



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

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

**TUESDAY, June 24, 2025
AT 6:02 P.M.**

Present: Councillor Paul Albrecht, Chair
Clinton Dewet, First Nations Representative
Brent Elliot, Post Secondary Education Institution
Peter Fassbender, Development Industry
Dennis Martini, Business Community At-Large
Rick Orlando, Development Industry
Cory Redekop, Greater Langley Chamber of Commerce
Awneet Sivia, Social and Cultural Diversity, Inclusion, Equity Perspective
(via video conference)
Johnny Webb, Social Purpose Business

Regrets: Councillor Teri James, Co-Chair
Shawn Caldera, Community / Social Service Sector
Vicky Dawe, Downtown Langley Business Association
Tanya Gabara, Business Community At-Large
Jaret Lang, Post Secondary Education Institution
Kate Ludlam, Community / Social Service Sector

Staff: Francis Cheung, Chief Administrative Officer
Roy Beddow, Deputy Director of Development Services
Dena Kae Beno, Manager of Social Planning Services
(via video conference)
Wendy Dupley, Economic Development Advisor (via video conference)

Also in Attendance: C. Kuno, Associate Vice President, Planning & Development, CBRE Limited, Development Strategy & Consulting (via video conference)

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 June 24, 2025 agenda be adopted as circulated.

CARRIED

2) **MINUTES**

It was MOVED and SECONDED

THAT the May 27, 2025 meeting minutes of the Socio-Cultural Economic Development Advisory Committee be adopted as circulated.

CARRIED

3) **FOR DISCUSSION**

a) Introduction to Glover Road Innovation District Plan

Christopher Kuno, Associate Vice President, Planning & Development, CBRE Limited, Development Strategy & Consulting, requested that the Committee provide feedback on the Glover Road Innovation District Area Plan, specifically overall goals, mix of uses, development format and overall “feel” of the area. The Committee provided feedback with respect to the following:

- employment opportunities;
- residential components;
- enhancement of the corner of the Langley Bypass and Glover Road;
- food security opportunities;
- employment for students and helps industry solve problems;
- the right balance of residential and innovation to avoid high-end residential neighbourhoods that lack innovation;
- how to attract unique businesses for employment and research;
- provide a welcoming, inviting gateway to Langley City;
- actionable items (easy wins) to establish a foundation for success;
- building in flexibility around land use;
- as businesses engage in the district, also consider existing space not being utilized elsewhere that may be a better alternative for some businesses; maybe with an incentive subsidy;

Cory Redekop entered the meeting.

- engaging in discussions with Kwantlen Polytechnic University (KPU) on how they view technology innovation, and social innovation - a movement around creating opportunities for access where opportunities have not been available to people, organizations or communities in past;

- centering and leveraging research that comes of our post-secondary institutions generating research culture by being intentional about which industries and companies come into the district and how they can provide opportunities for practicum, experiential learning, co-op opportunities, etc.;
- creating thinker spaces – interactive spaces where community, industry, and research partners can begin to discuss ideas and problems;
- a need for someone willing to go through the process (i.e. development permit, leasing, etc.) coming out with a better business on the other side
- understanding challenges associated with mixing residential and research spaces, such as noise conflict, financing, etc.;
- including buffers (i.e. green spaces) around maker spaces in residential areas to avoid conflicts, spaces should meet the plan for 15-years; and
- making the built environment with a campus feel, attract right-sized businesses based on space, have a plan to attract business, provide nearby housing, wayfinding, gateways, and the city must look at zoning around the area to accommodate retail needs.

The Committee was asked to provide feedback on project requirements and non-negotiables. The Committee commented as follows:

- including a walkable path from KPU to the district;
- exploring successful walkable communities such as Venice Beach, California;
- creating public gathering spaces with green space and pedestrian-friendly amenity spaces;
- ensuring technology requirements (energy use) are in place to accommodate research and business needs;
- conducting a market assessment to understand how much floor is enough/too much, finding flexibility and understanding these “book ends” to meet the site and the market are needed to enhance the area;
- including accessibility for all forms of needs in all spaces; and
- adding nature alcoves and mindfulness spaces, as well as spaces to help people transition from working spaces to other spaces.

Christopher Kuno informed the Committee about:

- a charette scheduled for July 8, 2025 to be led by Arcadis, with an afternoon session hosted by KPU focused on those who have a stake in the future of the area (Arcadis will extend invitations);
- following the charrette, Arcadis will draft concept plans over the summer;

- additional longer-format public engagement will commence in early September followed by financial viability assessments based on mixed uses and densities to ensure plans are market viable; and
- future consideration will be given to project costing and assumptions.

Staff informed the Committee that ideas can be forwarded to Roy Beddow prior to the charette, and that the charette will translate the vision into visual form and character of the area, urban design, public spaces, and connectivity, with targeted sessions throughout the day. In response to questions, the Committee was informed that all major property owners, development companies, and KPU will be invited to participate.

b) Citizens' Assembly Process Update

Dena Kae Beno, Manager of Strategic Initiatives and Social Planning, provided the Committee with a PowerPoint presentation highlighting the:

- June 11, 2025 Solutions Lab event
 - participants tested ideas regarding resilient neighbourhood networks, inter-governmental advocacy/community navigators, and increased RCMP/Bylaws visibility;
 - evening community dialogue included RCMP and Langley City departments;
 - participants expressed concerns regarding pedestrian safety and e-scooters, and commented on what it means to have more patrols in area, more connections with neighbours, and learning about what service agencies do; and
 - a progress report will be prepared for the next dialogue session including what actions have been taken to date and how they fit into overall community safety policies.
- June 26, 2025 Inaugural Community Forum (8:30 am – 4:30 pm)
 - to review the Community Safety, Well-being, and Resilience Framework; and
 - Forum information will inform will support resource modeling and inform the University of the Fraser Valley's data work and ongoing citizens assembly processes that will reconvene in the fall.

c) Social Streets Initiative Calendar of Events and Purpose of Activities

Dena Kae Beno, Manager of Strategic Initiatives and Social Planning, described the Social Streets Initiative (SSI) and efforts planned with citizens through co-design workshops to gauge what belonging and safety means.

The Committee was informed about the calendar of events including the July 23, 2025 at Linwood Park, August at Hunter Park, September Arts

Alive-Downtown Langley City at Rotary Park, and September and October pop-up farmers markets and food system activities.

A comment was offered about the importance of open dialogue between people and law enforcement to better understand their presence at events. Staff commented that the RCMP have been a collaborative partner since the SSI pilot project started, providing opportunities for informal conversations between the community and RCMP, and that in-person surveys at Village Café events in 2025 include questions around what safe and inclusive community is.

d) Look Ahead: Fall 2025

Dena Kae Beno, Manager of Strategic Initiatives and Social Planning, informed the Committee about the following calendar of events:

- Langley City's Healthy Data Dashboard live in Summer/Fall 2025;
- Village Café Series focused on civic life and participation September through November;
- Community Voices Panel in October;
- Solutions Lab and community dialogue #2 in October;
- Citizen's Assembly presentation to Council in October;
- Citizen's Assembly service level review outcomes in October;
- Community, Safety, Well-being and Resilience Implementation Plan (subject to Council approval); and
- 2025 Citizen's Assembly and Village Safe Series Chronicle-presentation to Council in November.

ACTION: Dena Kae Beno to provide the SCEDAC with a summary of Strategic Initiatives and Social Planning event dates and locations.

e) Launch of the Langley City Business Retention and Expansion Program

Wendy Dupley, Economic Development Advisor, provided the Committee with a PowerPoint presentation regarding the Business Retention and Expansion (BRE) Program highlighting BRE benefits to the community, partnership with Invest Vancouver, temperature check survey to be launched on Let's Chat Program, and outcomes.

In response to questions, staff informed the Committee that:

- to retain existing businesses associated with the Glover Road Innovation District, the process must include communications (like business walks) with businesses to ensure they understand the project

and its impacts, what part they see themselves having in an innovation district, and to understand their needs and expectations;

Peter Fassbender left the meeting.

- understanding the business community and each businesses' challenges is important to implement a plan to keep businesses engaged to be successful; this will be the focus of the business walks;
- the City is not authorized to use business email addresses for anything other than what they are collected for due to privacy laws; staff will reach businesses through promotion with partners sharing a link to the portal;
- partnering with Invest Vancouver will provide a resource to help follow up with businesses, building relationships and trust; and
- introducing collective impact is a collective stewardship model - a research design team model provides for diverse perspectives and focus is on collaborative actions and achieving shared outcomes; staff can provide presentations to other committees.

The Committee offered the following comments:

- the Langley Chamber of Commerce has conducted business walks twice in the past two years to understand their business and community challenges;
- the City has previously conducted business walks with limited to no follow up, a critical component to ensure businesses know where to go when they want to have a conversation;
- attending Langley Chamber of Commerce meetings to share plans and include them in follow up; consider what that may look like to amplify the message or share thoughts and issues with community and business; and
- The Crime Prevention Committee is also initiating business walks from a crime prevention and community safety lens and communication is needed to avoid duplication of effort and share information.

4) **STANDING ITEMS**

The Committee was informed about the Food Tech Forum scheduled for September 23, 2025. The agenda is currently being developed, posters with QR code will be made available shortly, KPU is partnering, there will be door prizes and swag tables, and the event is being co-promoted with Langley Chamber of Commerce.

5) **FOR INFORMATION**

6) **ROUND TABLE**

The next meeting will be held on July 22, 2025, at 6:00 pm with the location to be determined. The Chair informed the Committee that an email will be sent out to members to reschedule the meeting due to availability.

7) **ADJOURNMENT**

It was MOVED AND SECONDED

THAT the meeting adjourn at 7:24 p.m.

CARRIED

CHAIR

Certified Correct:
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CHIEF ADMINISTRATIVE OFFICER