



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

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

**TUESDAY, JULY 9, 2024
AT 6:00 P.M.**

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

Shawn Bouchard, Development Industry
Vicky Dawe, Downtown Langley Business Association
Clinton Dewet (Alt.), Social Purpose Business
Brent Elliot, Post Secondary Education Institution
Cory Redekop, Greater Langley Chamber of Commerce
Johnny Webb, Social Purpose Business

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

Consultants: Chris Fields, Rynic

Regrets: Janet Burden, Community / Social Service Sector
Peter Fassbender, Development Industry
Tanya Gabara, Business Community At-Large
Jaret Lang, Post Secondary Education Institution
Dennis Martini, Business Community At-Large
Kate Ludlam, Community / Social Service Sector

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

Quorum was not met at 6:03pm so the Committee decided to continue with the remainder of the agenda as there were no decision-making items.

1) FOR DISCUSSION

a) Presentation on the KPU 2050 Growth Plan

Mr. Elliott provided a presentation on the KPU 2050 Growth Plan:

- KPU Langley will become a landmark and be integrated with the community.

- The campus will establish a front door to make it identifiable.
- It will define and celebrate the heart of the campus to gather people.
- The campus will have campus neighbourhoods with surrounding open spaces.
- There will be community interface space with community events and public spaces on the campus.
- Students will learn about the legacy on the land.
- By bringing the campus to the edges it will feel like a neighbourhood with green elements and natural spaces.
- The campus will include seven new buildings.
- The Langley campus concept will focus on the two lots that face Glover Road which will provide amenity space and more room for students and teachers.
- Fishery and hatchery will not be included at the Langley Campus, but the creek will be restored to recover the natural species to improve the ecosystem and for learning purposes.
- Student housing could be above the amenity space, in the open space or be residential mixed with academic.

b) Economic Development Summit Engagement Session

Ms. Dupley and Mr. Fields provided an update on the Economic Development Summit Engagement Session:

- Mr. Fields presented his perspectives on Langley City's economic and strategy development.
- The focus for tonight's discussion is Langley City's Vision Statement, crystalizing/catalytic job creation vision and downtown Langley City.
- Economic Development Strategies help connect the dots and are about building relationships.
- Economic Development programming in Langley City is just getting started.
- Putting the building blocks into place is 80% of the work and investment opportunity is the other 20%.
- Economic Development Readiness Foundation Building includes:
 - Update downtown plan
 - Land inventory/infill opportunity identification
 - Brand/campaign/downtown identity
 - Industry sector and workforce analysis
 - Marketing and communications – plans and pillars
 - Non-residential development financial and land requirement analysis
 - Comprehensive business cost analysis
 - Organizing for economic development – City resourcing, partnerships
 - Planning policy investment enablement
 - Map of the FoodTech ecosystem
- The Strategic Themes are:
 - Value Proposition

- Lifestyle includes:
 - Small community feel/friendly
 - Compact/walkable
 - Nature – parks/pathways/trails (active outdoor recreation)
 - Human scale
 - Shopping/dining/downtown
 - Enterprise includes:
 - Proximity to Vancouver
 - Competitive business costs
 - Transportation access
 - Downtown on the move
 - Growing population
- Downtown
- Economic Catalyst
- Entrepreneurship
- Enablers
 - Mainstreet enhancement
 - Downtown enhancement
 - The unhoused
 - Health services
 - Public transit
 - Recreation amenity development
 - Placemaking/beautification
- Vision
- The survey indicated that Langley City desires:
 - A dynamic downtown
 - Downtown destination activities
 - Downtown destination aesthetic
- The downtown strategic framework includes:
 - Policy
 - Mixed use
 - Reduced parking standards
 - Manufacturing
 - Open streets
 - Permitted uses
 - Shared spaces
 - All things smaller
 - Temporary uses
 - Form and function
 - Animation
 - Develop niche experiences
 - Marketing
- Digital polling was utilized to receive responses on the economic presentation questions and opinions.
 - Polling questions included:
 - What top actions should be taken on Mainstreet?
 - What top actions should be taken Downtown?

- What should we prioritize re downtown/Mainstreet enhancement?
- What's missing/what could we add to the FoodTech vision?
- What could Langley City do to help this transition/increase your satisfaction with housing density increase?
- Is the Vision Statement about right (80% agree with 80% of the gist of it)?
- What keywords or ideas would help make the Vision Statement better?
- Strategy Pillars include:
 - Crystalizing Job Creation Vision
 - Non-Residential Land
 - Organizing for Economic Development
 - Downtown Enhancement
 - Entrepreneurship
- The Presentation slides with completed downloads will be circulated to the committee.

2) **STANDING ITEMS**

- Village Café – Restorative Dialogue Initiative Resource and Referral Fair on Tuesday, July 16 from 1:00-4:00pm at City Park.
- Station Café call for proposal closes on July 17.

3) **FOR INFORMATION**

None Reported.

4) **ROUND TABLE**

There were no round table items discussed.

It was MOVED AND SECONDED

THAT the meeting adjourn at 8:06 p.m.

CARRIED



CHAIR



Certified Correct:
fc

CHIEF ADMINISTRATIVE OFFICER