

PARKS, RECREATION, AND CULTURE PLAN



TERRITORIAL ACKNOWLEDGEMENT

The City of Langley is located within the traditional and unceded territories of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

COMMUNITY ACKNOWLEDGEMENT

We appreciate the input provided by many members of the Langley City community. The project team was inspired by your passion and commitment to the city.



TABLE OF CONTENTS

Executive Summary	i
Context and Purpose	i
Community Engagement	i
Vision and Goals	ii
Key Recommendations	iii
Implementation Plan and Next Steps	iv
1 Overview	1
1.1 Context and Purpose	1
1.2 Policy Framework	3
1.3 Community Input	9
2 Community Overview	19
2.1 Community Context	19
2.2 Demographics	21
2.3 Implications for Parks, Recreation, and Culture	23
2.4 Relationship with the Township of Langley	24
3 Trends & Benefits	25
3.1 Parks, Recreation, and Culture Trends	25
3.2 Benefits	30
4 Vision for the Future	33
4.1 Vision	33
4.2 Goals and Objectives	34
4.3 Guide to the Analysis and Recommendations	35
5 Outdoor Recreation	37
5.1 Parks	37
5.2 Outdoor Amenities	55
5.3 Trails	76

6	Recreation & Culture Programs & Services	85
6.1	Customer Service, Marketing, and Administration	85
6.2	Recreation Programs	89
6.3	Arts and Culture Programs	96
6.4	Festivals and Events	100
6.5	Partnerships and Inclusion	103
7	Major Facilities	109
7.1	Indoor Recreation Spaces	109
7.2	Aquatic Facilities	116
7.3	Sendall House	122
7.4	Facilities Managed by Others	123
7.5	Performing Arts Centre	126
8	Implementation Plan	129
8.1	Implementation Strategies	129
8.2	Phasing and Relative Costs	131
8.3	Measurement Tools	144
8.4	Next Steps	145

Appendices

A: Phase 1 Qualitative Community Input	147
B: Parks	151
C: Facility Details	153
D: Phase 1 Community Input on Priorities	161

Maps

Map 1 Existing Parks and Trails
Map 2 Parks Spatial Analysis
Map 3 Existing and Proposed Parks and Trails

EXECUTIVE SUMMARY

Context and Purpose

Langley City is at an exciting stage of its evolution. In 2013, when the previous Parks, Recreation, and Culture Master Plan (PRC Master Plan) was completed, the City was well on its way to becoming an urban centre. With significant population growth, the impending arrival of SkyTrain, and an increasingly multicultural population, Langley City is becoming a dynamic community that provides unique opportunities to residents and visitors alike. The City has significant parks, trails, and diverse indoor and outdoor recreation and culture amenities, many of which have been added or improved in the past 10 years.

The purpose of this project is to prepare a comprehensive 10-year Parks, Recreation, and Culture Plan that will provide direction to City Council and staff on the acquisition and development of parks and open spaces, recreation and cultural facilities, and the delivery of services to best meet the needs of the growing and changing community.

Community Engagement

A successful Parks, Recreation, and Culture (PRC) Plan requires input from the community. A diverse engagement process was used to understand the community's interests, desires, and priorities for the future of parks, recreation, and culture. Phase 1 of the engagement focused on visioning and included a community survey, workshops, interviews, and emails. Phase 2 focused on confirming and setting priorities based on the draft vision, goals, and recommendations. In total, there were over 1,620 touch points.



Vision and Goals

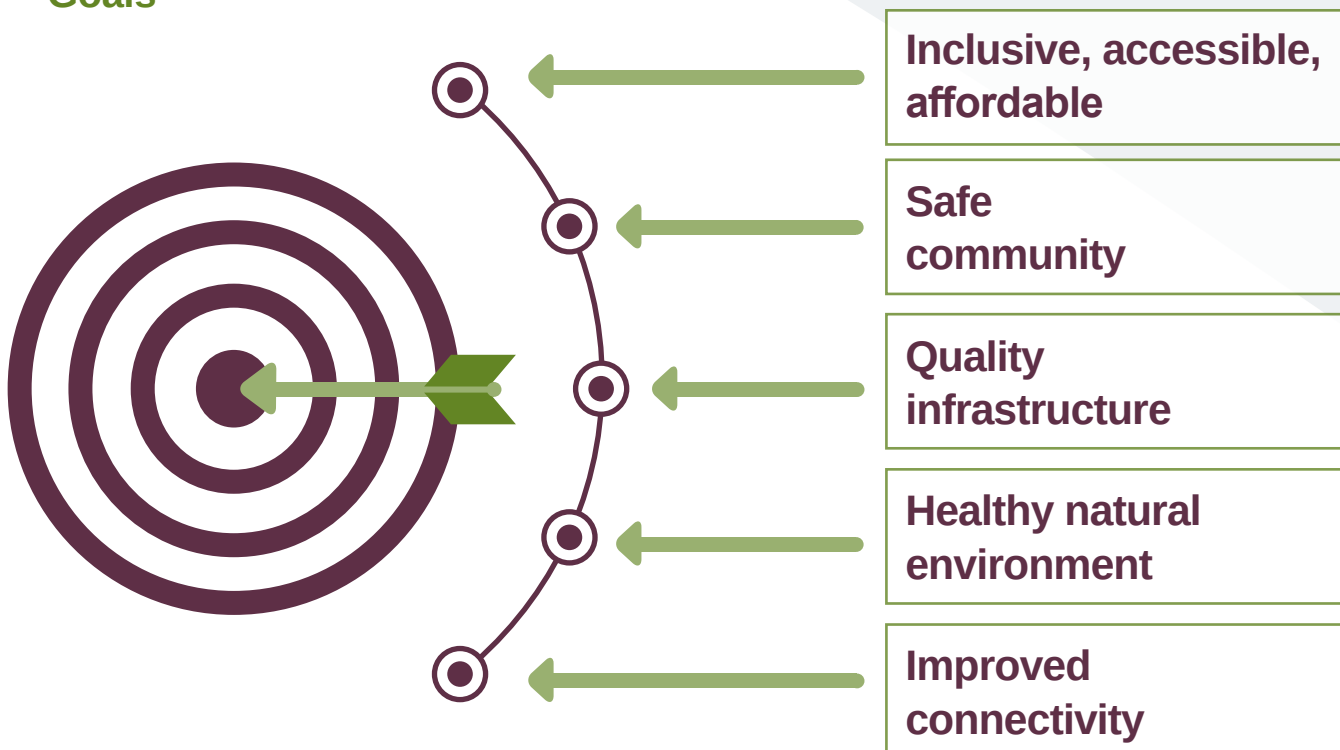
The following vision and goals objectives are a synthesis of the City's existing strategies and community input.

Vision



Langley City is **“the Place to Be”** for diverse parks, recreation activities, and cultural experiences. These opportunities strengthen community connections, support healthy and active lifestyles, protect and enhance the environment, and welcome everyone.

Goals



Key Recommendations

The following is a high-level overview of the key recommendations:

Parks

- Acquire new parkland in developing areas
- Conduct major upgrades to the following parks – City Park, Buckley Park, Douglas Park, Nicomekl Floodplain, Hydro corridor, Penzer Park, Uplands Dog Off-leash Park, Innes Corners Plaza, Conder Park, Rotary Centennial Park, Sendall Gardens

Outdoor Amenities

- Upgrade park amenities – older multi-sport courts, shade at playgrounds, washrooms
- Add park amenities – community gardens, picnic facilities, artificial turf field, spray park, new dog off-leash park, more tennis courts, beach volleyball courts, bike pump track, skate park

Trails

- Acquire land to support trail connectivity
- Expand the trail system with new trails, paving, and infrastructure
- Increase wayfinding signs, especially in the Nicomekl Floodplain

Recreation and Culture Programs and Services

- More fitness classes, lifestyle programs, social programs for all ages, and visual and performing arts classes
- More outdoor programs, events
- Childminding with fitness facilities
- More partnerships, more focus on equity, diversity, and inclusion

Indoor Recreation Spaces

- Upgrade and expand Timms Community Centre
- Renovate Douglas Recreation Centre as an interim measure
- Replace or significantly renovate/expand Douglas Recreation Centre

Aquatic Facilities

- Plan and build a new indoor aquatic facility
- Upgrade Al Anderson Memorial Pool to improve the energy use and recreation opportunities for the interim or long term

Culture and Multi-Use Facilities

- Explore opportunities for a Public Private Partnership in the development of a Performing Arts Centre
- Explore opportunities for a fundraising campaign and seek support from philanthropists
- Replace Sendall House with an environmental and multi-use facility
- New multi-use community building to replace the aging lawn bowling facility

Implementation Plan and Next Steps

The implementation plan identifies the proposed phasing and relative costs associated with the recommendations based on community priorities. Next steps address the collaboration, budgeting, and processes that will be used to implement the recommendations.



1

OVERVIEW

1.1 Context and Purpose

Langley City is at an exciting stage of its evolution. In 2013, when the previous Parks, Recreation, and Culture Master Plan (PRC Plan) was completed, the City was well on its way to becoming an urban centre. With significant population growth, the impending arrival of SkyTrain, and an increasingly multicultural population, Langley City is becoming a dynamic community that provides unique opportunities to residents and visitors alike. The City has significant parks, trails, and diverse indoor and outdoor recreation and culture amenities, many of which have been added or improved in the past 10 years.

Langley City is a designated Regional City Centre in the Metro Vancouver Regional Growth Strategy. Home to over 28,000 residents, it is a geographic “Nexus of Community” connecting Metro Vancouver with the Fraser Valley. Although Langley City is a relatively small municipality of 10 square kilometres, it is known for its pedestrian-oriented downtown, a regional ‘High-Street’ shopping district, a dynamic mix of high-density residential neighbourhoods and suburban communities, and one of the most active industrial and service commercial land bases in the Lower Mainland. The City shares borders with the Township of Langley on three sides to the south, east and north, and City of Surrey to the west.

The Nicomekl (nəḍəməḍəl) River runs east-west across the City, dividing it into two halves – the north and south of the Nicomekl River and floodplain. To the south are ten of the City’s parks and tree-lined residential neighbourhoods. North of the river are five City parks, the City Centre commercial area, and industrial land, plus residential development that is mostly higher density. The floodplain is an important feature of the City’s greenspace and trail network, and it provides important habitat for wildlife.

Over the next few decades, Langley City is expected to experience significant population and job growth. By 2050, Langley City will be home to over 41,000 residents, a 48% increase from 2018. The City is targeting high-density development in the City Centre to coincide with the arrival of the SkyTrain station near 203rd Street and Fraser Highway. Despite the growth, Langley City has managed to retain its attractive small-town feel and strong sense of community. Residents point to the parks and green spaces as among the main features they enjoy about living in Langley City.

The purpose of this project was to prepare a comprehensive 10-year PRC Plan that will provide direction to City Council and staff on the acquisition and development of parks and open spaces, recreation and cultural facilities, and the delivery of services to best meet the needs of the growing and changing community.



1.2 Policy Framework

Langley City's Parks, Recreation, and Culture Plan takes direction from the City's key plans and strategies, which are summarized below.

Transportation Plan (2023)

Langley City is updating its 2014 Transportation Plan (TP) to shape the future of transportation in Langley City and respond to changing transportation needs and trends.

Transportation is an important part of everyone's daily lives – it affects how people move throughout Langley City, how the community looks and feels, and how residents interact with one another. The City's transportation system is changing, with the new SkyTrain extension being built, a growing population, and new housing and commercial developments. Transportation decisions affect the community's health, environment, and economy.

Through the Transportation Plan, Langley City will identify strategies and projects to improve the transportation network for all users. The final TP will address how most people move around Langley City, including driving, walking, bicycling, and public transportation. The expectation is that the TP will align with this document, especially the pedestrian network and trails component.

Poverty Reduction Strategy (2022)

Langley City is collaborating with the Township of Langley on a Poverty Reduction Strategy with funding provided by the Union of BC Municipalities (UBCM) and guided by the poverty reduction task group. The strategy will provide guidance to the community partners, agencies, and municipalities based on the Province's four guiding principals – affordability, opportunity, reconciliation, and social inclusion.

Langley City: Nexus of Community (2018)

Langley City created a visioning document to guide Langley City through the next phase of growth and development with the introduction of the rapid transit system in Langley City. This document introduces the four-pillar foundation on which to move forward:



Official Community Plan (2021)

The City's Official Community Plan (OCP) acts as the primary guiding vision for the future of the community. In 2018, Langley City Mayor and Council voted unanimously to adopt a new vision to guide growth and development over the next 25 years, building on the Nexus of Community's four pillars.

The OCP envisions a vibrant Langley City that is a complete and inclusive community, where all feel safe, capable, and valued. There are affordable living options for residents and plentiful jobs and investment opportunities. Langley City boasts a strong, responsive, and forward-thinking economy, generated by technological innovation and supportive local services and educational facilities. Langley City is also rich with cultural, entertainment, and recreational destinations that strengthen community connections, support healthy lifestyles and create unique and memorable experiences that appeal to locals and tourists alike.

The OCP is organized around Five Big Themes that have emerged as key directions from the OCP consultation process:

- Affordable living and diverse housing for all generations
- A highly connected City aligned with rapid transit
- A safe and inclusive community rich with cultural destinations
- A responsive economy that creates new jobs
- Environmental solutions to fight climate change

Three of the five big themes are directly related to parks, recreation, and culture:

- **"A Highly Connected City"** – can be achieved partly through the trail network
- **"A Safe and Inclusive Community Rich with Cultural Destinations"** – can be achieved partly through parks, recreation, and culture facilities and services that offer inclusivity, accessibility, diversity and equity
- **"Environmental Solutions to Fight Climate Change"** – can be achieved partly through the environmentally sensitive lands protected within parks and the way nature is integrated into parks, road corridors, and other public spaces; facility designs that respect energy consumption can also address this theme

The OCP also includes specific policies directing the acquisition of new parkland and new public open spaces/plazas and undertaking park improvements, among other park-related initiatives and directions, through City-led and -funded projects and development-related contributions as the City grows. The OCP's Land Use Plan identifies specific locations for new park/public open spaces and civic/community facilities in proposed development areas along Fraser Highway and Glover Road, as well as 'potential study areas' for future transit-oriented redevelopment that will require new parkland and public open space.

The OCP's District Policies (Appendix B) also includes specific policies and direction to acquire and create new parkland, public open space, plazas, and community facilities in new growth districts, such as the 196 Street SkyTrain Station and the 203 Street SkyTrain Station areas, along the Fraser Highway corridor between 200th and 208th Street, and within the Innovation Boulevard Plan area between Kwantlen Polytechnic University and downtown.

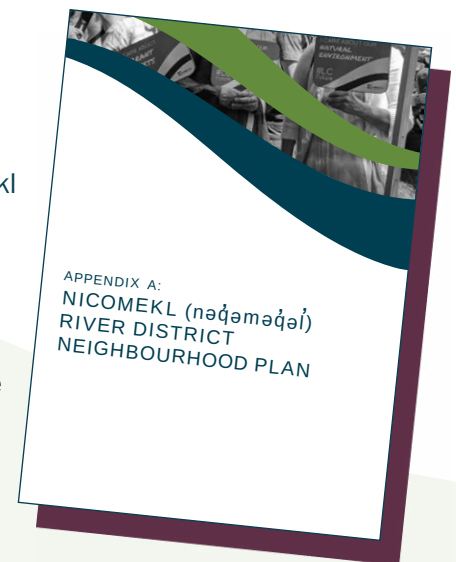
Nicomekl River District Neighbourhood Plan (2021)

The Nicomekl River District Neighbourhood Plan is part of Langley City's Official Community Plan (OCP). The plan was created to guide land use change, development, and public space improvements within the Nicomekl River District Neighbourhood, which is Langley City's key future growth area. On the northern banks of the river lies a dynamic mix of townhomes and low-rise apartments with a few clusters of single detached homes, all within walking distance of downtown Langley City. The area south of the Nicomekl consists mostly of single detached homes and some townhouse complexes within an aging neighbourhood that hasn't experienced the same redevelopment activity as north of the Nicomekl.

The lack of north-south connections within Langley City along with the sheer width of Nicomekl's river corridor divides the community, not just from a transportation perspective but also through the lens of other infrastructure services like water and sewer. This neighbourhood plan unites north and south banks by increasing and bolstering connections, creating a finer-grained density transition to the south side of the river, and fronting development on the park in a manner that respects and enhances the existing floodplain.

The neighbourhood plan outlines policies and development permit area guidelines specific to the neighbourhood based on three foundational narratives:

- **We belong to this place** – the celebration of the people and their place within the river corridor
- **Net gains to the triple bottom line** – environmental health, social cohesion, and economic development
- **Safety first** – two major concerns including flooding and personal safety while using trails

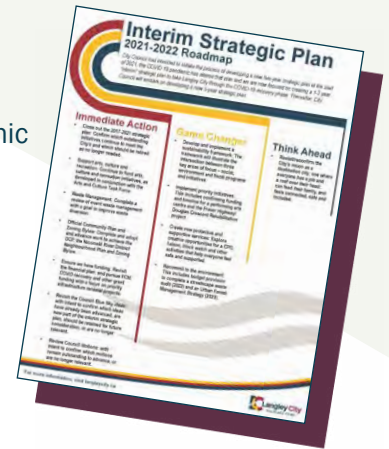


The neighbourhood plan outlines three big moves to create an all-season path that improves the vitality and visibility of the corridor, provides trailhead improvements that create inviting entrances into the natural space, and inserts lookout platforms throughout the floodplain to provide beautiful vistas of the river landscape.

Interim Strategic Plan 2021–2022 Roadmap

City Council had intended to initiate the process of developing a new five-year strategic plan at the start of 2021, however the impacts of the COVID-19 pandemic altered that plan resulting in a one- to two- year “interim” strategic plan to take Langley City through the COVID-19 recovery phase.

Council’s vision is to create and support a vibrant, healthy, and safe community. The “roadmap” is divided into immediate actions, game changers, and opportunities to think ahead. This PRC Plan is consistent with the direction of the strategic plan.

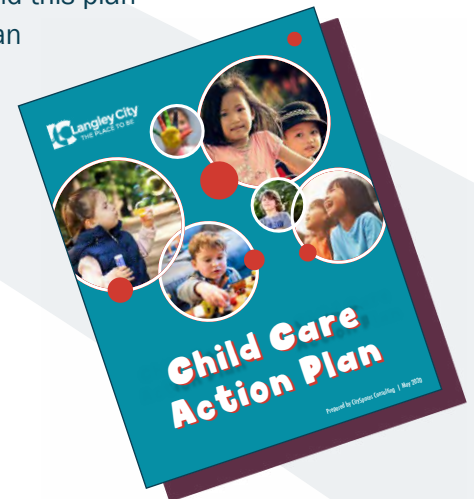


Child Care Action Plan (2020)

This plan recognizes that childcare is an important need in Langley City and this plan provides a strategy to address these needs and issues. The goal of the plan is to prioritize affordable, equitable, accessible, and quality childcare that meets the diverse needs of Langley City residents. A key issue identified in this plan is the lack of space to improve childcare services. This is linked to the available parks, public spaces, and facilities such as recreation and community centres.

The recommended actions are grouped within six categories:

- To improve childcare affordability
- To increase the number of quality licensed spaces
- To strengthen partnerships and collaboration
- To explore strategies to address staffing challenges
- To review existing before and after-school programming and identify areas for expansion
- To monitor data and understand how childcare needs change over time



Langley City Homelessness Strategic Plan (2016)

Limited affordable and suitable housing is one of the driving factors of homelessness. Other contributing pathways into homelessness include poverty, circumstantial situations, unemployment and financial hurdles, mental health issues, addictions, and family violence and breakdown. Initiated by Langley City and the Langley Homelessness Task Force, this Homelessness Strategic Plan provides a framework of strategies to address and prevent homelessness in Langley City.

Parks and recreation facilities offer crucial spaces for people experiencing homelessness to access services and amenities. However, there can be issues with perceived safety in spaces that are used by the public. Nineteen strategies are presented, including capacity building, prevention, housing strategies, and strategies to create a more inclusive community. This PRC Plan respects those strategies.



City Park Master Plan (2016)

This plan was prepared through a public engagement process by Binnie. At the south end of the park, it proposes a new fieldhouse, covered lacrosse box, open space with a leash-optional dog area, flexible/event spaces, and new parking areas. In the centre of the park, it proposes enhanced and expanded water park and playground, reduced parking, enhanced picnic shelter, and a new play area for small children. At the north of the park, proposals include a new grass field, new washroom/concession building, baseball field upgrades, and a park entrance/staging area.

Buckley and Penzer Parks (2016)

This plan was prepared through a public engagement process by Binnie. The plan for Penzer Park proposes bike park improvements, urban sports court, new playground, enhanced parking, a community garden, wetland feature, loop pathways with boardwalk, and planting more vegetation. The proposal for Buckley Park includes passive park space, a grass field with backstop, an improved entrance, terraced view stage, enhanced playground, perimeter looped paths, and an enhanced path to Penzer Park.

Brydon Park Renewal

A two-phase plan for renewal of Brydon Park was prepared by Binnie. Phase 1, already built, includes a new dog off-leash area and playground. Phase 2 includes picnic shelters, washrooms, spray park, and outdoor fitness.

Parks, Recreation, and Culture Master Plan (2013)

The previous Parks, Recreation and Culture Master Plan was completed in 2013 by Urban Systems, and provided direction to City Council and staff on the acquisition and development of parks and open spaces, recreation and culture facilities and the delivery of services to best meet the needs of the changing community.

The vision, developed through the planning process, states that Langley City is a place where:

- people have healthy and active lifestyles
- a variety of safe, accessible, and affordable recreation and culture opportunities are welcoming to all
- residents have pride in the community and a strong sense of belonging
- the natural environment is respected, protected and enhanced for the enjoyment and benefits it provides
- the economy is stimulated by the parks, recreation, arts and culture amenities and services

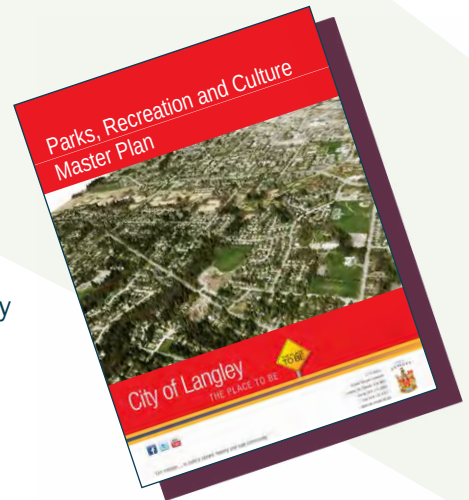
Many of the recommendations of that plan have been implemented. Others need updating due to the City's evolution and growth.

Nature Trail Network Plan (2005)

The Nature Trail Network Plan provides a classification system, trail maps, and design guidelines for three types of off-road recreational trails and associated infrastructure and staging areas. The primary purpose of the Nature Trail Network Plan was to develop a long-term strategy for improving the City's trail system. The objectives were:

- To expand and connect the trail system
- To develop an identifiable character or theme for the major trails and a consistent set of design standards for the various levels of trail
- To improve support facilities for trail users, including trail heads, parking areas, washrooms, and interpretive signage
- To integrate nature trails with the on-street bicycle and pedestrian network
- To ensure that the proposed trail system addresses environmental considerations
- To recognize heritage resources and provide information about these to trail users

This plan builds on the framework established by the Nature Trail Network Plan.



1.3 Community Input

A successful PRC Plan requires input from the community. A diverse engagement process was used to understand the community's interests, desires, and priorities for the future of parks, recreation, and culture.



876
PEOPLE

Community Survey 1

September 23 – October 14, 2021



47
PEOPLE

Virtual Visioning Workshops

September 23 – 28, 2021



7
PEOPLE

Interviews

October 13 – 22, 2021



142
PEOPLE

Pop-Up Engagement

November, 2021



518
PEOPLE

Community Survey 2 on Draft Plan

April 6 – 26, 2022



26
PEOPLE

Community Workshop on Draft Plan

April 12, 2022

The draft PRC Plan was sent to the four Indigenous nations for input. The City will work with Indigenous communities during plan implementation.

Key Findings from Phase 1 Engagement

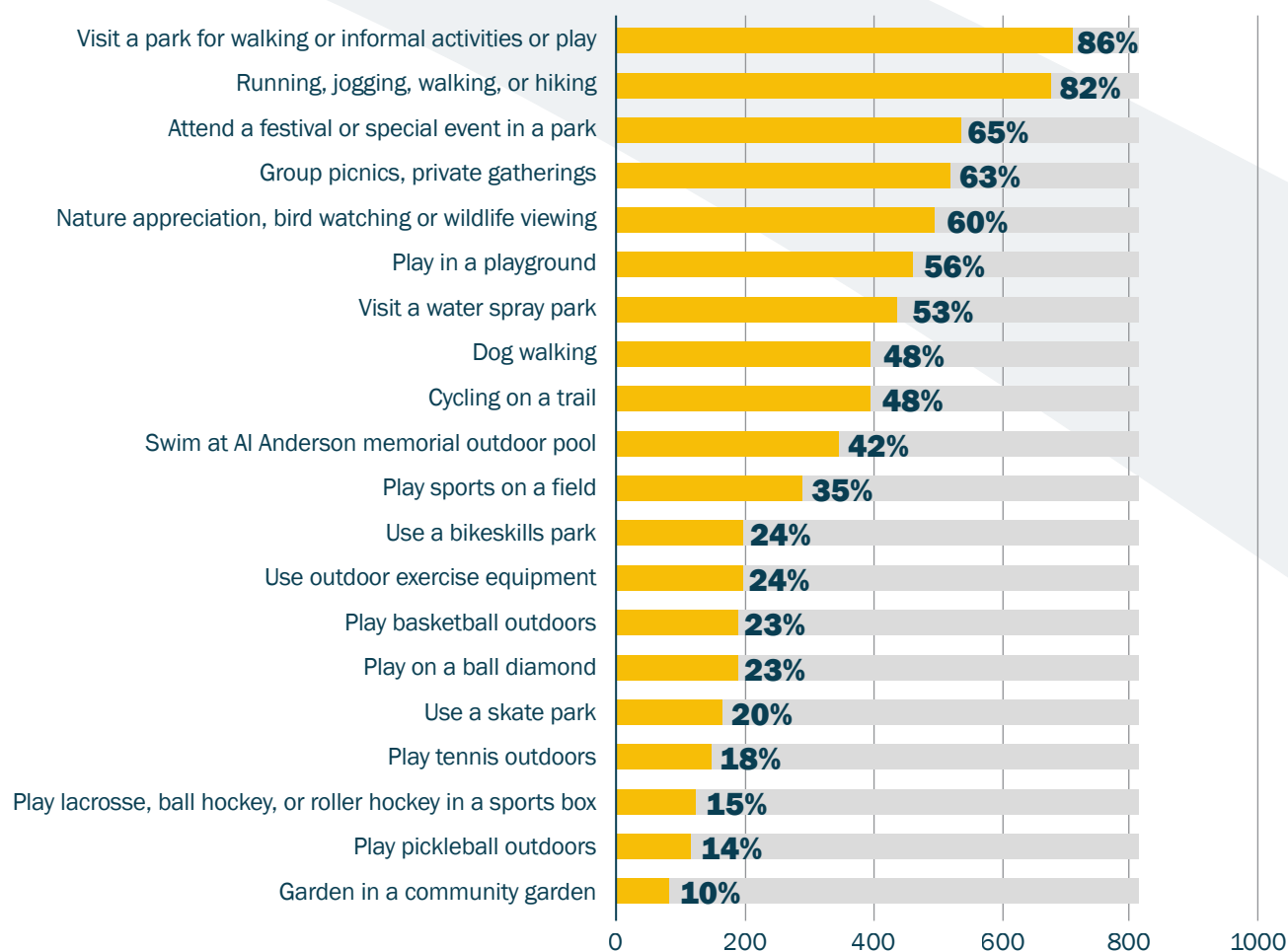
The community survey was the most important engagement tool due to the high response rate. The full community survey report is available from Langley City. Qualitative input from the workshops and pop-up engagement is summarized in Appendix A. Survey respondents reflected a full range of age groups, with the highest proportion (37%) in the 30 to 44 age bracket; almost 60% had children in their household. Respondents were evenly split between those living north and south of the Nicomekl River.

A summary of the key responses and themes are highlighted below.

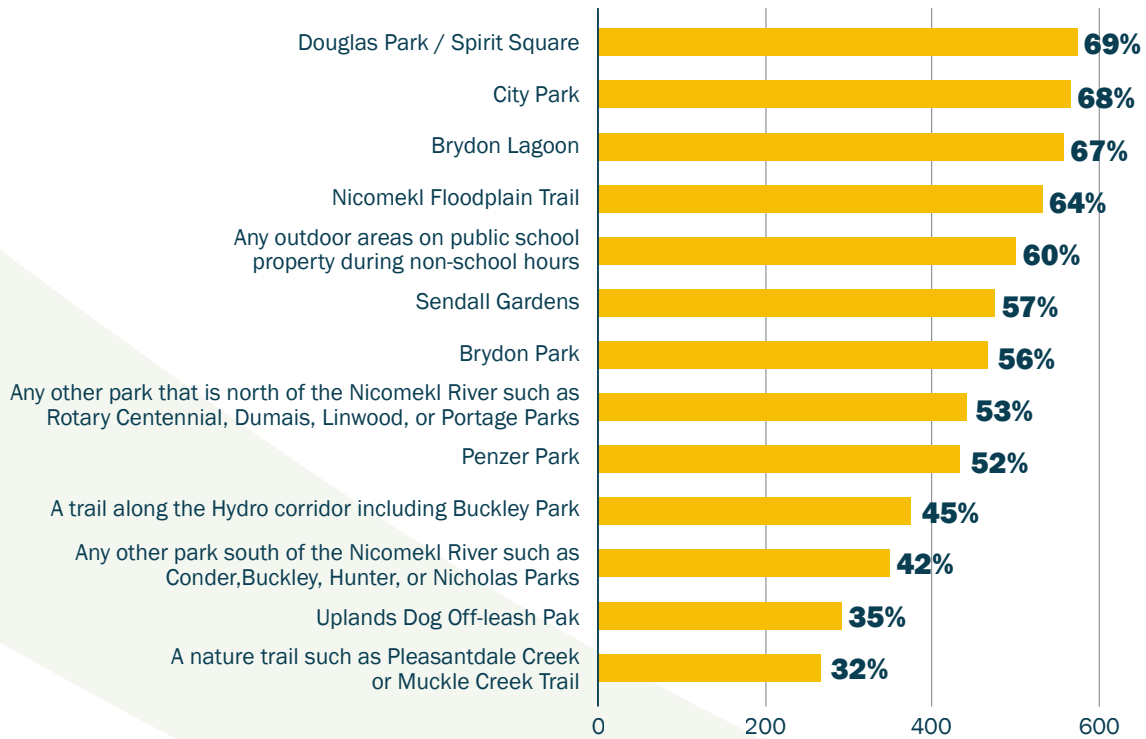
Parks and Trails

- High participation and satisfaction for paths and trails
- 43% of respondents said that their use of parks and trails increased during COVID-19 and most expect it to stay at that level

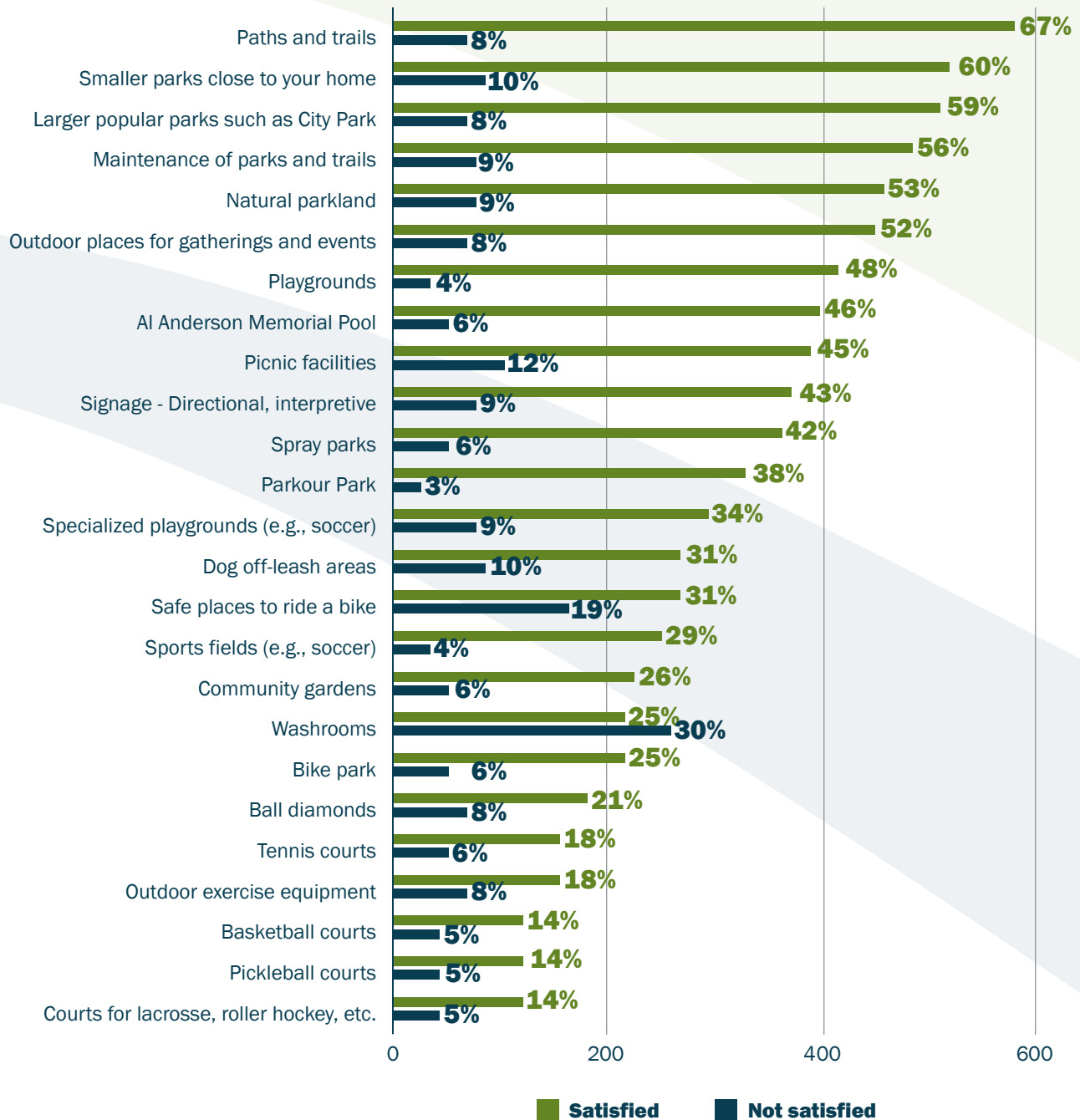
PARTICIPATION IN OUTDOOR ACTIVITIES AT A PARK OR TRAIL *



*Participation questions displayed here are for a typical year prior to COVID-19. The survey summary report has additional information on participation during the pandemic and frequency of participation.

USE OF THE FOLLOWING PARKS OR TRAILS

SATISFACTION WITH OUTDOOR AMENITIES**

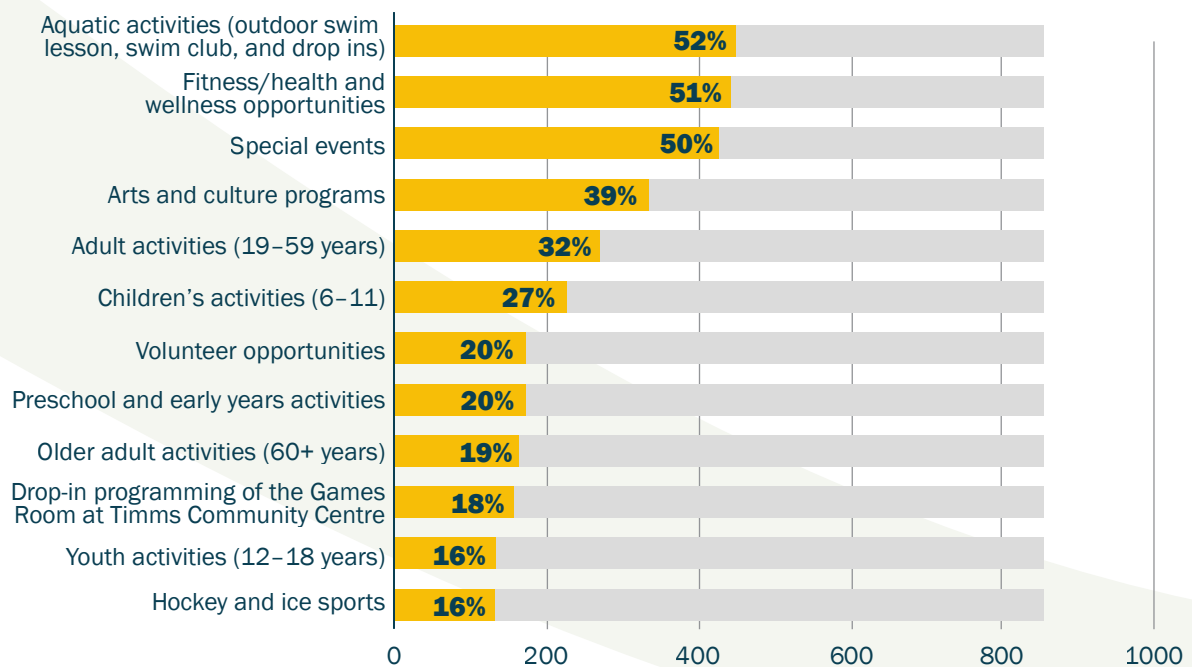


** For all satisfaction questions in this report, “neutral” and “don’t know” are not displayed on the graphs. That information is available in the survey summary report.

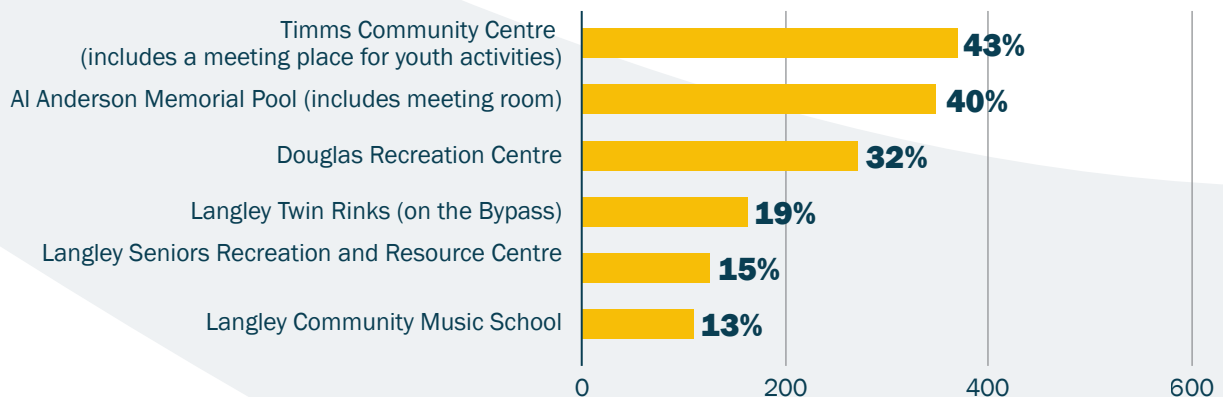
Recreation and Culture

- Around half of respondents participated in aquatic, fitness, and special event activities prior to COVID-19
- High satisfaction with Timms Community Centre, Al Anderson Memorial Pool, and Douglas Recreation Centre

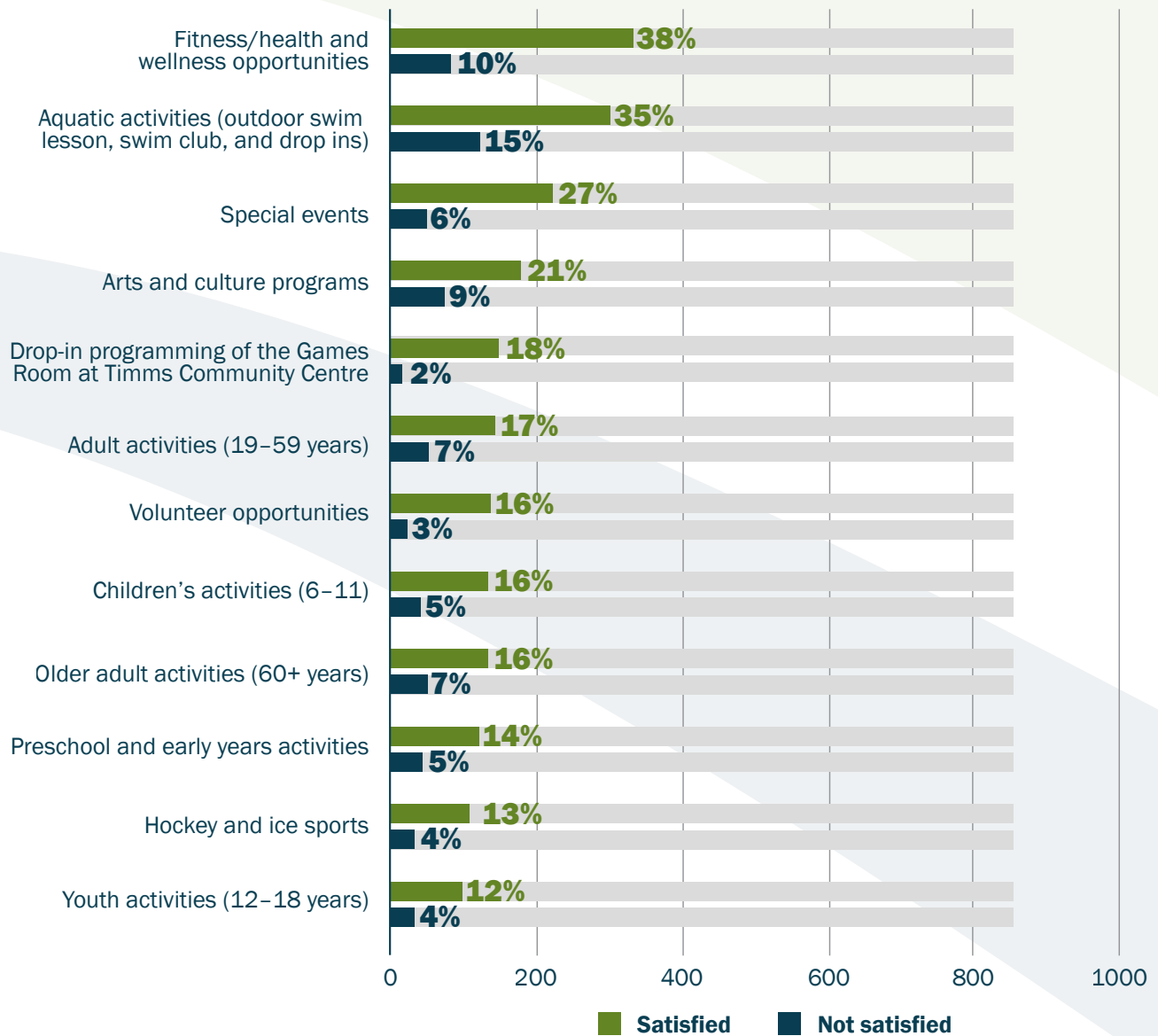
PARTICIPATION IN PROGRAMS AND EVENTS

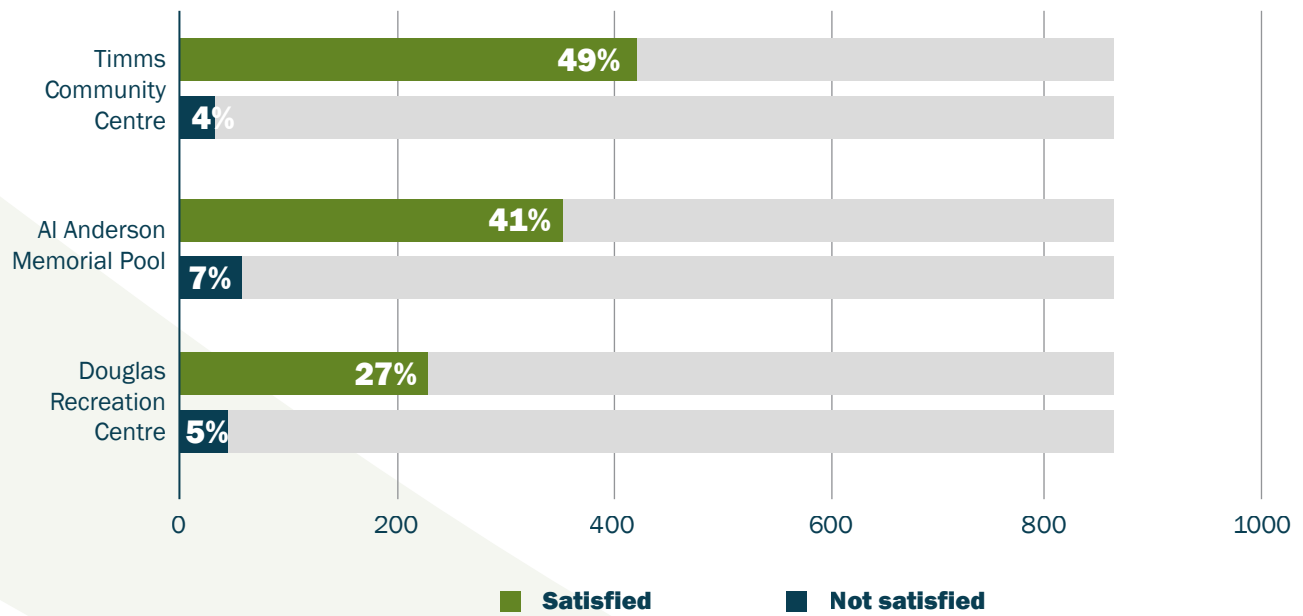


PARTICIPATION AT RECREATION AND CULTURE FACILITIES



SATISFACTION WITH PROGRAMS AND ACTIVITIES



SATISFACTION WITH INDOOR FACILITIES

Opportunities outside Langley City

Participants were asked for which indoor or outdoor activities they regularly travel outside the City, which is an indicator of potential gaps. The following were the top choices mentioned by 10 or more respondents (numbers in brackets identify number of respondents mentioning item in an open-ended question).

Swimming (75)	Hockey (20)	Accessing beaches (11)
Hiking (43)	Arts and Theatre (17)	Water parks (10)
Walking (31)	Baseball (15)	Skiing (10)
Biking (26)	Soccer (13)	

Limitations to participation

Participants were asked what limits their participation in recreation programs and activities. The following were the top limitations:

- Programs are often full, hours of programs
- Health – illness, injury, disability
- Affordability
- Transportation – especially transit and bike lanes
- Safety and security – drug use and those experiencing homelessness



Top Needs

The following were identified as the top needs on the survey:

Parks and Trails

- Parks, greenspaces and gathering spaces – picnic areas, natural areas, more dog parks
- Trails – bike trails, trails
- Improve safety – discarded drug paraphernalia and an increase in unhoused populations

Outdoor Activities

- Better baseball facilities
- More pickleball courts
- More pools
- More tennis courts

Indoor Facilities

- Indoor pool
- Theatre / arts and culture centre

Indoor Programs

- More options for all age groups
- More programs for seniors
- More swimming options



Key Findings from Phase 2 Engagement

During the second phase of engagement, there was a high level of support for the draft vision and goals. The following were the top three priorities for the draft recommendations in each topic area. Additional input on priorities is in Appendix C.

Park Improvements

- City Park
- Buckley Park
- Douglas Park

Proposed Amenities

- Trails
- Community gardens
- Picnic facilities

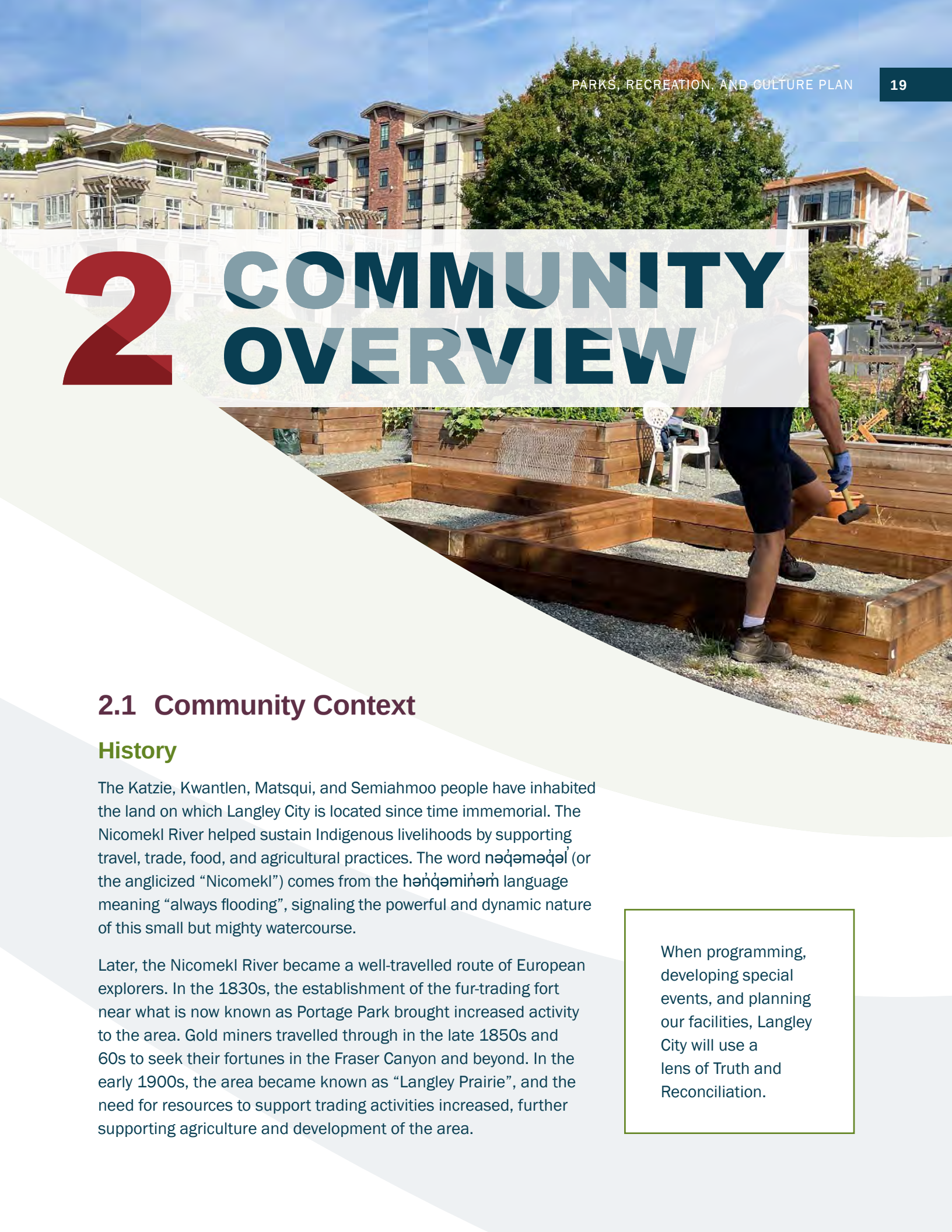
Programs and Services

- More fitness classes
- Lifestyle and arts and culture programs
- Social programs for all ages

Additional Facilities

- Indoor aquatic facility
- Expand Timms Community Centre
- Replace or renovate Douglas Community Centre





2 COMMUNITY OVERVIEW

2.1 Community Context

History

The Katzie, Kwantlen, Matsqui, and Semiahmoo people have inhabited the land on which Langley City is located since time immemorial. The Nicomekl River helped sustain Indigenous livelihoods by supporting travel, trade, food, and agricultural practices. The word *nəḡəməḡəl* (or the anglicized “Nicomekl”) comes from the *hənḡəmiḡən* language meaning “always flooding”, signaling the powerful and dynamic nature of this small but mighty watercourse.

Later, the Nicomekl River became a well-travelled route of European explorers. In the 1830s, the establishment of the fur-trading fort near what is now known as Portage Park brought increased activity to the area. Gold miners travelled through in the late 1850s and 60s to seek their fortunes in the Fraser Canyon and beyond. In the early 1900s, the area became known as “Langley Prairie”, and the need for resources to support trading activities increased, further supporting agriculture and development of the area.

When programming, developing special events, and planning our facilities, Langley City will use a lens of Truth and Reconciliation.

The arrival of the Vancouver, Victoria, and Eastern Railway in 1908 and the British Columbia Electric Railway in 1909 attracted more people. With the railways came new businesses and increased development. The City separated from the Township of Langley in 1955, forging its own future. Over the next few decades, Langley City grew a large industrial base and established itself as a major hub within Metro Vancouver.

Environment

Langley City is situated on the rich and fertile land of the Fraser Valley, only 24 kilometres from the Pacific Ocean. With the mountains to the north and Georgia Strait to the west, the City enjoys a temperate climate. The mild winters bring significant precipitation, but only ten days of snow on average, keeping the area green all year.

The Nicomekl River runs for 34 kilometres through the Lower Mainland, passing through three jurisdictions – the Township of Langley, Langley City, and the City of Surrey – before emptying into Boundary Bay. The river is a key regional connection between larger contiguous habitat reserves within neighbouring agricultural lands. The Nicomekl riparian corridor and its tributaries are the highest value and most sensitive environmental feature within the City. It has been used for fishing, travel, and other activities for thousands of years. The river is now a focal point for access to nature and outdoor recreation opportunities with a multi-use trail through most of the corridor.



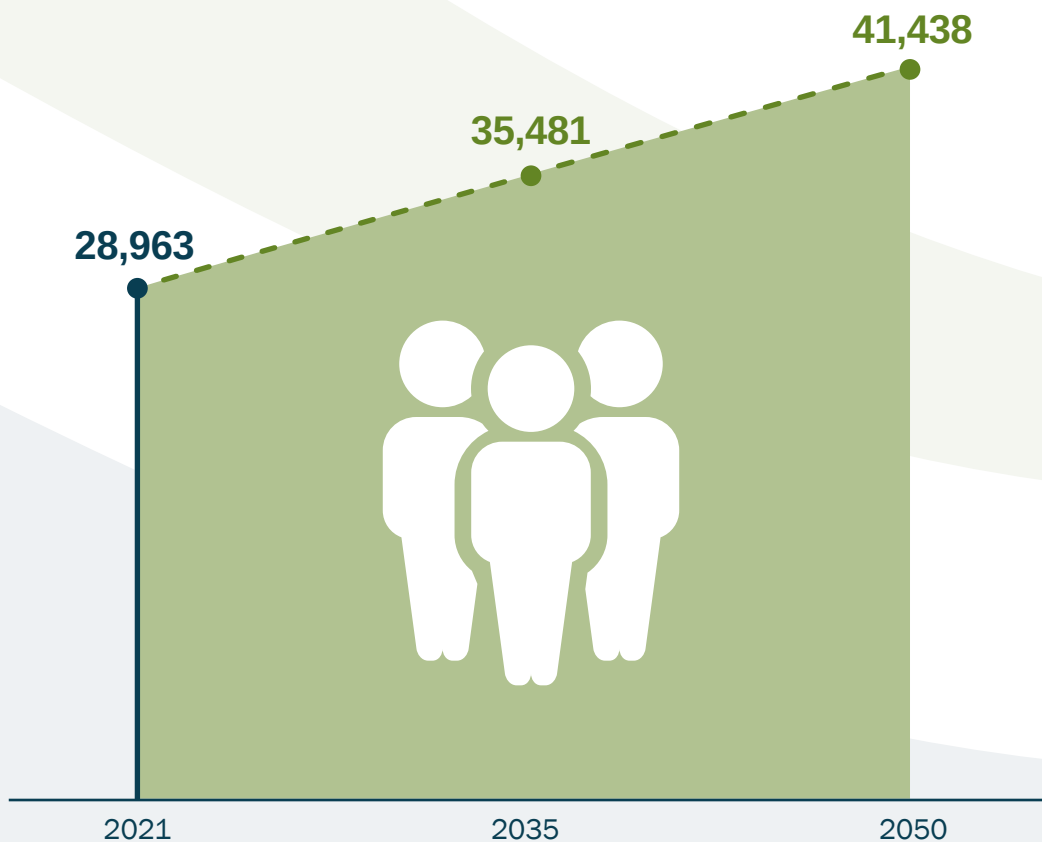
2.2 Demographics

Population

In 2021, Langley City had a population of 28,963 which was an 11.9% increase from 2016. Metro Vancouver's Regional Growth Strategy, Metro 2050, projects that there will be 41,438 residents by 2050, which is a 48% increase from 2021 (Figure 2.1).

Langley City is surrounded on three sides by the Township of Langley, with a 2021 population of around 133,000, and neighbours Surrey, with a population of around 568,000, to the west. Residents of Langley City use parks and facilities in the neighbouring municipalities, and the City accommodates visitors from those jurisdictions for unique amenities. As the population approaches 50,000, Langley City will need to support higher demands for parks, recreation, and culture facilities and services.

FIGURE 2.1 POPULATION PROJECTIONS

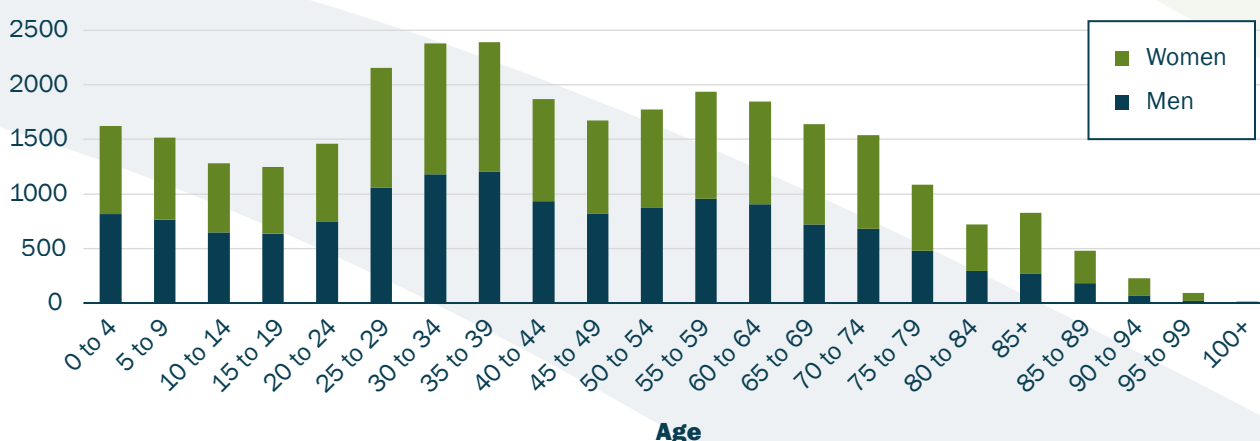


Sources: 2021 census, OCP

Age Distribution

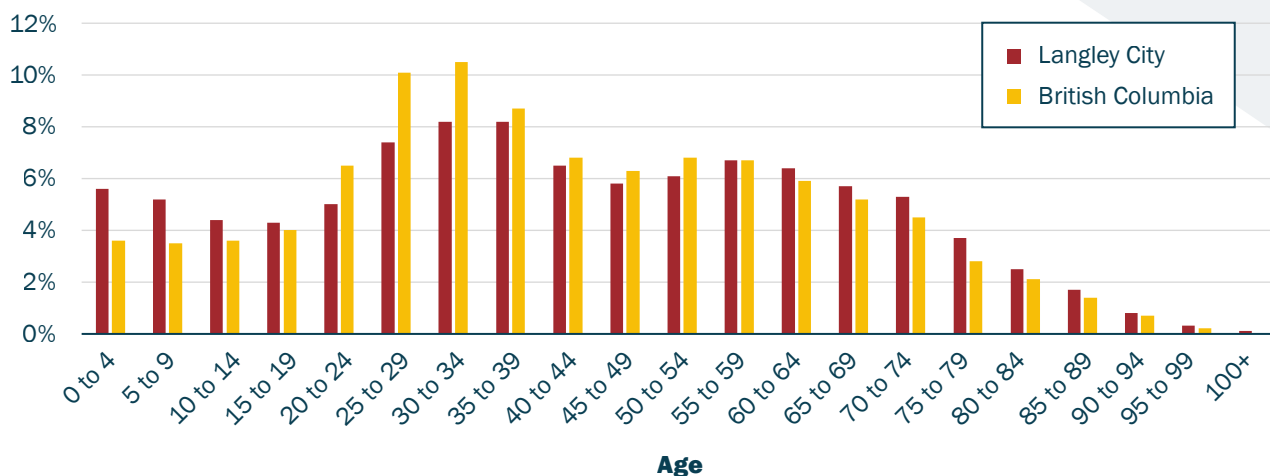
In 2021, Langley City residents aged 30 to 34 and 35 to 39 years made up the two largest age groups with 8.2% of total residents (Figure 2.2). In addition, age groups 0 to 4 and 5 to 9 years are significantly higher than the provincial average reflecting the large numbers of families with children in the community (Figure 2.3).

FIGURE 2.2 LANGLEY CITY AGE DISTRIBUTION



Source: Statistics Canada, 2021

FIGURE 2.3 LANGLEY CITY AGE DISTRIBUTION COMPARISON WITH BRITISH COLUMBIA



Source: Statistics Canada, 2021

In the 2016 census, the 2015 median household income in Langley City was \$59,452, which is significantly lower than the provincial average of \$69,995. (At the time of writing this report, 2021 census information was not available for this and the following data, as census data is released in stages).

In the 2016 census, 17% of the population identified as immigrants. About one-third of the immigrants (6.4%) came to the area before 1981, and another third (5%) immigrated between 2011 and 2016.

Excluding those with Indigenous identity, 14% of residents of Langley City identify as a visible minority. The largest groups of visible minorities are of South Asian and Southeast Asian descent. Among Langley City residents, 6% of the population identify as Indigenous with 2.4% First Nations, 0.1% Inuit, and 3.4% Métis.

2.3 Implications for Parks, Recreation, and Culture

Following are some key demographic and land use trends along with their implications for parks, recreation, and culture in Langley City.

- There is an increase in developing high-density neighbourhoods with multi-family housing. Due to these trends, residents will have greater needs for parks and recreation services. At the same time, the land value is increasing, making it more difficult to acquire parkland.
- Perceived safety concerns from residents can affect the way people use parks and recreation amenities and facilities. Measures to increase safety in parks, such as park ambassadors, programming, CPTED reviews, and peer-monitored washrooms, can help to ensure parks are comfortable for all.
- Median household income is relatively low, which will make affordability an important consideration.
- There are high numbers of young children, which will make the provision of child-care and youth programs a high priority.
- Langley City has a significant multi-cultural population. This could require different types of parks, recreation, and culture facilities and services.
- Langley City has an immigrant population that experiences multiple barriers accessing services including parks, recreation, and culture. Service delivery must consider the needs of all residents and user groups.

2.4 Relationship with the Township of Langley

Residents and visitors tend not to see boundaries when it comes to parks, recreation, and cultural facilities, services, and programs. Also, many of the stakeholder groups span the City and the Township. Therefore, it is important for this plan to consider the relationships and respective roles of the two municipalities.

The Township has a larger population than Langley City and it is also growing at a rapid rate. The Township therefore has facilities, programs, resources, and capacity that are significantly larger than those of the City. Having said that, there are certain facilities and programs offered by or located in the City that serve both City and Township residents. Some of the key facilities that are unique to the City include the following:

- Services for older adults at the Langley Senior Resource Centre
- Uplands Dog Off Leash Park
- Lawn bowling at Douglas Park
- Some social services such as the Gateway of Hope
- Music education and performances at the Langley Community Music School
- Ornamental gardens at Sendall Gardens
- Niche parks such as the parkour park at Penzer Park and the dinosaur-themed playground at City Park

The Township has contributed funds to some of these programs and facilities. For many other activities, such as indoor swimming, soccer, football, adult slo-pitch, skate parks, museum services, cemetery services, and various recreation and culture programs, City residents use resources and facilities in the Township of Langley or Surrey. Likewise, Langley City has contributed funding to McLeod Athletic Park, WC Blair Recreation Centre, and George Preston Recreation Centre (Civic Centre).

Staff at the City and Township of Langley work well together and collaborate informally on many initiatives. Some of these include Langley Healthier Community Partnership, Sport Langley (for sport tourism), KidSport, Langley Walk, and trail planning.



3 TRENDS & BENEFITS

3.1 Parks, Recreation, and Culture Trends

Parks and recreation activities, infrastructure, and participation are constantly changing in response to broader societal trends. Trends provide insight into potential opportunities and challenges in the parks, recreation, and culture system.

In 2020 and 2021, public health restrictions due to the COVID-19 pandemic changed the way people used parks and facilities. Since many facilities were closed or had limited capacity, people were drawn to parks and trails. Demand increased for more programmable outdoor spaces to accommodate social distancing measures. In facilities, programs, services, and special events had to run at lower capacities, which caused a strain on services and reduced opportunities for participation.

The following are some of the recent trends related to parks, recreation, and culture:



Outdoor Activities

There is increasing participation in outdoor activities that enable flexible use at little or no cost. Popular outdoor activities include trail uses, urban agriculture, all-wheels parks (for BMX, skateboard, roller blade, roller skates and wheelchairs), disc golf, pickleball, social spaces, sports courts, and dog walking or visiting dog parks. Spaces for food trucks help to support peak use periods and events in parks. Many of these activities are popular in Langley City.



Access to Nature

It has become very clear that access to nature improves mental and physical health. People place a high value on access to natural environments within the city as a setting for sport, play, or other activities. This can be the environmentally rich setting of the floodplain or forest, and it can also be trees located in parks or along streets. Langley City excels in this regard due to the size and central location of the floodplain; however, there are limited natural areas north of the river.



Climate Change Adaptation

As the impacts of climate change in our cities become more pronounced, there is more focus on planning and design for climate mitigation and adaptation. This includes trees in cities for natural cooling, shifting towards energy-friendly modes of transportation, and building design that reduces energy consumption. Langley City is beginning to incorporate these types of initiatives.



Streets and Active Transportation

Streets are changing with the integration of active transportation opportunities and social gathering spaces within a realm that was traditionally reserved for the car. New and retrofitted communities include bike lanes and walking paths that provide convenient connections between neighbourhoods and destinations, reducing vehicular congestion. Use of e-bikes is increasing, which extends access to and use of trails for some people. Langley City is improving pedestrian streets and the active transportation network.

Focus on Urban Design

Following the new urbanism movement in the late 20th century, there was increased focus on planning and designing new parks and public open spaces as the ‘central heart’ of new development areas. Residences, work places, community and civic facilities, and commercial shops and services were oriented around parks and plazas that serve as gathering places and the City’s ‘outdoor living rooms’. These spaces support recreation and culture activities and opportunities for quiet respite and enjoying greenery within dense and busy urban neighbourhoods and job centres. This trend is exemplified in countless developments that are designed around centralized greenspaces and great and safe public places that serve as public amenities for residents, workers, and visitors. The City’s OCP advances this approach through policies and design guidelines that direct the creation of these new spaces through development, and the strengthening of existing parks and public open spaces as the City grows and densifies.



Reclaiming Urban Space

As an improvement over the transportation-centric development of the 20th century, we are experiencing a reclamation of urban spaces for people. Sometimes titled “tactical urbanism”, this people-centric design is focusing on conversion of previously under-utilized spaces to promote active transportation and social connections. This may include parklets in place of parking spaces, establishing temporary gardens on vacant lots, or converting streets to plazas. Langley City is encouraging solutions like this in the Langley City downtown core and in the Nicomekl Neighbourhood Plan.



New Thinking Around Culture

There is a new way of defining “culture” that involves developing, enlivening, enhancing, and promoting arts, culture, and cultural diversity in ways that benefit residents, the creative community, businesses, and visitors. This involves looking at design through a broad culture lens and including everything from working and teaching maker spaces, rehearsal spaces, and studios to larger performance and display venues. Multiculturally diverse spaces are where all groups feel at home and connected. Langley City has a vibrant cultural community, and they are championing new cultural initiatives.





Inclusive Design

The trend in design is to provide non-threatening, welcoming, and inclusive parks, facilities, and public spaces. Holistic approaches to accessibility consider a wide range of physical and cognitive abilities within frameworks such as “meaningful access” where benefits are for everyone. This goes beyond what is simply required by code. As an example, public washrooms and change rooms should be based on universal design and access inclusive of gender diverse individuals. Langley City is integrating inclusive design within new parks and facilities.

What is Universal or Inclusive Design?

- Universal design is the over-arching philosophy and methodology to achieve meaningful access.
- “Meaningful access” considers a “user perspective” and by definition requires potential and current users’ input to determine access requirements
- Providing meaningful access results in an inclusive community that not only considers a diversity of users but also provides a diversity of experience options
- Universal design and access would include a diversity of users, whether it’s a parent pushing a stroller, a parent with small children, gender neutral, older adult, person who is blind or who may use a wheelchair, etc.



Busy People

Many people are leading very busy lives, balancing work, family, social, fitness, and recreation activities. Programming and activation of outdoor spaces and recreation facilities that can accommodate flexibility and shorter use are becoming more popular. Drop-in classes are on the rise and there is value in amenities that are within walking distance for flexibility of use. People are also seeking facilities and parks that provide diverse opportunities in one location. Combination and co-location can provide relevant programming for diverse groups of users simultaneously, which serves the community better. Langley City offers diverse programs with flexible options, and co-location is happening more frequently as new facilities are developed.

Full and Positive Experiences

Over recent decades, primary program spaces and parks have seen a greater focus on aesthetics, user experience, and advancement in design excellence. Aquatic centres have seen a transformation from utility to beautiful spaces. Natural ventilation and light, cleanliness, durable materials, and accessible design top the list of critical design factors that are being applied to both primary and support spaces. In parks, the focus is on creating beautiful settings and linked experiences rather than placing each amenity in a designated space. This trend is increasing in Langley City as new facilities are developed to modern design standards.



Community and Recreation

Community and recreation are interrelated concepts in a modern community building, supporting the nomenclature of “Community Recreation” Centres. Social connectivity that combats loneliness can be encouraged with meeting spaces, informal spaces, seating spaces, and pleasing environments. These kinds of interactions can be as important for a healthy lifestyle as traditional sport or active recreation. The atrium space at Timms Community Centre is an example of this type of space.



Loose Fit

“Loose Fit” is a trend that applies to the ability to utilize an asset in different ways over time. Loose Fit anticipates future unknown building modifications and programming directions and is a recommended design principle to help create buildings with longevity that can be modified easily to facilitate the community spaces of the future. Buildings can be designed with structural and envelope systems that accommodate radical internal layout changes in subsequent years. Buildings can also be designed to increase length and types of use including generic shaped rooms, moveable partitions, and non-specific program spaces. Timms Community Centre also has examples of adaptable spaces.



3.2 Benefits

Numerous organizations have been engaged in research regarding the benefits of parks, recreation, and culture. These opportunities are crucial parts of any community and have significant effects on residents. Direct benefits for those who participate include healthy and active lifestyles, social and family connections, positive behaviours, a sense of competence, and disease prevention, among others. There are indirect benefits to the community as a whole, even for those who do not participate. This stems from the enhanced vibrancy of the community, strengthened social fabric, healthier business community, more employment opportunities, more local goods to be purchased, and enhanced tourism assets.

At the national level, the Canadian Parks and Recreation Association (CPRA) has an online resource that collects data to support the benefits of parks, recreation, and culture (<http://www.cpra.ca>), and the National Benefits Hub provides data on benefits (<http://benefitshub.ca>).



The following are some examples of the benefits that parks, recreation, and culture provide:



Environmental Benefits of Parks and Recreation

- Habitat preservation
- Environmental education
- Rainwater management

“

*Increasing our tree canopy
is vital for mitigating climate
change, providing natural space
for mental health, and passive
recreation and wildlife habitat.”*

– Survey Respondent

Social Benefits of Parks and Recreation

- Physical health
- Social connections
- Community pride





Economic Benefits of Parks and Recreation

- Property values
- Attracting and retaining residents
- Healthier workers save costs

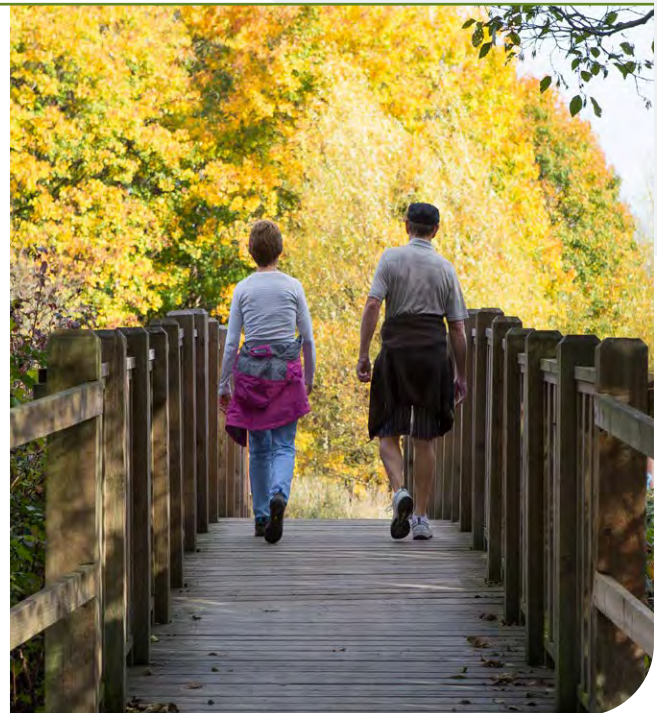
Personal Benefits of Parks and Recreation

- Mental health
- Quality of life
- Reduced diseases and isolation

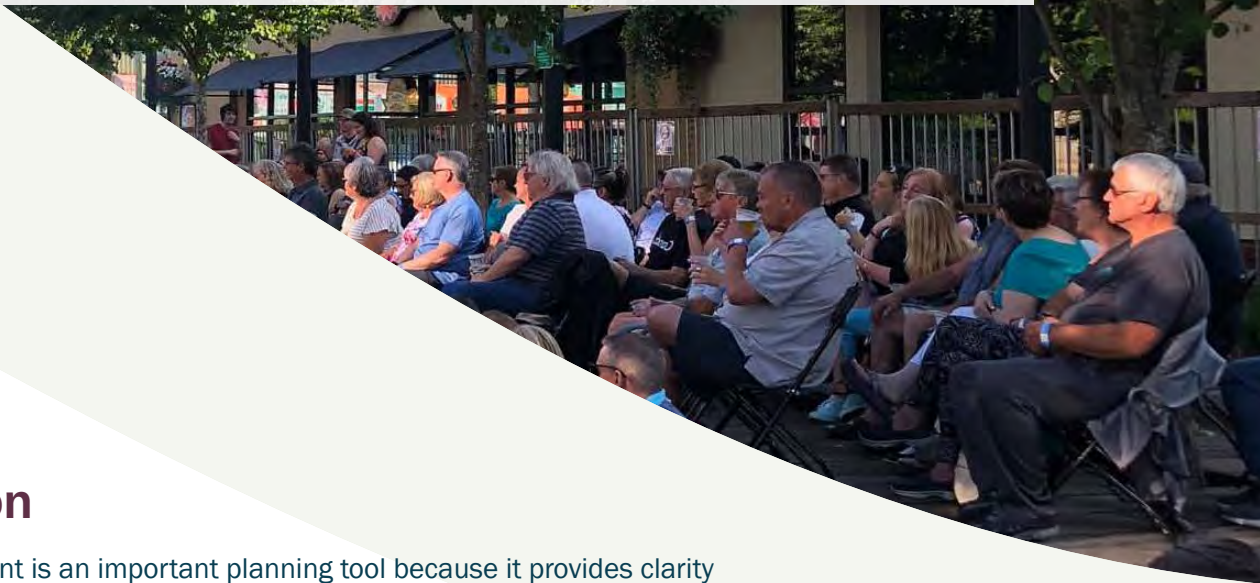
“

Keep as much nature in the plans as possible...it is so needed in a world of business and stress!”

– Survey Respondent



4 VISION FOR THE FUTURE



4.1 Vision

A vision statement is an important planning tool because it provides clarity about the desired future as well as a rallying point for the community, Council, and staff. The vision statement for the PRC Plan is based on community input and Langley City's strategic policy documents. It is written in the present tense since it describes how it is hoped Langley City's parks, recreation, and culture will be described in the future:



Langley City is **“the Place to Be”** for diverse parks, recreation activities, and cultural experiences. These opportunities strengthen community connections, support healthy and active lifestyles, protect and enhance the environment, and welcome everyone.

4.2 Goals and Objectives

The parks, recreation, and culture goals, in bold, are followed by the objectives for each. These are also based on community input and Langley City's policy documents.

Inclusive, accessible, affordable

- Make programs and opportunities affordable for all residents
- Provide accessibility to parks and facilities for all ages and abilities
- Design parks, plazas, facilities, and amenities with social spaces that are welcoming to all ages, abilities, and cultures

Safe community

- Improve safety and security in parks, plazas, and open spaces
- Collaborate with service organizations to address the needs of those experiencing challenges
- Focus on cleanliness and repair to maintain sense of safety

Improved connectivity

- Expand the trail system to connect community destinations, facilities, and natural areas
- Promote a walkable community especially in higher density areas
- Design trails and spaces to connect people with each other

Healthy natural environment

- Protect and enhance habitats within parks, including watercourses and riparian areas
- Acquire parks that protect sensitive ecosystems
- Plan for sustainability and climate change through park and facility design
- Maintain and enhance the urban forest on public lands

Quality infrastructure

- Provide facilities that can adapt to future recreation and culture interests
- Design facilities that are inclusive and welcoming
- Provide amenities in parks and plazas that are unique in design and use
- Plan facilities that meet best practices and emerging needs

4.3 Guide to the Analysis and Recommendations

The following sections include various types of analysis, depending on the topic and challenges in Langley City:

- Parkland supply analysis – specific to parks
- Community input – relevant data from the first community survey and key themes
- Strengths and challenges
- Comparative community analysis used for certain amenities and facilities:
 - Five municipalities within Metro Vancouver were selected as comparable communities based on similar characteristics and population (in relation to existing and projected population for Langley City).



Recommendations are listed under the following headings based on how they are implemented:

- Land Acquisition
- Planning and Design
- Capital Projects
- Service Delivery

5 OUTDOOR RECREATION



SUMMARY OF FINDINGS

Langley City has a diverse supply of parks that offer nature experiences and amenities for play and sport

KEY STRATEGY

Develop new parks and add amenities to keep up with growth and development

Parkland Classification

The classification of Langley City's parks, plazas, and open spaces can help to provide an understanding of the various roles of parkland. The parkland classification below is the same as the previous PRC Plan and continues to be an accurate representation of the park types within the City's boundaries (Map 1).

Classification	Size	Description	Parks
City-wide Parks	Varying sizes, typically at least 1 ha Current range 1.6 – 11.8 ha	City-wide parks draw visitors from the entire city and beyond. People may visit these parks due to the natural features, and/or the built facilities, cultural features and opportunities offered. City-wide parks draw people who specifically travel to spend time “in the park”, for activities as diverse as picnics, special events and sports.	City Park, Douglas Park (Spirit Square), Sendall Gardens, Penzer Park, Uplands Dog Off-leash Park, Langley Township's Derek Doubleday Arboretum (small portion of that park is in Langley City)
Community Parks	Active parks, typically at least 1 ha Current range 1.3 – 3.4 ha	Community parks serve several neighbourhoods, and include a range of recreation facilities, such as playgrounds, walkways or trails, parking lots, and sports fields. They are meant to form the visual, physical and social focus of the community.	Rotary Centennial Park, Linwood Park, Brydon Park, Conder Park, Buckley Park, Portage Park
Neighbourhood Parks	Small active parks preferably more than 0.4 ha Current range 0.14 – 0.8 ha	Neighbourhood parks generally serve the catchment area of or similar to that of an elementary school. Neighbourhood parks typically include play equipment, pathways, open grass, and seating. They may also include other recreation or athletic facilities. These parks are meant to form the visual, physical and social focus of the neighbourhood. Access is usually by walking so neighbourhood parks don't require parking lots.	Dumais Park, Michaud Park, Langley Prairie Neighbourhood Park, Nicholas Park, Iris Mooney Park, Hunter Park, Linda Carlson Park
Natural Areas	Typically large, but some are small Current range 0.13 – 58.7 ha	These parks include natural areas such as floodplain, pond, forested and riparian lands. Facilities such as parking lots, signs, trails, gathering areas, and washrooms support public access and use. People visit these parks to enjoy the natural setting.	Nicomekl Floodplain, Nicomekl Park, Brydon Lagoon, Nature Trails, Zazulak Park
Urban Plazas	Small urban spaces Current range 0.05 – 0.18 ha	These plazas and other spaces downtown serve as small gathering spaces and passages. Facilities include special paving, ornamental planting, and street furniture.	Innes Corners Plaza, McBurney Plaza, Legion Memorial Gardens
Other Space	Varying sizes Current range 0.03 – 12.7 ha	These spaces include landscaped road-side areas, undersized parks, and corridors with trails that are not 'natural'. Some of the open space is mostly a visual amenity, but much of the open space in the City is actively used for walking, socializing, and enjoyment of the outdoors.	Nash Tot Lot, BC Hydro ROW, Fraser Hwy & Production Way

School sites are not owned or maintained by the City, but they do have park values. Map 1 includes the green space portion of public school sites (school buildings and parking lots are excluded). The City has one middle school and six elementary schools. A small amount of riparian green space owned by Kwantlen Polytechnic University is also mapped.

Parkland Supply

Langley City has 42 parks and open spaces covering about 134 hectares. With the addition of public school sites (Figure 5.1), including Kwantlen Polytechnic University, there are over 147 hectares of publicly accessible green space.

TABLE 5.1 PARKLAND SUPPLY

Park Type	Number	Area (ha)
City-wide Parks	6	28.7
Community Parks	6	11.9
Neighbourhood Parks	7	3.2
Natural Areas	16	77.0
Urban Plazas	3	0.3
Other Open Space	4	12.8
Total Parks	42	133.9
School Sites	9	14.0
Total with Schools	51	147.9

The amount of parkland in the City has not changed much in the past decade, with only small strips of land added to existing parks. Even in the north of the City, where significant new high-density infill developments have been built, there have been no new parks.

The remainder of this subsection analyses the parkland supply using two different methods. Many municipalities use population-based standards to calculate and plan their supply of parkland, and this method was used in the 2013 PRC Master Plan. The additional analysis of spatial distribution can increase the understanding of parkland supply and needs.

Standards are controversial, with some believing that the quantitative approach detracts from a qualitative consideration of parks and recognition that conditions are unique in every municipality. In B.C., even where standards are not embraced for their inherent value, they are often used to assist in the calculation of park development cost charges (DCCs).

In jurisdictions where parkland supply standards exist, they are usually used as a guideline, rather than a definitive requirement. Park supply standards can be applied in a flexible manner to ensure that a full range of park types is available to all residents. They enable a community to measure their supply over time, and to compare themselves with other communities.

Population-Based Parkland Supply

For many years, the Canadian standard for supply of active parkland was 4 ha/1000 population (10 acres/1000) (not including natural parks and trail corridors). Many municipalities, particularly the ones with a large land base, still have population-based standards within that range. As many municipalities become denser, especially within downtown cores, population-based standards of supply have been decreasing. Municipalities with smaller land areas, which are mostly 'built out,' cannot meet the traditional supply standards due to the high land values and lack of available undeveloped land. In many of those communities, there is a focus on improving the quality of parkland and increasing the number and types of activities accommodated.

Population-based parkland supply is typically calculated on the more active types of parkland, excluding natural areas and open space. However, because the City of Langley is so compact, fully developed, and because most of the natural areas and open space include trails and other amenities, all parkland is considered in the analysis. School sites are not included in these analyses, as is typically the case.

TABLE 5.2 POPULATION-BASED PARKLAND SUPPLY 2013 TO 2050

Park Type	City Parkland Area (ha)	2013 Population 26,495 (ha / 1,000)	2021 Population 28,963 (ha / 1,000)	2035 Population 35,481 (ha / 1,000)	2050 Population 41,438 (ha / 1,000)
City-Wide Parks	28.7	1.1	1.0	0.8	0.7
Community Parks	11.9	0.4	0.4	0.3	0.3
Neighbourhood Parks	3.2	0.1	0.1	0.1	0.1
Urban Plazas	0.3	0.0	0.0	0.0	0.0
Sub-Total Active Parks	44.1	1.7	1.5	1.2	1.1
Natural Areas	77.0	2.9	2.7	2.2	1.9
Other Open Space	12.8	0.5	0.4	0.4	0.3
Total	133.9	5.1	4.6	3.8	3.2

(Totals may not appear correct due to rounding)

The supply in 2021 was 1.5 ha/1,000 population for active parks and 4.6 ha/1,000 population for all parks. Future analysis is conducted for 2035 and 2050 to coincide with the OCP. For the estimated 2035 population of 35,481, and if the City were not to acquire any additional parkland by then, the total parkland supply would drop to 3.8 ha/1,000 population, and it would further drop to 3.2 ha/1,000 population in 2050. The OCP provides direction on future parkland acquisition through rezoning or subdivision.

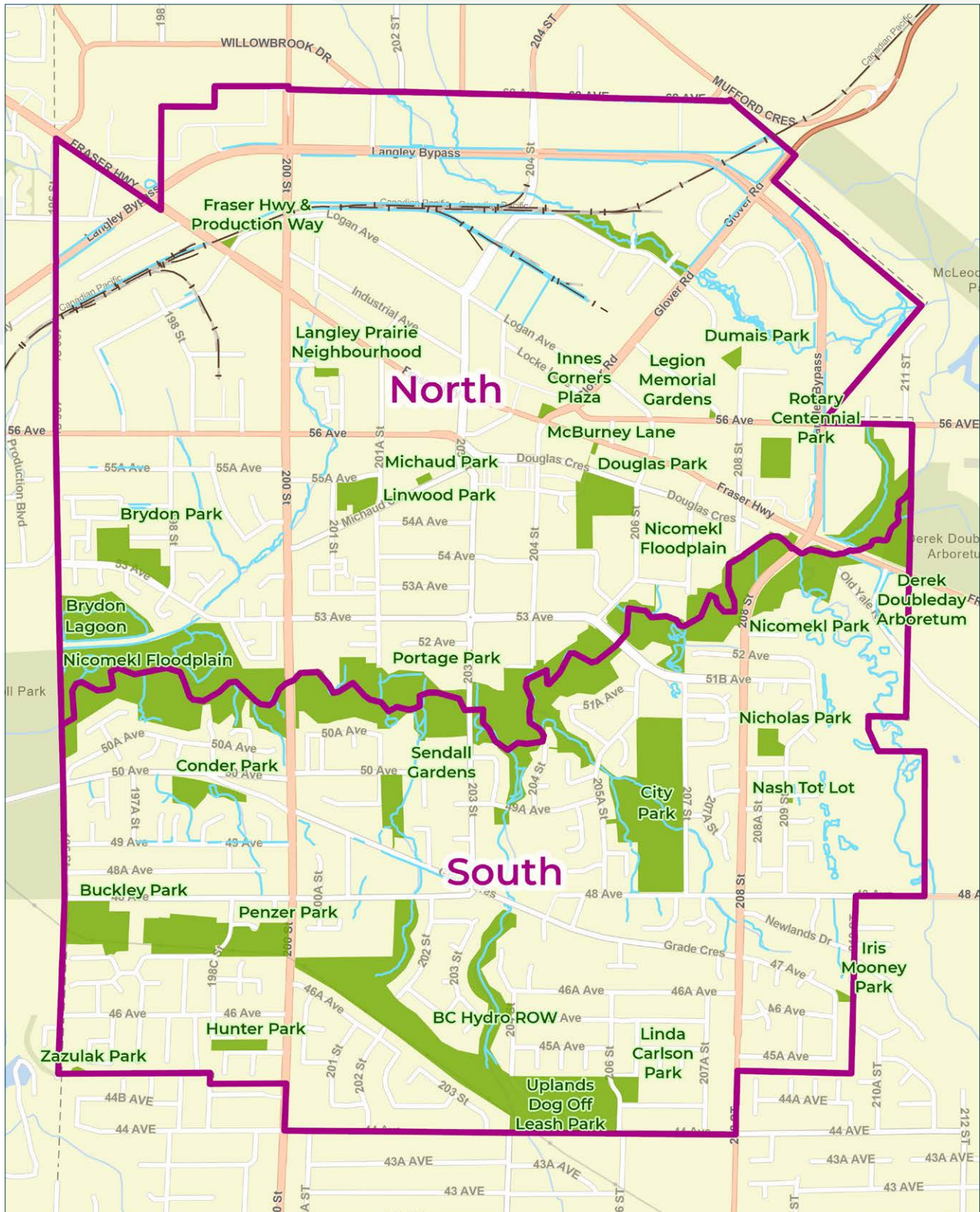
The parkland in Langley City is not distributed equally (Table 5.3 and the map on the next page). The south portion of the City has significantly more parkland in relation to population than the area north of the Nicomekl River.

TABLE 5.3 POPULATION-BASED PARKLAND SUPPLY BY AREA

Park/Open Space Type	North Supply ha/ 1,000 pop	South Supply ha/ 1,000 pop	Total Supply ha/ 1,000 pop
City-wide Parks	0.3	2.2	1.0
Community Parks	0.4	0.5	0.4
Neighbourhood Parks	0.0	0.2	0.1
Natural Areas	1.9	4.0	2.6
Urban Plazas	0.0		0.0
Other Open Space		1.2	0.4
Total	2.6	8.1	4.5



POPULATION-BASED PARKLAND ILLUSTRATION BY AREA



The OCP is proposing significant increases to density in the City's transit-oriented core, transit-oriented residential, and mid-rise residential areas. These are all located north of the Nicomekl River where the existing parkland supply is low. Six new parks are proposed in the OCP, and one new park space is proposed in the Nicomekl Neighbourhood Plan (Map 3).

For the estimated increase of approximately 7,700 new residents until 2035, it would be ideal to retain the City's parkland supply of 0.5 ha/1,000 population for community and neighbourhood parks as a minimum. For the six parks, this would suggest a total amount of 3.9 hectares of parkland or an average size of 0.6 ha each. It would also be appropriate to have a new city-wide park in the northwest similar in size to Douglas Park, which would suggest the need for an additional 3 ha of parkland.

Because it can be more challenging to acquire parkland after development occurs, the City may want to plan for and acquire parkland for the full build-out in advance. For the 6,000 additional population anticipated by 2050, the City will require an additional 4 hectares of parkland for community and neighbourhood parks. The additional parkland north of the Nicomekl River to support the new population should therefore be around 10.9 hectares by 2050.

Because the future population will be living in high-density neighbourhoods, access to this park space will be critical. There is considerable research on the health benefits of access to nature and the importance of trees for climate resilience. These urban parks may not have the expanses of grass in Langley City's existing parks, but trees will be critical for their many social, environmental, and economic benefits.

Parkland Spatial Distribution – Walking Distances

Parkland supply was analyzed by spatial distribution, or the distance people can walk to reach a park with recreation amenities (Map 2). This analysis is based on the following target walking distances, which is a typical approach and similar to Langley City's previous plan - ten-minute walk (800 metres) to City-wide and community parks, and a five-minute walk (400 metres) to a neighbourhood park, unless the park is less than 0.2 ha, in which case it is assumed to serve immediate neighbours within 100 metres only. School sites were included in the analysis assuming a target walking distance of 400 metres as most of them are similar to neighbourhood parks in Langley City. The spaces at Kwantlen Polytechnic University, Doubleday Arboretum, and Global Montessori School were not included in this analysis because they do not function like active parks.

A majority of Langley City is within the target walking distance of at least one of these green spaces. The area north of the Fraser Highway does not have parks because of its industrial and service commercial land uses; it would benefit from some trees and green space. The other under-served areas are small.

Community Input

Use of Parks

SATISFACTION WITH PARKS



MOST FREQUENT THEMES FROM COMMUNITY COMMENTS

- Include representation of Indigenous culture, knowledge, and arts
- Increased accessibility
- Improve lighting
- Protect green space
- More parks
- Improve parks (Hunter, Portage, Buckley, City)
- Maintain greenery
- A pedestrian focused plaza
- More playgrounds
- Update Douglas Park
- Use money from development to fund parks



Park Opportunities

Park	Description / Strengths	Challenges / Opportunities
City-Wide Parks		
City Park 11.80 ha	The park contains children's spray park dinosaur themed playground, a lacrosse box, 12 picnic tables, picnic shelters, dog off-leash park, grassed open space, washrooms, grass sports field, an informal field, and four ball diamonds Al Anderson Memorial Pool is located in this park The central portion of the park has trees and very popular amenities A new multi-use sports field is being planned for the north end Water park was expanded in 2017 and playground was upgraded in 2018 per master plan	There are inadequate washroom facilities Drainage issues in fields and dog off-leash park Potential for a perimeter trail, space for food trucks Park is close to many residences so noise can be a concern South field has low use Master plan of 2016 proposes new fieldhouse at south end, covered lacrosse box, new parking areas, flexible/event spaces, new washroom/concession, etc. (see section 1.2) Parking and south end portions of master plan may not reflect current needs
Derek Doubleday Arboretum 1.84 ha	The Arboretum is mostly in, and entirely operated by the Township of Langley; it has a 1km trail loop for visitors to walk and learn about the park's special features The Arboretum provides educational programs	Only a small corner of the arboretum is in the City which is, under agreement, in the control of the Township of Langley
Douglas Park 3.33 ha	The park has an accessible playground, 8 pickleball courts, 1 ping pong table, a play box, a spray park (seasonal), lawn bowling green, sports box, fitness circuit, community garden, and public washrooms Douglas Recreation Centre is situated in the park The covered performance Spirit Square is used for public events Amenities draw many people and trees add comfort and character	Challenges include drainage issues, vandalism, condition of narrow paver paths Park would benefit from improved access from the south, wider trails, and a continuous perimeter trail Add more trees to help define spaces and increase shading

Park	Description / Strengths	Challenges / Opportunities
Penzer Park 2.69 ha	Penzer park contains the City's only bike park, parkour park, small pump track, washroom facilities with storage, a sports court with a basketball net, a toddler play area, and a small picnic shelter The park is extremely popular, especially with families and teens (the latter in the evening)	Bike park is underused Could improve the connectivity to Buckley Park along the powerline Not enough benches or picnic areas for parents watching their kids Not enough shade, trees, or grassy areas (high voltage power lines and lack of irrigation are considerations) Vandalism at night Space for food trucks would support the high use Master Plan proposes a wetland feature, loop pathways with boardwalk, planting more vegetation, etc. (see section 1.2)
Sendall Gardens 1.62 ha	Sendall Gardens features horticultural gardens, a nature trail, and public washrooms The tropical greenhouse offers a wide variety of exotic plants and is open seasonally The park is a popular destination for weddings, private parties, and visitors	Sendall House is underused – in poor condition, not universally accessible Pathway needs work Washrooms need upgrading Perimeter drainage issues Upper area would benefit from shade-loving ground cover and ferns Parking capacity is limited Space for food trucks could expand the cultural experience
Uplands Dog Off Leash Park 7.43 ha	The park contains a fully fenced area with a perimeter walking path and a large open space for dog walking and playing; there is a paved parking lot and a washroom and bulletin board for community notices The park is a popular destination for residents of the City and beyond	More agility features may help to activate the space Need new washrooms including dog wash station and exterior water fountain/bottle filler Parking space does not meet demand

Park	Description / Strengths	Challenges / Opportunities
Community Parks		
Brydon Park 2.66 ha	Brydon Park is in the process of being rebuilt based on a master plan; it includes a new dog off-leash area and playground, with plans for picnic shelters, washrooms, spray park, outdoor fitness	Complete construction per master plan
Buckley Park 3.40 ha (City-wide Park after redevelopment)	Buckley Park has two gravel soccer fields, a small playground, and fieldhouse with public washrooms It is not close to houses and is linked to Penzer Park along the hydro corridor, giving it the opportunity for new active uses	Under-used park space Potential for uses such as beach volleyball, skate park, bike pump track Master Plan proposes grass field, perimeter looped paths, enhanced path to Penzer Park, terraced seating, new playground Opportunity for connectivity to trails at Hi-Knoll Park
Conder Park 1.65 ha	Conder Park has a playground, ball diamond, and public washrooms Nicomekl Neighbourhood Plan includes additional park space to connect Conder Park with the floodplain	Potential to upgrade the park as the area redevelops, increase connection with the lower pond, improve playground, field and washrooms
Linwood Park 1.42 ha	Linwood Park has a soccer field, an accessible playground, small dog-off-leash park, a community garden, washroom facilities, and parking The park has a mural to reflect the Michaud Crescent old interurban rail system Stepping Stone Society clubhouse is in the park	Issues with vandalism of washrooms Need more trees, picnic space, and shaded areas Opportunity for a perimeter trail Dog park is too small and has drainage issues
Portage Park 1.27 ha	Portage Park is one of the main entrances to the Nicomekl Floodplain Trail system; there is a new playground and picnic shelter, small sports court which is soon to be redone, and washrooms Park has many trees providing shade and a natural character Michaud House is close to the park and has opportunities for community gardens	Issues with vandalism of washrooms and picnic area Opportunity for a creative nature and “risky play” playground among the trees Flooding is a challenge

Park	Description / Strengths	Challenges / Opportunities
Rotary Centennial Park 1.52 ha	Rotary Centennial Park includes a playground, ball diamond, senior soccer field, new community garden, washrooms, and an accessible paved walking path around the perimeter City revitalized the ball diamonds Path is well used Master plan has been prepared	Large population of people experiencing homelessness Not well activated, would benefit from more amenities Park needs more visibility, potential purchase of properties on the north or new development with windows overlooking the park
Neighbourhood Parks		
Dumais Park 0.34 ha	Dumais Park is a neighbourhood park with an open grass area, trees, pathways, benches, and a playground	Potential for more trees, a seating area, small community garden, and perimeter path
Hunter Park 0.77 ha	Hunter Park has a looped trail, open space, and some playground equipment set in a natural forested setting	
Iris Mooney Park 0.16 ha	Iris Mooney Park is a small park with playground equipment that contains slides, climbing areas, and sliding poles	Consider more trees
Langley Prairie Neighbourhood Park 0.26 ha	Langley Prairie Neighbourhood Park is a relatively new park with a looped trail, open space, and benches	
Linda Carlson Park 0.67 ha	Linda Carlson is a treed area behind elementary school	Potential for more trails Trimming of understory would enhance visibility
Michaud Park 0.14 ha	Michaud Park is a small space used solely for community gardens	Potential for more use due to future development in area, e.g., urban agriculture
Nicholas Park 0.81 ha	Nicholas Park has a playground, water park, perimeter jogging track, two picnic tables, a tennis court, and new washrooms	Not enough parking space In need of more trees, picnic tables, and benches

Park	Description / Strengths	Challenges / Opportunities
Natural Areas		
Brydon Lagoon 4.20 ha	Brydon Lagoon is an important birding destination and has a peaceful perimeter walk around the lagoon	Opportunities to expand interpretive information and features, e.g., viewing decks, bird blinds
Nature Trails 8.05 ha	These areas are watercourse riparian corridors including nature trails and include Logan Creek that runs from Twin Rinks behind Kwantlen Polytechnic University to the west, along Muckle Creek that runs north and south from Sendall Gardens, and along Baldi and Brydon Creeks in the Brydon area	Opportunities are to maintain and enhance habitat through invasive species management and native planting, more interpretive signage
Nicomekl Floodplain 58.71 ha	Nicomekl Floodplain has outstanding natural and cultural features and is a regional destination; it offers walking, jogging, and cycling opportunities along its extensive trail network The floodplain also acts as a major stormwater facility in Langley City	Nicomekl River District Neighbourhood Plan proposes reinforcing existing natural and man-made thresholds (e.g., bridges and 'landscape rooms') and enhancing elevational relationships and experiences (e.g., exploring potential for an elevated all-season path, viewing platforms that offer outlook, and enhancing the experiences of crossing, viewing and 'touching the river')
Nicomekl Park 3.86 ha	Nicomekl includes a parking area and is a good access point for the floodplain and trails Used as a seasonal off-leash dog park	Flooding is a challenge
Zazulak Park 0.13 ha	This park is a small natural area behind residential lots	Park is not accessible to the public from the City of Langley side, only from the Township of Langley side Limited opportunities for enhancement
Urban Plazas		
Innes Corners Plaza 0.18 ha	Innes Corners Plaza is a small plaza with raised planters, seating, and fountains	Use by those experiencing homelessness, which discourages other users Opportunity for repurposing
Legion Memorial Gardens 0.05 ha	Legion Memorial Gardens is a small greenspace located on both sides of Eastleigh Crescent at 56 Avenue. The Legion branch used to be located across the street	Possible to incorporate with adjacent development to the east when it happens

Park	Description / Strengths	Challenges / Opportunities
McBurney Plaza 0.08 ha	McBurney Plaza is a car-free space with lighting, seating, and art displays; it connects the historic downtown Fraser Highway and Douglas Park and is used for many events year-round Plaza can be combined with parking lot to the south to create a large event space	Vandalism and use by those experiencing homelessness, which discourages other users Great plaza for year-round events Many movies filmed in this space Wood deck needs assessment
Other Open Space		
BC Hydro Corridor 12.67 ha	BC Hydro right-of-way has a continuous trail system linking several parks and serving as a key part of the City's trail system	Many users J-walk across 200 Street, which is dangerous Opportunity for an improved crossing or encouraging people to use the controlled crossing at 48 Avenue Opportunity to continue beyond Langley City at either end Gravel path could offer more accessibility if paved Space under powerline could potentially be used for community/education gardens
Fraser Highway and Production Way 0.11 ha	The corner of Fraser Highway and Production Way is a small triangular greenspace with trees and a tiered landscaped area of small plants	Limited access
Nash Tot Lot 0.03 ha	Nash Tot Lot is a small square greenspace at the corner of 209 Street and 50 Avenue with a few trees and no amenities	Too small for park development Potential location for artwork

Strengths and Challenges

Strengths	Challenges
• High community satisfaction with parks • Community appreciation for parks staff • Diversity of park types • Lots of greenspace with abundant wildlife • As part of redevelopment, the City is requiring developers to provide on-site park amenities such as roof-top open spaces, landscape areas, and playgrounds	• Significantly increasing population and limited areas for park expansion • Challenges with vandalism, drug paraphernalia, and people experiencing homelessness • Maintenance of parks and facilities • Accessibility to parks for all users • Dog waste left at parks • Drainage issues in some parks

Recommendations for Parks

Land Acquisition

- P1. Acquire new parkland within developing areas, including future growth areas identified as ‘potential study areas’ in the OCP, when redevelopment occurs in these areas, with an ideal minimum size of 0.6 hectare per park based on guidelines and amenities in the OCP.
- Locate parks so residents are a ten-minute walk (800 metres) to City-wide or community parks, and a five-minute walk (400 metres) to a neighbourhood park
- P2. Acquire and create new park spaces and public open spaces/plazas, through land acquisition or rights-of-way for public use on private property, to expand existing parks, and within developing areas, as identified in the OCP Land Use Plan and other City documents.

Planning and Design

- P3. Update the Park Plans for the following parks, including a full community communications and engagement process:
- Buckley Park (portion)
 - City Park (south portion for higher use)
- P4. In the planning and design of all park and public open spaces/plazas, consider the following guidelines:
- Include unique amenities in parks to build on Langley City’s achievements
 - Use modern accessibility principles and standards (e.g., meaningful access and universal design) to welcome all park visitors where possible
 - Including pathway loops within large parks to accommodate the high popularity of trail uses, and mark these with distance markers at some locations
 - Encourage gathering places in parks, with seating and spaces appropriate for eating and group activities according to the type and size of the park

RECOMMENDATIONS IN ALL SECTIONS ARE ORGANIZED UNDER THE FOLLOWING HEADINGS:

- LAND ACQUISITION
- PLANNING AND DESIGN
- CAPITAL PROJECTS
- SERVICE DELIVERY



Parks are kept clean, tidy and have creative ideas and flowers promoting the beauty of our region. Enjoy taking visitors to them and hearing they enjoy visiting them.”

– Survey Respondent

- For parks that include parking areas, design the parking for efficiency and pedestrian safety, minimize the amount of hard (or gravel) surface, and keep the parking as close to the perimeter of the park as possible
- For large parking lots, include trees, planting, and rain gardens when upgrading projects or public facilities
- Plant trees in parks to the degree possible for shade and as a contribution to the urban forest
- Use Crime Prevention through Environmental Design (CPTED) principles, balancing these with the need to protect and enhance habitats
- Provide seating with diversity of design (e.g., with and without armrests and backrests) in all parks and along multi-use trails
- Design parks with the goal of increasing creativity and interest, e.g., more interactive play environments and equipment, allow children to experience more nature in parks, and provide options for all ages and abilities
- Provide spaces for food trucks at high use parks, staging areas, and event spaces, with electrical connections and nearby spaces for eating
- Explore opportunities to integrate universal-designed outdoor exercise equipment in or near larger playgrounds
- When planning and designing new parks, consider life cycle cost analysis and water and energy consumption
- Design parks with consideration for protection and enhancement of environmental resources and include rainwater/stormwater infiltration where possible
- Incorporate the work of local artists in parks, particularly Indigenous and multicultural creatives, with more public art such as murals, mosaics, and sculptures
- Recognize Langley City's heritage, Indigenous and settler, through design, public art, and signage
- Introduce more active uses into parks, such as play and sport areas particularly in locations where there are challenges with those experiencing homelessness
- Integrate diverse forms of small-scale urban agriculture including community and community gardens, demonstration gardens, and bee pollinator plants to enhance food security and social benefits
- Provide sufficient waste receptacles in parks, including recycling and dog waste
- Provide lighting where space is programmed for active use in the evening
- Follow Development Permit Guidelines #69–74 (Public Open Space) in the OCP

P5. Conduct planning processes with stakeholder input for parks that need a moderate level of upgrade:

- **Douglas Park**
- **Penzer Park**
- **Sendall Gardens**
- **Uplands Dog Off Leash Park**

P6. Conduct planning processes for the new community and neighbourhood parks (assume one community park and four neighbourhood parks over 10 years).

Capital Projects

P7. Conduct major upgrades, including the following improvements and potential new amenities, to the following parks:

- **City Park** – drainage improvements, perimeter trail with trees at south end, new use for south end, washroom at south end, facilities for food trucks
- **Buckley Park** – perimeter looped paths, enhanced path to Penzer Park, terraced seating, new playground, potential uses such as beach volleyball, skate park, bike pump track, and grass fields (see OA4)
- **Douglas Park** – drainage improvements, shade structure over playground, rebuild wider paths, address tree root issues at pickleball courts, perimeter trail with loops and connection to south, more trees (see OA4)
- **Penzer Park** – replace bike skills park with a new activity, wetland feature, loop pathways with boardwalk, more vegetation and shade, more benches and picnic areas, space for food trucks
- **Conder Park** – increase connection with the lower pond, improve playground, field and washrooms
- **Rotary Centennial Park** – more amenities (see Outdoor Amenities)
- **Nicomekl Floodplain** – more looped paths, wider paths, and viewpoints
- **Innes Corners Plaza** – rebuild and repurpose



The City of Langley is a great place to live, parks are well cared for. Lovely trails, etc. Thanks for doing such a great job!!”

– Survey Respondent



I like all of the parks that we currently have in the City of Langley.”

– Survey Respondent

- **BC Hydro Corridor** – upgrade some paths, benches, potentially some urban agriculture such as community gardens and educational gardens
- **Sendall Gardens** – build outdoor gathering space and gardens associated with the new building (see SH2)
- **Uplands Dog Off Leash Park** – new washroom facility with dog wash stations, more agility features, expand parking to the north
- **Brydon Park** – complete Phase 2 to include picnic shelters, washrooms, spray park, outdoor fitness

P8. Conduct minor upgrades to the following parks including potential amenities as noted:

- **Linwood Park** – expand space and improve drainage in dog park, perimeter trails, more trees and picnic spaces, food trucks
- **Portage Park** – creative nature playground
- **Dumais Park** – more trees, seating area, perimeter path, community gardens
- **Iris Mooney Park** – more trees
- **Nicholas Park** – add on-site parking, trees, picnic tables, and benches
- **Brydon Lagoon** – expand interpretive information viewing decks, and bird blinds
- **Linda Carlson Park** – trails

P9. Build new community and neighbourhood parks as development proceeds (assume one community park and four neighbourhood parks over 10 years).



5.2 Outdoor Amenities

Existing Conditions

Langley City provides a wide range of outdoor recreation amenities in existing parks. The following is a summary of the amenities and their condition:

SUMMARY OF FINDINGS

Langley City has a diverse and unique supply of outdoor amenities that offer dynamic opportunities in parks

KEY STRATEGY

Add new amenities to retain this as an area of excellence for Langley City

Amenity	Number	Locations	Condition Summary
Ball Diamonds	7	Brydon Park	Satisfactory
		City Park (4)	Good
		Condor Park	Satisfactory
		Rotary Centennial Park	Satisfactory
Basketball Courts	3	Brydon Park	Satisfactory
		Penzer Park	Excellent
		Douglas Park	Good
Bike Park	1	Penzer Park	Satisfactory
Community Gardens	3	Douglas Park	Excellent
		Linwood Park	Excellent
		Rotary Centennial Park	Excellent
		Michaud Community Gardens	Excellent
Dog Off-Leash Parks	4	Brydon Park	Excellent
		City Park	Good – drainage issues
		Linwood Park	Good – poor drainage, small
		Upland Dog-Off Leash Park	Excellent – poor drainage
Lawn Bowling	1	Douglas Park	Excellent

Amenity	Number	Locations	Condition Summary
Multi-Sport Court	6	Douglas Park	Satisfactory
		Brydon Park	Satisfactory
		City Park	Good
		Portage Park	Satisfactory – reconstruction planned for 2022
		Penzer Park	Excellent
Outdoor Exercise Equipment	1	Douglas Park	Excellent
Parkour Park	1	Penzer Park	Good – wood deteriorating, other maintenance issues
Pickleball Courts	8	Douglas Park	Excellent – but surrounding tree roots cause heaving
Picnic and Seating Tables		All parks except Buckley Park	
Playgrounds	13	Brydon Park	Excellent
		Buckley Park	Satisfactory – needs updating
		City Park	Excellent
		Conder Park	Good
		Douglas Park	Excellent
		Dumais Park	Good
		Hunter Park	Good
		Iris Mooney Park	Good
		Linwood Park	Excellent
		Nicholas Park	Excellent
		Penzer	Excellent
		Portage Park	Excellent
		Rotary Centennial Park	Good
Pump Track		Penzer Park	Excellent

Amenity	Number	Locations	Condition Summary
Sports Fields	3	City Park	Good
		Brydon Park	Good
		Buckley Park (2)	Poor – gravel, unmaintained
Spray Park	3	City Park	Excellent
		Douglas Park	Excellent
		Nicholas Park	Excellent
Tennis Courts	1	Nicholas Park	Good – resurfaced in 2021, but there are drainage and foundation issues
Washrooms	11	Brydon Park	Good
		Buckley Park	Good
		City Park	Good – need more
		Condor Park	Good
		Douglas Park	Good
		Linwood Park	Good
		Nicholas Park	Excellent
		Penzer Park	Excellent
		Portage Park	Good
		Rotary Centennial Park	Good
		Uplands Off-Leash Dog Park	Satisfactory



Ball Diamonds

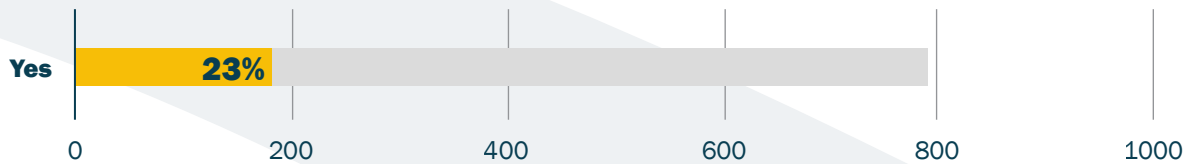
Langley City has seven baseball diamonds located in four parks. The ball diamonds are generally in good condition and well used; the City is planning to resurface all the infields and improve the City Park diamonds. Langley Baseball operates the new field and other fields. There is concern that the current supply is not keeping up with demand as the community grows, but there is limited space in the City for additional ball diamonds.



There is a lot of passion within the baseball community"

– Survey Respondent

PARTICIPATION ON BALL DIAMONDS



SATISFACTION WITH BALL DIAMONDS



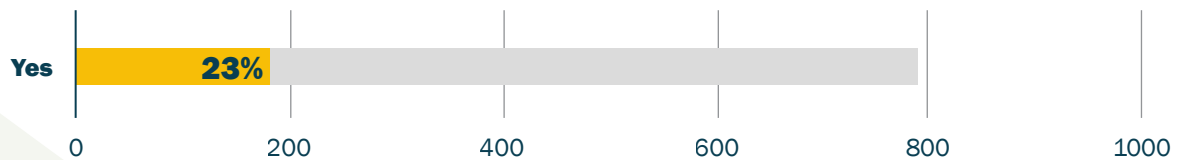
KEY THEMES FROM COMMUNITY INPUT

- Improve lighting
- Not enough baseball diamonds for the increase in participants

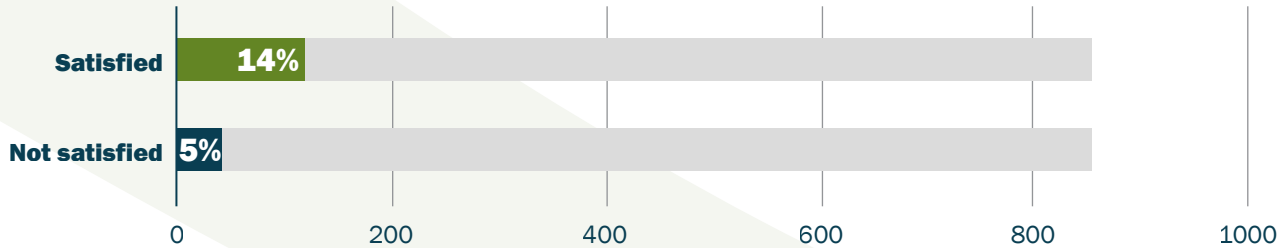
Basketball Courts

There are three basketball courts in three separate parks. They are all in multi-sport courts and include half court and full court options.

PARTICIPATION ON BASKETBALL COURTS



LEVEL OF SATISFACTION WITH BASKETBALL COURTS



KEY THEMES FROM COMMUNITY INPUT

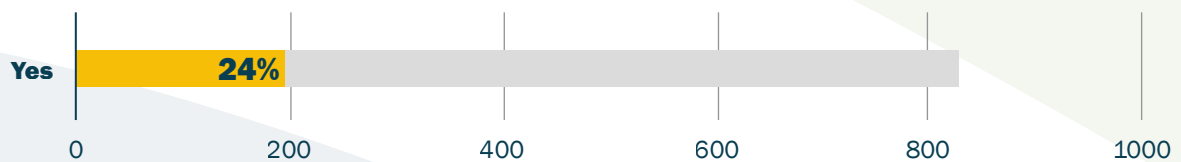
- Interest in more basketball courts and programming of activities on courts



Bike Park

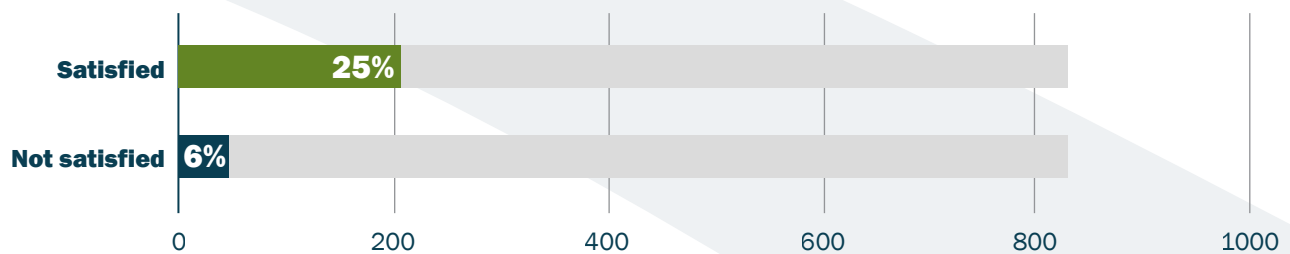
The bike park in Penzer Park features dirt jumps and wooden ladders that cater to a variety of skill levels. This bike park is not well used and there is an opportunity to replace this with a pump track based on current trends.

USE OF BIKE PARK*



*high use likely reflects the pump track that is used by children on bikes

SATISFACTION WITH BIKE PARK**



** use and satisfaction likely reflect the pump track

KEY THEMES FROM COMMUNITY INPUT

- More features at bike park
- Expand the existing bike park



Community Gardens

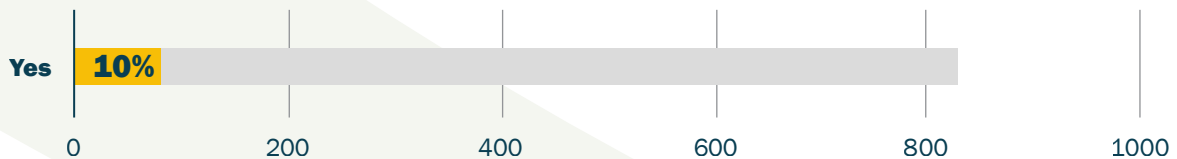
There are four community gardens in Langley City at Douglas Park, Linwood Park, Michaud Park, and Rotary Centennial Park. These gardens are well used, with long wait lists. The garden at Douglas Park has additional space that could be used for more garden beds. The gardens at Rotary Centennial Park are being expanded in 2022.



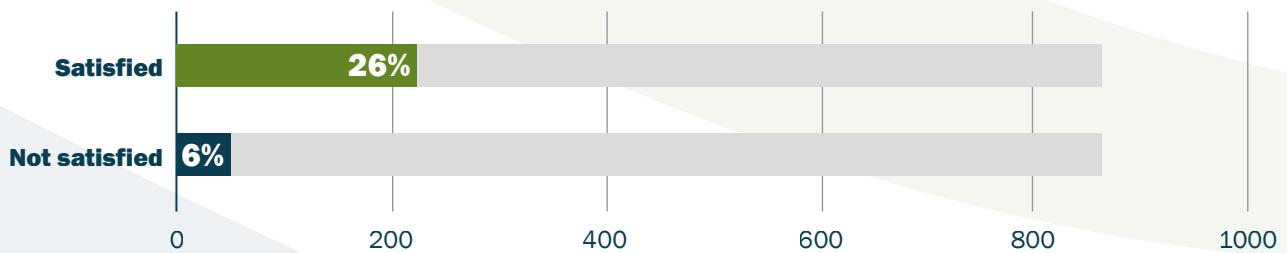
While I didn't participate in the community garden in Douglas Park I appreciate that it is there. I see so many people stop by and look at it."

– Survey Respondent

PARTICIPATION IN COMMUNITY GARDENING



LEVEL OF SATISFACTION WITH COMMUNITY GARDENS



KEY THEMES FROM COMMUNITY INPUT

- Interest in making community gardens more accessible
- Reduce the waitlist time to secure a plot

Lawn Bowling

Langley City has a Lawn Bowling Clubhouse at the south end of Douglas Park. Since 1982 the clubhouse and bowling green have been operated by volunteers from the Langley Lawn Bowling Club; membership in the club is decreasing, which is a typical trend for lawn bowling. The bowling season runs from late April to mid-September. The City recently rebuilt the grass bowling green, but the clubhouse building is in poor condition. There may be an opportunity to replace the building with one that serves multiple groups.

KEY THEMES FROM COMMUNITY INPUT

- There is a need for a new lawn bowling clubhouse as the current one is in need of repair

Multi-Sport Court

There are six multi-sport courts in Langley City with varying degrees of use. Accommodating basketball, lacrosse, and ball hockey, the newer courts are flexible and attractive amenities. Langley City has significantly more multi-sport courts than the comparable communities.

COMPARABLE COMMUNITIES

	White Rock	Maple Ridge	Port Coquitlam	New Westminster	Pitt Meadows	Average of Communities with Amenities	Langley City
Multi-Sport Courts	2	12	7	4	10	7	6
Provision Rate	1 per 11,000	1 per 7,600	1 per 8,700	1 per 19,700	1 per 1,900	1 per 9,800	1 per 4,800

KEY THEMES FROM COMMUNITY INPUT

- Multi-sport courts difficult to use because of the lines and lack of space

Off Leash Dog Areas

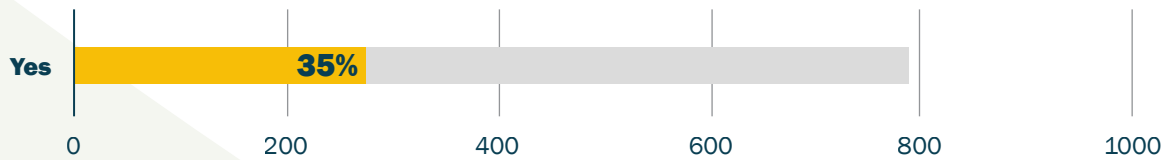
There are four off-leash dog parks that are well used and appreciated. All four parks are fully fenced and they contain paths, kiosks, double gates, waste bins, and benches.



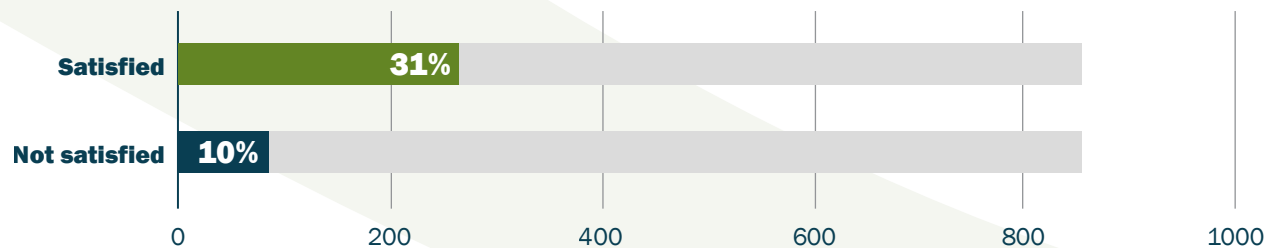
Thanks for the great way you take care of the off leash dog park! Well done"

– Survey Respondent

USE OF UPLAND PARK



SATISFACTION WITH OFF LEASH DOG AREAS



KEY THEMES FROM COMMUNITY INPUT

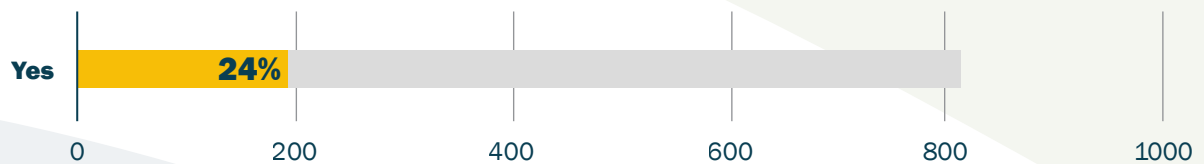
- There is a need for more off-leash dog areas
- Dog feces not collected by dog owners is a problem



Outdoor Exercise Equipment

Douglas Park has an outdoor exercise area for moderate intensity exercise. Each station has four levels from easiest to hardest.

PARTICIPATION IN OUTDOOR EXERCISE EQUIPMENT



SATISFACTION WITH OUTDOOR EXERCISE EQUIPMENT



KEY THEMES FROM COMMUNITY INPUT

- More spaces for group fitness



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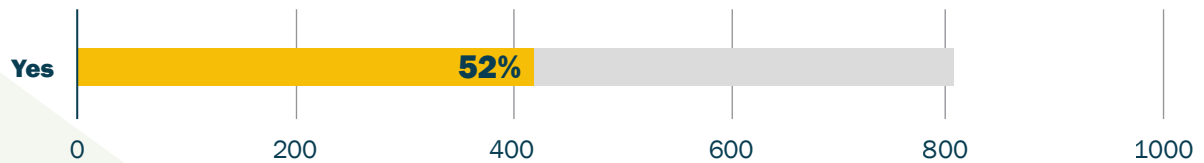
More [parks] like Douglas with fuse ball and outdoor exercise equipment”

– Survey Respondent

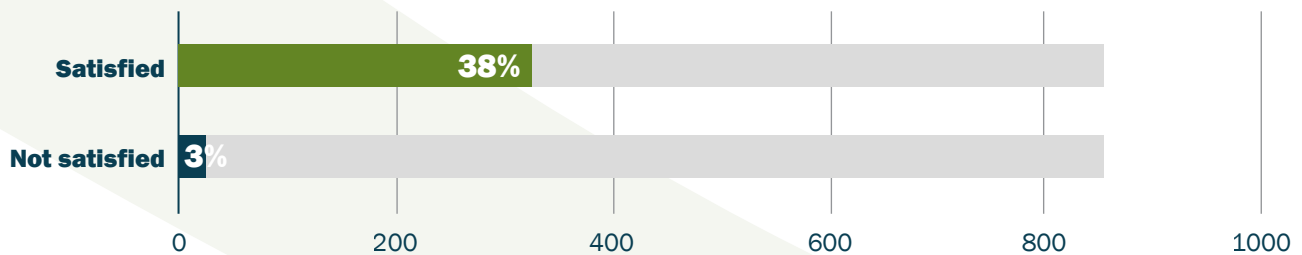
Parkour Park

Penzer Park has a full-size parkour climbing zone and a kid-size parkour area. There are signs throughout showing visitors how to complete the various moves. The space is very popular for a wide range of age groups.

USE OF PARKOUR PARK

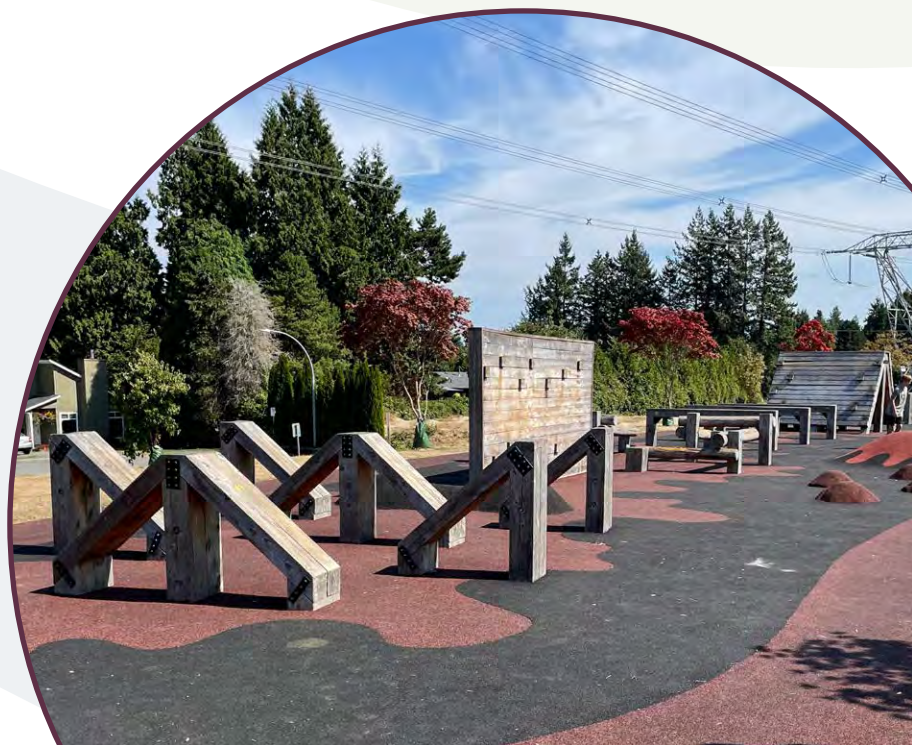


SATISFACTION WITH PARKOUR PARK



KEY THEMES FROM COMMUNITY INPUT

- Regular maintenance of parkour amenities



Pickleball Courts

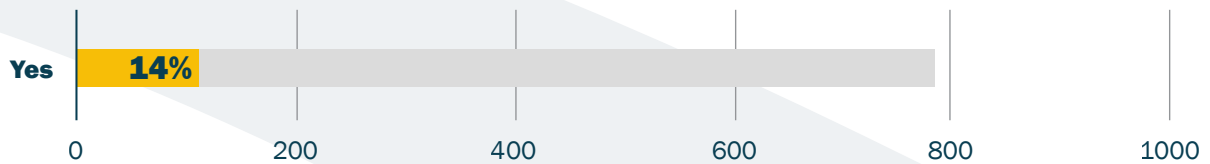
There are eight pickleball courts at Douglas Park that were converted from two tennis courts to accommodate the growing pickleball use. These dedicated courts are a “pickleball hub”, which is recommended as a best practice by Pickleball BC. The courts were recently resurfaced, but the roots of surrounding trees cause heaving. Large numbers of players congregate at the courts throughout the day, with peak periods when the courts are very busy.

“

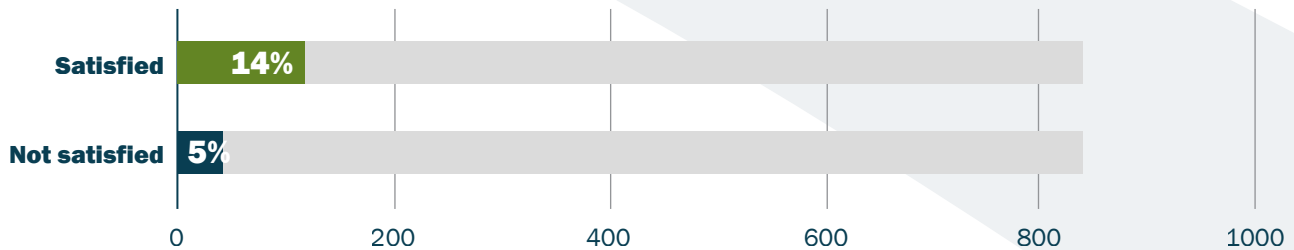
There is a huge interest in Pickleball”

– Survey Respondent

PARTICIPATION IN PICKLEBALL OUTDOORS



SATISFACTION WITH PICKLEBALL COURTS



KEY THEMES FROM COMMUNITY INPUT

- Appreciation for the pickleball courts



Picnic and Seating Facilities

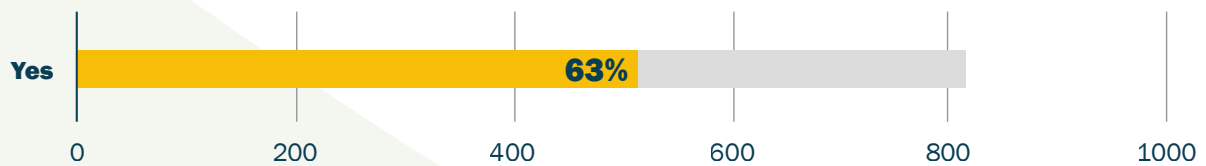
Eight of Langley City's parks have picnic tables and there are some covered picnic shelters. The picnic areas are well used and maintained. However, survey respondents indicated a need for more tables and more covered areas. Picnic shelters can be challenging to manage in locations where there are residents experiencing homelessness. They do extend the season and times of use, offering usable outdoor spaces in inclement weather.



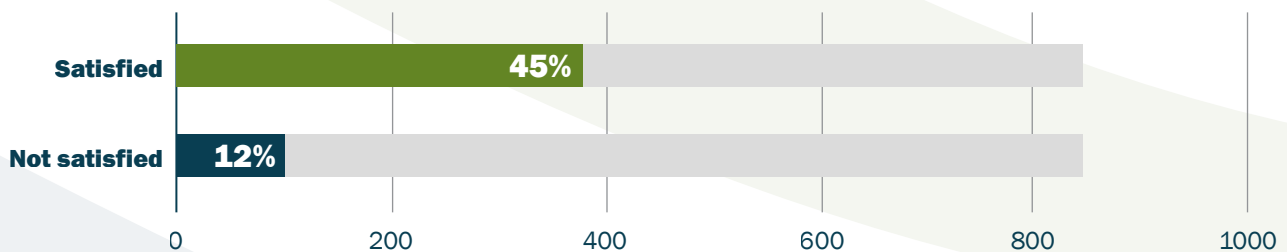
[I] use undercover picnic tables. Really like the new ones by Al Anderson pool on the dino park side."

– Survey Respondent

PARTICIPATION OF PICNIC FACILITIES AND SEATING AREAS



SATISFACTION WITH PICNIC FACILITIES AND SEATING AREAS



KEY THEMES FROM COMMUNITY INPUT

- More benches in parks and on trails
- There are great picnic shelters but not enough picnic tables and benches
- There is a need for more covered picnic areas

Playgrounds

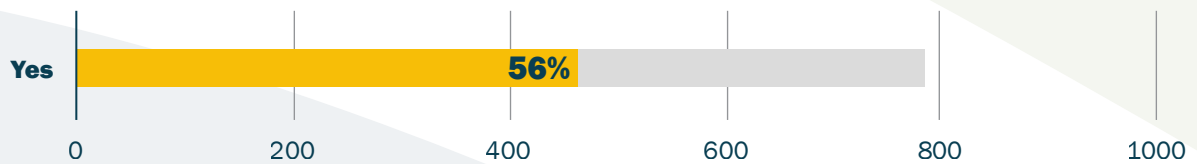
Langley has a wide variety of playgrounds in 13 parks. Some of the unique ones include City Park's dinosaur-themed playground, Linwood Park's accessible playground, and Hunter Park's playground equipment in a wooded setting.



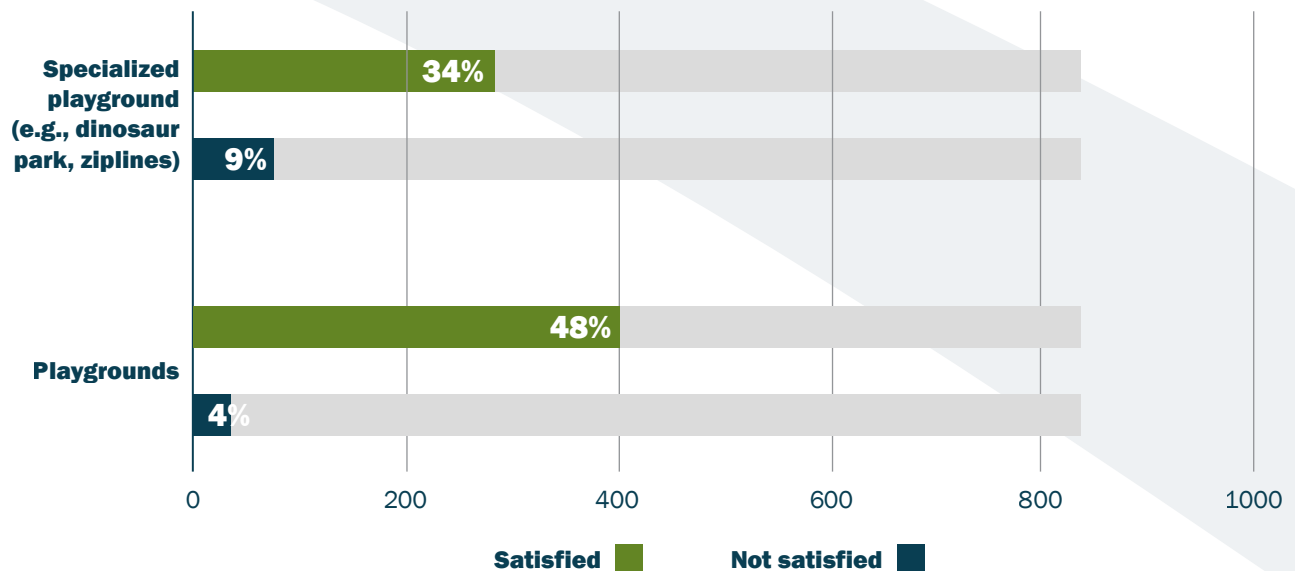
All the new playgrounds are great!"

– Survey Respondent

USE OF PLAYGROUNDS



SATISFACTION WITH PLAYGROUNDS



KEY THEMES FROM COMMUNITY INPUT

- Would like covered playgrounds and spaces for children on rainy days
- Improve existing playgrounds (larger, more variety, more interesting)
- More playgrounds for older children
- Amenities around playgrounds such as washrooms should be more accessible for young children
- More traffic safety measures around playgrounds

Pump Track

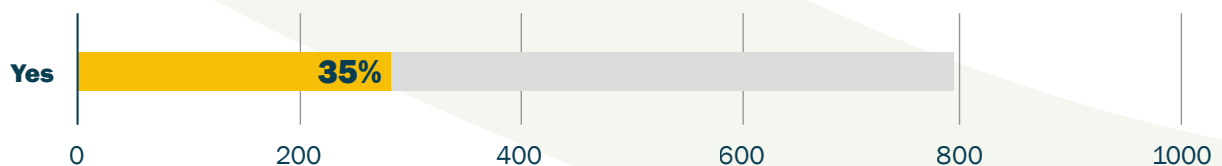
Penzer Park has small concrete pump track that is used mainly by beginners on skate boards, scooters, and bikes. It is a very popular facility. There was no specific question about the pump track on the community survey, though it appears that some respondents were thinking that the “bike park” question referred to the pump track.

Sports Fields

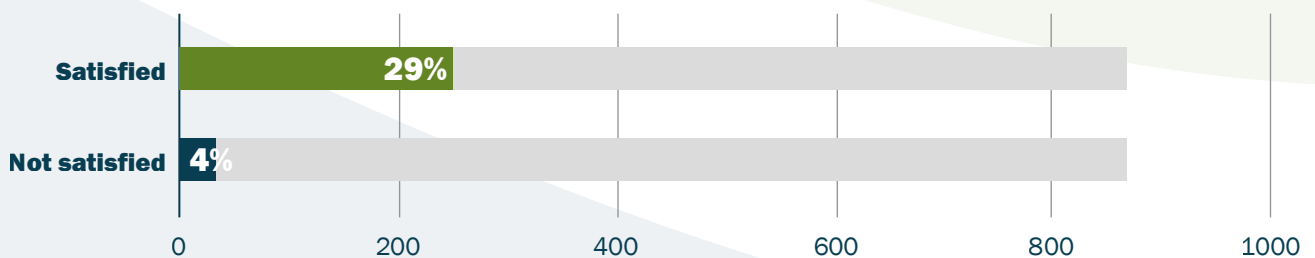
There are three parks in Langley City with sports fields. City Park has a sand-based grass field suitable for 8 by 8 that is seldom used. Although it is free to use, parking is on the street and the field is far from washrooms. Buckley Park has two gravel sports fields that are rarely used; gravel fields are unpleasant to use and do not meet current standards. There are also fields at the schools that are used for school play and informal use. League sports are Langley-based (City and Township together) and leagues use Township sports fields because they are better.

Field users involved in community leagues expect high quality grass fields or artificial turf. Gravel sports fields are unpleasant to use. Artificial turf can support much more play than grass since play can happen throughout most of the year and in the evenings as it is standard practice to light these fields. A common practice is also to locate artificial turf fields at schools where, through a partnership, they can support school and community use.

USE OF SPORTS FIELDS



SATISFACTION WITH SPORTS FIELDS



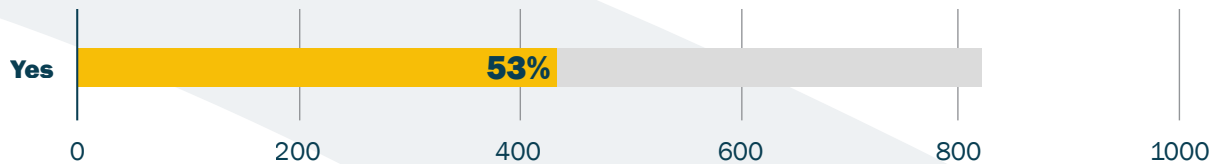
KEY THEMES FROM COMMUNITY INPUT

- Fields are not being used to their full potential
- Some fields require improvements and better access to services

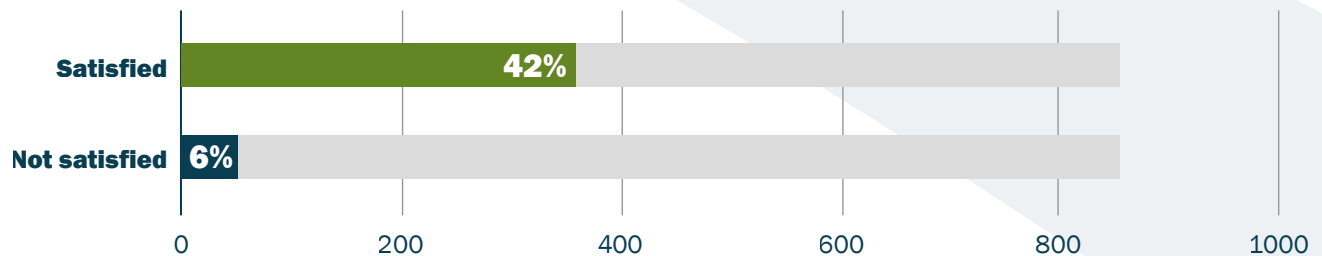
Spray Park

There are three spray parks in Langley City at City Park, Douglas Park, and Nicholas Park. The spray park at City Park is near Al Anderson Pool because it shares mechanical equipment, but it is not related from a use perspective being located behind the pool building. The small spray park at Nicholas Park was recently resurfaced. There are no spray parks in the northwest portion of the City.

USE OF SPRAY PARK



SATISFACTION WITH SPRAY PARK



KEY THEMES FROM COMMUNITY INPUT

- Increase the hours at the spray parks
- Need improvements to some existing spray parks
- Several respondents indicated they would prefer to have a new pool over a new spray park

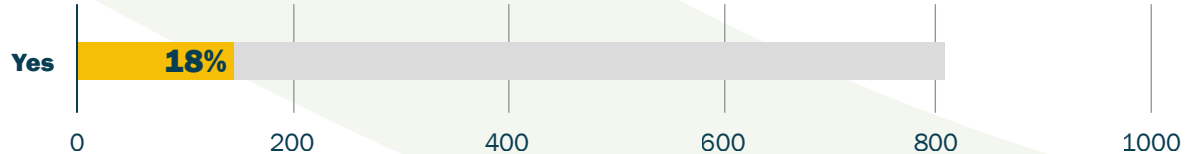
Tennis Courts

Langley City has only one tennis court at Nicholas Park and it is rarely used. The provision of tennis courts in Langley City is much lower than in the comparable communities; however, Brookswood High School in the Township of Langley has six tennis courts. It is approximately 1.3 kilometres from the City's south boundary. Tennis has experienced variations in use over the past decades, and it is now on an upward trend. In the US, tennis participation increased 22% during COVID-19 and similar increases are being reported across Canada. Tennis courts are most popular when they are in clusters and where there is a group of players organizing lessons and events.

COMMUNITY COMPARISONS

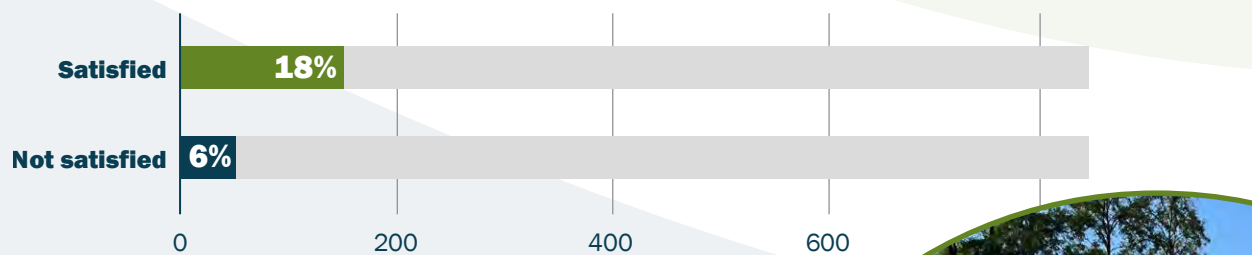
	White Rock	Maple Ridge	Port Coquitlam	New Westminster	Pitt Meadows	Average of Communities with Amenities	Langley City
Tennis	8	9	17	23	8	13	1
Provision Rate	1 per 2,700	1 per 10,100	1 per 3,600	1 per 3,400	1 per 2,400	1 per 4,500	1 per 29,000

USE OF TENNIS COURTS*



*use likely reflects use of courts outside Langley City

SATISFACTION WITH TENNIS COURTS**



**satisfaction likely relates to courts outside Langley City



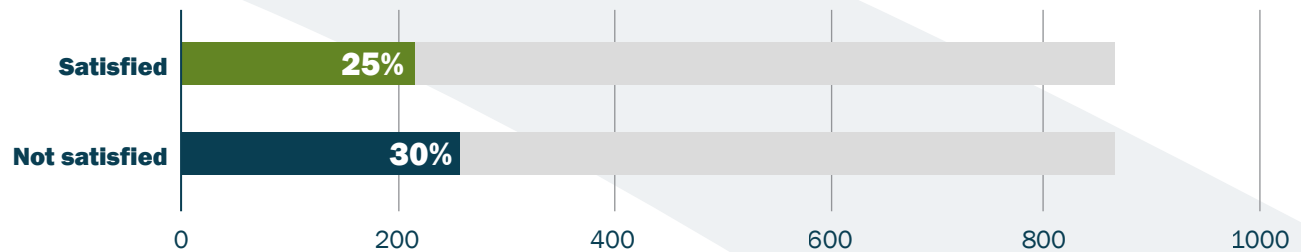
KEY THEMES FROM COMMUNITY INPUT

- Need for more tennis courts
- Desire for more tennis programming and organized tennis events

Washrooms

There are washrooms in 12 of the City's parks; multiple park washrooms have been closed in winter due to vandalism. The washroom facilities in Nicholas Park operate from May to September. This is a high supply of washrooms for a community of this size; the washrooms are mostly older facilities that are not gender-diverse. It is challenging to maintain the safety of washrooms in urban environments, and the relatively low satisfaction is common to most municipalities.

SATISFACTION WITH WASHROOMS



KEY THEMES FROM COMMUNITY INPUT

- Improve maintenance of washroom facilities
- Issues with vandalism of facilities



Outdoor Volleyball

There are currently no outdoor “beach” volleyball courts in Langley City. Residents can play beach volleyball nearby in the Township of Langley. This is a relatively inexpensive amenity, and it can bring activity to parks that otherwise have low use. Most of the comparable communities do not have beach volleyball courts.

COMPARABLE COMMUNITIES

	White Rock	Maple Ridge	Port Coquitlam	New Westminster	Pitt Meadows	Average of Communities with Amenities	City of Langley
Beach Volleyball	0	0	0	2	0	0.4	0
Provision Rate	n/a	n/a	n/a	1 per 35,500	n/a	1 per 35,500	0 per 29,000

KEY THEMES FROM COMMUNITY INPUT

- Would like beach volleyball courts and programming
- People have to travel outside the City for outdoor volleyball spaces and programming.

Strengths and Challenges

Strengths	Challenges
• Large supply of dog parks • Diversity of outdoor amenities including interesting playgrounds, picnic areas, pickleball courts, spray parks • Parks are well activated with niche recreation amenities such as Parkour, dinosaur park, skate park for small children • Community gardens are popular • Many outdoor washrooms • Many opportunities for young children • Sufficient quantity of sports fields including school fields	• Vandalism at facilities including washrooms and community gardens • Requests for more lighting at key facilities, including ball diamonds • Some sport courts are not well used • Dissatisfaction with washroom facilities • Not enough facilities for growing sports demand, including baseball, beach volleyball, pickleball, and tennis • Some facilities are outdated, including the lawn bowling clubhouse • City lacks sports fields suitable for community leagues

Recommendations for Outdoor Amenities

The following are the proposed capital improvements related to outdoor amenities. The planning and design of these is covered by the recommendations for parks, assuming that these amenities will be integrated within park development and improvement projects.

Planning and Design

OA1. Evaluate the use of facilities perceived as being at over- or under-capacity to confirm future needs:

- Review potential for some smaller ball diamonds, more accessible ball diamonds, and the potential need for more diamonds or if field improvements and schedule changes cannot address needs
- Review opportunities to reduce the size of the lawn bowling green to allow for an additional use in that space

Capital Projects

OA2. Improve park amenities in need of upgrading:

- Upgrade older multi-sport courts – City, Douglas, Portage, Brydon; could consider lights at Douglas
- Provide more shade at playgrounds with trees, shade sails, and covered shelters
- Upgrade washroom facilities with relocation as appropriate to reduce vandalism

OA3. Provide additional park amenities based on needs:

- Provide access to universal-designed washrooms in new parks
- Provide more community gardens, including fully accessible with raised garden options, in new parks
- Consider an off-leash dog area in the northeast, at Rotary Centennial Park or one of the new parks, to serve population growth
- Increase the number of covered picnic tables, and benches in parks, and consider picnic shelters where appropriate
- Consider increasing the number of tennis courts in partnership with the user group, with the potential for multi-use opportunities on some courts – minimum two together

OA4. Provide new park amenities to address needs:

- Replace the lawn bowling clubhouse with an indoor facility that serves multiple uses
- Add a skate park, potentially at Penzer, Buckley, or City Park
- Develop a bike pump track at Penzer or Buckley Park
- Add beach volleyball courts to Buckley Park
- Explore opportunities to add an artificial turf field for soccer and baseball
- Add an adventure play area in the Nicomekl Floodplain near Portage Park

Service Delivery

OA5. Explore opportunities to increase programming in parks.



5.3 Trails

Existing Conditions

Langley City has over 17 kilometres of trails that are highly valued by residents and visitors (Figure 5.1). The premier trail network is within the Nicomekl Floodplain, providing access to outstanding views, wildlife viewing, and the Brydon Lagoon Nature Trail. Second in importance is the trail system through the BC Hydro right-of-way, which is a long trail connecting parks. A trail running north/south through the Pleasantdale Creek corridor connects these two trail systems. There are also some trails that lead into the floodplain trail system.

Beyond those trails, the active transportation network on the road system provides connectivity through the City. The network includes existing and proposed bike routes. Greenways along major roads are also proposed in the OCP.

Langley City is currently updating the Transportation Plan. It focuses implementation on trails along road corridors, and the PRC Plan addresses implementation for off-road trails. The teams working on these two plans collaborated to ensure that planning defined a connected network.

Trail Classification

Langley City has a trail classification system that is used for the application of consistent construction standards to future trail development and upgrading of existing trails in the parks system. Existing trails are upgraded to these standards as time and resources permit. With proper signage, the trail classifications provide users information on conditions and appropriate uses.

SUMMARY OF FINDINGS

Langley City has some excellent and popular trails with the highlight being the Nicomekl floodplain trail

KEY STRATEGY

Add new trails that will improve connectivity



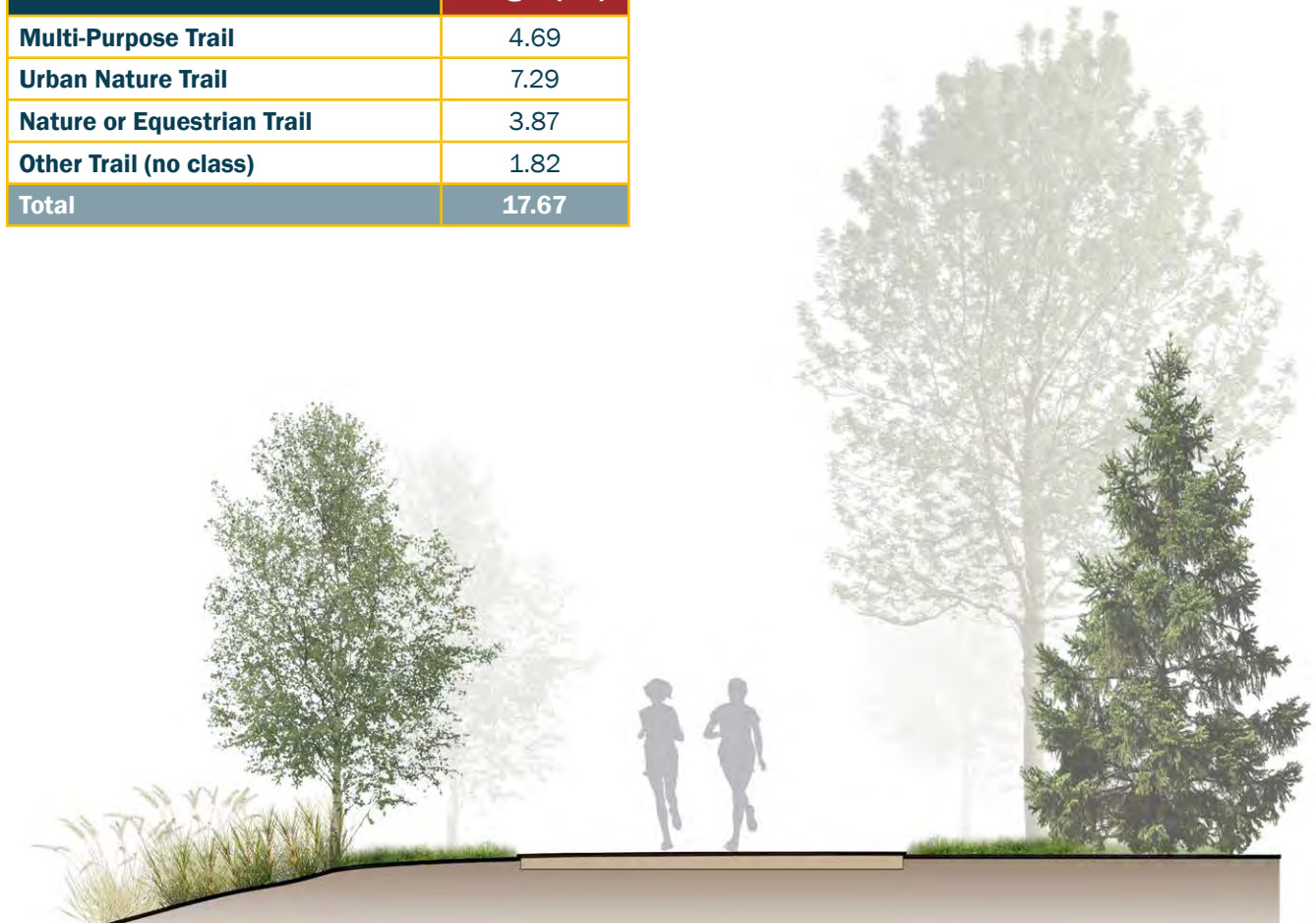
Grateful for green spaces and walking trails in my neighbourhood during this pandemic”

– Survey Respondent



FIGURE 5.1 EXISTING TRAILS

Trail Class	Length (km)
Multi-Purpose Trail	4.69
Urban Nature Trail	7.29
Nature or Equestrian Trail	3.87
Other Trail (no class)	1.82
Total	17.67

**Trail Class: Multi-Purpose Trail****Description**

Level of Use: moderate to high

Type of Use/ User: two-way trail for smooth all-season use for cycling, strollers, roller blade, and jogging, walking, general passage by all ages, fully accessible for wheelchairs, and maintenance vehicles

Design Guidelines

Surface: asphalt

Width: typically 2.5–3 m with trail with 1–2 m clearance on each side

Design Grade: less than 5% for universal access; sustained grades not over 3%, over 5% for short runs if required; cross slope 2%

Infrastructure: benches kiosks, waste receptacles, bollards, interpretive signage


Trail Class: Urban Nature Trail
Description

Level of Use: moderate to high

Type of Use/ User: two-way path for walking, biking, hiking, jogging, horses, and strollers

Design Guidelines

Surface: gravel, hog fuel, crushed concrete/recycled asphalt or crushed granite

Width: typically 1.5–2m wide with sightline clearing of 1m on each side of trail

Design Grade: sustained grade maximum of 3%; if required to be greater than 5% for longer runs consider switch backs; if greater than 10% for short runs consider stairs; cross slope 2–3%

Trail Class: Nature or Equestrian Trail
Description

Level of Use: low to moderate

Type of Use/ User: one or two-way depending on sight conditions; horses, hikers, possible mountain biking

Design Guidelines

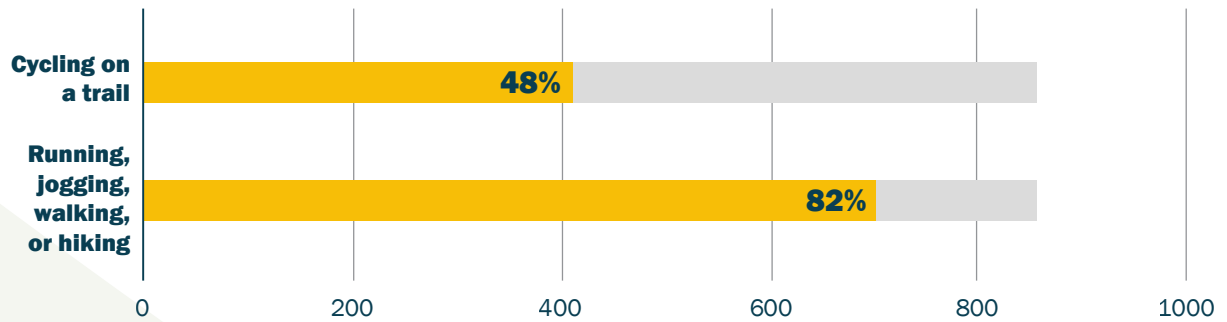
Surface: gravel, native soil

Design Grade: depends on terrain; typical sustained grade 5–10%; cross slope 2–3 %

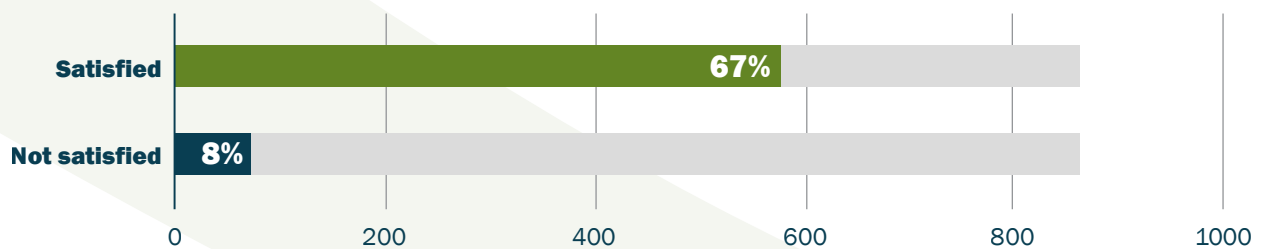


Community Input

USE OF TRAILS



SATISFACTION WITH TRAILS*



*Satisfaction scores are shown for those indicating "satisfied" or "not satisfied"; responses of "neutral" or "don't know" are not shown

“

*Linda Carlson Park –
all the trails that kids
love (jumps and bike
rides) – nice that it
has been left wild”*

– Workshop Participant





***My friend and I
walk the trails at
least twice a week
in the city.”***

– Survey Respondent

Trail Use

Some community members expressed concerns about safety related to e-bikes and other motorized uses of trails. E-bikes are rapidly growing in popularity and are commonly used in Langley City, along with other micromobility modes such as electric scooters, Segways, and hoverboards. E-bikes can make cycling more accessible to a wider demographic by making it easier to bike long distances and over challenging topography. However, there are challenges related to the speed differential between people walking and people cycling or using powered micromobility modes.

Various organizations regulate e-bikes and other micromobility modes. In BC, the Motor Vehicle Act (MVA) sets standards for maximum speeds, age limit, and other requirements. The BC Motor Assisted Cycle Regulation (MACR) notes that the motor must be electric, is capped at 500 watts of power, and must not be capable of propelling the device at a speed greater than 32 km/h on level ground.

As long as they meet the requirements of the MACR, motor assisted cycles can be either pedelecs (pedal-assisted), power assisted bicycles (throttle actuated), or scooter-style e-bikes (which have throttles and resemble a moped/electric scooter).

ICBC notes that e-bike users are subject to the same rights and duties as the driver of a motor vehicle, and they should follow bicycle safety rules (see MVA Section 183 – Rights and duties of operator of cycle). Users must be 16 or older and wear a bicycle helmet. No driver's licence or registration is required to ride an e-bike. They are permitted wherever non-motorized bicycles are permitted in BC, except where prohibited by local bylaws.

BC Parks implemented an e-bike policy in 2019 “to help protect sensitive wildlife, ecosystems and cultural values”, with an e-bike classification system (Figure 5.2). This policy allows pedal-assist e-bikes to ride wherever cycling or mountain biking is already permitted within BC Parks. However, Class 2 and 3 e-bikes (throttle actuated e-bikes) can only be used on trails and/or roads designated for motorized vehicles, depending on the park. This is despite the fact that Class 2 e-bikes are legally considered motor assisted cycles under the BC MVA and MACR.

TABLE 5.2: BC PARKS E-BIKE CLASSIFICATION

Class	Max Continuous Motor Wattage	Max Speed Before Motor Cut-off	Motor Actuator Method
1	500 W	32 km/h	Pedal-assist only (no throttle)
2	500 W	32 km/h	Pedal-assist and/or throttle actuated
3	500 W	45 km/h	Pedal-assist and/or throttle actuated

Langley City's Parks and Public Facilities Regulation Bylaw, 2018, No. 3048, defines a "vehicle" as including "bicycles, motorcycles, tricycles, rollerblades, skateboards, motorized scooters, segways, hoverboards, and shopping carts". These must not be driven at a speed greater than "a posted speed limit, or 10 km/hour if there is no posted speed limit".

The draft Transportation Plan is recommending a study to plan for mobility services and devices that can increase sustainable mode share and equity, and based on that, regulation of e-bikes and other micromobility devices in the City.

Most Frequent Themes from Community Comments

- Add more trails to improve connectivity
- Improve safety of trail system to increase use, particularly in the Nicomekl Floodplain
- Provide a variety of trail types, both paved and gravel
- Increase wayfinding of the Nicomekl trail system
- Add more off leash trails
- Improve trail maintenance, especially in Pleasantdale Creek corridor
- For active transportation – more bike trails (safer / separated from traffic), better bike lane connections, improve pedestrian facilities and walkability (more sidewalks, safer cross walks)
- Need to address safety in relation to pedestrians and e-bikes

“

Nice walking trails to Sendall and to Brookwood and all throughout Langley”

– Workshop Participant

Strengths and Challenges

Strengths	Challenges
• High community satisfaction, especially for Nicomekl floodplain trail • Trails are well used • Trails provide residents access to natural areas and wildlife	• Connectivity lacking, e.g. routes to destinations, daily walkable loops • Insufficient maintenance of some trails • Lack of accessible parking and options for people with disabilities • Safety on trails • Wayfinding needs upgrades • The existing regulation of micromobility modes is outdated

Recommendations for Trails

Land Acquisition

T1. Acquire land as opportunities arise to support trail connectivity.

Planning and Design

T2. Coordinate trail planning and development with the active transportation component of the Transportation Plan 2035.

T3. As land is developed, identify potential trail corridors that can be acquired to improve connectivity.

T4. Explore lighting where night-time use is significant, e.g., along Nicomekl Trail.

- Consider an application such as solar lights in locations subject to flooding
- Consider “dark skies” and potential environmental effects along trails through natural areas

T5. Collaborate with transportation planners on studies and regulation of e-bikes and other micromobility devices in the City, including regulation for off-road trails.

Capital Projects

- T6. Expand the trail system to provide connectivity, with links to potential destinations, e.g., parks, schools, downtown, per other City plans.
- Proposed multi-purpose trail per Map 3 is 3.38 kilometres
- T7. Increase the number of wayfinding signs, especially in the Nicomekl Floodplain.
- T8. Convert some trails to paving to increase accessibility, e.g., between Penzer Park and Buckley Park (870 metres).
- T9. Provide more infrastructure along trails, including benches, waste bins (including dog waste and recycling), and bike racks.
- T10. Upgrade trails as needed, e.g., 204th Street stairs and a bridge in Pleasantdale Creek corridor.
- T11. Within the Nicomekl River District Neighbourhood Plan area, undertake the “three big moves” including the all-season path, other trails and improvements, trailhead improvements, and lookout platforms.
- T12. Upgrade the 206th Street suspension bridge.

Service Delivery

- T13. Partner with local organizations or volunteers to improve surveillance of trail system through the Adopt-a-Trail program.





6 RECREATION & CULTURE PROGRAMS & SERVICES

6.1 Customer Service, Marketing, and Administration

SUMMARY OF FINDINGS

Langley City provides a high level of customer service for parks, recreation, and culture services

KEY STRATEGY

Enhance resources for marketing of recreation and culture services

Description

The mission statement for the Recreation, Culture and Community Services Department is:

The City will use public leisure services as a vehicle for achieving certain socially worthwhile goals and objectives, in which such achievement clearly results in indirect benefit to all citizens.

To use public leisure services to foster inclusivity, diversity, connectivity and reduce isolation

To use leisure services to foster a sense of community identity, spirit, and pride

To use leisure services to foster growth of individuals to reach their full potential, physically, mentally, and spiritually

The Recreation, Culture and Community Services Department is managed by the director, who is supported by three recreation supervisors and the clerk supervisor. They manage recreation instructors, shift supervisors, lifeguards/Instructors, fitness Instructors, recreation programmer, the clerk typists, and the building service workers. Two building maintenance supervisors take care of facility operations.

The management group is responsible for the oversight of the facilities, programs, community relations, and Council liaison. The recreation facilities include the Timms Community Centre, Douglas Recreation Centre, and the Al Anderson Memorial Outdoor Pool.

Customer Service

The Recreation, Culture and Community Services Department provides a wide range of administrative services through their Customer Service section, including the following:

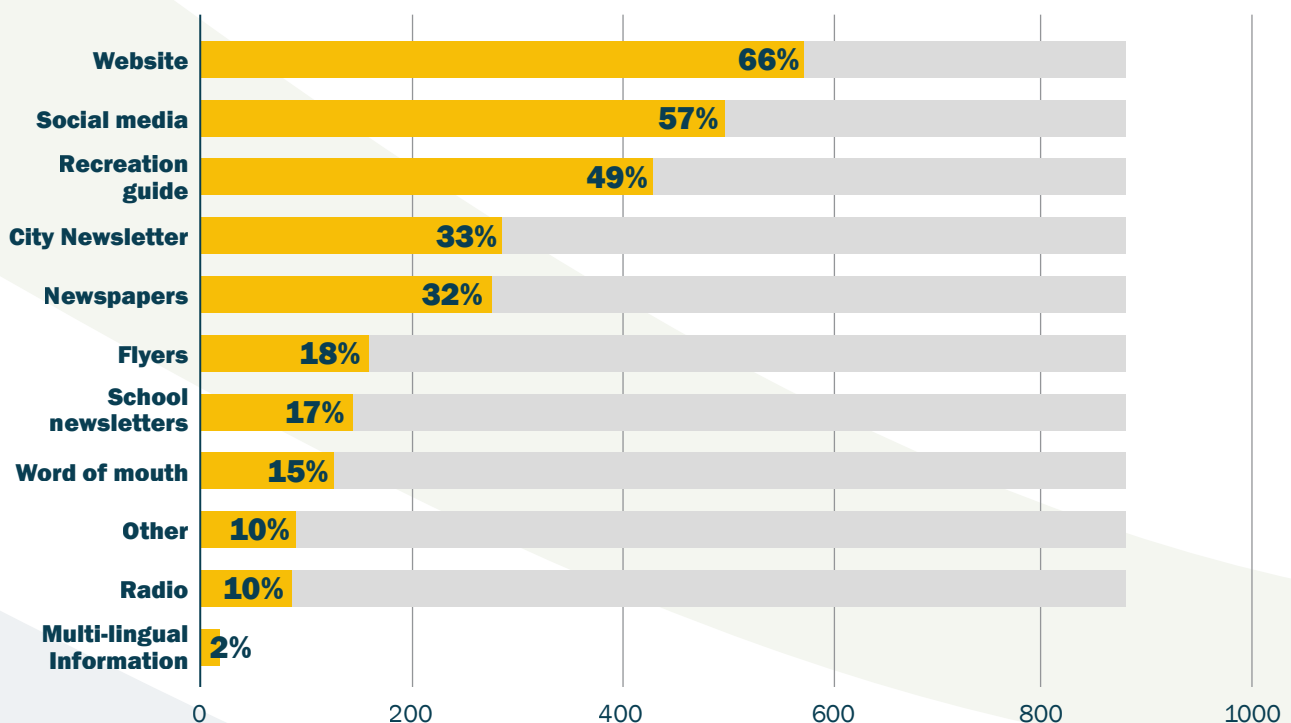
- Registrations for City programs
- Admission passes for fitness, aquatics, weight room, and games room
- Facility rentals for private, commercial, and non-profit agencies
- Field bookings for sport users
- Special Event applications
- Sport Tournament applications
- Leisure Access Grant applications
- Other City services (non recreation and culture)

Marketing

Comprehensive seasonal brochures, the Recreation Guide, are prepared for fall, winter, and spring/summer seasons. Programs and services are promoted through the website and social media; however, staff resources for promotion are limited.

Community Input

BEST WAYS FOR THE CITY TO PROVIDE INFORMATION



Key Themes from Staff Input

- Front reception staff have a good relationship with the community and can provide useful input for more effective and efficient service
- More staff resources are needed to handle marketing through advertising, social media, and the website
- Staff need training and resources to support marketing
- There is no marketing staff position, just a communications position
- There is insufficient office space for any future staff

Strengths and Challenges

Strengths	Challenges
• Excellent customer service • Information is available online	• Shortage of staff to promote/market recreation and culture services • Insufficient physical space for staff offices in the future

Recommendations for Customer Service, Marketing and Administration

Service Delivery

CS1. Acquire an additional staff position to support and enhance marketing capacity.

CS2. Provide staff training to support marketing and promotion.

CS3. Look for solutions to the lack of office space for City staff in a variety of departments.



6.2 Recreation Programs

Description

Langley City offers many recreation programs for all age groups including preschool, children, youth, adult, seniors, and family. The programs include drop-in structured opportunities, drop-in unstructured programs, and registered programs. The City also offers programs in partnerships with community organizations.

The programs take place primarily in the Timms Community Centre, Douglas Recreation Centre, and Al Anderson Memorial Pool. The following is a brief synopsis of the programs offered throughout the year.

Preschool

Programs for pre-schoolers include dance, music, social development, and sports (for the older children ages 4 to 5). Sports are floor hockey (parent and tot), soccer (parent and tot), dance, soccer (4 to 5 years), Roaming Rascals, and Family Gym.

Children

Children's programs are for various age groups, mostly including ages 6 to 12. Examples of the programs include basketball, indoor soccer, wheelchair basketball, martial arts, parkour, performing arts (dance combo and hip hop), and visual arts.

In the summer, specialty day camps are offered in performing arts, visual arts, and sports. Multi-activity "funtastic" day camps are also offered throughout the summer.

Youth

Langley City has a Recreation Programmer – Youth, who interacts with the youth community, particularly those who may need some guidance. Youth drop-in times are available at Timms in the games room, weight room, and gymnasium. There are specific evenings when only youth are permitted in the games room. The fees for youth are \$20 per year to ensure access for all. There are also programs in safe use of the fitness equipment, martial arts, performing arts, and babysitter training for the 12 to 15 age group. Youth aged 15 and older, as well as females aged 11 to 14 tend to "drop out" of sport and other recreational activities.

SUMMARY OF FINDINGS

The City offers a broad range of services directly and in partnership with community organizations and the private sector

KEY STRATEGIES

Work with community partners to ensure all residents are aware of the recreational opportunities and are encouraged and supported to participate



City does an excellent job, overall, with great programming downtown"

– Survey Respondent



Every single program I have seen or taken between my son and me has always been above expectations. I have found all Langley city staff to be friendly, encouraging, knowledgeable and the best!!!”

Survey Respondent

A Youth Adventure Club offers low-cost outings for youth to experience the outdoors in a safe, fun, and social manner. Girls Only Sports Camp is also offered in the summer.

Adult

Adult programs are offered under the categories of Health & Wellness, Hobbies, Performing Arts, Sports, Visual Arts, Social Development, and Social Programs. Some are offered in conjunction with community partners.

Seniors

Langley City does not distinguish seniors from adults in their program listings/brochure. There are, however, fitness programs tailored for seniors such as Active Aging, Gentle Fit, Gentle Cycle, Gentle Yoga, Chair Yoga, and Choose to Move. The City also offers a social bridge club and Texas Hold-em card events. Other opportunities for seniors are offered through the Seniors Resource Centre but they are at capacity.

Family

The City organizes special events and programs for families, changing with the seasons (Section 6.4).

Fitness

Fitness is a major focus of the programs and services offered at the Timms Recreation Centre. Registered classes for adults of all ages include cardio and strength, dance fitness, health and wellness, tai-chi, cardio combo, Fit for Life, spin and sculpt, Zumba, chair yoga, flow yoga, and bosu express.

Most fitness classes are full, with no capacity to expand in-person classes. This could be addressed by offering live/real time online classes, accessed through registration and payment.

The weight room is open for drop-in use every day. Personal training is also offered. There are scheduled gymnasium times for drop-in sports for adults.

Childcare

A small license preschool is located at the Douglas Recreation Centre. There is more demand than supply. A Child Care Action Plan for Langley City was prepared by City Spaces Consulting in May 2020. The study predicted that the City would need an increase of 150 childcare spaces annually. An action plan was developed.

The City has received funding under the New Space Child Care program to renovate the Douglas Recreation Centre. It will be used to create 72 new spaces – 10 group child care spaces (under 36 months), 14 group child care spaces (30 months to school age), and 48 group care (school age – before and after care).

Aquatics

Al Anderson Memorial Pool (AAMP) is open from early May to early September seven days per week. Langley Flippers Swim Club trains morning and evening, Grade Five Operation Waterproof runs May and June during school hours (all grade five in school district 35 participate); length swims, public swims, aquafit classes; the Lifesaving Society's Swim for Life classes and advanced aquatic programs are all offered throughout the season. Private lessons, special events and AAMP's exclusive Shark and Minnow Leadership program round out the offerings at the pool.

Summer Programs and Camps

Many programs run from early May to late August. The indoor programs are similar to the fall and winter opportunities, including Parent and Tot programs such as Roaming Rascals, Active Start Sports, and Family Art. Preschool programs are also a continuation of fall and winter offerings.

For children, there are sports and physical activity programs, including Parkour, a program where children learn basic jumping, landing and rolling, and movement.

Youth programs are operated throughout the summer in fitness training, martial arts, and outings with the Youth Adventure Club.



Overall, you guys are doing a great job! As a new parent I've been very pleased to discover the range of programs you offer for kids. Thanks!"

Survey Respondent

Summer Camps are available for preschoolers to teenagers with a variety of options including the following:

- Pre-school half day, themed camps
- Children's half-day camps (ages 6-12) in sports - basketball, soccer, multi-sport, movement fundamentals
- "Funtastic Summer Day Camps" week-long, for ages 5-12
- Girls Only Sports Camp (grades 6-8)

Drop-In Opportunities

Langley City provides many opportunities for drop-in activities for all ages through pay-as-you-go or passes for multiple visits.

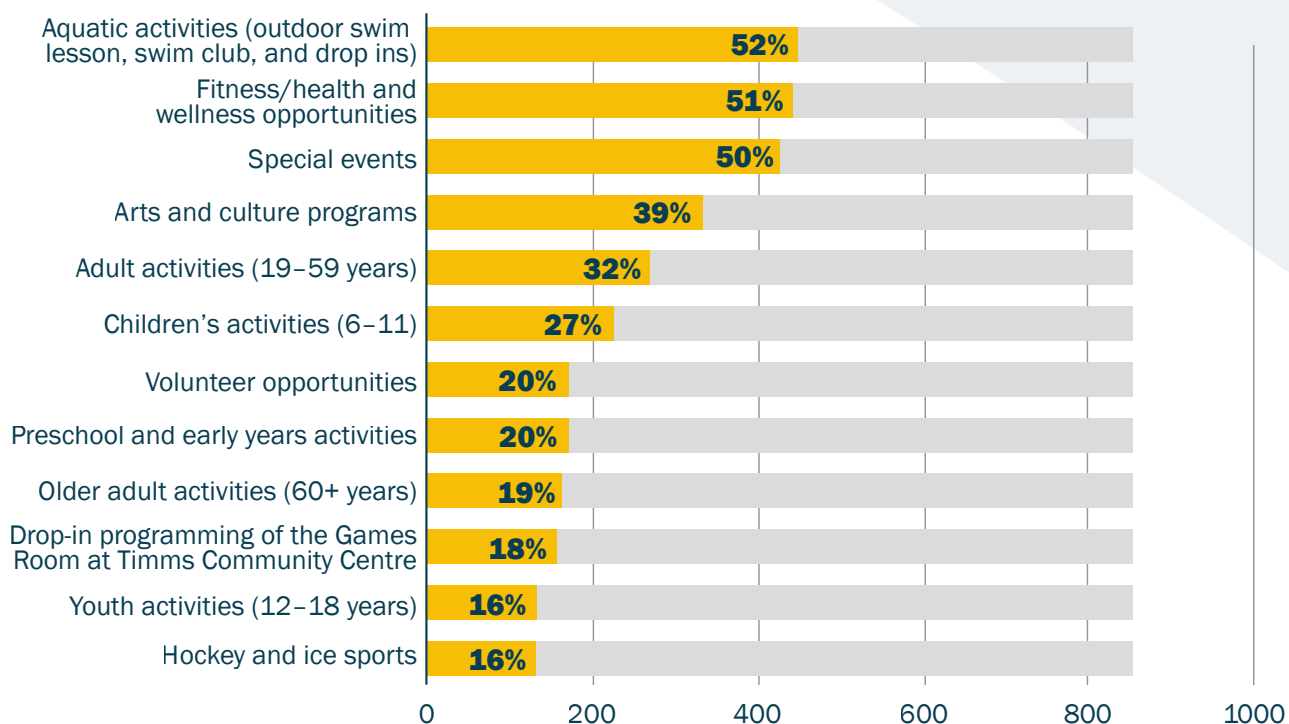
Subsidies

Langley City has a Leisure Access Grant Program that is available for residents with a limited income, giving them an opportunity to participate in a variety of recreation activities.

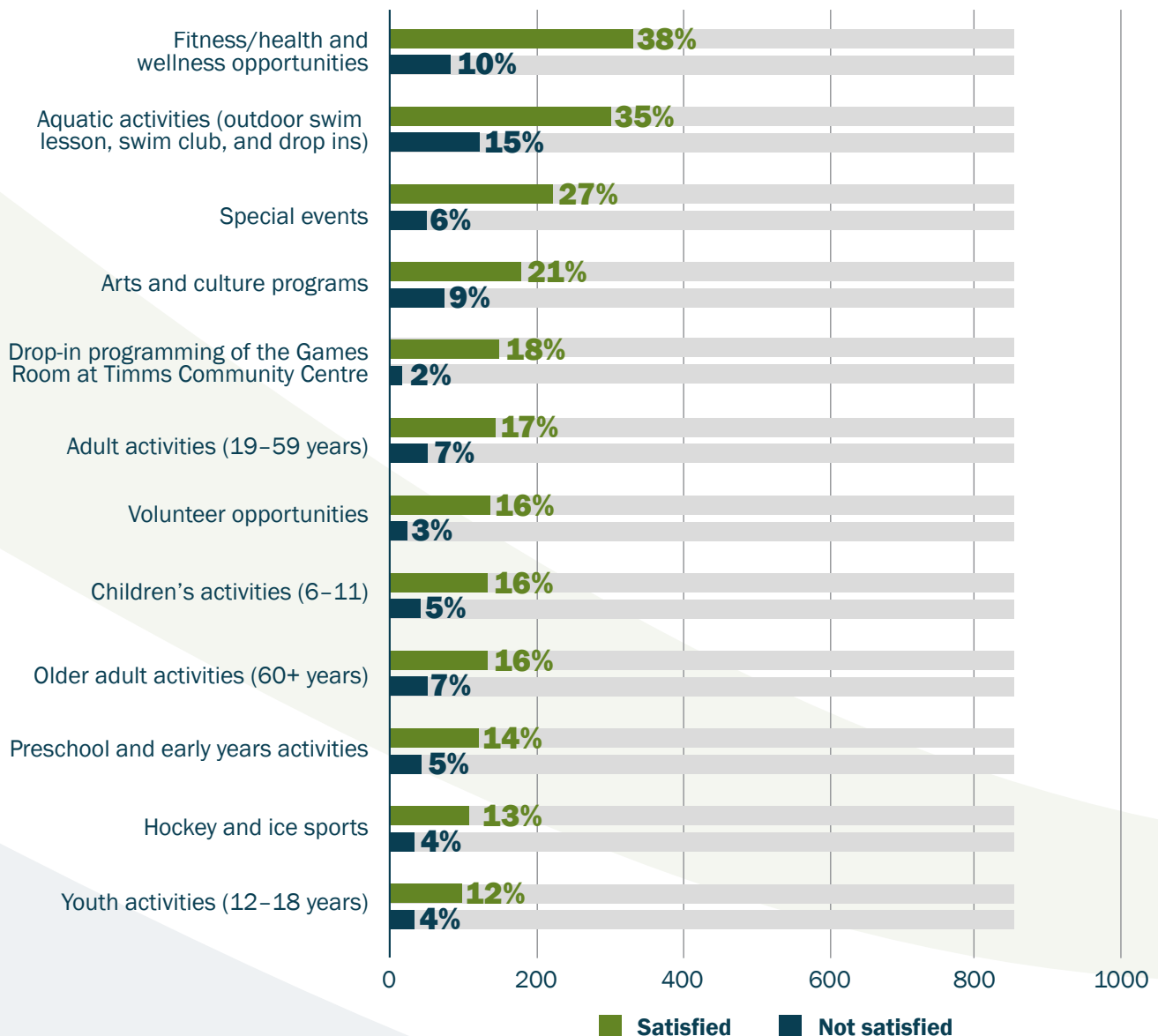
Other organizations that provide low-income families and children an opportunity to participate in sport and recreation are Canadian Tire Jumpstart, KidSport Langley, and Kids Up Front Foundation, all administered through the City.

Community Input

PARTICIPATION IN PROGRAMS IN LANGLEY CITY



SATISFACTION WITH PROGRAMS AND ACTIVITIES IN LANGLEY CITY

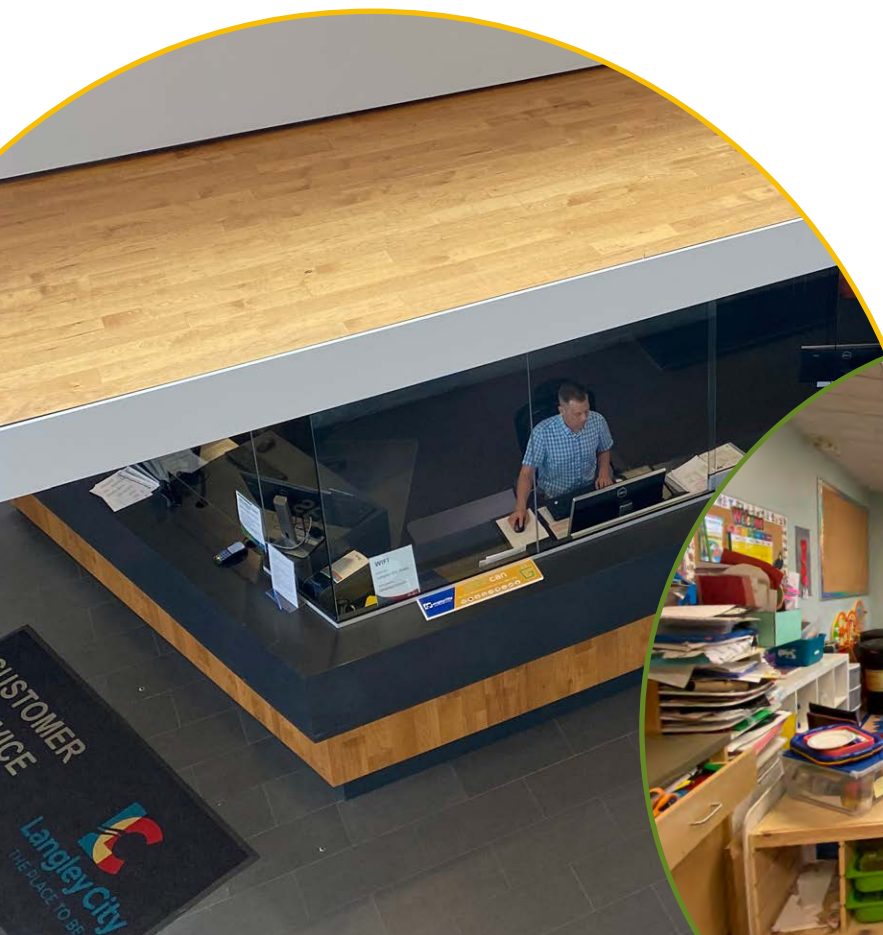


Key Themes from Community Input

- More swimming lessons and more recreational swim times, year round
- More opportunities for the arts including performing arts, fine arts
- Variation of timing of fitness classes to accommodate different schedules
- Lower costs, affordability for everyone
- More programs for seniors, potentially in partnership with Langley Seniors Centre
- Drop-in options for children and adult programs
- More options for pre-school aged kids
- More programs for children, including those with diverse needs and abilities
- More programs and services for youth
- More support for community groups needed
- More group activities / exercise clubs / walking clubs

Strengths and Challenges

Strengths	Challenges
• City provides a wide variety of recreation programs for all ages • Excellent programs and venue for youth • Large number and variety of fitness classes and activities • Aquatic programs are extensive in spring and summer • Staff is accommodating and is willing to make changes based on input • Popular summer camp programs • Quality aquatic programming • Staff members are supported by Council • Helpful youth committee	• Inability to add more aquatic programs due to pool capacity, and seasonal nature • Insufficient childminding and after-school care • Newcomers need encouragement and support to participate in recreation programs and use of the facilities • Future population will require more staff • Girls in the 11 to 14 age group are very under-represented in sport participation • Participation is low for youth over 15 at the recreation facilities • Facilities can be very busy at times with no space for expansion • More facilities are needed to support fitness and sport programs (multi-purpose rooms, additional gymnasium, indoor pool) • City staff are increasingly acting as “social service” staff, dealing with issues outside their areas of expertise and job scope • People experiencing homelessness who frequent Timms Recreation Centre discourage some people from attending the centre



Recommendations for Recreation Programs

Service Delivery

- RP1. Explore opportunities for participation in fitness through live virtual/online classes, accessed through registration and payment.
- RP2. Look for opportunities to provide additional fitness classes south of the Nlcomekl in partnership with H. D. Stafford.
- RP3. Offer more recreation programs wherever possible and as space becomes available such as the following:
- More fitness classes
 - Lifestyle programming such as cooking, sewing, crafting
 - More preschool programs
 - More programming for children
 - More programs for youth
 - More social programs for seniors, youth, adults, children
 - More opportunities for diverse needs and all ages and abilities
 - Childminding along with fitness classes/weight room
 - More outdoor programs/activities
- RP4. Review staffing needs as services increase.
- RP5. Work with community youth organizations and the school district to determine ways of attracting youth over the age of 15 to use the facilities and participate in programs and activities.
- RP6. Develop unique 'Introduction to sport' programs in co-operation with minor sport organizations and the Middle School to attract and support girls aged 11 to 14 to participate in a variety of sports.
- RP7. Continue to support the work of the Youth Hub and Foundry.
- RP8. Continue to support the Langley Seniors Centre in their provision of subsidized programs for seniors.
- RP9. Continue to cultivate new partnership and maintain/enhance existing partnerships in the delivery of programs and services.

6.3 Arts and Culture Programs

Description

Arts and culture in Langley City is experienced through a variety of programs and events, outdoors and indoors, in multiple locations. The City operates arts and cultural programs and events, and also supports non-profit community arts organizations through grants, use of facilities, and partnerships in programming. The private sector also provides arts and culture venues and activities.

The following is a sample of arts and culture activities and events that are offered during a typical year (activities and events vary from year to year):

- National Canadian Film Day – Langley City Hall
- Rose Gellart Hall Series – Langley Community Music School, Jazz Concert
- British Invasion Car Show
- National Indigenous Peoples Day
- Movie in the Park
- McBurney Plaza Sounds of Summer Concert Series – live music, weekly
- Dancing in the Park Tango, Ballroom in Douglas Park
- Bard in the Valley - outdoor theatre at Douglas Spirit Square
- Dueling Pianos – McBurney Plaza
- Spirit Square Concert Series – live bands
- Arts Alive Festival- musicians, artists, art demonstrations, food vendors, market stalls – Downtown Langley Business Association
- Root Beer Festival – Downtown – Sponsored by Downtown Langley Business Association, Langley City and the private sector
- Music in the Park – acoustic performance at Sendall Gardens sponsored by Downtown Langley Business Association
- LCMS Concerts Café Classico – series of musical performances
- Theatre in the Country at Vineyard Church – dinner theater experience

SUMMARY OF FINDINGS

The City has a good variety of arts and culture activities available

KEY STRATEGIES

Continue to encourage and support arts and culture organizations in re-establishing, expanding, and enhancing their activities



Enjoy the regular art displays at the City Hall/library hallways. I enjoy the various events held in downtown Langley City along the one-way Fraser Highway section & in the plaza”

– Survey Respondent

Langley City offers many arts-based recreational programs including the following:

- Music for Babies and Toddlers
- Baby and Me Music & Play
- Baby and Me – Art & Play
- Family Art Drop-In
- Dance Combo (toddlers, children)
- Visual Arts – Art we Messy (preschool)
- Creative Arts Parties
- Hip-Hop
- Photography
- Performing Arts Summer Camps (6–12 yrs)
- Visual Arts Summer Camps (6–12 yrs.)
- Guitar Workshops (teens)
- Ballroom Dance (adults)
- Belly Dance (adults)
- Country Two-step (adults)
- Photography (adults)

Arts and Culture Organizations

Langley Community Music School

This school and concert theatre has been in the community for 50 years. It is a leader in music education and is internationally recognized. A non-profit organization and registered charity, it is situated on Langley City property through an agreement with the City and it has partnered with the City to provide classes to the community.

During COVID-19, the school changed to virtual presentations and distanced learning, opening the hall to 80 to 90 people instead of the 250-person capacity. The school rents out the performance space to community groups including the Langley Chorus, Langley Field Naturalists, and fundraisers. It has returned to full capacity.

The Music School is interested in expanding their facility space. They would like permission to locate two portables on City parkland adjacent to the Music School.

Bard in the Valley

Bard in the Valley performs the creative plays of William Shakespeare by aiming to educate and entertain through his stories. Outdoor performances are held every summer, and some are admission-free or by donation. Over 50 volunteers dedicate their time and talent to put on each show, including actors, technicians, producers, designers, and many more. The group is a registered charity and receives grant funding from the City.

Langley Arts Council

This non-profit community arts organization has a mandate to provide learning opportunities in the arts and to help strengthen arts and culture in the Langleys in partnership with individuals and community groups. They sometimes receive grants from Langley City.

The Arts Council organizes and promotes art displays in locations around the City. They have four display spaces – in the Aldergrove Kinsmen Centre, the local MLA office (One-Way Gallery), Timms Community Centre (the Walkway Gallery), and the Civic Centre (the Civic Gallery), as well as Online Galleries. The Arts Council has an extensive online gift shop with items created by their members. They also host events and workshops throughout the year including Musical Theatre for Youth and Painting and Drawing Classes for adults. These classes are available online and in person.

The Arts Council recently received funding from the Telus Friendly Future Foundation, which will support local youth and young adults, young BIPOC (Black, Indigenous, and People of Colour), and LGBTQIA2S+ youth in the Langleys. The grant will support free programming in 2022.

Langley Ukulele Association

The Langley Ukulele Ensemble is internationally renowned and considered to be one of the top ukulele performing ensembles in the world. They were prominently featured in the 2008 award-winning documentary film *Mighty Uke*. The group is composed of 20 musicians, aged 12 to 18 years, who perform 50 to 80 concerts a year. They receive an annual grant from the City.

Vancouver Youth Arts – Music Fest

This organization is a registered charity that supports performing and literary arts. In 2021 they received a grant from the City and they held a virtual music festival in the spring of 2022.

Community Input

Key Themes from Input

- There is a desire for more music events
- People often travel outside the City for arts programming, clubs, and theatre
- There is a lack of arts and culture programs (applies to all ages) and lack of staff to run arts programs
- There are no facilities specifically for arts (operated by the city)
- There is a gap in cultural diversity – need to be more culturally aware
- Need arts and cultural programming to draw in more older kids

Strengths and Challenges

Strengths	Challenges
Diverse arts community, in music, visual arts and theatre.	- No large community facility for performing and visual arts - Limited seating capacity at the Music School concert theatre - There is a shortage of gallery space - There is a lack of arts and culture programs operated by the City - Heritage is not adequately addressed

Recommendations for Arts and Culture Programs

Service Delivery

AC1. Increase the variety and number of arts and culture programs offered by the City such as the following:

- More visual art classes
- More performing art classes

AC2. Add a staff position with responsibility for arts and culture.

AC3. Enhance the relationship with the Langley Arts Council to jointly provide programming.

AC4. Explore opportunities for “artist in residence” opportunities.

AC5. Add a heritage component to the City’s programs.

AC6. Partner with cultural community-based nonprofits to provide or support culturally-based programs for the diverse community.

AC7. Partner with the Langley Heritage Society to offer programs and events at Michaud House.

6.4 Festivals and Events

Description

The City runs a variety of special events for the community throughout the year, of which most are in the summer. The City also partners with and supports community organizations in the staging of events. In 2019 the City hosted 44 free events and seven events with admission fees. Other organizations ran 49 events and 14 tournaments.

One of the Department's Recreation Supervisors is responsible for special events and outdoor recreation. The City has been working on a Special Event Strategy that outlines roles, processes, and procedures, but it is not complete.

The following is a list of recent events that typically happen each year. Some of the events fall under the "arts and culture" designation and were listed in the previous section. The events are diverse and cater to a variety of age groups and interests. Festivals and events are primarily outdoors, although some are held in the recreation facilities, depending on the season.

Community Events

- Family Day (3 day event), in the Timms gymnasium
- Langley Walk- walk 5k around your neighbourhood, register and notify City of completion to receive a crest and letter from Mayors (City and Township)
- Community Day Festival (s) – Scavenger Hunt for 6 weeks, with prizes; produces a video to share memories of Community Day through past images
- Downtown Langley Business Association Events – listed in Arts & Culture section
- Canada Day – Sing-along; co-ordinated with municipalities across Greater Vancouver and Sea to Sky Highway
- Easter Crafts and Play, Valentine's Day Crafts and Play
- Youth Week Events – events all week in May
- Pitch-In Day – Park Clean Up
- MS Walk
- Tri-it Triathlon – opportunity to try it in an unsanctioned event
- Move for Health Day
- Langley City Seniors Week
- Annual Community Day Festival in Douglas Park
- Family Day – games, crafts, activities
- Remembrance Day

SUMMARY OF FINDINGS

Langley City hosts and supports many festivals and events, most of which are free

KEY STRATEGIES

Finalize the Special Events Strategy and provide support for organizations hosting events and tournaments

- Breakfast With Santa
- Holiday Chaos
- Coldest Day of the Year (Gateway of Hope)
- Shape Your World Amazing Race (Shape your World Society)

Sports Tournaments (previous – all were cancelled in 2020 and 2021)

- Canadian Intermediate League Championship Baseball Tournament
- George Preston Baseball Tournament
- Langley Area Pickleball Dinkers Charity Tournament
- Pink Bat Baseball Tournament

- MEC Race Series Langley City 5K & 10K (Mountain Equipment Co-op)
- Trunk or Treat Hallowe'en Event (Town and Field Church)

Pool Events

- Langley Flippers International Swim Meet
- School's Out for Summer Pool Party
- Legendary Water Fight
- Dive in Movie
- AAMP Got Talent

Community Input

Key Themes from Community Input

- More community events
- More music events
- More festivals / cultural celebrations

Strengths and Challenges

Strengths	Challenges
• Variety of events for families, youth and seniors • Many affordable events • The City provides grants to support community-run events	• The Special Events Strategy is not complete • The events do not represent all cultural groups and are not plentiful year-round • Promoting events throughout the community

Recommendations for Events

Service Delivery

- E1. Complete the Special Events Strategy.
- E2. Allocate more resources to promote and support community-run events, including funding, marketing, space, and equipment.
- E3. Encourage and support more events that will draw newcomer and diverse groups that are not currently represented.
- E4. Add more events in fall and winter.

“

*There are diverse
and creative
events of all sizes”*

– Workshop Respondent



6.5 Partnerships and Inclusion

Description

The Recreation, Culture and Community Services Department has different types of partnerships:

- **Program/Service Partners** – these organizations offer programs and/or services to the community supported by the City in some way, e.g., facility, land lease, grants, staff support
- **Community Partners** – many non-profit organizations, schools, governments, and some private sector companies have unique relationships with the Department
- **Grants** – the City provides annual grants to non-profit community organizations through the Community Grants Program

Program/Service Partners

The following partner organizations provide programs or services with City support:

- **Encompass Support Services** – they provide a wide range of support for youth and offer services for other ages, e.g., operation of Best Babies in Douglas Recreation Centre
- **Canucks Autism Network programs** – they provide instructors, run programs, and train staff in City spaces
- **BC Wheelchair sports programs** – they provide instructors, run programs, and train staff in City spaces
- **PUCKS** – a program for students at Douglas Park Community School; City supports them with free ice time at Twin Rinks
- **Langley Meals on Wheels** – the City registers, provides space, and picks up Healthy Living Bags; Langley Meals on Wheels provides volunteers to pack and arrange the food

SUMMARY OF FINDINGS

The City has many successful partnerships with community organizations, government, and the private sector that help to make the City more inclusive

KEY STRATEGIES

Continue to work with community partners that support a healthy, active population and opportunities for all



The City has strong partnerships with other local groups and local non-profit agencies”

– Workshop Respondent

Community Partners

Many non-profit community organizations provide a wide variety of recreational, healthy living and/or age-related programs and services in partnership with the City:

- **Langley Seniors Resource Centre** – This centre offers social and recreation programming to seniors 50 and older and stresses the importance of physical activity. They particularly cater to low-income seniors. Their facility is at capacity, and there is more demand than they can accommodate. They offer some programs at City facilities, but there is not a lot of co-ordination. The Executive Director is interested in more opportunities for facility sharing. The Seniors Centre receives an annual grant from the City, and the building is on City land.
- **Langley Community Music School** – The school is on leased City property and has a good working relationship with the City. They promote their programs through the City's Recreation Guide and the City's social media marketing. The theatre is available to community groups for rent.
- **Encompass Support Services Society** – This is a multi-service organization that provides services for all ages in both Langleys. They focus on youth, based on concern about their emotional well-being, and provide some senior services. The society has a Best Babies outreach support for new moms, childcare resources, and community outreach services for families. They run the Best Babies program out of Douglas Recreation Centre. Encompass partners with the City to provide access to youth-focused social and recreation activities. They often use City space at no charge. The City provided tremendous support in the development and construction of Foundry, a youth integrated health centre that also received provincial funding.
- **BC Recreation and Parks Association & Centre for Hip Health** – Activage & Choose to Move programs – The City can access funding from BCRPA to run these programs.
- **Canadian Tire Jumpstart Foundation** – This foundation supports community organizations and municipalities with grants for operating sport and recreation programs. They also offer grants to individual children who cannot afford to pay to participate in sport. The City assists organizations and individuals in accessing Jumpstart funding.
- **Langley Community Services Society** – Since 1971, Langley Community Services Society (LCSS) has been helping individuals enhance their lives. LCSS offers a wide variety of programs in the areas of family counselling, family services, settlement and integration, and substance use services.

Other community and government agencies that are community partners in recreation and culture include the following:

- Alzheimer's Society: Minds in Motion program
- Encompass Support Services
- Fraser Health Authority – Langley Mental Health & Substance Use Services (Adapted Yoga)
- Fraser Valley Regional Library
- Fraser Health Authority – Pulmonary Rehab (COPD)
- Healthier Community Partnerships
- Inclusion Langley Society
- Langley Community Services Society
- Langley Early Years - Hub
- Langley Meals on Wheels
- Langley Volunteer Bureau
- Ministry of Children and Families
- School District #35

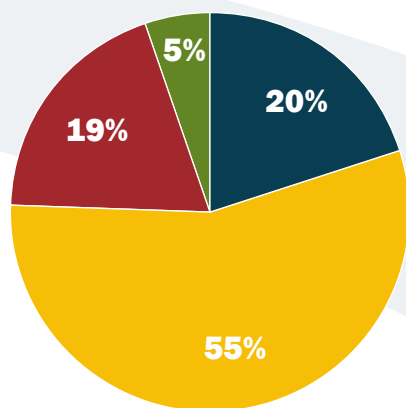
Community Grant Program

The following organizations received grants from the City in 2021 and have some connection to or relationship with parks, recreation and culture:

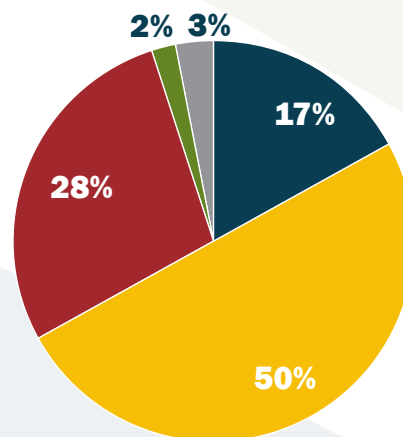
- Bard in the Valley
- Big Brothers Big Sisters of Langley
- Boys and Girls Club of Langley
- DBLA – Events (Arts Alive Festival)
- Fraser Valley Cultural Diversity Awards
- KidSport Langley
- Langley Arts Council
- Langley Children's Committee
- Langley Flippers Swim Club
- Langley Bowling Club
- Langley Mustangs Track Club
- Langley Rotary Clubs -RibFest Langley
- Langley Seniors Resources Society
- Langley Ukulele Association
- Lower Fraser Aboriginal Society
- Vancouver Youth Arts

Inclusion

Through collaboration with the many partner groups acknowledged in this section, the City works to improve equity, diversity, and inclusion, topics that have moved to the forefront of recent culture. The community survey asked if respondents felt a part of their community in 2013 and 2021. With 67% of respondents feeling very much or mostly a part of the community in 2021, this may be a good result for an urban municipality. On the other hand, connected residents are more likely to complete this type of survey, and the degree of connection is lower than it was in 2013; it is possible that COVID-19 had an influence on the recent rating.



SURVEY RESULTS FROM 2013



SURVEY RESULTS FROM 2021

The City's partnerships have likely evolved in response to demand. As interest grows in truth and reconciliation, cultural diversity (especially for new immigrants), and gender inclusivity for LGBTQIA2S+, it will be important for the City to be proactive in efforts related to equity, diversity, and inclusion.

Community Input

Key Themes from Community Input

- Gap in cultural diversity and awareness, reconciliation work, being inclusive to LGBTQIA2S+
- Support and inclusion of marginalized communities
- Many respondents indicated that they cannot afford programs
- Transportation (poor transit options, lack of bike lanes)
- Not accessible (lack of accessible parking, lack of wheelchair access to parks, lack of options for people with disabilities)
- More options for diverse groups (kids, youth, singles, young adults, families)
- Challenges for parents (lack of childcare, must participate with children, program times are before the end of the workday)

Strengths and Challenges

Strengths	Challenges
- The number and diversity of partners is a great asset in the delivery of many needed services - The City has programs that support affordability and diversity	- Managing the many partnership relationships is a significant undertaking - There are opportunities to work more closely with cultural, Indigenous, immigrant, and gender inclusive groups - Policies may not be inclusive of all, including those with intellectual disabilities

Recommendations on Partnerships and Inclusion

Planning and Design

- PI1. Consider multi-modal transportation in the siting and transportation planning around facilities and parks.
- PI2. Integrate inclusive design in all new construction and renovation of facilities, parks, plazas, and open spaces following the principles of meaningful access and the seven principles of universal design.

Service Delivery

- PI3. Focus more on partnerships with cultural, Indigenous, immigrant, and gender inclusive groups to increase equity, diversity, and inclusion.
- PI4. Work with community partners to access funding and find solutions to those experiencing homelessness and poverty.
- PI5. Apply some of the additional staff resources to collaborating with partners.
- PI6. Work with partners and participants on timing programs to meet diverse needs.
- PI7. Continue to work with the Langley Volunteer Bureau, using their expertise to recruit and train volunteers.
- PI8. Update policies as needed to ensure inclusivity in programs, and design to accommodate all under-represented groups.
 - Under-represented groups include women and girls, persons with disabilities (including intellectual disabilities), LGBTQIA2S+ community, marginalized youth, Indigenous people, socio-economically disadvantaged, newcomers, and older adults.
- PI9. Work with community partners to access funding and solutions to help participants who require extra support in recreation programs.
- PI10. Work with community organizations to provide multilingual marketing materials.



7 MAJOR FACILITIES

7.1 Indoor Recreation Spaces

SUMMARY OF FINDINGS

Langley has some popular and unique indoor facilities, especially at Timms Community Centre, with some needs for upgrading at Douglas Recreation Centre and gaps including childminding and an indoor pool

KEY STRATEGY

Upgrade Douglas Recreation Centre as an interim measure and redevelop it to serve future needs

Timms Community Centre

Description

This facility was designed to be a “community hub” and it has a wide range of recreation spaces. With a gross floor area of approximately 52,000 square feet (SF), it is co-located with Langley City Hall and the Langley City Library.

The Timms Community Centre opened as a new facility in 2016. There were renovations to the adjoining City Hall and Library of connecting elements only. The following are the key spaces; details are in Appendix B.

Facility Space Allocation

Category	Space	Area (SF)	Serves
Program Area	Fitness (Weight Room)	4,500	City
Program Area	Multi-Purpose		City
	• Fitness Studio	17,000	
	• Games	2,800	
	• Dance	850	
	• Multipurpose (2)	800, 900	
Program Area	Servery	280	Facility
Program Area	Gymnasium		City
	• Courts	11,900	
	• Track	5,300	
	• Annex	500	
Childcare	Child-minding (spin studio in 2021)	730	Facility
Public Area	Washrooms & Change Rooms	2,100	Facility
Public Area	Concourse	6,800	Facility
Administration	Office and Reception Area	925	Facility
Support	Technical, Utility, Janitorial, Storage		Facility

Facility Opportunities

The facility spaces, for all facilities in section 7, are rated based on current gaps and anticipated future needs to help identify opportunities and priorities. The following is the rating system.

Current Gap	Future Need	Priority
0 – No current gap, or oversupply of space.	+0 – No or negative growth	0-2 – Low Priority
1 – Minimal shortfall on space and/or material deterioration	+1 – Low growth	
2 – Moderate shortfall on space and/or material deterioration	+2 – Moderate Growth	3-4 – Medium Priority
3 – Significant shortfall on space, and/or material deterioration, and/or emerging Bylaw/Code non-conformance.	+3 – High growth	5-6 – High Priority

Space	Current Gap	Future Need	Priority
Fitness (Weight Room)	3 – High	+2 - Moderate	5
Multi-Purpose • Fitness Studio • Games • Dance • Multipurpose (2)	1 – Minimal	+2 - Moderate	3
Servery	0 – No current gap	+1 - Low	1
Gymnasium • Courts • Track	1 – Minimal	+1 - Low	2
Child-minding (fitness in 2021)	3 - High	+3 - High	6
Washrooms & Change Rooms	2 – Moderate	+2 - Moderate	3
Circulation and Lounge	0 – No current gap	+1 - Low	1
Office and Reception Area	2 – Moderate	+1 - Low	3
Technical, Utility, Janitorial, Storage	2 – Moderate	+2 - Moderate	4

Douglas Recreation Centre

Description

This recreation centre was built in 1974 and renovated in 1996. The total gross floor area is approximately 17,000 SF. The facility includes several program areas largely geared towards youth. It also includes washrooms that serve Douglas Park and nearby amenities, including outdoor pickleball courts, sports court, and playgrounds.

Facility Space Allocation

The major spaces are currently allocated as follows (see Appendix B for details):

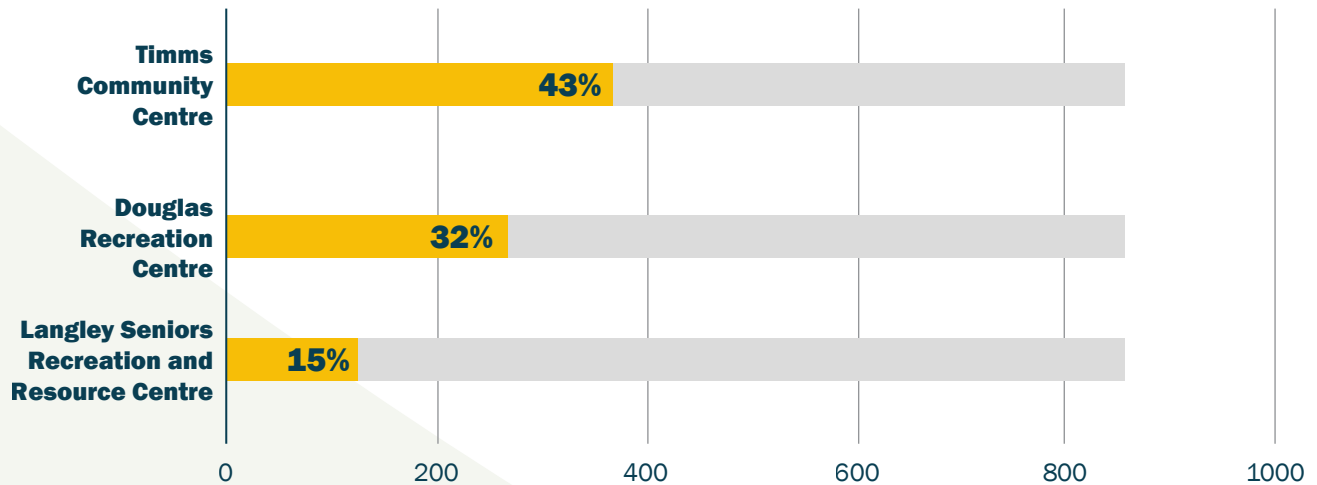
Category	Space	Area (SF)	Serves
Childcare	Preschool	650	Neighbourhood
Program Area	• Multipurpose	950	Neighbourhood
	• Multipurpose	850	
	• Games Room	6,400	
Public Area	Washrooms and Change Rooms	925	Facility
	• Facility Washrooms	1,000	Park
	• Park Washrooms		
Administration	Office and Reception	725	Facility
Support	Technical, Utility, Janitorial, Storage	3,400	Facility

Facility Opportunities

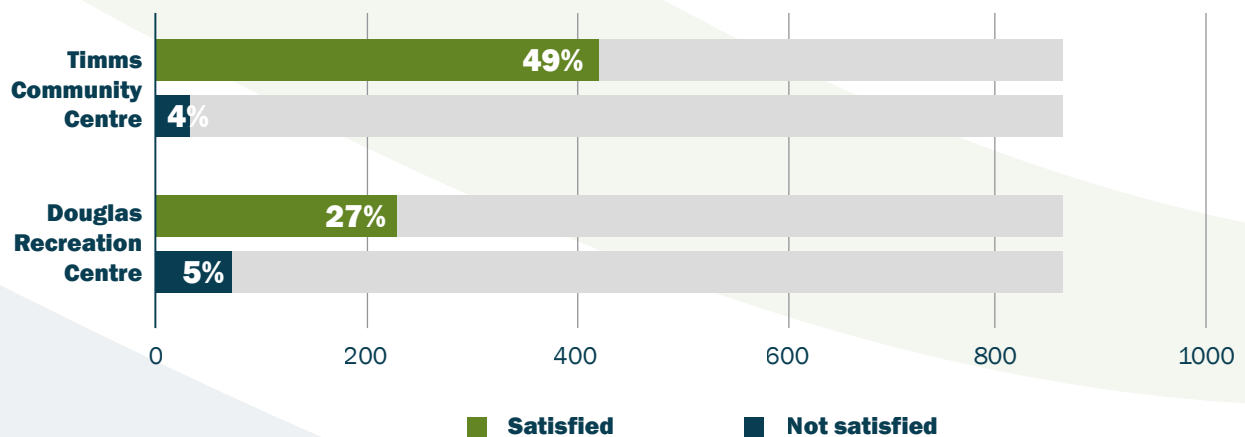
Space	Current Gap	Future Need	Priority
Childcare / Preschool	3 – Significant	+3 - High	6
Multipurpose • Multipurpose • Games Room • Main Hall	2 – Moderate	+2 - Moderate	4
	2 – Moderate	+2 - Moderate	4
	1 - Minimal	+2 - Moderate	3
Washrooms and Change Rooms • Facility Washrooms • Park Washrooms	2 – Moderate	+2 - Moderate	4
	2 – Moderate	+3 – High	5
Office and Reception	2 - Moderate	+1 – Low	3
Technical, Utility, Janitorial, Storage	3 – Significant	+2 – Moderate	5

Community Input

USE OF INDOOR RECREATION SPACES



SATISFACTION WITH INDOOR RECREATION SPACES



Key Themes from Community Input

- Maintenance of the facilities (mainly washrooms)
- Ideas for indoor recreation facilities including indoor pool, pickleball courts, expanded fitness facilities, ice rinks, badminton nets, and an indoor skate park
- Update / expand Timms Community Centre and indoor fitness centre

Strengths and Challenges

Strengths	Challenges
- Major recreation facilities are located close to each other and to parks and services - New Timms Community Centre facility still has prestige of a new building and its variety of spaces support a wide range of users; fitness room is popular and gymnasium and track are unique assets - Timms' concourse scale anticipates a larger facility and will be able to serve a larger number of users	- Prior to COVID-19, fitness and childminding at Timms Community Centre operated at or over capacity - Opportunities for expansion of Timms Community Centre may be limited by the site - Douglas Recreation Centre is an outdated facility (washrooms are in poor condition and outdated, storage and support spaces are in poor condition) and the facility experiences challenges such as vandalism - Douglas's Main Hall is neither a gymnasium nor a multi-purpose room, making it difficult to use for competitive sports or smaller fitness or recreation classes - Both facilities are insufficient for the proposed population increase

Recommendations for Indoor Recreation Spaces

Planning and Design

- IR1. Address contemporary expectations and standards in all facility projects, addressing universal design as the method to create inclusive environments and communities, water and energy efficiency, gender-neutral washrooms, and durable materials and details.
- IR2. Undertake planning and design for an expansion of Timms Community Centre.
- IR3. Undertake planning and design for a new or significantly renovated and expanded Douglas Recreation Centre.

Capital Projects

- IR4. Upgrade and expand Timms Community Centre to improve efficiency and address needs:
 - Expand Weight Room
 - Provide additional/improved storage in gymnasium to expand space for activities and spectators
 - Add equipment for bodyweight-related strength training near the Track
 - Expand childminding space

IR5. Renovate Douglas Recreation Centre as an interim measure.

- Renovate park washrooms
- Renovate childminding area and repurpose games room for additional childminding space
- Relocate stored items to free up possible program space

IR6. Construct a replacement or significant renovation/expansion of Douglas Recreation Centre.

IR7. Pursue indoor community recreation spaces in newly developing areas.

Service Delivery

IR8. Plan for the additional maintenance, operations, and programming staff that will be required for new facilities as they are developed.



7.2 Aquatic Facilities

Description of Existing Pool

Al Anderson Memorial Pool is an 8 lane, 25m outdoor pool with supporting spaces. The total gross floor area of the facility is approximately 115,700 SF. The facility was originally built in 1962. It was renovated and reconstructed in 1992, and in 2011, there was an addition and limited renovations.

SUMMARY OF FINDINGS

The existing outdoor pool is very popular; however, it does not operate year-round, capacity is limited, and energy consumption does not meet the City's sustainability targets

KEY STRATEGIES

Consider an indoor leisure pool to meet existing and future needs in addition to the possible retrofitting of Al Anderson Memorial Pool

Facility Space Allocation

The major spaces are currently allocated as follows (details are in Appendix B):

Category	Space	Area (SF)	Serves
Program Area	Pool	4,200	City
	- Pool (25M) - Pool Deck + Amphitheatre	5,300	
Program Area	Multipurpose	660	City
	- Multipurpose - Service	180	
Public Area	Washrooms and Change Rooms	525	Facility Park
	Facility Washrooms (various)	1,150	
	Male, Female Change Rooms	1,300	
	- Family Change Rooms - Staff Change Rooms	300	
Administration	Reception and Staff	380	Facility
Administration	Guard Room	275	Facility
Support	Technical, Utility, Janitorial, Storage	3,400	Facility

Sustainability of Outdoor Pools

The environmental costs of aquatic facilities, and outdoor aquatic facilities in particular, cannot be overlooked. Pools are, by their very nature, high energy consumers; heat and water loss due to evaporation are significant. In an indoor pool this is mitigated by the building envelope, which allows for control and environmental conditioning. In an outdoor pool this is not possible, which makes their operation challenging by comparison. For similar reasons, change rooms for an outdoor pool are difficult to manage in terms of energy since their doors are constantly being opened or are often propped open.

In the past, change rooms for outdoor pools were often not heated. Increasingly, municipal building departments are requiring even seasonal use buildings to conform to modern energy codes and standards.

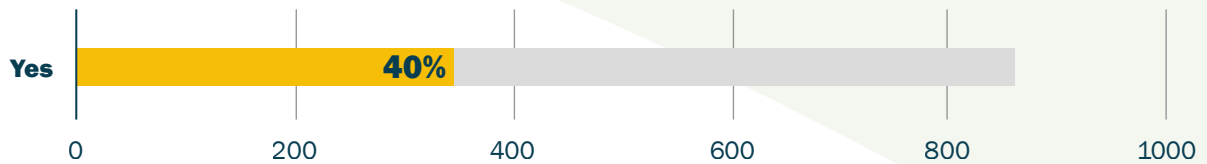
Facility Opportunities

Space	Current Gap	Future Need	Priority
Pool - Pool (25M) - Pool Deck + Amphitheatre	3 – Significant*	+2 - Moderate	5
	0 - None	+0 - None	0
Multipurpose - Multipurpose - Service	0 - None	+1 - Low	1
	0 - None	+0 - None	0
Washrooms and Change Rooms - Facility Washrooms (various) - Male, Female Change Rooms - Family Change Rooms - Staff Change Rooms	1 - Minimal	+1 – Low	2
	1 - Minimal	+1 – Low	2
	1 - Minimal	+2 - Moderate	3
	0 – None	+0 - None	0
Circulation			
Reception and Staff	3 – Significant	+1 – Low	4
Guard Room	2 – Moderate	+1 – Low	3
Technical, Utility, Janitorial, Storage	1 – Minimal	+1 – Low	2

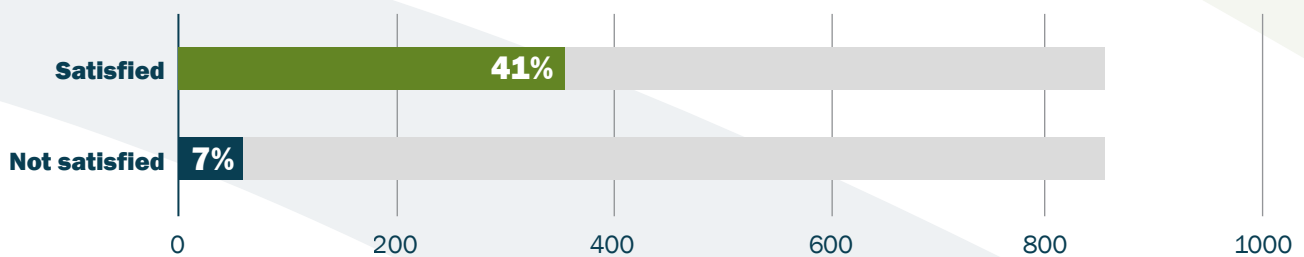
* Gap indicates lack of dedicated leisure water area.

Community Input

USE OF AQUATIC FACILITIES



SATISFACTION WITH AQUATICS FACILITIES



Key Themes from Community Input

- Many respondents indicated they wanted more pools, especially indoor pools
- Longer season and different scheduling for Al Anderson Memorial Pool

“

You are all doing a good job. It's been a hard 18 months for everyone and the programs and outdoor opportunities in town have made it so much more bearable. Especially the youth programs like the Saturday night drop ins at Timms and the Al Anderson pool”

– Survey Respondent



Analysis of Indoor Pool Potential

Comparable Communities

Based on Langley City's population, and especially with the growth projections, an indoor aquatic centre is justified.

	White Rock	Maple Ridge	Port Coquitlam	New Westminster	Pitt Meadows	Average of Communities with Amenities	City of Langley
Aquatic Centres	0	1	2	1	0	0.8	0
Provision Rate	0 per 22,000	1 per 91,000	1 per 30,700	1 per 79,000	0 per 19,100	1 per 48,400	0 per 29,000

***In 2021, New Westminster's Canada Games Pool was decommissioned. A new aquatic facility is expected to be built in its place by late 2023**

The illustration below shows neighbourhood, community, and city-wide aquatic facilities with a radius of two, three, and four kilometres respectively. This analysis of pool facilities in the Lower Mainland illustrates a gap in supply in and around Langley City. The closest facilities are W.C. Blair Recreation Centre, Grandview Heights Aquatic Centre, and Walnut Grove Community Centre, all of which were designed to serve their own communities. With the exception of W.C. Blair, all are outside a practical travel distance.



Population growth will only increase demand for aquatic experiences. With the exception of the seasonal outdoor pool, Langley City's service offerings rely on the choices and priorities of neighbouring municipalities.

Current trends indicate that future aquatic needs will be geared to recreation over competition, though the latter group typically has a disproportionately large voice in communities. Given the availability of competition length pools (50 metres) in Surrey and Vancouver, and Langley City's relatively modest size, the ideal aquatic experience will likely be satisfied with a standard 25 metre lap pool and a significant focus on leisure swimming. Demands for complementary programming will also continue to increase and there are advantages to co-locating services and facilities (as evidenced by the success of Timms).

There are recreation and social advantages with co-located facilities and programs. Langley City has an opportunity to consider this within the planning and design of an expansion to Timms Community Centre, redevelopment of Douglas Recreation Centre, and a new aquatic facility.

As facilities become more intimately connected - from across the city, to across a campus, to physically connected - there are accrued efficiencies. Facilities across the city from each other might share staff and limited physical resources; facilities that share a campus could share those resources, as well as parking and building energy systems; facilities that are connected can share those resources as well as washrooms and other static facility elements.



***Langley City
does a fantastic
job of making
programs available
for families at a
reasonable cost.
Al Anderson pool
Loonie Toonie
swim is a great
example of this"***

– Survey Respondent

Strengths and Challenges

Strengths	Challenges
- Al Anderson Memorial Pool is a popular facility in an excellent location - The existing outdoor pool offers social and community benefits beyond the physical activity - Overhead costs are low in winter - Front entry bridge is an attractive feature - Multi-purpose room is attractive and helps to meet community needs - Mechanical and electrical systems have been updated recently	- Limited season for aquatic activities - High environmental costs (energy use) - Limited activity options as lap pool model is outdated and does not include aquatic leisure activities - Pool has minimal connection with the surrounding park - Outdated lobby - Langley City does not offer a year-round pool experience with City programming

Recommendations for Aquatic Facilities

Planning and Design

- AF1. Undertake a pre-planning and design process to develop plans for an indoor aquatic facility, ideally co-located with an existing recreation facility.
- Integrate the planning and design work for the new aquatic centre, Timms Community Centre expansion, and Douglas Recreation Centre redevelopment to maximize the effectiveness and completeness of facility services
 - Determine if Al Anderson Memorial Pool will be retained once a new aquatic facility is developed, a decision that will be based primarily on social considerations
 - Explore potential partnership opportunities for an indoor aquatic facility
- AF2. Analyze methods for improving the energy performance and service delivery of Al Anderson Memorial Pool.
- Establish dedicated monitoring of the pool facility related to energy performance and identify improvements to limit environmental impacts
 - Assess the merits of modifying the existing lap tank to improve leisure activity opportunities

Capital Projects

- AF3. Construct a new purpose-built indoor aquatic facility with complementary community recreation opportunities.

Service Delivery

- AF4. Monitor upgrade requirements of Al Anderson Memorial Pool to improve the energy use and recreation opportunities.
- Determine if these improvements will be interim or long-term based on AF.1
- AF5. Plan for the additional maintenance, operations, and programming staff that will be required for new facilities as they are developed.

7.3 Sendall House

Description

The house located in Sendall Gardens has historical and character value, but it is not designated as a heritage site. Many years ago, a small concession was operated out of one room through a window. The house was renovated around ten years ago to rectify code violations and make it habitable. It was previously rented to a tenant who helped to oversee the park at all hours. The renovation did not meet codes for public use.

A new assessment is underway on Sendall House. Based on preliminary findings, the house is in poor condition and its layout is not conducive to public use. A visitor facility with environmental displays and activities, plus space to support events, would be a major asset to this park; it could potentially be established as a public-private partnership. One challenge that would need attention is parking or alternative transportation. In the interim, Sendall House may be well-suited to an “artist in residence” program.

Community Input

- Renovate Sendall Garden House to better serve the public

Recommendations for Sendall House

Planning and Design

- SH1. Conduct planning and design for a new facility to replace Sendall House as an environmental and multi-use centre, potentially as a public-private partnership.

Capital Projects

- SH2. Rebuild Sendall House as a visitor / event support centre, potentially as a partnership.

Service Delivery

- SH3. Establish an “artist in residence” in Sendall House on an interim basis if possible.

SUMMARY OF FINDINGS

Sendall House is an attractive feature, but its condition cannot support public use

KEY STRATEGIES

Replace Sendall House with an environmental and multi-use facility



We love walking thru Sendall Gardens!! What a fantastic job the city has done with this once neglected jewel of the city!!” 💎

– Survey Respondent



7.4 Facilities Managed by Others

Description

Langley Community Music School

The Langley Community Music School is located in City Park; the City owns the land and provides a tax exemption for its use. The building includes the Rose Gellert Concert Hall that seats 225, a large classroom seating 100, the Martha Schmidt Room that seats 75, a recording studio, and 16 teaching rooms.

Key Themes from Community Input

- More music events

Langley Twin Rinks (Canlan Ice Sports)

This private facility built on public land is operated under a 30-year partnership agreement with the City, extending from 1994 to 2024. Twin Rinks is a 90,000 square foot facility with two ice rinks, eight dressing rooms, a restaurant with banquet facilities, pro shop, physiotherapy clinic, and outdoor beach volleyball and basketball courts.

Twin Rinks supports many types of skating and hockey programs, many of which are offered by the operator. The City is allocated ice time for public skate, parent and tot, and youth drop-in programs. Funding is also provided by the City to community sport ice users including Langley Minor Hockey, Langley Girls Hockey, and Fraser Valley Ringette. The City, user groups, and Canlan meet annually to review allocation, funding and fees.

SUMMARY OF FINDINGS

Langley City residents benefit from the use of multiple facilities operated by partners

KEY STRATEGIES

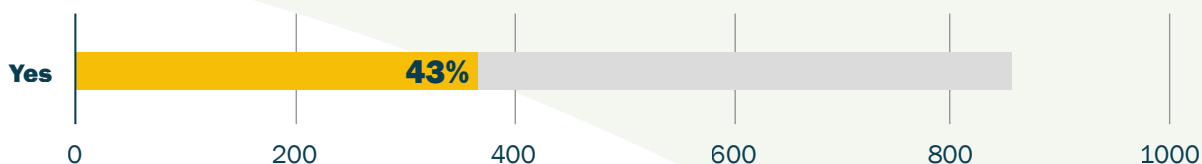
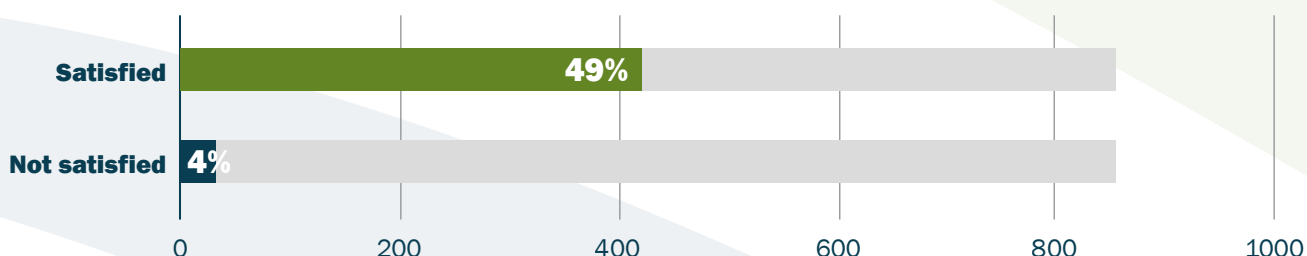
Continue to maintain collaborative partnerships with operators of facilities

“

[I] attend lots of Rose Gellert Hall events & performances”

– Survey Respondent



USE OF THE ARENA**SATISFACTION WITH ARENA****Key Themes from Community Input**

- Need new ice rinks for hockey and curling

Langley Seniors Resource Centre

The Langley Seniors Resource Centre is on City property and operated by the society. Its programs are discussed in section 6.5.

Michaud House

The Michaud House, located next to Portage Park, was built by Joseph and Georgiana Michaud in 1888 and is the oldest house in Langley City. Owned by the City, the house was officially designated as a heritage site in 1980 when restoration was undertaken by the Langley Heritage Society and the Langley Arts Council. Members of the Michaud family were also active in the restoration. The house features a corbelled brick chimney, turned wooden posts, and gingerbread Gothic brackets supporting the door hood. The house is operated by the Langley Heritage Society.

Michaud House is currently occupied by an artist-in-residence/caretaker. The house is an attractive and well-maintained heritage home that sits within a beautiful, fenced yard. There is currently no public access to the house except for occasional public events.

Nicomekl Elementary School

Through an agreement with the School District, the City built a joint multi-purpose room at Nicomekl Elementary School. This school is intended as a neighbourhood facility; the City has offered limited programs there since the rebuilding of Timms Community Centre.

The model of the Langley Boys and Girls Club appears to be much more neighbourhood-focused and successful. Following a similar model, a community school coordinator or recreation programmer could plan a more comprehensive and community-based set of recreation programs with input from the local community to help this school realize its potential for community use.

Douglas Park Community School

Several programs that serve the community are offered at this school through the Douglas Park School Society, which includes a City staff member on its Board. The programs, operating 11 months per year, include breakfast (by the Boys and Girls Club), lunch and some after school programs.

Langley Community Services Society

Langley Community Services is located on City property and receives a tax exemption. The organization focuses on the needs of new Canadians. Recreation programs include mom and tot play programs to assist integration into the community.

Other Facilities

Other facilities that provide recreation and cultural services to the community include the following:

- Convention Centre – operated by the casino/hotel group, City owned
- Other elementary schools – community use of the other elementary schools is fairly low due to limited capacity, but there could be opportunities to increase use
- HD Stafford Middle School – the City runs some youth programs and other community programs in this school, and as enrollment decreases, there is potential for more community use

Recommendations

Planning and Design

MO1. Continue to maintain collaborative partnerships with operators of facilities.

MO2. Explore opportunities for more joint projects with the school district.

7.5 Performing Arts Centre

Description

The City's Official Community Plan (OCP), adopted in 2021, identifies the need for new public amenities, including the creation of a Performing Arts Centre (OCP Policy 3.17) as a cultural hub for the community. Previously the Downtown Master Plan (2009) also identified a new Performing Arts and Cultural Centre as an important amenity for Downtown and the City as a whole.

Phase 1 of the four phases of the planning process to develop a performing art and cultural facility in the community has been completed. In January 2019, the City approved a Terms of Reference for a Performing Arts and Cultural Centre Task Group, which will carry out Phase 2 of the planning process for a facility. The following are the Phase 2 objectives:

- Develop a 5 – 10 year detailed provisional business plan and a 25-year high-level provisional business plan
- Develop a fundraising campaign plan
- Identify potential partner prospects (e.g., individual, corporate, foundations, developers, etc.)
- Define a governance model for the operation of the centre
- Engage with First Nations

A Performing Arts and Cultural Centre will help meet identified needs in the Langleys. The City has earmarked the area immediately north of Timms/City Hall/Library for the Performing Arts and Cultural Centre.

Community Input

- More music events
- Lack of Arts and Culture Centre
- More opportunities for art

SUMMARY OF FINDINGS

Langley City is in the process of reviewing the potential for a performing arts centre

KEY STRATEGIES

Continue the process of reviewing the potential for a performing arts centre



We need meeting and activity venues for Arts and Culture – painting, wood carving, fibre arts, pottery etc.”

– Survey Respondent

Comparable Communities

	White Rock	Maple Ridge	Port Coquitlam	New Westminster	Pitt Meadows	Average of Communities with Amenities	Langley City
Theatre/Arts/Culture Centre	1	1	1	1	1	0.8	0*
Provision Rate	1 per 22,000	1 per 91,000	1 per 61,500	1 per 79,000	1 per 19,100	1 per 50,300	0 per 29,000

*There is a performance space at the Langley Community Music School

Recommendations

Planning and Design

- PA1. Proceed with phase two of the Performing Arts and Cultural Centre Study.
- PA2. Explore opportunities for a Public Private Partnership in the development of a Performing Arts Centre (with approximately 350 seats) in the City, as well as art galley space, maker spaces, studios, and “artist in residence” opportunities.
- PA3. Explore opportunities for a fundraising campaign and seek support from philanthropists.



We lack spaces that honour creativity and arts and culture in the community”

– Survey Respondent



8 IMPLEMENTATION PLAN



8.1 Implementation Strategies

The PRC Plan will be implemented in phases based on community needs, the pace of development, funding opportunities, and Council's priorities as all of these evolve over time. This is a guiding document for the provision of facilities and services; it does not commit the City to any project nor limit future opportunities. This is a living document, and the recommendations will need to be reaffirmed through annual budgets, funding sources, Council decisions, and partnerships on an ongoing basis. The most important guidance is provided by the vision, goals, and objectives, which should be used to guide future decisions.

Most of Langley City's funds for parks, recreation, and culture are derived from tax revenue, with some recapture of costs through program fees. The municipality has also been successful in obtaining some grants for projects, sometimes in collaboration with community groups.

The City collects Development Cost Charges (DCCs) for parkland acquisition and park development. These funds, charged to developments, can be used to provide and improve parkland that serves the needs of residents of new developments. The capital park improvement costs that can be covered by DCCs include fencing, landscaping, drainage, irrigation, trails, rest rooms, change rooms, and playground and playing field equipment. Any items not included in that list cannot be paid for through DCCs, e.g., access roads, parking lots, hard surfaces other than trails, dugouts, bleachers, shelters, tennis or basketball courts, baseball diamonds, artificial turf, spray parks, skate parks, tracks, or lighting systems. The City also collects amenity and density bonus contributions, some of which can be used for parks, recreation, and culture.

Langley City Parks Foundation is a non-profit society that enables individuals, groups, and organizations to make donations, mostly in memory of loved ones or significant milestones, towards park improvement projects in Langley City. Donations are accepted for amenities such as benches, picnic tables, and park trees. A commemorative plaque is included with the donated item.

The Recreation, Culture and Community Services Department has seen significant growth over the years. The staff have done excellent work with current staffing. As the City grows, and parks, recreation and culture facilities and service increase, additional staff will be needed to support planning, marketing, programs, and operations and maintenance.



8.2 Phasing and Relative Costs

The implementation table on the following pages identifies the phasing and relative costs associated with the recommendations. The phasing strategy is based on the existing condition of facilities, community needs, alignment with the vision and goals of the PRC Plan, availability of funding, and community input on priorities. The PRC Plan focuses on high-level recommendations and relative costs, recognizing that detailed budgets are compiled by City staff during budgeting processes.

Many recommendations could potentially be accomplished through partnerships with community groups. The City encourages community groups to express interest in these opportunities. For partners that can provide funding or contributions in kind, the City will involve these groups in initiating projects where possible.

The recommendations that are eligible for parks development cost charges (DCCs) are indicated, based on a preliminary analysis. The City plans on updating the DCC bylaw, and the PRC Plan will be used to inform the Parkland Acquisition and Development program.

Phasing

The phases are as follows:

Ongoing	Tasks that are implemented over time as needed based on community interests, planning and development activities, grant opportunities, Council priorities, and other factors
Short-Term Improvements 0 – 3 years	Investments that can reasonably be made within the first few years of the PRC Plan, which generally include projects that are of highest priority as well as those that are lower cost and relatively easy to implement
Medium-Term Improvements 4 – 6 years	Investments that include significant projects that may not reasonably be achieved within the first few years as well as those that are lower cost and relatively easy to implement but of a lower priority than those identified for the first three years
Long-Term Improvements 7 – 10 years	Investments that are intended for the longer term based on timing needed for planning, design, and demand related to asset condition and/or population growth

Costs

Order-of-magnitude costs in 2022 dollars are provided as follows:

- **Capital cost** – cost for construction only
- **Soft costs** – costs for everything other than construction, including consulting or staff time, design fees, permits, legal costs, etc.

IMPLEMENTATION PLAN TABLE

Outdoor Recreation		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
Parks									
Land Acquisition									
P1	Acquire new parkland within developing areas with an ideal minimum size of 0.6 hectare per park based on guidelines and amenities in the OCP	○					\$25 million/ hectare		Y
P2	Acquire and create new park spaces and public open spaces/plazas, through land acquisition or rights-of-way for public use on private property, to expand existing parks, within developing areas, as identified in the OCP Land Use Plan and other City documents	○					n/a		Y
Planning and Design									
P3	Update the Park Plans for the following parks, including a full community communications and engagement process								
	• Buckley Park (portion)		○				n/a	\$50,000	Y
	• City Park (portion)		○				n/a	\$50,000	Y
P4	In all park planning and design, consider guidelines identified	○					n/a	n/a	
P5	Conduct planning processes with stakeholder input for parks that need a moderate level of upgrade								
	• Douglas Park			○			n/a	\$60,000	Y
	• Penzer Park			○			n/a	\$50,000	Y
	• Sendall Gardens				○		n/a	\$50,000	Y
	• Uplands Dog Off Leash Park				○		n/a	\$40,000	
P6	Conduct planning processes for the new community and neighbourhood parks (assume one community park and four neighbourhood parks over 10 years)					○	n/a	\$425,000 (for 5 parks)	Y

Outdoor Recreation		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
Capital Projects									
P7	Conduct major upgrades, including the following improvements and potential new amenities, to the following parks								
	City Park – drainage improvements, perimeter trail with trees at south end, new use for south end, washroom at south end, facilities for food trucks		○				\$1M without major new facility	\$250,000	Y
	Buckley Park – perimeter looped paths, enhanced path to Penzer Park, terraced seating, new playground, potential uses such as beach volleyball, skate park, bike pump track, grass fields (see OA4)		○				\$1.5M without skate park or pump track	\$375,000	Y
	Douglas Park – drainage improvements, shade structure over playground, rebuild wider paths, address tree root issues at pickleball courts, perimeter trail with loops and connection to south, more trees			○			\$1.15M	\$287,000	Y
	Penzer Park – replace bike skills park with a new activity, wetland feature, loop pathways with boardwalk, more vegetation, more benches and picnic areas, space for food trucks (see OA4)			○			\$1M without skate park or pump track	\$250,000	Y
	Conder Park - increase connection with the lower pond, improve playground, field, and washrooms				○		\$500,000	\$125,000	Y
	Rotary Centennial Park – more amenities (see Outdoor Amenities)				○				
	Nicomekl Floodplain – more looped paths, wider paths, and viewpoints		○				\$1.5M	\$375,000	Y
	Innes Corner Plaza – rebuild and repurpose				○		\$1.5M	\$375,000	Y

Outdoor Recreation		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
	BC Hydro Corridor – upgrade some paths, benches, community gardens and educational gardens			○			\$1.5M	\$375,000	Y
	Sendall Gardens – build outdoor gathering space and gardens associated with the new building (see SH2)						\$500,000	\$125,000	Y
	Uplands Dog Off Leash Park – new washroom facility with dog wash stations, more agility features, expand parking to the north			○			\$750,000	\$187,500	
	Brydon Park – complete Phase 2 to include picnic shelters, washrooms, spray park, outdoor fitness			○			\$2,000,000	\$500,000	Y
P8	Conduct minor upgrades to the following parks including potential amenities as noted:								
	Linwood Park – expand and improve drainage in dog park, perimeter trails, more trees and picnic spaces, food trucks		○				\$300,000	\$75,000	Y
	Portage Park – creative nature playground		○				\$200,000	\$50,000	Y
	Dumais Park - more trees, seating area, perimeter path, community gardens			○			\$150,000	\$37,500	
	Iris Mooney Park – more trees			○			\$50,000	\$12,500	
	Nicholas Park – add on-site parking, trees, picnic tables, benches				○		\$200,000	\$50,000	
	Brydon Lagoon - expand interpretive information, viewing decks, bird blinds				○		\$500,000	\$125,000	Y
	Linda Carlson Park - trails				○		\$150,000	\$37,500	Y
P9	Build new community and neighbourhood parks as development proceeds					○	\$8,680,000	\$2,170,000	Y

Outdoor Amenities

Planning and Design

Outdoor Recreation		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
OA1	Evaluate the use of facilities perceived as being at over- or under-capacity to confirm future needs	○					n/a	n/a	Y

Capital Projects

OA2	Improve park amenities in need of upgrading								
	Upgrade older multi-sport courts – City, Douglas, Portage, Brydon; could consider lights at Douglas			○			\$90,000 / court	\$23,000 / court	
	Provide more shade at playgrounds with trees, shade sails, and covered shelters		○				\$210,000 each	\$52,500 each	Y
	Upgrade washroom facilities with relocation as appropriate to reduce vandalism			○			\$100,000/ upgrade	\$25,000	Y
OA3	Provide additional park amenities based on needs								
	Provide access to universal-designed washrooms in new parks				○		\$375,000 each	\$87,500 each	Y
	Provide more community gardens, including fully accessible with raised garden options, in new parks		○				50000	\$12,500	Y
	Consider an off-leash dog area in the northeast, at Rotary Centennial Park or one of the new parks, to serve population growth				○		\$250,000	\$62,500	
	Increase the number of covered picnic tables, and benches in parks, and consider picnic shelters where appropriate		○				\$250,000 / shelter	\$62,500 / shelter	Y
	Consider increasing the number of tennis courts in partnership with the user group, with the potential for multi-use opportunities on some courts – minimum two together				○		\$220,000	\$55,000	
OA4	Provide new park amenities to address needs								

Outdoor Recreation		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
	• Replace the lawn bowling clubhouse with an indoor facility that serves multiple uses			○			\$2.5M	\$625,000	
	• Add a skate park for more advanced skaters, potentially at Penzer, Buckley, or City Park			○			\$650,000 – \$1.5M	\$162,500 – \$375,000	
	• Develop a bike pump track at Penzer or Buckley Park			○			\$200,000	\$50,000	
	• Add beach volleyball courts to Buckley Park			○			\$100,000	\$25,000	
	• Explore opportunities to add an artificial turf field for soccer and baseball				○		\$3.8M	\$950,000	
	• Add an adventure play area in the Nicomekl Floodplain near Portage Park		○				\$50,000	n/a	Y

Service Delivery

OA5	Explore opportunities to increase programming in parks	○					n/a	n/a	
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Trails

Land Acquisition

T1	Acquire land as opportunities arise to support trail connectivity	○					n/a	n/a	Y
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Planning and Design

T2	Coordinate trail planning and development with the active transportation component of the Transportation Plan 2035	○					n/a	n/a	
T3	As land is developed, identify potential trail corridors that can be acquired to improve connectivity	○					n/a	n/a	
T4	Explore lighting where night-time use is significant, e.g., along Nicomekl Trail				○		n/a	\$20,000	Y
T5	Collaborate with transportation planners on studies and regulation of e-bikes and other micromobility devices in the City, including regulation for off-road trails	○					n/a	\$20,000	

Capital Projects

Outdoor Recreation		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
T6	Expand the trail system to provide connectivity, with links to potential destinations, e.g., parks, schools, downtown, per other City plans	○					\$200,000 / year	\$50,000 / year	Y
T7	Increase the number of wayfinding signs, especially in the Nicomekl Floodplain		○				\$100,000	\$25,000	Y
T8	Convert some trails to paving to increase accessibility, e.g., between Penzer Park and Buckley Park			○			\$50,000	\$12,500	Y
T9	Provide more infrastructure along trails, including benches, waste bins (including dog waste and recycling), and bike racks			○			\$150,000	\$37,500	Y
T10	Upgrade trails as needed, e.g., 204th Street stairs and a bridge in Pleasantdale Creek corridor				○		\$200,000	\$50,000	Y
T11	Within the Nicomekl River District Neighbourhood Plan area, undertake the “three big moves” including the all-season path, other trails and improvements, trailhead improvements, and lookout platforms			○			\$1,000,000	\$250,000	Y
T12	Upgrade the 206th Street suspension bridge		○				\$750,000	\$187,500	Y
Service Delivery									
T13	Partner with local organizations or volunteers to improve surveillance of trail system through the Adopt-a-Trail program	○					n/a	n/a	

Programs and Services	Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DC Eligibility
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Customer Service, Marketing, and Administration

Service Delivery

CS1	Acquire an additional staff position to support and enhance marketing capacity		○			n/a	n/a	
CS2	Provide staff training to support marketing and promotion		○			n/a	n/a	
CS3	Look for solutions to the lack of office space for City staff in a variety of departments		○			n/a	n/a	

Recreation Programs

Service Delivery

RP1	Explore opportunities for participation in fitness through live virtual/online classes, accessed through registration and payment	○				n/a	n/a	
RP2	Look for opportunities to provide additional fitness classes south of the Nlcomekl in partnership with H. D. Stafford	○				n/a	n/a	
RP3	Offer more recreation programs wherever possible and as space becomes available such as the following:	○				n/a	n/a	
RP4	Review staffing needs as services increase	○				n/a	n/a	
RP5	Work with community youth organizations and the school district to determine ways of attracting youth over the age of 15 to use the facilities and participate in programs and activities	○				n/a	n/a	
RP6	Develop unique 'Introduction to sport' programs in co-operation with minor sport organizations and the Middle School to attract and support girls aged 11 to 14 to participate in a variety of sports	○				n/a	n/a	
RP7	Continue to support the work of the Youth Hub and Foundry	○				n/a	n/a	

Programs and Services		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
RP8	Continue to support the Langley Seniors Centre in their provision of subsidized programs for seniors	○					n/a	n/a	
RP9	Continue to cultivate new partnership and maintain/enhance existing partnerships in the delivery of programs and services	○					n/a	n/a	

Arts and Culture Programs

Service Delivery

AC1	Increase the variety and number of arts and culture programs offered by the City	○					n/a	n/a	
AC2	Add a staff position with responsibility for arts and culture		○				n/a	n/a	
AC3	Enhance the relationship with the Langley Arts Council to jointly provide programming	○					n/a	n/a	
AC4	Explore opportunities for “artist in residence” opportunities		○				n/a	n/a	
AC5	Add a heritage component to the City's programs	○					n/a	n/a	
AC6	Partner with cultural community-based nonprofits to provide or support culturally-based programs for the diverse community	○					n/a	n/a	
AC7	Partner with the Langley Heritage Society to offer programs and events at Michaud House	○					n/a	n/a	

Festivals and Events

Service Delivery

E1	Complete the Special Events Strategy		○				n/a	n/a	
E2	Allocate more resources to support community-run events, including funding, marketing, space, and equipment	○					n/a	n/a	
E3	Encourage and support more events that will draw newcomer and diverse groups that are not currently represented	○					n/a	n/a	
E4	Add more events in fall and winter	○					n/a	n/a	

Programs and Services		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DC Eligibility
Partnerships and Inclusion									
Planning and Design									
PI1	Consider multi-modal transportation in the siting and transportation planning around facilities and parks	○					n/a	n/a	
PI2	Integrate inclusive design in all new construction and renovation of facilities, parks, plazas, and open spaces following the principles of meaningful access and the seven principles of universal design	○					n/a	n/a	
Service Delivery									
PI3	Focus more on partnerships with cultural, Indigenous, immigrant, and gender inclusive groups to increase equity, diversity, and inclusion	○					n/a	n/a	
PI4	Work with community partners to access funding and find solutions to those experiencing homelessness and poverty	○					n/a	n/a	
PI5	Apply some of the additional staff resources to collaborating with partners	○					n/a	n/a	
PI6	Work with partners and participants on timing programs to meet diverse needs	○					n/a	n/a	
PI7	Continue to work with the Langley Volunteer Bureau, using their expertise to recruit and train volunteers	○					n/a	n/a	
PI8	Update policies as needed to ensure inclusivity in programs, and design to accommodate all under-represented groups	○					n/a	n/a	
PI9	Work with community partners to access funding and solutions to help participants who require extra support in recreation programs	○					n/a	n/a	
PI10	Work with community partners to access funding and solutions to help participants who require extra support in recreation programs	○					n/a	n/a	

Major Facilities		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
Indoor Recreation Space									
Planning and Design									
IR1	Address contemporary expectations and standards in all facility projects, including universal design as the method to create inclusive environments and communities, water and energy efficiency, and durable materials details	○					n/a	n/a	
IR3	Undertake planning and design for an expansion of Timms Community Centre			○			n/a	\$50,000	
IR2	Undertake planning and design for a new or significantly renovated and expanded Douglas Recreation Centre		○				n/a	\$50,000	
Capital Projects									
IR4	Upgrade and expand Timms Community Centre to improve efficiency and address needs								
	• Expand weight room				○		\$1.4M	\$350,000	
	• Provide additional/improved storage in gymnasium to expand space for activities and spectators				○		\$200,000	\$50,000	
	• Add equipment for bodyweight-related strength training near the Track		○				TBD		
	• Expand childminding space				○		\$400,000	\$100,000	
IR5	Renovate Douglas Recreation Centre as an interim measure						\$2M	\$500,000	
	• Renovate park washrooms		○				\$800,000	\$200,000	
	• Renovate childminding area and repurpose games room for additional childminding space		○				\$800,000	\$200,000	
	• Relocate stored items to free up possible program space		○				n/a	n/a	
IR6	Construct a replacement or significant renovation/expansion of Douglas Recreation Centre					○	\$15M	\$3.75M	

Major Facilities		Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
IR7	Pursue indoor community recreation spaces in newly developing areas								

Service Delivery

IR8	Plan for the additional maintenance, operations, and programming staff that will be required for new facilities as they are developed	○					n/a	n/a	
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Aquatic Facilities**Planning and Design**

AF1	Undertake a pre-planning and design process to develop plans for an indoor aquatic facility, ideally co-located with an existing recreation facility		○				n/a	\$100,000	
AF2	Analyze methods for improving the energy performance and service delivery of Al Anderson Memorial Pool		○				n/a	\$30,000	

Capital Projects

AF3	Construct a new purpose-built indoor aquatic facility with complementary community recreation opportunities					○	\$17M	\$425,000	
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Service Delivery

AF4	Monitor upgrade requirements of Al Anderson Memorial Pool to improve the energy use and recreation opportunities	○					n/a	n/a	
AF5	Plan for the additional maintenance, operations, and programming staff that will be required for new facilities as they are developed	○					n/a	n/a	

Sendall House**Planning and Design**

SH1	Conduct planning and design for a new facility to replace Sendall House as an environmental and multi-use centre, potentially as a public-private partnership				○		n/a	\$50,000	
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Major Facilities	Ongoing	Short 3 Yrs	Medium 4-6 Yrs	Long 7-10 Yrs	10-20 Yrs	Capital Cost	Soft Costs	DCC Eligibility
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Capital Projects

SH2	Rebuild Sendall House as a visitor / event support centre, potentially as a partnership					\$2.5M	\$625,000	
-----	---	--	--	--	--	--------	-----------	--

Service Delivery

SH3	Establish an “artist in residence” in Sendall House on an interim basis if possible					n/a	n/a	
-----	---	--	--	--	--	-----	-----	--

Facilities Managed by Others**Planning and Design**

MO1	Continue to maintain collaborative partnerships with operators of facilities					n/a	n/a	
MO2	Explore opportunities for more joint projects with the school district					n/a	n/a	

Performing Arts Centre**Planning and Design**

PA1	Proceed with phase two of the Performing Arts and Cultural Centre Study.					\$30,000	\$7,500	
PA2	Explore opportunities for a Public Private Partnership in the development of a Performing Arts Centre in the City, as well as art galley space, maker spaces, studios, and “artist in residence” opportunities.					n/a	n/a	
PA3	Explore opportunities for a fundraising campaign and seek support from philanthropists.					n/a	n/a	

8.3 Measurement Tools

It is important to track the implementation of the PRC Plan so staff and Council can monitor progress, to support ongoing planning, and to ensure that the City is responding to community interests. Measures need to be extensive enough to reflect progress but not so numerous or complicated that significant effort is required. The most efficient way to measure progress is through the use of tools the City already uses. The following are the measurement tools proposed for tracking implementation:

- **Asset management database** that documents facilities (e.g., buildings), amenities (e.g., playgrounds, courts), and other infrastructure (e.g., benches, picnic tables)
- **Tracking recommendations** in this plan and itemizing annually which are complete, in progress, or no longer relevant
- **Community surveys** – when surveys are conducted to gauge satisfaction or to collect input on a related topic, include questions similar to those in the community survey for the PRC Plan where possible
- **Tracking of community input** – City staff regularly receive input from residents on parks, recreation, and culture facilities and services; this should be tracked to identify common themes and community interests



8.4 Next Steps

The next steps in implementing the PRC Plan involve following the plan's recommendations. The Implementation Plan should be reviewed and updated annually along with a review of progress towards achieving recommendations, based on the measurement tools.

The PRC Plan focuses on a 10-year timeframe with some projects extending beyond that period. Certain changes in the City could trigger a need to revisit the plan in less than 10 years, e.g., growth slows down or growth exceeds expectations. The following are key strategies for implementation:

- Coordinate work among City departments
- Integrate recommendations into capital plans
- Consider partnering with the school district to expand joint use opportunities, potentially including HD Stafford green space, an artificial turf field, school improvements, urban agriculture, and community programs
- Maintain partnerships with other organizations, including Kwantlen Polytechnic University, Indigenous communities, surrounding municipalities, and Metro Vancouver
- Maintain relationships with and support efforts by community groups
- Explore potential private-public partnerships for the construction of facilities
- Conduct an organizational review to consider the roles and responsibilities of existing staff, needs for additional staff, and potential restructuring of the department to support the increasing needs and demands
- Integrate the PRC Plan with other City documents including the Official Community Plan and Transportation Plan
- Encourage and support land donations and bequests
- Track opportunities and submit applications for grants
- Include community engagement with each significant capital improvement, with the scale relative to the scope of the project, e.g., City-wide and community parks and major trail projects should involve all residents, and neighbourhood parks and trail connections should be targeted to those affected
- Update the PRC Plan in seven to ten years

Langley City has much to celebrate in its parks, recreation, and culture services and facilities. The communication and engagement, visioning, and recommendations established through this planning process will enable the City to continue improving its facilities and services with intention and purpose.

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APPENDIX A

PHASE 1 QUALITATIVE COMMUNITY INPUT



PHASE 1 QUALITATIVE COMMUNITY INPUT

Workshops and Pop-Up Engagement

The following is a summary of input received on the following topics from the Phase 1 workshops and pop-up engagement:

Strengths – Parks

- Parks are well maintained
- Highly valued trail network
- Unique/niche activities in parks (e.g., Parkour, ziplines)
- Great off-leash dog areas
- Lots of pickleball courts
- Douglas Park improvements have made the space highly used by the community
- Community gardens

Challenges – Parks

- Safety concerns and lack of lighting in parks
- Vandalism, crime, and homelessness
- Challenges related to availability of land to establish new parks
- Access to and condition of washrooms
- Sports fields are underutilized
- Accessibility of parks and trails

Strengths – Recreation and Culture

- High quality and diverse programs and services that reach all demographics
- Partnerships with local organizations and non-profit agencies
- Affordable recreation opportunities
- Many activities and events for children and families
- Dedicated volunteers and wonderful staff
- Active clubs and sports groups
- Murals and art displays throughout the City

Challenges – Recreation and Culture

- Lack of programmable space (indoor/covered spaces)
- Fitness classes are often at capacity
- Limitations to outdoor pool use – season and hours
- Lack of arts and culture space (performing arts space)
- Increased demand for recreation programs with population growth

Vision

Participants were asked to provide key words or phrases to incorporate in the vision:

- Accessible and affordable recreation opportunities
- Celebration of diversity and inclusion with welcoming spaces
- Clean and safe
- Active and healthy community
- Natural beauty and land stewardship
- Communication of recreation opportunities
- Variety of activities in parks
- Sense of community and belonging

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APPENDIX B

PARKS



PARKS

Park Classification	Count
City-wide	6
Community	6
Natural Area	16
Neighbourhood	7
Open Space	4
Urban Plazas	3
Parks Total	42

Park Classification	Park Name	Area (ha)
City-wide	City Park	11.80
	Derek Doubleday Arboretum	1.84
	Douglas Park	3.33
	Penzer Park	2.69
	Sendall Gardens	1.62
	Uplands Dog Off Leash Park	7.43
	City-wide Total	28.72

Community	Brydon Park	2.66
	Buckley Park	3.40
	Conder Park	1.65
	Linwood Park	1.42
	Portage Park	1.27
	Rotary Centennial Park	1.52

Park Classification	Park Name	Area (ha)
Community Total		11.92

Neighbourhood	Dumais Park	0.34
	Hunter Park	0.77
	Iris Mooney Park	0.16
	Langley Prairie Neighbourhood	0.26
	Linda Carlson Park	0.67
	Michaud Park	0.14
	Nicholas Park	0.81
Neighbourhood Total		3.15

Natural Area	Brydon Lagoon	4.20
	Nature Trails	8.05
	Nicomekl Floodplain	58.71
	Nicomekl Park	3.86
	Unnamed Park	2.02
	Zazulak Park	0.13
	Natural Area Total	76.97

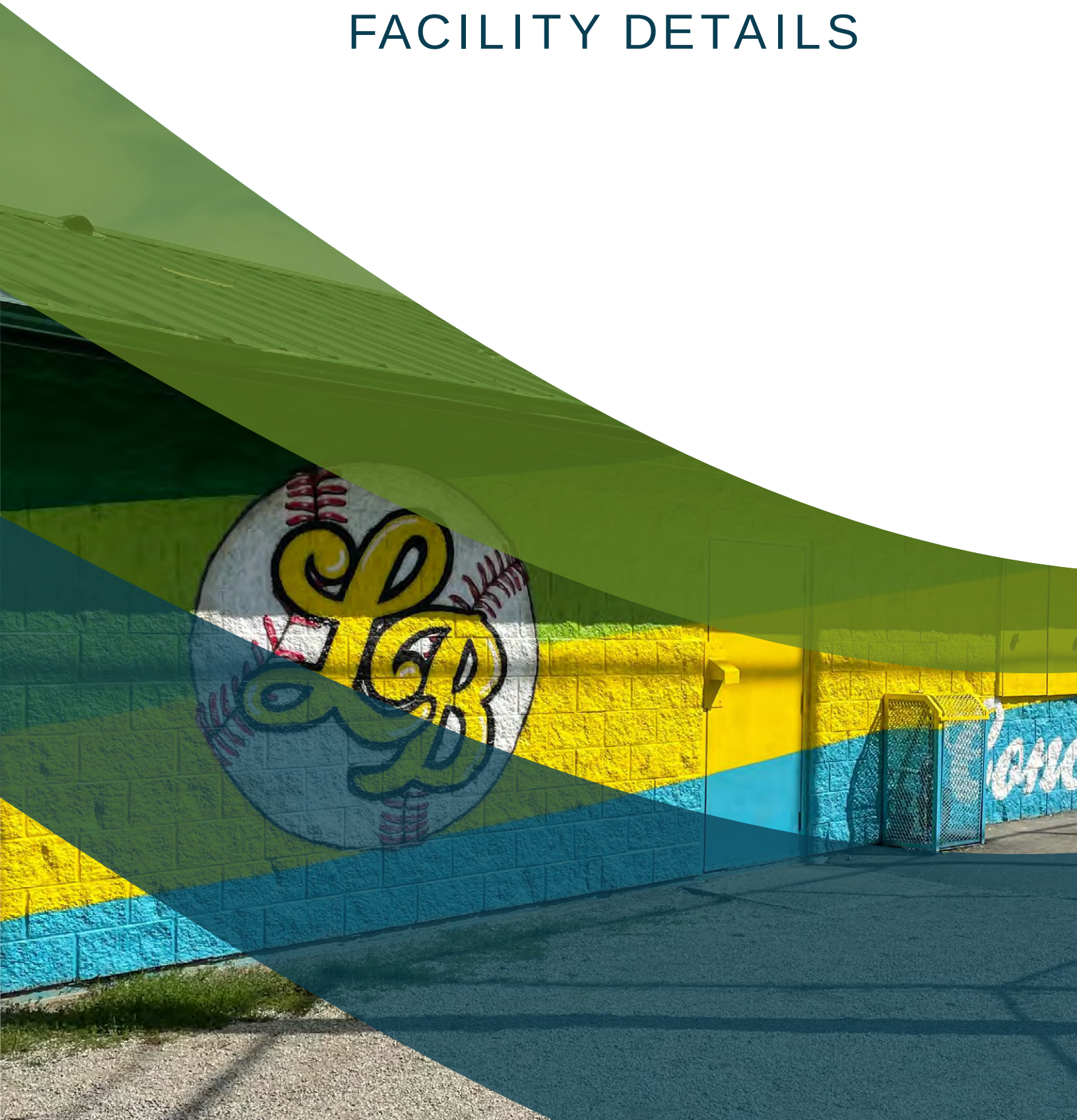
Urban Plazas	Innes Corners	0.18
	Legion Memorial Gardens	0.05
	McBurney Lane	0.08
Urban Plazas Total		0.32

Open Space	BC Hydro ROW	12.67
	Fraser Hwy & Production Way	0.11
	Nash Tot Lot	0.03
Open Space Total		12.81

Parks Total		133.89
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APPENDIX C

FACILITY DETAILS



FACILITY DETAILS

Timms Community Centre Facility Description and Analysis

Program Area – Fitness (Weight Room)

The weight room is popular all day every day with typical use peaks during the week in the morning and after work. Saturdays are typically busier than Sundays. The weight room is generous, with access to natural light, and the equipment appears well laid out. Staff did not report a significant equipment deficiency. A victim of its own success, the fitness area is at (and likely over) capacity at peak times. Lockers and similar features would limit clutter, congestion, and occasional theft – in particular as applied to winter jackets, boots, and gym bags. The space is about 4,500 SF. Current trends for new facilities of this type are often closer to 8,000 SF, subject to catchment and population sizes.

Although the weight room is often operating at capacity, there are large private fitness centres nearby. The City's facility plays a role for patrons who do not feel comfortable in large private facilities.

Program Area – Multi-Purpose

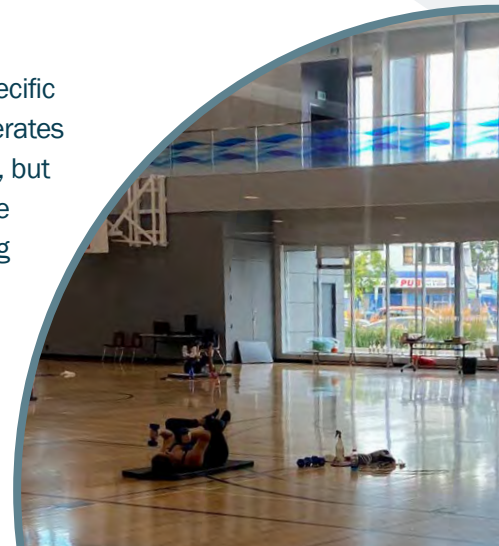
There are five multi-purpose spaces at Timms Community Centre - the Fitness Studio, Games Room, Dance, and two Multipurpose Rooms. The Fitness Studio, Games Room, and Dance accommodate a variety of limited program options – any limitation primarily a result of the equipment stored in the room and existing room floor finishes and features. The two Multipurpose Rooms have the typical resilient flooring rather than wood.

Fitness Studio

The Fitness Studio is the largest of the multipurpose rooms. It has a wood floor typical for dance and group exercise activities like yoga and aerobics. Staff observed that the floor finish has deteriorated as a result of COVID-related physical distance markers. Replacement or refinishing of the floor will likely be required sooner than was anticipated.

Games Room

The Games Room is the least flexible of the multipurpose rooms because of its specific equipment - pool tables, table tennis, and lounge equipment. In this respect, it operates more like the Weight Room, with a wide variety of highly specific activities possible, but its focus is more social than fitness. The room meets current needs in terms of size and access to the adjoining deck. It will not be as adaptable to future programming and accommodating future trends in lounge activities, either in terms of services (electrical, data) or spatial (dedicated space in the Games Room).



Emerging technology in augmented reality, for example, may require new features, which would need to be balanced with a desire to keep the Games Room general purpose.

Dance

The Dance Studio is similar to the Fitness Studio, though smaller at approximately 850 SF. It is reasonably sized for modest classes and activities and its floor finish is suffering similar deterioration as the Fitness Studio as a result of physical distance markers.

Multi-purpose Rooms

There are two general purpose multipurpose rooms of approximately 800 SF and 900 SF. The smaller of the two is served by an adjoining servery kitchen. Both rooms function adequately and are appropriately sized for modest classes and activities. Access to the data and communications room is through the smaller of the two rooms.

Program Area – Servery

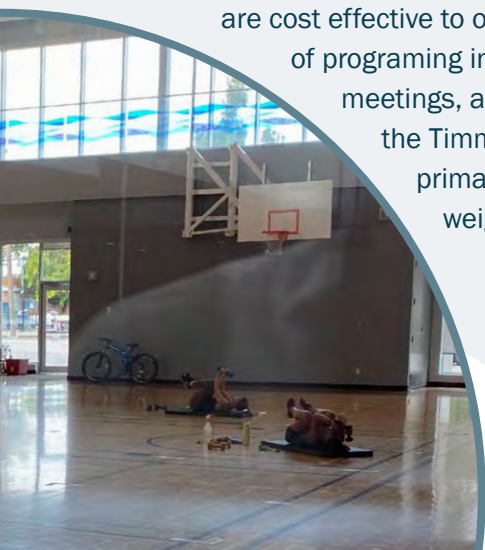
The Servery is an ancillary room that directly supports the smaller of the two multipurpose rooms through a direct pass-through window. It also serves the balance of the facility with more remote access. The equipment matches the age of the facility and is in reasonable condition. Unless specific program expansion is anticipated, e.g., cooking ‘classes’, it is reasonable to maintain the servery in its current size and configuration.

Program Area – Gymnasium

The Gymnasium comprises two primary program areas - lower level Courts and upper level Track. There is also an adjoining annex on the lower level adjacent to the main entry.

Courts

The Courts is a large, general-purpose court of approximately 11,900 SF with capacity for full court basketball or two half-court games. A drop-down divider allows for different groups to operate simultaneously and the perimeter of the courts includes both storage and seating (though the seating is currently being used as Bosu Ball storage). The Courts are large by current standards (7,000 SF is typical) and in that respect the City is well-served; gym courts are under-valued public spaces that are cost effective to operate relative to pools and arenas. They can accommodate a wide variety of programming including seniors’ aerobics, child-minding, soccer, basketball, voting, public meetings, and emergency shelters during natural disasters. The primary challenge with the Timms’ Courts appears to be storage, as the perimeter of the room was occupied primarily by stacks of equipment including mats, Bosu Balls, chairs, step risers, and weighted bars. Like the Fitness (Weight Room), this is indicative of success.



Track

Canada's first indoor track was constructed at the University of Toronto's Hart House in 1919. Because of their programmatic specificity and apparent lack of necessity (we 'walk' all the time), they remain an unusual amenity in facilities not dedicated to elite athletics. Nevertheless, they are well-used when constructed both as a primary activity as well as supplementary to other facility amenities. The track at Timms is approximately 350 FT (roughly the size of the large basketball court below) and is intended primarily for walking and recreational jogging, purposes for which it is well-suited. As with all tracks, it suffers somewhat from its single-use nature; opportunities may exist to program open corners with equipment for stretching and body-weight strength-training like chin-ups and dips. This would permit circuit training without the addition of significant equipment or the attendant challenges of keeping equipment clear of the track.

Annex

The annex is 500 SF and is accessible only from the gym. At the time of review in 2021, it was under-used.

Program Area – Childminding/Multi-purpose

Childminding is a valuable addition to almost any facility. Childminding enables parents to use other facility amenities and meet friends in spaces that are not their homes or private commercial spaces (such as shopping malls). During review for this plan, this space was being used as a fitness room, which speaks directly to its multipurpose capacity, though some challenges exist. At approximately 700 SF, the room is small for some fitness classes. In addition, fitness studios typically include a mirrored wall so users can monitor their posture. This room is visible to people walking along the upper concourse, a circumstance that some users might find uncomfortable. If the room continues to function as a fitness space, some consideration to privacy and additional features like mirrors could be reviewed.

Program Area - Washrooms and Changerooms.

The existing facility washrooms and changerooms are generally suitable for their purpose, though the City may consider review with the following considerations in mind:

- There is no building code requirement for changeroom sizes. As designed, they are likely too small at certain times, in particular between structured classes or when larger team events are taking place.
- Controlled access to the changerooms is challenging. Users may check in at the front desk, use the changerooms, and then proceed to the gym, fitness, or games room. It is very easy to gain unsupervised access to the changerooms, which presents an operational risk to the City.
- The changerooms are traditionally gendered team-style. Providing universal access private change options (that are not a toilet) is an important safety and cultural consideration.

Douglas Recreation Centre Facility Description and Analysis

Childcare – Preschool

At 650 SF, the Preschool is small and does not adequately serve users' needs; storage is insufficient and most of the space is dominated by furniture and equipment that is not needed in that space. Located immediately adjacent to the building's main entry and without internal security supervision, it is not ideally located within the facility. A very small secure outdoor play space is associated with the Preschool. The provincial requirement is six square metres of secured outdoor area per child. Expansion should be considered to address this non-compliance, and in any future planning scenario adequate outdoor space should be provided.

Program Area – Multipurpose

The multipurpose space in Douglas Recreation Centre includes a general-purpose Multipurpose Room, Games Room, and Main Hall.

Multipurpose Room

The Multipurpose Room is 950 SF and appropriately sized for modest activities and a community centre this size. The finishes are outdated.

Games Room

The Games Room is 850 SF. It is appropriately sized for a neighbourhood facility and the activities it supports. Like other parts of the facility, the Games Room is used as storage and/or staging for other areas of the building. At the time of the review, it contained chairs, folding tables (folded and in use storing items), cardboard boxes, and reusable plastic storage boxes.

Main Hall

All operations of the facility revolve around the activities of the 6,400 SF Main Hall. The Hall is a hybrid of gym and multipurpose room. It has a double-height ceiling and rubber sport flooring with some game line markers, though no provision for nets, poles, or other equipment typically used in a gymnasium. The Hall is generous for a multipurpose room but compromised by the lack of suitable (or poorly used) supplementary space. Storage appears to be a challenge as evidenced in other rooms as well as by the storage closets at the room's perimeter. The Hall's primary challenge is that it is neither gym nor multipurpose room.



Public Area – Washrooms and Change Rooms

Facility Washrooms

Combined, the Facility Washrooms are 925 SF; as part of the 1996 renovation, the standards and equipment match that era. They appear to be adequate for the facility, but they do not meet the standards of the 2018 Building Code or the expectations of contemporary users. Clearances are a significant challenge for persons with mobility challenges, even in the designated universal toilet room. A similar facility built today would have a larger universal toilet room and very likely gender-neutral washrooms exclusively.

Park Washrooms

The Park Washrooms are 1,000 SF and serve Douglas Park users. They sustain inappropriate use, as is typical for park washrooms and, like the Facility Washrooms, do not satisfy technical requirements of the Building Code or the expectations of contemporary users.

Administration – Office and Reception

The Offices and Reception are located at the building's main entry and together are 725 SF. Their location is reasonable and consistent with other facilities. Supervision of the Preschool is implied, but not suitable relative to guidelines from other jurisdictions, e.g., Richmond, Vancouver Coastal Health, City of Vancouver. Consistent with the balance of the facility, the spaces and finishes are at the end of their typical life. Likewise, millwork, storage, desks, and other semi-permanent furniture items, as well as the office configuration overall, do not represent contemporary administration workflows.

Support – Technical, Utility, Janitorial, Storage

These program elements are distributed throughout the building, with a significant portion on the second floor. The building may require additional storage, based on items stored in most rooms, but first an orderly purge of items not regularly used could help to assess actual storage needs. In the upstairs storage area, a red line has been drawn at the room's perimeter delineating a maximum height for storage relative to sprinkler requirements. This suggests a historical observation by the fire department that the storage rooms were inappropriately full.

Al Anderson Memorial Pool Facility Description and Analysis

Program Area - Pool

Pool

The 25M lap pool is the dominant facility feature, with ancillary program spaces including the pool deck Amphitheatre and 2011 Multipurpose room. The pool includes a 1m diving board, small slide, and starting blocks. There are no permanent play features. The pool is a large version of a long-outdated model of a recreational aquatic facility.

Contemporary pools, and outdoor pools especially, typically prioritize leisure swimming activities over traditional lap pools that are geared towards fitness. A leisure-forward model has multiple advantages. These pools attract greater numbers of families with children, and for an equivalent water area, can accommodate more users, resulting in improved revenue for the owner. These trends are even more pronounced at seasonal outdoor pools. Operational considerations factor here as well since leisure pools are shallower than lap pools, and therefore use less water by volume per area, reducing operational costs.

Pool Deck + Amphitheatre

The Pool Deck and Amphitheatre are generous and appropriately sized for this facility. Contemporary outdoor pools would typically include more soft landscape within the secure fenced area in order to connect users more directly with the surrounding park.

Adjacent the Pool Deck is covered spectator seating. This is a reasonable provision for competition events, but there are few competitions at this pool.

Program Area - Multipurpose

The Multipurpose Room was added with the Family Change Rooms in 2011. At 660 SF, plus related support spaces, it is reasonably sized for modest community events and activities. It can operate independently of the larger facility which is an advantage.



Public Area – Washrooms and Change Rooms

Facility Washrooms

The facility washrooms vary in size and quality. The older washrooms, like at the building entry, are undersized relative to current Building Code requirements and contemporary expectations. The newer washrooms are more generous, though they do not meet the newest Building Code requirements either. The washrooms might benefit from modest cosmetic updates, but this is not warranted unless there is a larger facility expansion or change.

Male, Female Change Rooms

The female and male change rooms remain the traditional style of gender-separated facilities without privacy cubicles for individuals or parent-child groups. They are efficient and can be practical for parents changing toddlers quickly. There are trends towards universal and gender-neutral change rooms; however, some cultural and faith groups prefer the traditional single-gender change room. The facilities themselves are undersized by contemporary standards.

Family Change Rooms

The addition of dedicated and contemporary modern family change rooms in 2011 was a significant benefit. Without these, the facility would likely fail to operate effectively in terms of available change space, accommodating non-binary users, or providing change options for users with mobility challenges. The change rooms are reasonable and no changes are needed at this time.

Staff Change Rooms

The staff change rooms are appropriately sized for this facility. No changes are needed.

Administration – Reception and Staff

The reception and front entry area is a reasonable size for this facility but could benefit from some cosmetic updates. The staff areas are poorly organized and potentially undersized, though some further study is needed to explore potential efficiency gains through reorganization and consolidation.

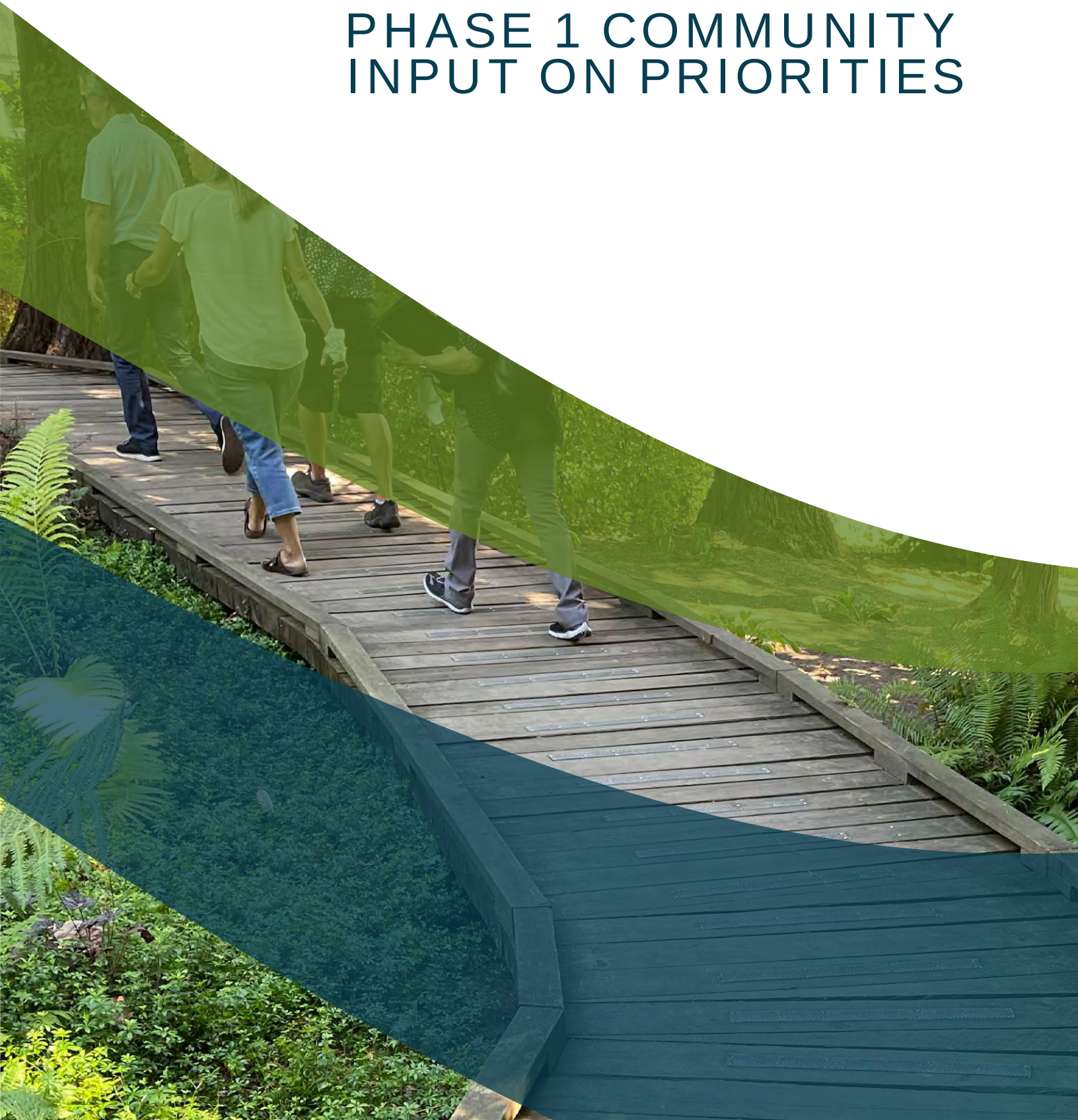
Support – Technical, Utility, Janitorial, Storage

Back of house support spaces are a challenge for most facilities. Any mechanical or electrical (building or pool) changes are best driven by strict performance requirements identified by maintenance or out of necessity following a significant program change or addition. Major changes to this portion of the pool facility will only be warranted if there is a major renovation such as conversion to or addition of a leisure pool.

The addition of the open-air storage/equipment room was an effective and cost-effective strategy to address space challenges at the pool. Such buildings are challenging to maintain since they have no real building envelope but include materials designed for indoor use. Monitoring of these spaces will be important to check for persistent wear (the open-air storage room in particular) and ongoing curation of facility equipment like pool toys and under-used items can help to maximize storage efficiency.

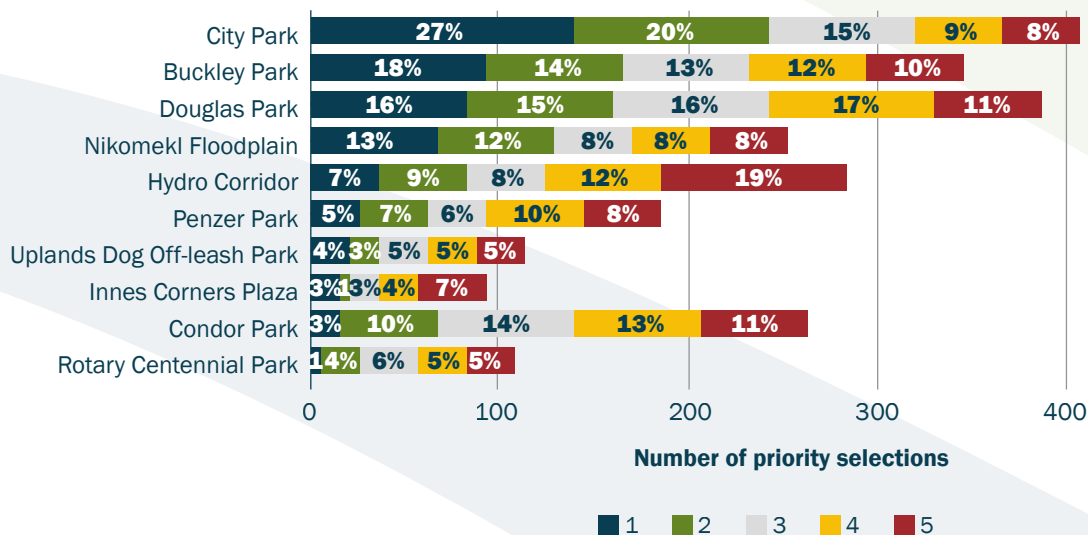
APPENDIX D

PHASE 1 COMMUNITY INPUT ON PRIORITIES



SURVEY 2 COMMUNITY INPUT ON PRIORITIES

IMPROVEMENTS FOR PARKS

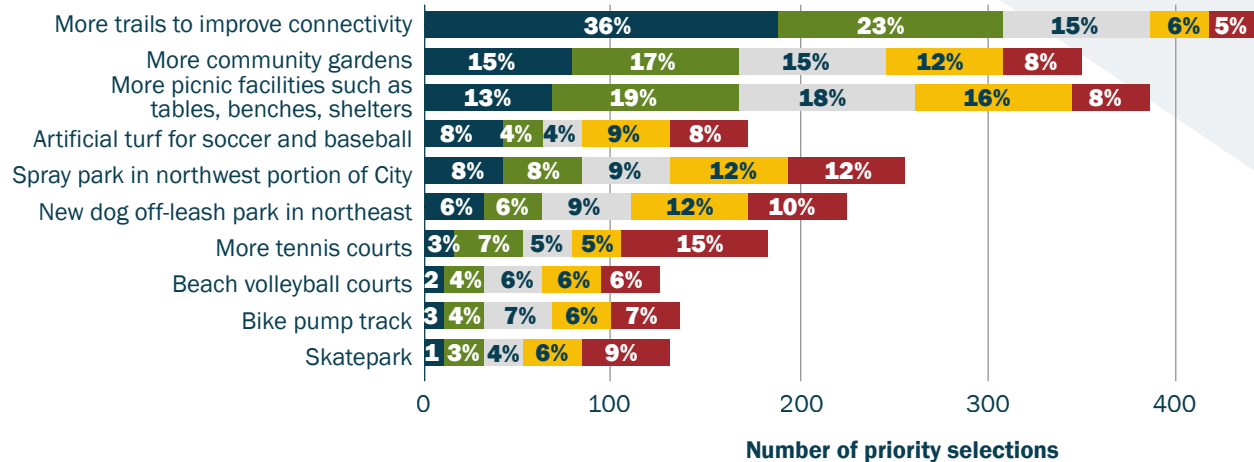


Q: The following parks have been identified for improvements. Please rank your top five priorities (number them 1 to 5 where 1 is your top priority).

*Rankings below the top 5 are not accounted for in this graph.

N: 86

PROPOSED AMENITIES

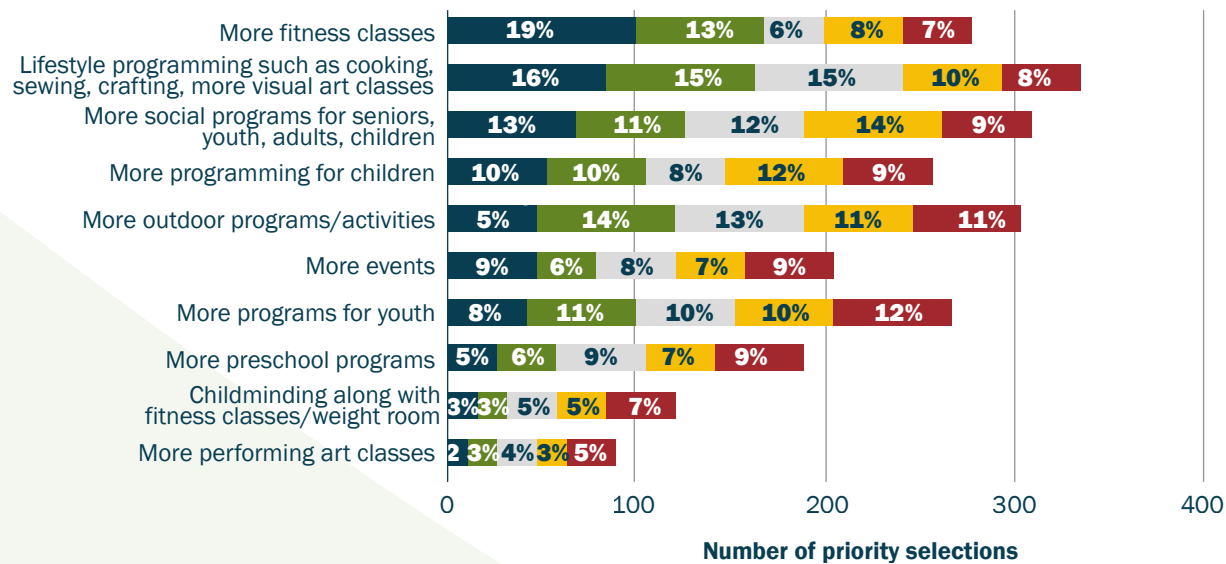


Q: The following are proposed amenities. Please rank your top five priorities (number them 1 to 5 where 1 is your top priority).

*Rankings below the top 5 are not accounted for in this graph.

N: 504

IMPROVEMENTS TO PROGRAMS AND SERVICES



Q: The following are proposed improvements to programs and services.

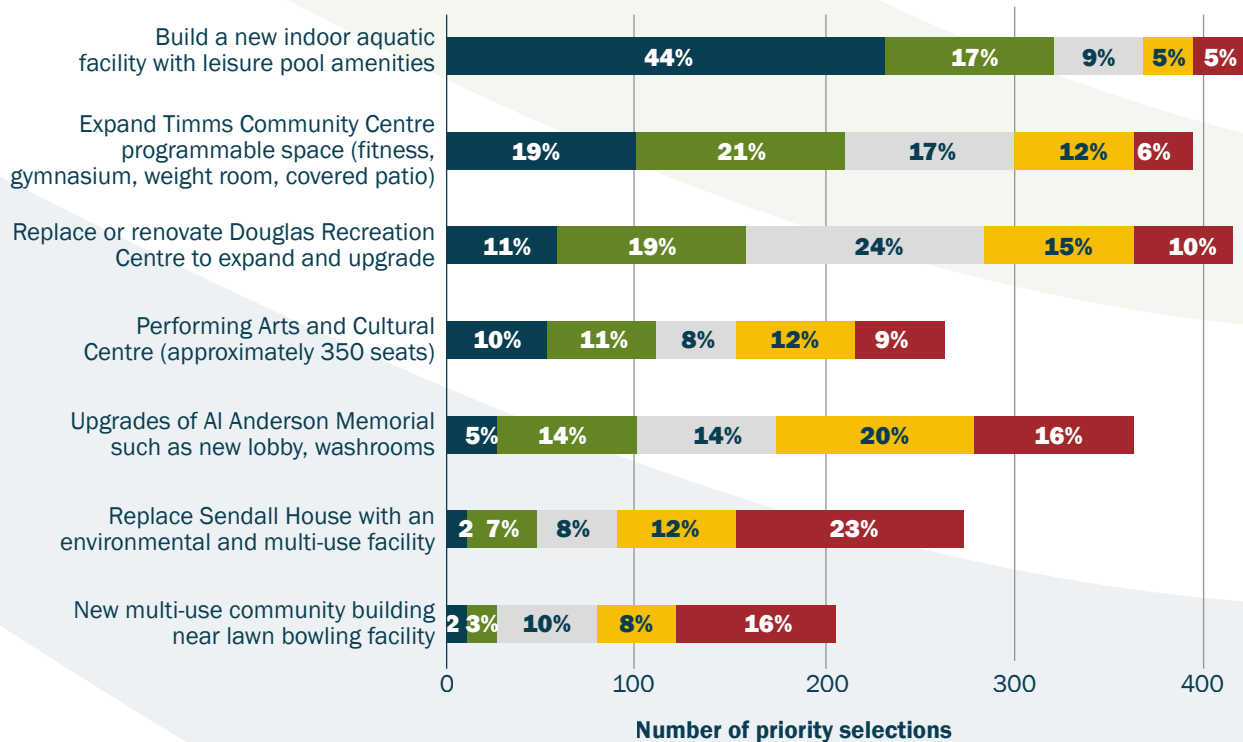
Please rank your top five priorities

(number them 1 to 5 where 1 is your top priority).

*Rankings below the top 5 are not accounted for in this graph.

N: 494

ADDITIONAL FACILITIES



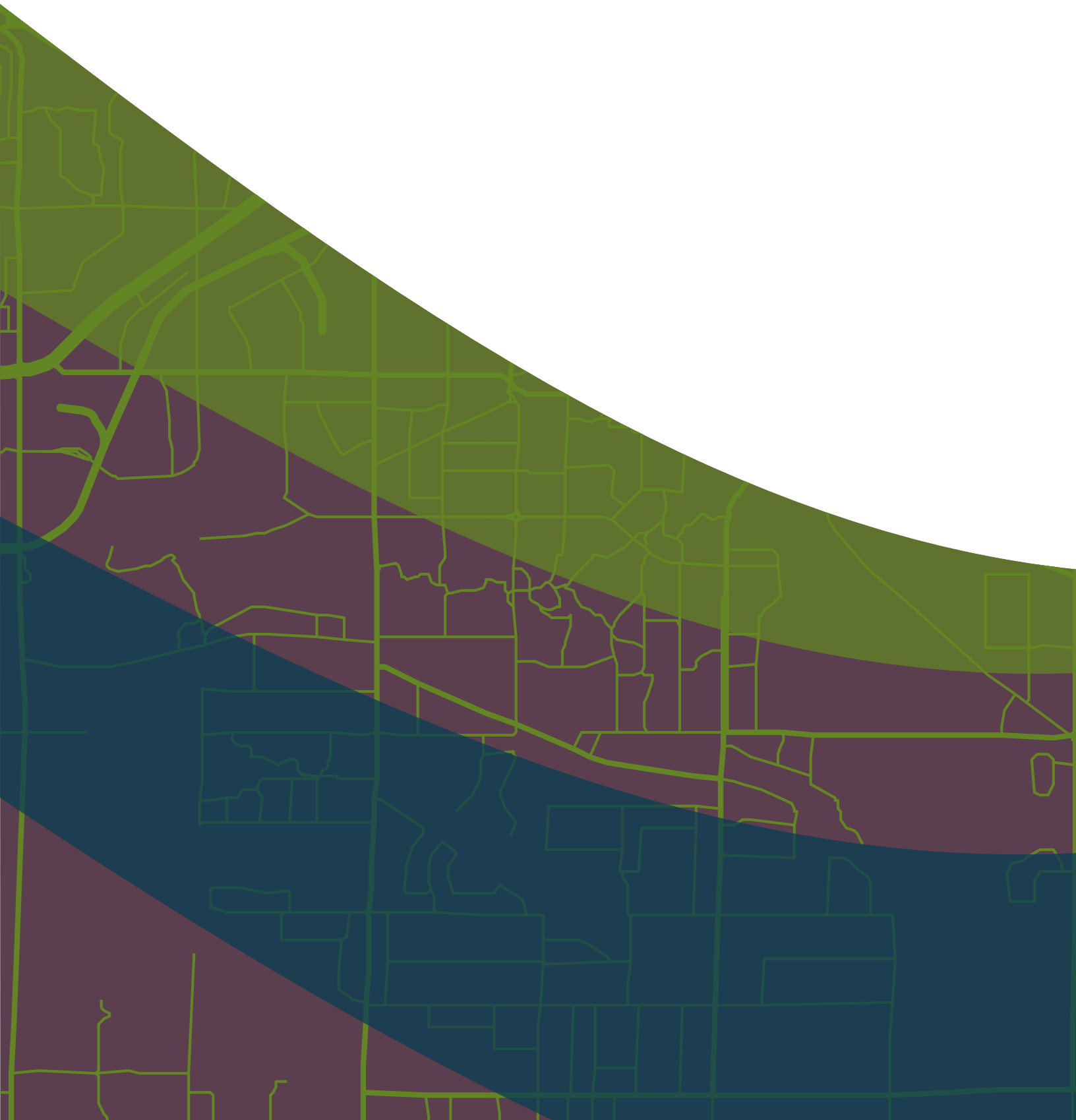
Q: The following are proposed new facilities. Please rank your top five priorities (number them 1 to 5 where 1 is your top priority).

*Rankings below the top 5 are not accounted for in this graph.

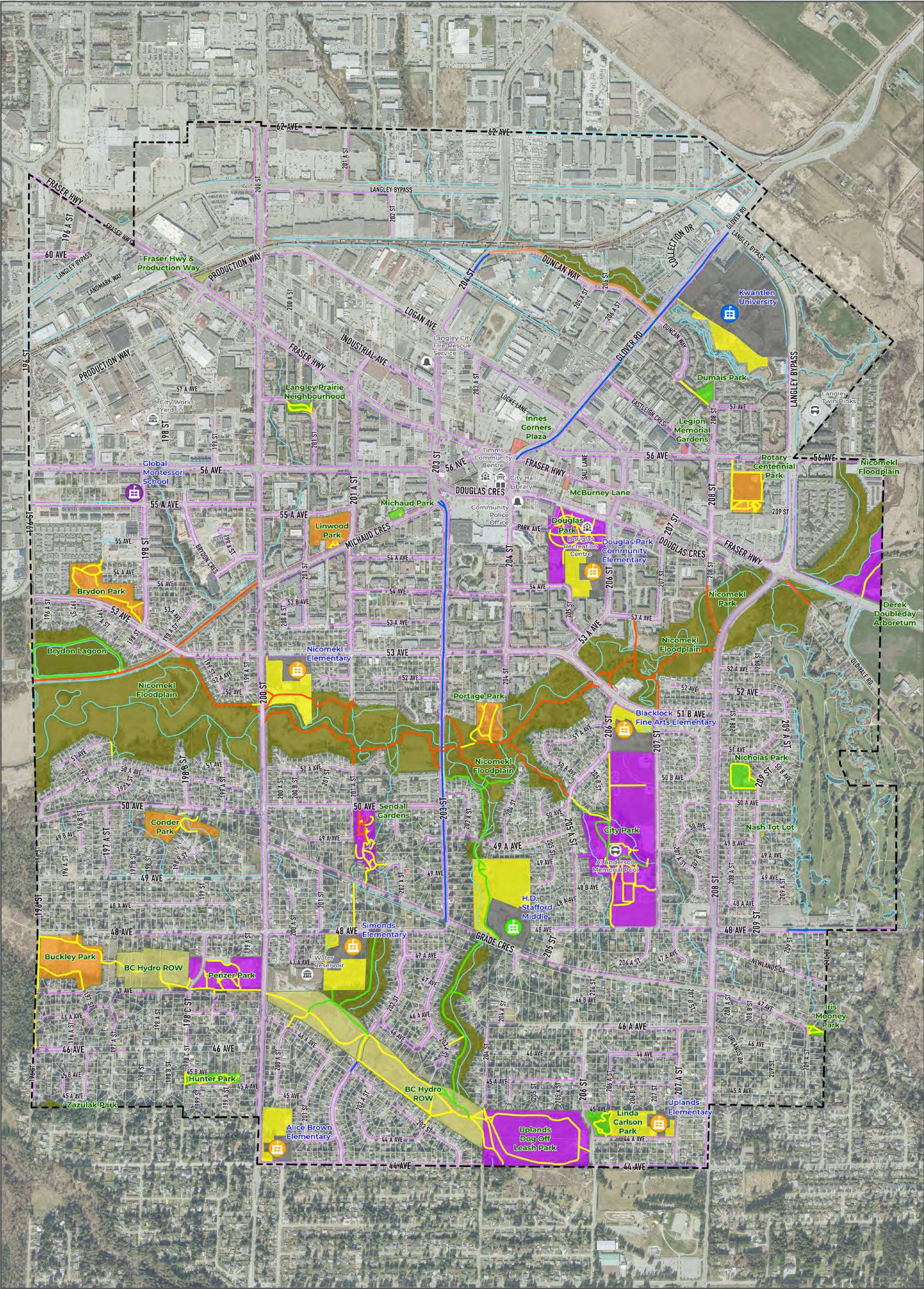
N: 487

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MAPS



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Project #: 1125.0044.01
Author: LK
Checked: CB
Status:
Revision: A
Date: 2022 / 12 / 5

Coordinate System:
 NAD 1983 UTM Zone 10N

Scale:
 1:6,200
 (When plotted at 22"x34")

Data Sources:
 - Data provided by the City of Langley (2021)

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Legend

City Boundary
 Watercourses
 City-wide Parks
 Community Parks
 Neighbourhood Parks
 Urban Plazas
 Natural Areas
 Other Open Space
 Multi-Purpose Trail
 Urban Nature Trail
 Nature or Equestrian Trail

Transportation Plan Existing and Proposed Routes (in road corridor)
 Existing Bike Infrastructure
 Multi-Use Pathway
 Sidewalks

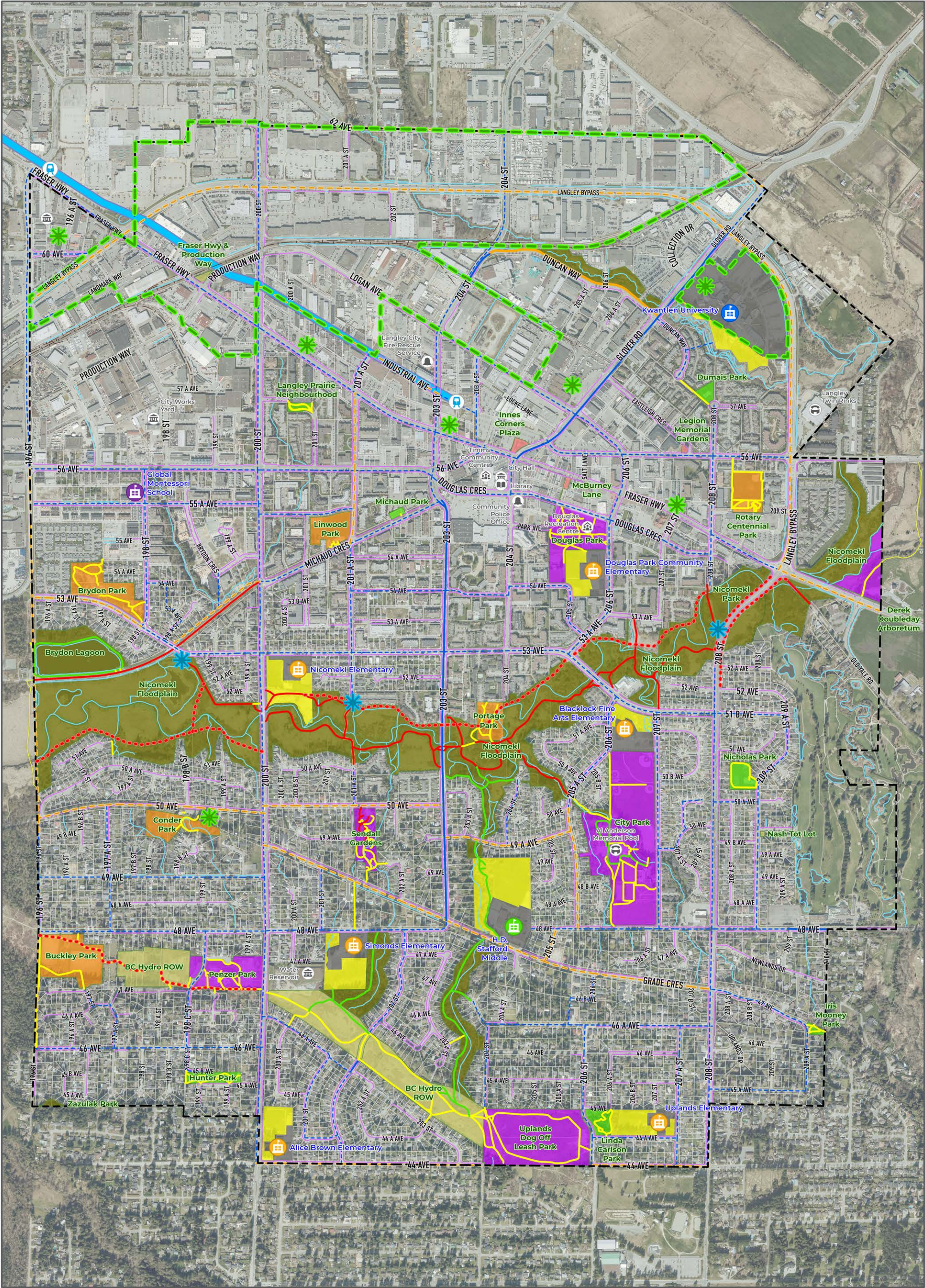
Facilities
 Civic Facility
 Community Centre
 Emergency Facility
 Library
 Recreation

School Buildings
 School Grounds

Schools

 Alternative
 Elementary
 Middle
 University

Parks, Recreation, and Culture Plan
MAP 1
Existing Parks and Trails



URBAN

SYSTEMS

Project #:

1125.0044.01

Author:

LK

Checked:

CB

Status:

Revision:

A

Date:

2023 / 3 / 22

0100200300

Meters

Coordinate System:

NAD 1983 UTM Zone 10N

Scale:

1:6,200

(When plotted at 22"x34")

Data Sources:

- Data provided by the City of Langley (2021)

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

City Boundary

Watercourses

City-wide Parks

Community Parks

Neighbourhood Parks

Urban Plazas

Natural Areas

Other Open Space

New Parkland Acquisition Areas*

Proposed Parks & Plazas

Proposed Enhanced Trailhead

Future Rapid Transit

Multi-Purpose Trail

Urban Nature Trail

Nature or Equestrian Trail

Proposed Multi-Purpose Trail

Transportation Plan Existing and Proposed Routes (in road corridor)

Existing Multi-Use Pathway

Existing Bike Infrastructure

Sidewalks

Proposed Multi-Use Pathway

Proposed Bike Infrastructure

Future Skytrain Station

Facilities

Civic Facility

Community Centre

Emergency Facility

Library

Recreation

Schools

Alternative

Elementary

Middle

University

* following future planning processes

Langley City

THE PLACE TO BE

Parks, Recreation, and Culture Plan

MAP 3

Existing and Proposed Parks and Trails

U:\Projects_VAN\1125\0044\01\Design\GIS\Projects\Pro_Projects\1125.0044_01_RevK.aprx\Map 3 - Existing and Proposed Parks and Trails

