing a data set with this information in approximately 12 to 18 months;
- As the Coordinated Access system goes live in April, staff will report back with an update at the next meeting;
- The Coordinated Access system was designed by the Lu'ma Native Housing Society, however all of Greater Vancouver owns the data system which supports collaboration across the region to ensure individuals have access to housing and other community supports;
- There are four different levels of access to the Coordinated Access system; municipalities are at level two.

## **5) STANDING ITEMS**

- a) Calendar of events and activities to be provided on-going.

## **6) FOR INFORMATION**

- a) Draft 2024 SCEDAC Workplan

Mr. Cheung reviewed the 2024 SCEDAC Workplan:

- The work plan will be presented to Council on April 8 for approval.



- The Committee will be doing the work on the collaborative strategy at the next meeting.
- More information will be provided at the to the next meeting regarding the Coordinated Access launch.
- Mr. Cheung informed the Committee that he is researching a Teams chat for this Committee to readily share more information.

Feedback from a Committee member was received as follows:

- The school district has a large role to play in providing referrals into the Coordinated Access system for youth and their families, advising of Langley School District's Project Black Feather which is focused on youth and their families who may be at risk of getting into a gang or have a desire to exit gang life.

- b) Report from the Ministry of Municipal Affairs by BC Stats: January 2024 – Sustaining Growth: Population and Demography for BC and Canada

Ms. Dupley reviewed the January 2024 report from the Ministry of Municipal Affairs – Sustaining Growth:

- The Committee was informed that the report was shared for information of the recent economic profile on a national and provincial level.
- In response to a question from a Committee member, with respect to the immigration demographic statistic indicating individuals from Asia represent the largest immigrant group in BC, she advised it does not break down which countries in Asia individuals are from; however, she will determine if that statistic can be broken down to identify that information.

## 7) **ROUND TABLE**

The Committee commented on various issues that are affecting the community.

**ACTION:** Mr. Bouchard will forward Councillor Albrecht information for the Langley delegates discussion with Housing MP.

**ACTION:** Ms. Beno to follow up with Mr. Dewet to discuss working with Langley youth.

It was MOVED AND SECONDED

THAT the meeting adjourn at 7:44pm.

**CARRIED**

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CHAIR

Certified Correct:  
*fc*

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CHIEF ADMINISTRATIVE OFFICER

# Executive Summary

## Contextual Assessment

### Locational Attributes

- Langley is situated in Metro Vancouver and inherently connected to nearby municipalities in terms of population growth, employment and economic development.
- The Study Area is centrally located within Langley and in close proximity to Downtown Langley, the future 203<sup>rd</sup> Street SkyTrain Station Area, and KPU’s Langley campus.

### Planning Policy

- Regional growth and transportation strategies help inform local objectives pertaining to future development.
- The City of Langley’s current OCP contains an Innovation Boulevard District Policy which sets out the vision for a mixed-use innovation district along Glover Road.

### Demographics and Labour Trends

- Langley has seen escalating growth over the past 5 years- particularly in the working age (25 to 64) population.
- Its population is anticipated to continue growing over the next ~30 years at a higher rate than the Metro Vancouver average, but lower than Langley Township and City of Surrey.
- An employment analysis found that construction, professional/ scientific/ technical services, and health care and social assistance contributed most significantly to job growth in the last 10 years- indicating a skilled workforce.
- A review of business license data identified many existing large format industrial buildings and ‘clusters’ of health services, auto dealers, and accommodation/ food and professional services in the Study Area.

## Market Demand

- Existing market supply, proposed new supply, and real estate trends were assessed to determine the amount of supportable space by 2050 for 3 asset classes.

### Residential Demand

- Apartments comprise the majority of residential units and new housing starts in Langley, while the proportion of single-family detached homes has steadily decreased over the past 15 years.
- Over this 15-year period, vacancy rates have also decreased consistently, while average rents have increased to a 2022 high of \$1,437.
- Langley is actively transitioning to a community that favours urban housing formats over lower-density suburban typologies.
- It was determined that Langley will be able to support 5,488 apartment units by 2050, or 196 units each year, in contrast to only 173 single-family detached units.
- In a status quo scenario, 3,018 of these units would be developed downtown.
- However, given that 71% of all new active and proposed development in Langley is within the downtown core, a more likely eventual outcome is a high/ increased TOD scenario similar to Richmond and Burnaby following the introduction of SkyTrain. In this case, 4,116 of the total units would be downtown.

## Office Demand

- Langley is one of the smaller office markets in Metro Vancouver, representing ~2.6% at ~2.0M SF.
- Office properties near the Study Area are primarily Class C, with Class A product located around the 200<sup>th</sup> Street node, though the introduction of SkyTrain service has the potential to shift demand and development patterns.
- It was determined that the Study Area could reasonably support 134,026 – 201,039 SF of office space (or 4,787 – 7,180 SF annually) through 2050.
- These projections are based on Downtown Langley’s current office allocation and planning objectives, with 2/3 of all development anticipated to occur in the Downtown/ 203<sup>rd</sup> Street Station area, and the remaining 1/3 split between 196 Street Station and Innovation Boulevard.

### Retail Demand

- Langley demonstrates a healthy retail market benefitting from notable population growth among residents aging into their prime consumption years.
- Demand is expected to remain strong, particularly among tenants seeking out new retail units in mixed-use developments like what is proposed in the Study Area.
- The retail model forecasts demand for an additional 265,000 – 313,000 SF of retail floorspace through 2050. The Study Area could likely capture a portion of this- primarily in the food and convenience subcategories.
- Retail offerings within the Study Area should add value for on-site residents, employees and students as well as a few unique or enhanced retail offerings with a regional draw.

### Residential Demand

**5,500 apartment units**  
**(Langley City total)**  
**3,000 – 4,000 apartment units**  
**(Downtown TOD area)**

### Office Demand

**812,000 – 1,218,000 SF**  
**(Langley City & Township total)**  
**134,0000 – 201,000 SF**  
**(Study Area/ Innovation Boulevard)**

### Retail Demand

**265,000 – 313,000 SF**  
**(Langley City total)**  
**76,000 – 90,000**  
**(Total Food & Beverage)**

*\*note: numbers are rounded to nearest 1,000*



# Executive Summary

## Best Practices Analysis

- The following six case studies were explored to help identify best practices and success factors to inform the future development of Glover Road:
1. Penn-West Equity & Innovation District (Washington, DC)
  2. Campus at Playa Vista (Los Angeles, CA)
  3. McMaster Innovation Park (Hamilton, ON)
  4. Discovery District (Toronto, ON)
  5. Research Triangle Park (Raleigh-Durham, NC)
  6. Lund Innovation District (Lund, Sweden).
- Findings revealed short and long-term lessons that translate to actionable next steps for the City and KPU:

### Short-term Actions

- Strengthen PSI Partnerships
- Define the Competitive Advantage
- Engage Development Community
- Define the Policy Mechanisms

### Long-term Fundamentals

- Establish a Catalyst
- Engrain Adaptability
- Understand the Timeline

## Stakeholder Engagement

- The engagement process for this project involved a wide range of stakeholders who possess unique insight around the current state and evolution of Glover Road.

### Interviews

- One-on-one interviews were conducted with property owners, real estate professionals, and key informants from the innovation district case studies,
- Real estate brokers and landowners emphasized the need to protect the area's industrial core, incorporate considerations around the needs of the local labour force, and focus on mixed-use development to revitalize downtown Langley.

- Case study informants emphasized key elements for success, including collaboration with public institutions, developing incubator spaces to serve as a physical heart of the district, and creating purpose-built spaces that save time and money down the road.

### Focus Groups

- Four in-person focus groups were conducted to allow for collaboration and provide deeper insight. These included local economic development stakeholders, KPU and KPUCT administration, and representative from the development industry and brewing industry.
- Common trends emerging from the focus groups were related to the importance of early partnerships (i.e., with developers, tenants, and project partners), residential and round-the-clock uses, future-proofing through design, cycling and pedestrian infrastructure, a strong sense of place, and flexibility in zoning and user/tenant mix.

## Trend 1: Competitive Advantages

- Key identified advantages of development in Langley include shorter-than-average development timelines, large lot parcel fabrics, and a more affordable land price.
- The benefits of the incoming SLS extension were emphasized as catalyst to vibrancy, walkability, mixed-use development potential, an expanded labour force, new jobs, and ease of access throughout Metro Vancouver.

## Trend 2: Phasing and Timeline

- It was noted that the timeline for transformation in this area will likely be a gradual, iterative process,
- During this period of change, it will be important for the City and KPU to promote a highly flexible future vision.

## Trend 3: Opportunities

- KPU is seen to be a major asset in the development of an innovation district, perhaps with another PSI anchor or private/ senior government partner.
- The addition of residential uses close to the 203<sup>rd</sup> Street SkyTrain will help create a viable TOD core.
- The shortage of industrial land closer to Vancouver is pushing demand further east towards the Fraser Valley, creating opportunities to densify and modernize industrial lands in Langley while maintaining their use potential.

## Trend 4: Constraints

- Efforts will need to be made to market uses that align with KPU's unique, non-traditional program offerings.
- Creative solutions to Langley's single storey underground parking limit will need to be sought.



# Executive Summary

## Development Feasibility

- A total of seven different building typologies were created and tested on the site, informed by market demand best practices, and stakeholder feedback.
- The feasibility analysis found that only scenarios 1, 4, and 5 are financially viable at this time based on various assumptions and inputs, as shown to the right.

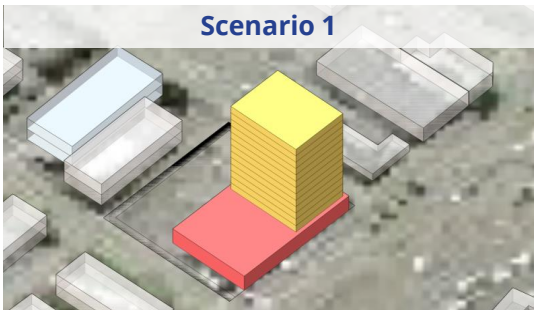
## Sensitivity Analysis and Improving Viability

- Reduced parking and interest rates were tested to introduce additional sensitivities to the financial analysis
- A reduced Bank of Canada interest rate of 4.25% reduces the overall financing cost of funding new development and works to improve the viability of new projects.
- Similarly, the greater the residential parking ratio, the less residential density can be utilized to ensure a mixed-employment project is financially viable.

## Conclusions

- Key variables that impact the form and viability of development on Innovation Boulevard are related to the type of use proposed, revenue and costs associated with construction, the amount of parking that can be provided for that use, and if sufficient high revenue generating space can be provided within height limits.
- It was determined that lab space has a high construction cost and relatively limited financial return.
- In terms of lot size, larger sites should have improved efficiencies related to building design and parking layouts.
- Creating a critical mass of employment and residential uses and ensuring flexibility can improve project viability.

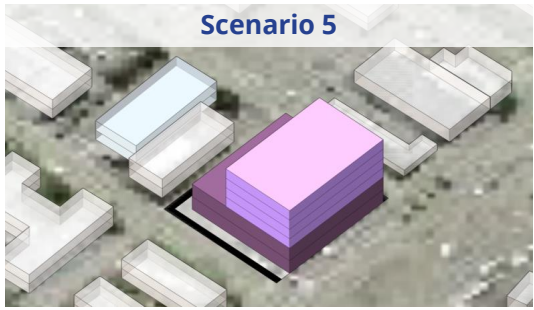
## VIABLE



1. Retail ground floor with 13 storeys of residential above



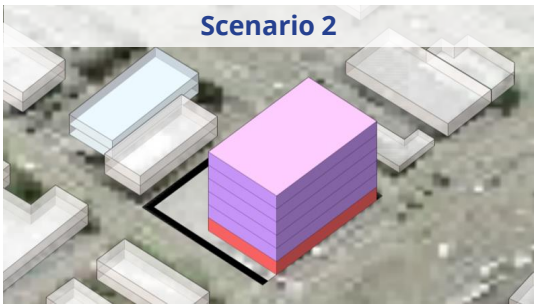
4. 2-storey flex industrial



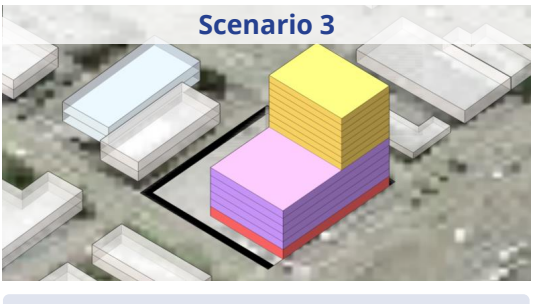
5. 2-storey flex industrial with 4 storeys of start-up/incubation office above

- Multi-family Residential
- Retail
- Flex Industrial
- Office and Incubation
- Lab Space

## UNVIABLE



2. Retail ground floor with 5 storeys of start-up/incubation office above



3. Retail ground floor with 5 storeys of start-up/incubation office above, plus the required residential for financial feasibility



6. 2-storey lab space with 4 storeys of start-up/ incubation office above



7. 2 towers sharing a retail podium with 5 storeys of residential above AND 2 storeys of lab space with 3 storeys of start-up/ incubation office above **on one lot**

# Executive Summary

Based on key findings emerging from all phases and components of this study, a variety of concrete recommendations have been identified for the City and KPU to help achieve the overarching future vision for the Innovation Boulevard. These have been ranked by timeline and priority below to help envision and inform next steps.

Short-term	1. To maintain the flexibility of uses along Innovation Boulevard, <b>do not overprescribe zoning requirements</b> . Zoning and built form policy should permit but not require the widest potential range of built formats and use types. For example, multi-storey light industrial might be permitted but not required. In terms of use type, permitted light industrial activities should be broad, ranging from artisans to apparel manufacturing, advanced engineering, craft beverage production, etc. We recommend hosting charrettes with the development community during this process to raise interest and awareness and obtain feedback. <b>Satisfies points 3, 4, 13, and 14 on Venn Diagram (7.1 Key Findings).</b>	Higher Priority
	2. Encourage <b>lot consolidation</b> , as larger parcels provide additional flexibility to support a wider variety of built forms and operations and can therefore improve the viability of projects. This could be implemented through a minimum lot size requirement, though the City would need to prepare for an increase in sought amendments as a result. <b>Satisfies points 3, 5, and 11 on Venn Diagram.</b>	
	3. <b>Work with landowners, developers, brokers, and tenants simultaneously to draw in targeted and catalytic anchors</b> through a symbiotic process. This has worked well in the innovation district case studies, resulting in a critical mass of innovative uses. Additionally, during the developer focus group session, participants explained that many tenants today seek build-to-suit spaces which are tailored to their specific needs. As the City moves forward with Phase 2 of OCP updates / creating an Area Plan, we recommend hosting charrettes to raise interest and obtain feedback from interested parties. <b>Satisfies points 3, 5, 6, 7, 8, 9, 12, 14, and 15 on Venn Diagram.</b>	
Long-term	4. Secure long-term economic prosperity by <b>creating policies around the future vision for Innovation Boulevard to transform into a vibrant mixed-use district with on-site amenities, plazas and parklets, unique retail and eateries, and attractive landscaping elements</b> . Incorporating these considerations into upcoming zoning and OCP updates, including the development of an Area Plan as part of Phase 2, will not only help ensure placemaking vibrancy but will also support the viability of more intensive light industrial and lab uses as the area becomes increasingly built-up over time. <b>Satisfies points 1, 2, 9, 10, 12, and 14 on Venn Diagram.</b>	Lower Priority
	5. <b>Identify funding streams and/or incentives that can be offered to developers and tenants with an interest in locating at the site</b> . Incentives can also be used to encourage lot consolidations and attract target industries (i.e., agri-tech). Various examples of funding opportunities and incentives are provided in the innovation district case studies and can serve as inspiration (i.e., tax abatements, funding allocations for diverse tenants, amenity allocations for employee attraction, etc.) <b>Satisfies points 5, 6, 7, 8, 9, 11, and 13 on Venn Diagram.</b>	
	6. <b>Establish a strong branding and tenant attraction strategy</b> , helping draw in tenants that reflect target industry sectors, complement the local context, and represent the overall future vision. This should be created in conjunction with KPU and/or other partners to leverage campus-specific programming and special assets. This should be implemented after an initial anchor tenant has been secured and early development has commenced. <b>Satisfies points 5, 10, 15 on Venn Diagram.</b>	



# Glover Road Innovation Boulevard Market Analysis and Development Strategy

City of Langley Council – April 15, 2024

Presented by:  
**Colliers Strategy & Consulting Group – Planning & Placemaking Team**  
1067 West Cordova Street, Suite 1100  
Vancouver, BC  
V6C 1C7



1.0 Introduction

# Project Team Introductions

## Project Partners



## Consulting Team



## 1.0 Introduction

# Project Objectives

1. Provide an enhanced understanding of the potential of Glover Road/ Innovation Boulevard to transform into an **innovation district**;
2. Consider anticipated **impacts of planned SkyTrain service** to the area (population and employment growth, increased student enrolment, land values, etc.);
3. Identify key **mixed-use development considerations** that will ensure financial viability while responding to market demand, emerging trends, and community needs; *and*,
4. Offer **policy and land use guidance** as the City advances with Phase 2 of planning, including an Innovation Boulevard Area Plan and related OCP and zoning by-law updates.



## 1.0 Introduction

# Study Area

- Bound by Logan Avenue to the south
- Extends north just past Langley Bypass
- Currently dominated by auto dealerships and low-density industrial uses
- Various civic buildings, amenities, retail and restaurants to the south and ALR parcels to the east and north
- Future terminus of the SLS SkyTrain Extension at 203 St. Station







## Section 2.0

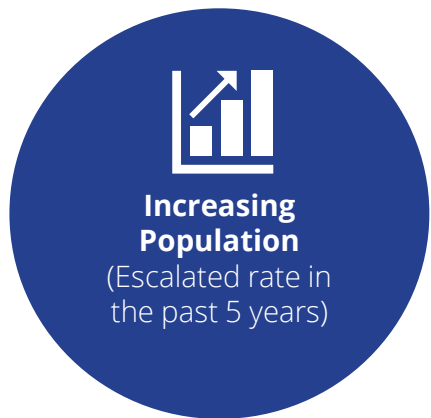
# Demographics & Market Demand



# 2.0 Demographics & Market Demand

## Key Demographic Trends

12 %  
2016 – 2021  
Population Growth  
(3,075 New Residents)



30 - 39  
Largest Age Cohort  
(Approximately 16% of Total Residents)



37 %  
Projected 20-Year  
Population Increase  
(36,793 Residents by 2040)



2,125  
Scientific & Technical  
Jobs Created  
(59% Increase Since 2011)





2.0 Demographics & Market Demand

# Residential Demand

- Current state, regional growth projections, upcoming supply, and comparable markets were assessed to determine residential units required by 2050
- 86% should be apartment-style typologies
- 60% should be strata, with 40% rental
- Based on Transit-Oriented Development (TOD) patterns seen in other areas with SkyTrain service, an anticipated **4,116 units will be required by 2050** in Downtown Langley (147 per year)



2.0 Demographics & Market Demand

Office Demand

- Langley is one of Metro Vancouver’s smaller office nodes comprising 2.6% of total regional inventory
- It is well-performing with the highest net rental rate among all suburban markets
- Class A properties are clustered around 200<sup>th</sup> St., and Class C near the Study Area
- Accounting for future employment projections, anticipated capture rates over time, and TOD-scenario modelling, the Study Area will support a projected **134,026 – 201,039 sf of office space through 2050**

Hybrid work is “here to stay”, and landlords must provide creative amenities and collaboration spaces to incentivize return to office.

Area	Scenario 1: Status Quo	Scenario 2: Richmond	Scenario 3: Midpoint	Scenario 4: Burnaby / Surrey	Scenario 5: Optimistic
	10% TOD	50% TOD	63% TOD	75% TOD	100% TOD
DOWNTOWN NODES					
Total square feet (sf) Required Through 2050					
Downtown/ 203 <sup>rd</sup> St. Station	108,845	544,226	680,282	816,339	1,088,452
196 <sup>th</sup> St. Station	26,805	134,026	167,532	201,039	268,052
Innovation Blvd.	26,805	134,026 sf	167,532 sf	201,039 sf	268,052
Total	162,456	812,278	1,015,347	1,218,416	1,624,555

2.0 Demographics & Market Demand

# Retail Demand

- Langley demonstrates a healthy retail market benefitting from notable population growth among residents aging into their prime consumption years
- Based on retail market dynamics, socio-economic variables, and expenditure and sales growth, the City can anticipate demand for an additional **265,00 – 313,000 sf of retail floorspace between 2023 and 2050**
- It is realistic to assume that the Study Area can capture a strong portion of this demand, and offerings should provide value for on-site residents, employees and students



The retail mix should be human-scale with plazas and open spaces, serving daily needs while creating a regional draw.

Retail Subcategory	2023-50 Floorspace Demand Growth	
	Low Inflow	High Inflow
Furniture & Furnishings Stores	4,120	4,869
Electronics & Appliances Stores	2,857	3,377
Building Materials Stores	11,458	13,542
Grocery Stores	43,524	51,438
Convenience Stores	4,462	5,273
Specialty Food Stores	4,351	5,142
Beer, Wine, & Liquor Stores	12,947	15,301
Health & Personal Care Stores	19,517	23,066
Clothing & Accessories Stores	10,272	12,139
Sporting Goods & Hobbies Stores	4,291	5,071
General Merchandise Stores	18,177	21,482
Miscellaneous Stores	8,631	10,200
<b>Total Retail Categories</b>	<b>144,607 sf</b>	<b>170,899 sf</b>
Drinking Establishments	3,837	4,534
Full-Service Restaurants	41,763	49,356
Limited-Service Restaurants	30,265	35,768
<b>Total Food &amp; Beverage</b>	<b>75,864 sf</b>	<b>89,658 sf</b>
Service Commercial	44,094	52,111
<b>Grand Total</b>	<b>264,566 sf</b>	<b>312,669 sf</b>





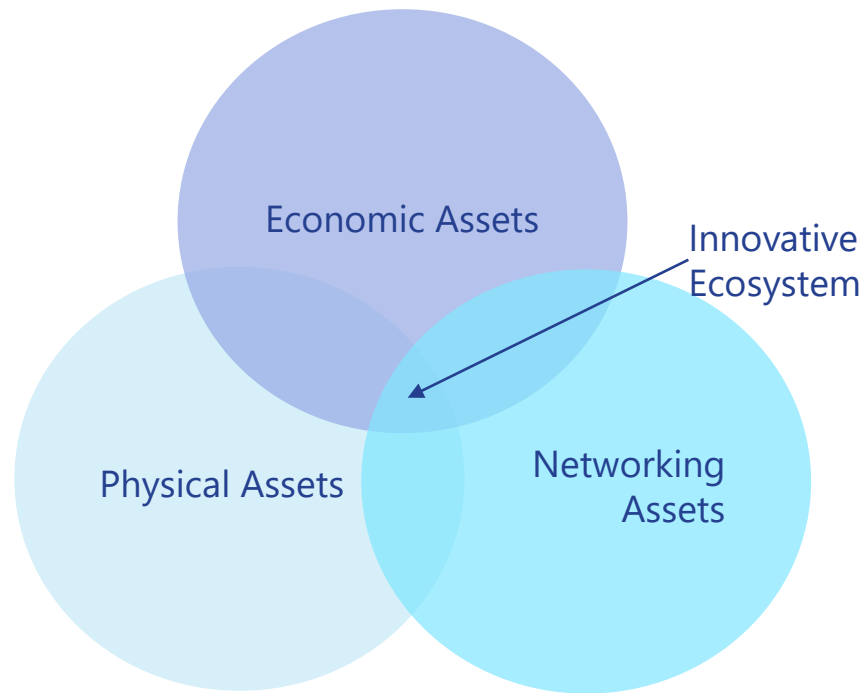
## Section 3.0

# Best Practices & Engagement



### 3.0 Best Practices & Engagement

## What is an Innovation District?



#### Innovation District Ingredients

**ECONOMIC ASSETS:** businesses, research organizations, human capital

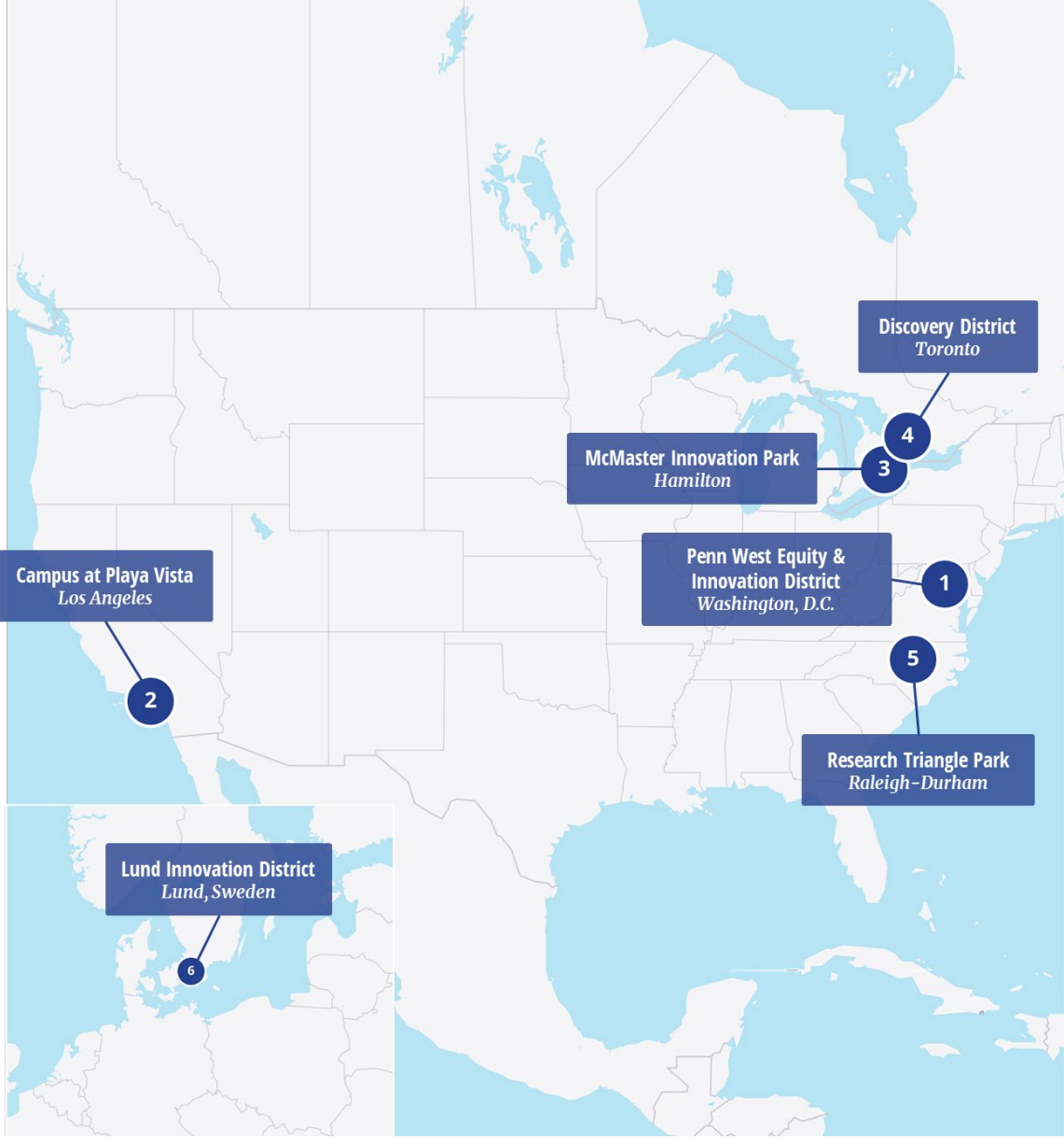
**PHYSICAL ASSETS:** buildings, public spaces, infrastructure

**NETWORKING ASSETS:** relationships between people and organizations.

- A concentrated area of physical spaces that cluster entrepreneurs, medical institutions, start-ups and academia
- Incorporate density, proximity, and accessibility, to create an environment ripe for collaborating and networking
- Typically tied to at least one anchor institution (i.e., research university or large hospital)
- **Mixed-use spaces** to live, work, and play
- Often built on repurposed / renovated land or structures

# 3.0 Best Practices & Engagement

## Innovation District Case Studies





### 3.0 Best Practices & Engagement

## Lessons Learned from Case Studies

The case studies revealed various best practices that can be applied to future development along Glover Road, both immediately and over a broader timeline.

### Short-Term Actions:

**Strengthen PSI Partnerships**

**Define the Competitive Advantage**

**Engage Development Community**

**Define the Policy Mechanisms**

### Long-Term Fundamentals:

**Establish a Catalyst**

**Engrain Adaptability**

**Understand the Timeline**

### 3.0 Best Practices & Engagement

# Stakeholder Engagement Process

- Virtual interviews and in-person focus groups were held with a range of key informants to **obtain community feedback and market insight**
- Questions were focused on current conditions, business considerations, planning and transportation matters, innovation potential, and future aspirations for Glover Road

Stakeholder	Format
<b>Real Estate Brokers</b> <i>Colliers, Avison Young</i>	Interviews
<b>Landowners/ Tenants</b> <i>Cascades Casino, Martini Construction, Bria Communities, Maker Cube</i>	Interviews
<b>Case Study Informants</b> <i>Penn West Innovation District, MaRS Discovery District, McMaster Innovation Park</i>	Interviews
<b>Local Economic Development Stakeholders</b> <i>Downtown Langley BIA, Greater Langley Chamber of Commerce, Langley Regional Airport, Member at Large</i>	Focus Group #1
<b>KPU and KPUCT Administration</b> <i>Campus &amp; Community Planning, University Leadership, etc.</i>	Focus Group #2
<b>Development Industry</b> <i>Beedie, Hungerford Properties, Cedar Coast, Fifth Avenue Real Estate Marketing</i>	Focus Group #3
<b>Brewing Industry</b> <i>KPU Brewing Program, Konig Brewing Systems</i>	Focus Group #4

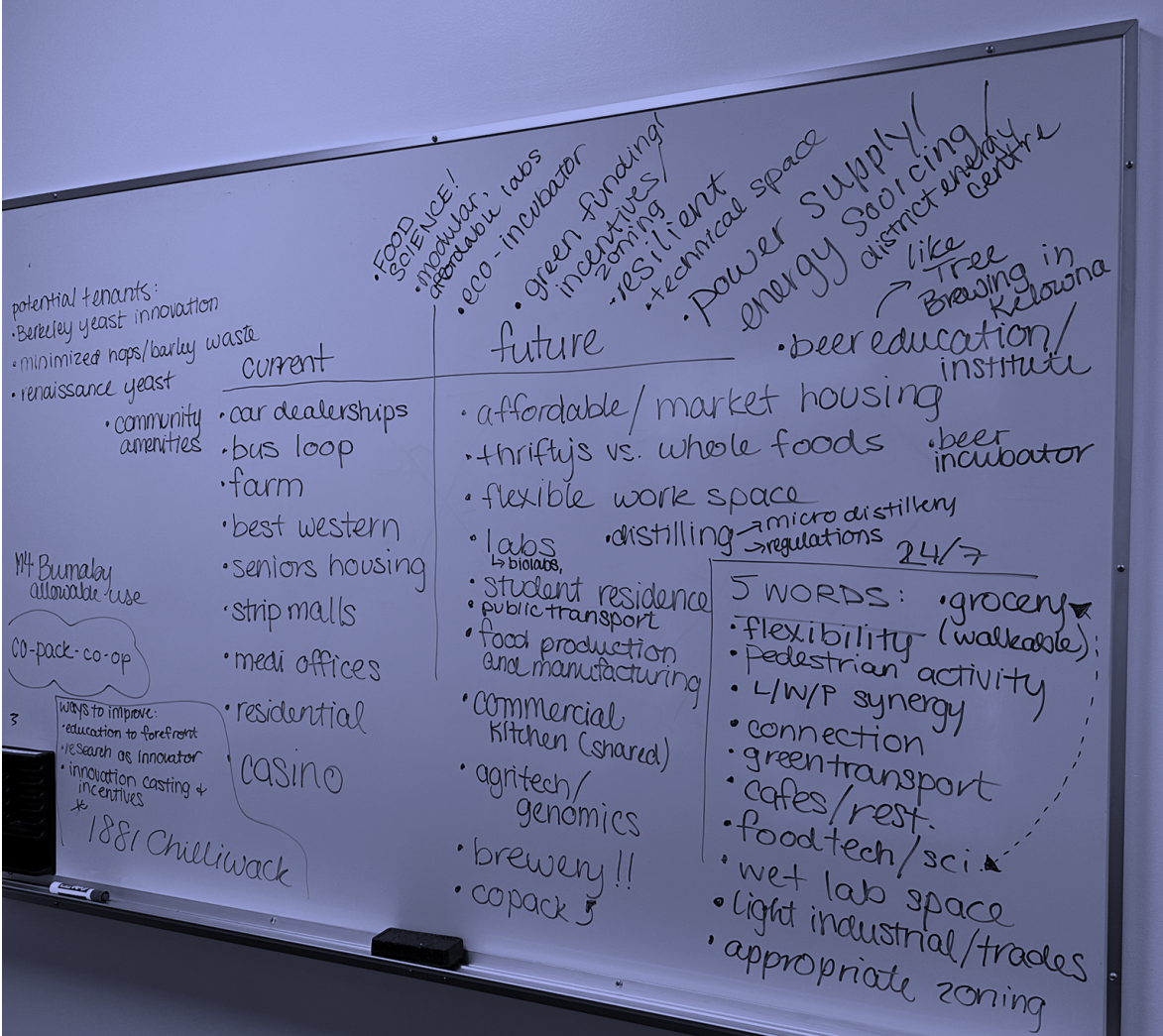


### 3.0 Best Practices & Engagement

# Stakeholder Engagement Findings

Key emerging themes were as follows:

- Competitive Advantages** to developing property in Langley, including shorter-than average development timelines, large lot parcel fabrics, affordable land, incoming SkyTrain, and protected agricultural land
- Phasing and Timeline** including the importance of gradual change that protects the industrial core while modernizing and intensifying in a flexible, adaptable way
- Opportunities** associated with the presence of KPU, the introduction of multifamily residential with TOD, and strong demand for industrial land



Through the engagement process, a vision for the future Innovation Boulevard emerged. Brainstorming sessions, as illustrated on the whiteboard here, brought ideas to life.





## Section 4.0

# Development Feasibility



## 4.0 Development Feasibility

# Building Typologies

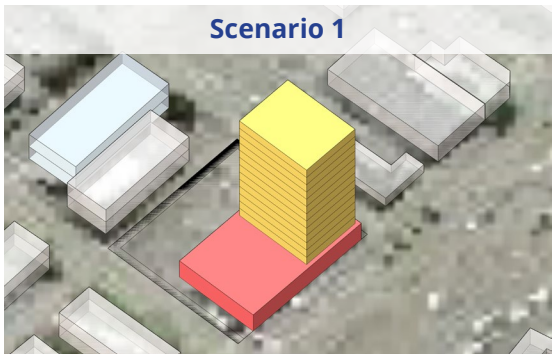
- Informed by the output of former project phases (market demand, best practices, and stakeholder feedback), a range of target uses were defined, as shown to the right
- A total of **seven building typologies** were then developed and tested, encompassing varied mixtures of a selection of these uses
- The typologies reflect a mid-rise development form and aim to capitalize on industry opportunities while providing creative solutions to limitations (such as height and underground parking limits)



# 4.0 Development Feasibility

## Feasibility Outcomes

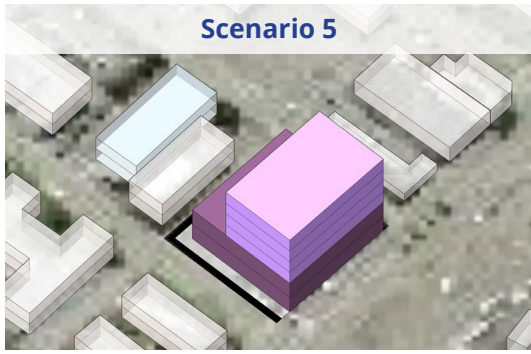
### CURRENTLY VIABLE:



1. Retail ground floor with 13 storeys of residential above



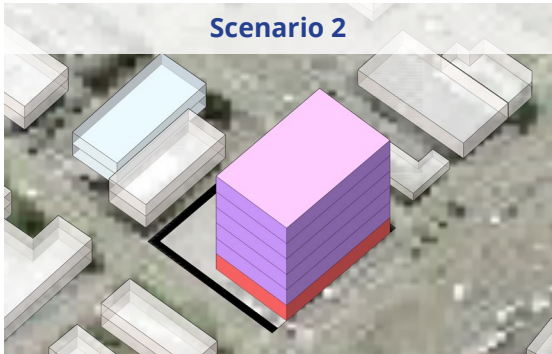
4. 2-storey flex industrial



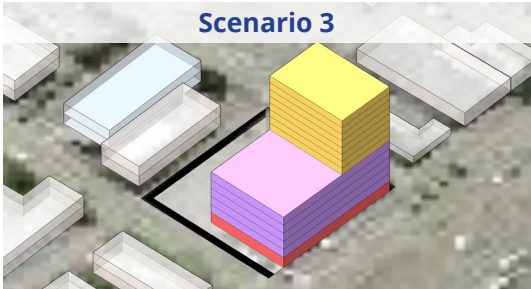
5. 2-storey flex industrial with 4 storeys of start-up/incubation office above

- Multi-family Residential
- Retail
- Flex Industrial
- Office and Incubation
- Lab Space

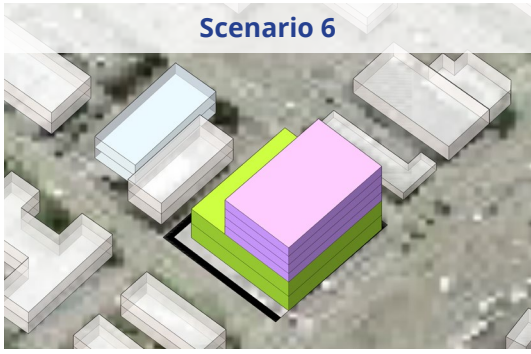
### CURRENTLY UNVIALE:



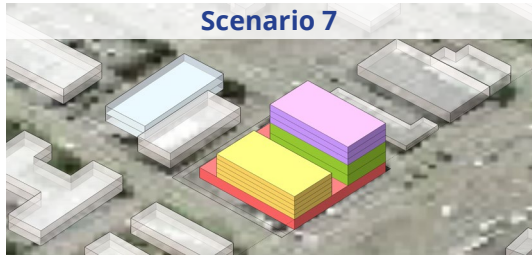
2. Retail ground floor with 5 storeys of start-up/incubation office above



3. Retail ground floor with 5 storeys of start-up/incubation office above, plus the required residential for financial feasibility



6. 2-storey lab space with 4 storeys of start-up/ incubation office above



7. 2 towers sharing a retail podium with 5 storeys of residential above AND 2 storeys of lab space with 3 storeys of start-up/ incubation office above **on one lot**



## 4.0 Development Feasibility

# Development Implications

Based on pro forma outcomes and a sensitivity analysis, the following strategies were identified to **improve the viability of development** projects within the Study Area:

- Lower interest rates
- Reductions in parking requirements
- Lot consolidation, as larger sites have improved efficiencies related to building design and parking layouts
- Minimizing development permits and fees
- Creating a critical mass of employment and residential uses to improve future demand



Key variables impacting the viability of future development are related to the type of use proposed, construction costs, parking requirements, and if sufficient high-revenue generating space can be provided within the height limits.





## Section 5.0

# Recommendations & Next Steps



## 5.0 Recommendations & Next Steps

# Optimizing Development

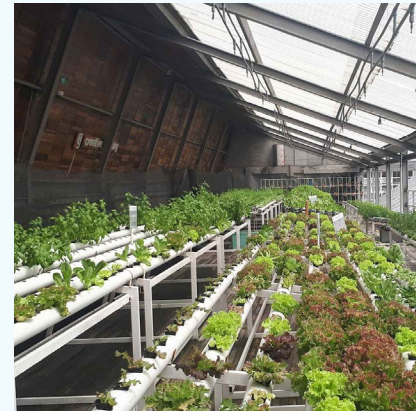
### Viable Scenario 1 – Residential & Retail

- High-value residential uses should be developed in initial phases of build-out, building on-site population
- Primarily 1 and 2 bedrooms (for young professionals)
- This will help ensure success of retail offerings
- High quality cafes and eateries should be located alongside plazas, parks and amenities



### Viable Scenarios 4 & 5 –Flex Industrial (Standalone / with Office)

- Flex-industrial should be incorporated once initial residential and retail development is established
- Aim to attract tenants in industries of opportunity: **Agri-Tech, Food & Beverage Manufacturing, Industrial R&D, and Film Post-Production**
- Office tenants above should complement industrial



5.0 Recommendations & Next Steps

# Integrated Recommendations

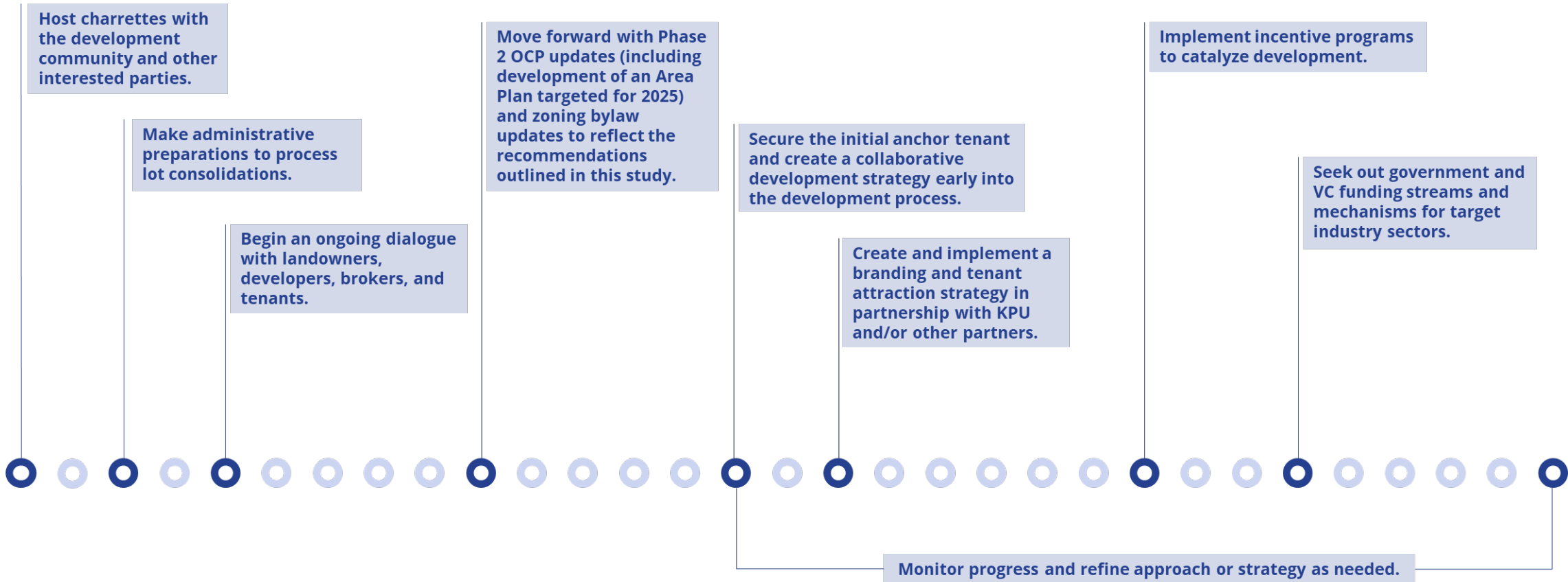
Short-term	1. Do not overprescribe zoning requirements. Zoning and built form policy should be flexible and permit but not require the widest range of potential uses.	Higher Priority
	2. Encourage lot consolidation, as larger parcels provide additional flexibility to support a wider variety of built forms.	
	3. Work with landowners, developers, brokers, and tenants simultaneously to draw in targeted and catalytic anchors.	
Long-term	4. Create policies around the future vision for Innovation Boulevard to transform into a vibrant mixed-use district with on-site amenities, public spaces, unique retail and eateries, etc.	Lower Priority
	5. Identify funding streams and/or incentives that can be offered to developers and tenants with an interest in locating at the site.	
	6. Establish a strong branding and tenant attraction strategy, helping draw in tenants that reflect target industry sectors.	



# 5.0 Recommendations & Next Steps

## Recommended Next Steps

*\*For discussion purposes only – to be updated and refined as necessary.*







Questions?





Accelerating success.

LANGLEY CITY SOCIO-CULTURAL & ECONOMIC DEVELOPMENT

# Langley City Village Cafe

**FREE  
DROP-IN**



Drop in each month to access information about local services, connect with your community and participate in community design labs to inform the City's Socio-Cultural and Economic Development Framework.



## Creating Connection in Langley

**WEDNESDAY**

**APRIL 24**

1:00-4:00PM

**TIMMS COMMUNITY  
CENTRE - MPR 1**

*Healthy & resilient  
families*

**FRIDAY**

**MAY 10**

1:00-4:00PM

**TIMMS COMMUNITY  
CENTRE - MPR 2**

*Community health,  
wellness, safety &  
belonging.*

**WEDNESDAY**

**JUNE 12**

1:00-4:00PM

**TIMMS COMMUNITY  
CENTRE - MPR 2**

*Employment,  
education, training  
& transportation*

**FRIDAY**

**JUNE 28**

1:00-4:00PM

**LINWOOD PARK  
20100 55A AVE**

*Community  
building.*

**TUESDAY**

**JULY 16**

1:00-4:00PM

**CITY PARK  
4949 207 STREET**

*Celebrating  
Langley's diversity.*

**LANGLEYCITY.CA**

**604.514.2800**





## SOCIO-CULTURAL ECONOMIC DEVELOPMENT ADVISORY COMMITTEE (SCEDAC)

**TUESDAY, MAY 7, 2024 AT 6:00 p.m.**

CKF Boardroom (2<sup>nd</sup> floor)  
Langley City Hall, 20399 Douglas Crescent

### **A G E N D A**

The land on which we gather is the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

**1) AGENDA**

Adoption of the May 7, 2024 agenda.

**3) MINUTES**

Approval of the April 2, 2024 minutes.

**5) FOR DISCUSSION**

- a) Presentation on the Innovation District Plan  
*Carl Johannsen, Director, Development Services*  
*Jaret Lang and Brent Elliott, KPU*
- b) Discovery Workshop on the Economic Development Strategy  
*Wendy Dupley, Economic Development Advisor*  
*Chris Fields, Principal, Rynic*
- c) Langley City Village Café Resource and Referral Fair  
*Dena Kae, Manager of Social Planning Services*

**6) STANDING ITEMS**

- a) Briefing on upcoming related events and activities

**7) FOR INFORMATION**

**8) ROUND TABLE**

**9) ADJOURNMENT**

Next Meeting will be held in the same location on June 5<sup>th</sup> at 6:00pm

## **2024 MEETING DATES**

\*May 7th, June 5th, July 9th, August – no meeting, September 10th, October 1st, November 5th, December – no meeting.

*\* indicates current date*

***Please notify Sheila Salh at [ssalh@langleycity.ca](mailto:ssalh@langleycity.ca) if you are unable to attend the meeting or if you require a virtual link to attend the meeting remotely.***





**MINUTES OF THE SOCIO-CULTURAL ECONOMIC  
DEVELOPMENT ADVISORY COMMITTEE (SCEDAC)**

**HELD IN THE CKF BOARDROOM  
LANGLEY CITY HALL  
20399 Douglas Crescent**

**TUESDAY, APRIL 2, 2024  
AT 6:00 P.M.**

**Present:** Councillor Paul Albrecht, Chair  
Councillor Teri James, Co-Chair

Shawn Bouchard, Development Industry  
Jaret Burden, Community / Social Service Sector  
Vicky Dawe, Downtown Langley Business Association  
Clinton Dewet (Alt.), Social Purpose Business  
Peter Fassbender, Development Industry  
Tanya Gabara, Business Community At-Large  
Jaret Lang, Post Secondary Education Institution (Via teleconference)  
Kate Ludlam, Community / Social Service Sector  
Dennis Martini, Business Community At-Large  
Cory Redekop, Greater Langley Chamber of Commerce  
Johnny Webb, Social Purpose Business

**Staff:** Francis Cheung, Chief Administrative Officer  
Roy Beddow, Deputy Director, Development Services  
Dena Kae Beno, Manager of Social Planning Services  
Wendy Dupley, Economic Development Advisor  
Kelly Kenney, Corporate Officer  
Sheila Salh, Executive Assistant

**Regrets:** Brent Elliot, Post Secondary Education Institution

---

The Chair began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

**1) AGENDA**

It was MOVED and SECONDED

THAT the April 2, 2024, agenda be adopted as circulated.

CARRIED

## 2) **MINUTES**

It was MOVED and SECONDED

THAT the April 2, 2024, minutes be adopted as presented.

CARRIED

## 4) **FOR DISCUSSION**

- a) Update presentation on the work underway for the new Economic Development Strategy and next steps.

Ms. Dupley provided a PowerPoint presentation with an overview of the work underway for the new Economic Development Strategy:

- The strategy is currently in the research stage which includes understanding what was done in the past, reviewing current data, and connecting to new components that are underway;
- The economic report indicates that there has been a 45% growth increase in the community since the 2020 census with international immigration playing a large reason for the growth;
- The unemployment rate in Langley City is 6.9% which is lower than the provincial rate of 8.4%;
- Next steps include completing data and document review by the end of April and transitioning to discovery and engagement phase;
- The Committee was asked to have their cell phones with them for the next committee meeting on May 7 in order to be able to participate in a group survey;
- May 7 to 9, there will be in-person, community engagement, and focus group sessions;
- Committee members were asked to share recommendations with contact information for groups and individuals that may be interested in participating in one or more of these engagement opportunities;
- On May 22 a community-wide survey will be posted on survey monkey to capture additional public input, especially from those who were not able to attend an in-person engagement session;
- Committee members were asked to share the survey with their networks;
- The Chair will make a presentation to Council at the July Council meeting.

**ACTION:** Ms. Dupley requested that Committee members send the contact information of groups and individuals that may be interested in participating in one or more of the engagement opportunities to her by April 10 so that she can send invitations out for the May 8 evening community workshop.

**ACTION:** Ms. Dupley to provide wording for committee members to send to their networks to ask them to participate in workshops and meetings.



b) Update on Social Planning Activities and next steps.

Ms. Beno provided a PowerPoint presentation to update members on Social Planning activities and next steps:

- Current work underway for strategic planning in the community includes integration of equity, diversity and inclusion priorities focusing on economic growth;
- Five areas emerged from an environmental scan with respect to social issues and key infrastructure needs, basic essential assets and how to support most vulnerable/insecure residents.
- Short term goals include:
  - generating deeper understanding of the impacts of the issues in the community,
  - informing an emerging narrative of change through human-centered design, and
  - facilitating purposeful change management through engagement, collaboration, and cross-sectional mobilization;
- Long terms goals are:
  - to co-develop a community response framework for implementation by Langley City and its committed community partners,
  - reducing impacts and building socio-economic resiliency in the community by ensuring a coordinated response across agencies, adequate levels of housing and supports,
  - improving communication processes, and ensuring relationships are deepened across the community,
  - fostering community asset development, and
  - mobilizing action-oriented, community-level change.
- Connections have been made with:
  - local non-profit agencies,
  - community champions across various sectors and systems,
  - diverse ethno-cultural and faith community groups,
  - community members,
  - all levels of government,
  - Kwantlen Polytechnic University, Trinity Western University, and Langley School District, and
  - RCMP.
- Connections have been made through:
  - one-on-one conversations,
  - focus group discussions,
  - conversation circles,
  - community storytelling,
  - Village Café events,
  - community dinner dialogue series,
  - business walks and coffee house dialogues,
  - a survey, and
  - co-design activities.
- Four key themes emerged from over 40,000 data points:
  - poverty reduction,

- community wellness,
  - resilient community infrastructure and assets, and
  - community equity, inclusion, and diversity.
- Langley City's shared outcome approach to respond to the needs of vulnerable community members focuses on streamlined access and wrap-around support for individuals and families in a coordinated manner that is accountable to personal and community-level outcomes.
- Upcoming events and activities will include:
  - Station Café Co-Design Process:
    - goal is to link the food café to sustainable food systems, social participation, employment and training, and social connection;
  - Coordinated Access-Homelessness Management Information System Activation in Langley City:
    - Using a shared outcome approach, Langley City is working with all levels of government, Fraser Health, and BC Housing to collaborate through real time data sharing, which will result in:
      - connecting individuals to services,
      - providing service capacity analysis,
      - an online resource directory with aggregate-level, depersonalized data that will help to inform housing and supports policy and funding decisions;
  - Langley City village Café Resource and Referral Fair:
    - The April 10 resource and referral fair will include:
      - a solutions lab,
      - resource and referral information,
      - the coordinated access launch,
      - community-building activities, and
      - connecting community members to the services and resources they need.
  - Community Asset Inventory-Heart, Head, Hands:
    - will identify community members, agencies, and organizations' interests, skills, talents, and strengths that can be matched to on-going community development activities.
  - Mobilizing Community Asset Development:
    - strategic resources, capability identification and modeling will be incorporated into the shared outcome measurement approach that will link to other systems and the City's OCP, master plans, key strategies and across organizational functions.
- Next steps will include:
  - an engagement summary report;
  - drafting a preliminary framework document,
  - community forum-engagement phase 2, to identify top 10 priority actions to implement,

- incorporating top 10 priority actions into a final framework with performance measures for discussion with council, and
- strategic implementation plan stewarded by the SCEDAC Committee in collaboration with multiple community partners.

Ms. Beno advised that she will be reaching out to Committee members after this meeting to see who would like to participate on the research design team. Committee members were invited to contact her directly for more information.

Feedback from Committee members was received as follows:

- It was suggested to have the resource and referral fair after work hours so more residents can participate,
- Providing participants with information and questions before their sessions will help them to be prepared and participate more actively in the focus group,
- The School District could be a significant resource in providing referrals of youth and their families into the Coordinated Access system.

In response to questions from Committee members staff advised that:

- There will be qualitative and quantitative measures in the strategic implementation plan to determine progress made;
- Although the City does have homelessness data, it is not very accurate as there were magnet events held in the City but not in the Township for the annual point in time count which skewed the data; however, once the Coordinated Access system is activated it will start developing a data set with this information in approximately 12 to 18 months;
- As the Coordinated Access system goes live in April, staff will report back with an update at the next meeting;
- The Coordinated Access system was designed by the Lu'ma Native Housing Society, however all of Greater Vancouver owns the data system which supports collaboration across the region to ensure individuals have access to housing and other community supports;
- There are four different levels of access to the Coordinated Access system; municipalities are at level two.

## **5) STANDING ITEMS**

- a) Calendar of events and activities to be provided on-going.

## **6) FOR INFORMATION**

- a) Draft 2024 SCEDAC Workplan

Mr. Cheung reviewed the 2024 SCEDAC Workplan:

- The work plan will be presented to Council on April 8 for approval.



- The Committee will be doing the work on the collaborative strategy at the next meeting.
- More information will be provided at the to the next meeting regarding the Coordinated Access launch.
- Mr. Cheung informed the Committee that he is researching a Teams chat for this Committee to readily share more information.

Feedback from a Committee member was received as follows:

- The school district has a large role to play in providing referrals into the Coordinated Access system for youth and their families, advising of Langley School District's Project Black Feather which is focused on youth and their families who may be at risk of getting into a gang or have a desire to exit gang life.

- b) Report from the Ministry of Municipal Affairs by BC Stats: January 2024 – Sustaining Growth: Population and Demography for BC and Canada

Ms. Dupley reviewed the January 2024 report from the Ministry of Municipal Affairs – Sustaining Growth:

- The Committee was informed that the report was shared for information of the recent economic profile on a national and provincial level.
- In response to a question from a Committee member, with respect to the immigration demographic statistic indicating individuals from Asia represent the largest immigrant group in BC, she advised it does not break down which countries in Asia individuals are from; however, she will determine if that statistic can be broken down to identify that information.

## 7) **ROUND TABLE**

The Committee commented on various issues that are affecting the community.

**ACTION:** Mr. Bouchard will forward Councillor Albrecht information for the Langley delegates discussion with Housing MP.

**ACTION:** Ms. Beno to follow up with Mr. Dewet to discuss working with Langley youth.

It was MOVED AND SECONDED

THAT the meeting adjourn at 7:44pm.

**CARRIED**

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CHAIR

Certified Correct:  
*fc*

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CHIEF ADMINISTRATIVE OFFICER

LANGLEY CITY SOCIO-CULTURAL & ECONOMIC DEVELOPMENT

**FREE  
DROP-IN**

# Langley City Village Cafe



Drop in each month to access information about local services, connect with your community and participate in community design labs to inform the City's Socio-Cultural and Economic Development Framework.



## Creating Connection in Langley

**WEDNESDAY**

**APRIL 24**

1:00-4:00PM

TIMMS COMMUNITY  
CENTRE - MPR 1

*Healthy & resilient  
families*

**FRIDAY**

**MAY 10**

1:00-4:00PM

TIMMS COMMUNITY  
CENTRE - MPR 2

*Community health,  
wellness, safety &  
belonging.*

**WEDNESDAY**

**JUNE 12**

1:00-4:00PM

TIMMS COMMUNITY  
CENTRE - MPR 2

*Employment,  
education, training  
& transportation*

**FRIDAY**

**JUNE 28**

1:00-4:00PM

LINWOOD PARK  
20100 55A AVE

*Community  
building.*

**TUESDAY**

**JULY 16**

1:00-4:00PM

CITY PARK  
4949 207 STREET

*Celebrating  
Langley's diversity.*

**LANGLEYCITY.CA**

**604.514.2800**