



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

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

**TUESDAY, MAY 7, 2024
AT 6:00 P.M.**

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

Kate Ludlam, Community / Social Service Sector
Clinton Dewet (Alt.), Social Purpose Business
Brent Elliot, Post Secondary Education Institution
Peter Fassbender, Development Industry
Tanya Gabara, Business Community At-Large
Jaret Lang, Post Secondary Education Institution
Dennis Martini, Business Community At-Large
Johnny Webb, Social Purpose Business

Staff: Francis Cheung, Chief Administrative Officer
Dena Kae Beno, Manager of Social Planning Services
Wendy Dupley, Economic Development Advisor
Carl Johannsen, Director of Development Services

Consultants: Chris Fields, Rynic

Regrets: Shawn Bouchard, Development Industry
Vicky Dawe, Downtown Langley Business Association
Cory Redekop, Greater Langley Chamber of Commerce
Janet Burden, Community / Social Service Sector

The Chair began by acknowledging that the land on which we gather is 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 amended.

CARRIED

4) **FOR DISCUSSION**

a) Presentation on the Innovation District Plan

Mr. Johannsen along with Mr. Lang and Mr. Elliott reviewed the Innovation District Plan:

- Innovation Boulevard Project is being used as the project's placeholder name.
- The presentation reviewed the Market Analysis & Development Strategy.
- The presentation provided further information about the designated innovation area that is being planned in collaboration with Langley City, Kwantlen Polytechnic University (KPU), and KPU Communities Trust.
- This initiative responds to the City's OCP and KPU's Strategic objectives and incorporates shared cost-sharing and project management capabilities.
- The innovation area would connect Langley City's historic downtown to KPU to encourage multiple uses including, but not limited to:
 - student housing, technology, business start-ups, and maker spaces.
- KPU's 2050 Strategic Plan is to grow the campus over time with more intense urban development and green spaces to serve as several uses and would aid as a key anchor point of the innovation area.
- This would create significant economic development opportunities.
- It will be in good proximity to Gateway Station and other Langley City transit connections.
 - Innovation area's key components include economic, physical, and networking assets (mixed use spaces to live, work and play).
- There will be concentrated areas of physical spaces that cluster entrepreneurs, start-ups, academia, and institutions to support innovation.
- The plan will include a high-level of amenity and walkability to create "collision spaces", points of social activity, and connection points across activities and services.
- This will allow for diverse development and cost-effective outcomes that include commercial and maker space for the community to benefit with residential uses.

- The six key strategies include:
 - Not to overprescribe zoning, encourage lot consolidation, work with landowners, developers, brokers, and tenants to draw in catalytic anchors; create policies around the future vision for innovation boulevard to transform it into a vibrant mixed-use district; funding streams and implement incentives; branding and attraction strategy.

The Committee discussed the presentation:

- The Province eliminated transit oriented development parking requirements therefore developers can provide what they feel is reasonable within 800M of transit hubs.
- Santa Clara and San Jose have innovation areas that drew in large operations like the Bank of America processing centre and green slopes attached to buildings to provide a campus feel.
- Flexibility is key for developers to make the finances work and projects viable.
- There are a few factors that determine certain scenarios to be not viable (materials, height, lack of residential use, specialized lab or medical use costs are significant).
- KPU Trust representatives responded that they see the upside of the development of this campus location and represents a tremendous opportunity for a university that currently has 20,000 students with projected growth of up to 40,000 students.
 - It represents an opportunity to increase connectivity, explore sustainable agriculture, agri-tech, and food security outcomes.
 - The pattern of the City and the history is so unique and different.
- Keeping up the speed of development is key - how to build community vs. the hard infrastructure.
- Drawing people to Langley City can be supported by pilot and feeder initiatives.
- The focus has been on the transit coming to Langley; the other part is the Bus Rapid Transit strategy (transportation artery and veins) which the City plays a key role in advocating for this because it brings in a lot of economic development.
- Sustainable innovation and innovative building technologies may bring together funding and opportunities.

b) Discovery Workshop on the Economic Development Strategy

Ms. Dupley and Mr. Fields provided a Discovery Workshop as a component of the Economic Development Strategy development:

- The Economic Development Strategy development process has commenced its engagement phase and will be completed in late Summer 2024.
- A community survey will be circulated on May 22, 2024.
- A summit will be held in July and the Strategy is anticipated to be completed by Fall 2024.
- Mr. Fields presented his perspectives about economic development and strategy development with a focus on creating a value proposition.
- Digital polling was utilized to receive responses to the presentation and opinions.
- Presentation slides with completed downloads will be circulated to the committee.

c) Langley City Village Café Resource and Referral Fair

Ms. Beno provided an update on the Discovery Workshop on the Langley City Village Café Resource and Referral Fair:

- The April 10 housing event and April 24 resilient family event were very well attended by agencies, who set up resource tables for the public who attended the event.
- Multiple agencies connected with one another to learn more about what each other did and provided information and resources to the fair attendees.
- A solutions lab focusing on each key area is facilitated concurrently with the resource fairs.
- The April 10 housing lab focused on supportive housing and how to support diverse community needs with housing and support.
- The April 24 event focused on affordable living and ways to support families of all sizes and forms to be resilient.
- Each lab determined a key focus and priority actions that are being worked through in 3-4 follow up action groups.
- The solution lab findings and recommendations will be brought forward to the Mayor and Council as part of the Citizen's Assembly concept and testing outcomes.
- The upcoming events include:
 - May 10: community health, wellness, safety and belonging and June 12: employment, education, training, and transportation.
- The initiative will host two Langley City Village Café pop-ups:
 - June 28 at Linwood Park: focusing on community building and July 16 at City Park: celebrating Langley's diversity.
- All organizations, agencies and community members are welcome to participate and attend.
- The initiative is a pilot that responds to the Langley Restorative Community Dialogue "What We Heard" findings related to ensuring residents have access to information and resources to support them

with key needs like housing, health, employment, education, and more opportunities to create community, belonging and inclusion.

- The Langley City Village Café will also be participating in upcoming summer community events and festivals to ensure the community has access to resources, information and initiatives on weekends and evenings.
- Due to the reported success of the pilot initiative a Fall/Winter series will be offered to include daytime, evening, and weekend hours.
- The Resource and Referral Fair also highlights how coordinated access across agencies provides community members streamlined support is key.

5) **STANDING ITEMS**

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

6) **FOR INFORMATION**

None Reported.

7) **ROUND TABLE**

- Kate Ludlam, Langley Seniors Resource Society had positive comments about the Housing Solution Lab.
 - Ms. Ludlam also reported that as part of Seniors Week, there will be a pancake breakfast on June 3, 2024, at 8:30 a.m.
 - Seniors Week will include a variety of events and a talk with the Province's Seniors advocate.
- Councilor Albrecht shared information about the upcoming Langley City Community Day that will be held on Saturday, June 8, 2024.
 - The Langley City Crime Prevention Committee will offer bike valet parking that is safe and secure during the event.
 - Councilor James commented that Douglas Park School will be offering parking as part of a fundraiser.

It was MOVED AND SECONDED

THAT the meeting adjourn at 8:20 p.m.

CARRIED

CHAIR

Certified Correct:
fc

CHIEF ADMINISTRATIVE OFFICER