Township of Langley

Est. 1873

SPECIAL MEETING OF TOWNSHIP COUNCIL

Monday, January 17, 2022 at 3:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

A G E N D A

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Special Council Meeting – January 17, 2022

That Council adopt the agenda and receive the agenda items of the Special Council Meeting held January 17, 2022.

B. ITEMS FROM PRIOR MEETINGS

Mayor Froese has requested reconsideration of the following item, AS AMENDED, from the January 10, 2022 Regular Meeting of Council in accordance with Section 131 of the Community Charter:

1. Aldergrove Gateway Project Pre-Approvals
Report 21-149
File ENG 6125-20

That Council pre-approve the Aldergrove Gateway project in the amount of $1,000,000 and the Fraser Highway Widening: 27000 Block project in the amount of $600,000 as part of the 2022 capital budget to leverage available grant funding opportunities and meet grant deadlines; and

That Council authorize staff to execute related grant funding agreements should the grant funding application be successful.

AMENDMENT
That the following be added to the motion:

That staff refine the design based on Council direction and further public input.

C. TERMINATE

Township of Langley

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REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 13, 2021 - REGULAR MEETING	**REPORT:**	21-149
FROM:	ENGINEERING DIVISION	**FILE:**	6125-20
SUBJECT:	ALDERGROVE GATEWAY PROJECT PRE-APPROVALS		

RECOMMENDATIONS:

That Council pre-approve the Aldergrove Gateway project in the amount of $1,000,000 and the Fraser Highway Widening: 27000 Block project in the amount of $600,000 as part of the 2022 capital budget to leverage available grant funding opportunities and meet grant deadlines; and further

That Council authorize staff to execute related grant funding agreements should the grant funding application be successful.

EXECUTIVE SUMMARY:

The Aldergrove Gateway project is supported by, and aims to achieve the objectives of, the Aldergrove Core Area Plan (the "Plan"), which envisions a community where residents are able to live, learn, work and play. In support of this, the Plan calls for the development of open space nodes and community facilities that are designed for active and passive recreation activities. An additional goal of the Plan is to "reinforce the function and character of Fraser Highway as Aldergrove's traditional main street".

The proposed Aldergrove Gateway project supports these goals by providing an inclusive gathering plaza where people can socialize, attend community events, or expand their recreational experience at the adjacent Aldergrove Credit Union Community Centre (ACUCC). To support the use of the plaza and facilitate community events, the project envisions power connections, electric vehicle and e-bike charging, seating, shade sails, and light projections.

Staff have identified a grant funding opportunity, through the Canada Community Revitalization Fund stream, which provides for 75% cost share up to a maximum contribution of $750,000. If the grant application is successful, a condition of the funding would be to have at least 50% of the project's expenses incurred by March 30, 2022. In order to meet the grant condition deadlines, staff are requesting Council pre-approval of the project as part of the 2022 budget.

To ensure achievement of synergies and realize cost efficiencies, the ultimate widening of the 27000 block of Fraser Highway is also recommended for pre-approval as a companion component of the project.

PURPOSE:

To request Council consideration of funding approval prior to adoption of the 2022 budget to allow staff to meet grant expenditure timelines should funding be awarded.

BACKGROUND/HISTORY:

On September 13, 2010 Council adopted the Aldergrove Core Area Plan, which covers approximately 32 hectares (80 acres) in size in the commercial heart of downtown Aldergrove. The Plan is centered on the intersection of Fraser Highway and 272 Street and generally bounded by Bertrand Creek to the north and east, 29 Avenue to the south, and 270 Street to the west.

The Plan provides a long-term vision for a compact, mixed-use centre for downtown Aldergrove to 2041. It is premised on the creation of great streets and public open spaces through a high quality of design and a positive interface between the public and private realm at the street level. Pedestrian oriented and humanly scaled streets and plazas combined with a highly connected pedestrian network are other essential elements of the plan which are intended to foster a functional, aesthetically pleasing, and vibrant downtown Aldergrove.

The federal government has allocated $500 million over two years starting in 2021 - 2022 to regional development agencies for community infrastructure through the "Canada Community Revitalization Fund" (CCRF). Of this, a portion has been allocated to projects in Western Canada through Pacific Economic Development Canada (formerly Western Canada Economic Diversification). Through the CCRF, the federal government has committed to providing grant funding for up to 75% of project costs, to a maximum contribution of $750,000.

The CCRF provides support for communities to:

- Adapt Community spaces and assets so that they may be used safely in accordance with local public health guidelines as a result of COVID-19; and
- Build or improve community infrastructure to encourage Canadians to re-engage in and explore their communities and regions as we collectively recover from the effects of COVID-19.

Through the CCRF, eligible projects are prioritized in the following order:

1. Projects that revitalize downtown cores and main streets;
2. Projects that reinvent outdoor spaces;
3. Projects that create green infrastructure; and
4. Projects that increase the accessibility of community spaces.

As staff understands, a condition of grant funding should the application be successful would be to have at least 50% of the project expenditures incurred by March 30, 2022.

DISCUSSION/ANALYSIS:

Two companion projects are presented for Council's approval of funding as part of the 2022 budget. Subject to grant funding, the projects can be completed in a manner as to ensure achievement of synergies and realization of cost efficiencies.

As outlined below, the two identified projects are firstly: the construction of a gathering plaza at the intersection of 270 Street and Fraser Highway; and secondly, widening of the 27000 block of Fraser Highway to ultimate standards, as an integral companion of the first project, to ensure cost efficiencies.

<u>Aldergrove Gateway</u>

Building upon the success of the Aldergrove Credit Union Community Centre (ACUCC) as a public amenity, a conceptual design has been completed for what is referred to as Aldergrove Gateway at the intersection of 270 Street and Fraser Highway, adjacent to the ACUCC.

The project has been designed based on public input to augment ACUCC by providing community gathering and vendor spaces through the creation of a main street entrance plaza to the downtown core of Aldergrove and is anticipated to be completed in two phases. Consistent with the Plan, the existing commercial strip mall will be decommissioned in two phases and will be redeveloped into open space and community facilities that are designed for a variety of active and passive public open space and recreational needs.

To support the use of the plaza and facilitate community events, the project envisions power hookups, electric vehicle and e-bike charging, seating, shade areas, and light projections. Augmenting economic development goals for Aldergrove, the first phase of the project will include community gathering and vendor spaces and a unique carhop that attracts people into the downtown core of Aldergrove. Additional phases will likely include a public amphitheatre with flexible parking that can be adapted for other community uses but has not been costed yet.

The project will provide significant community benefits by providing a public gathering space for activities such as farmer's markets, night markets and other small-scale events. It will also serve as a focal point for larger community events such as the Langley Good Times Cruise-In or Civic Events (Canada Day parades, etc.).

Application to CCRF for funding support of up to $750,000 towards the project can be expected, subject to Council approval of the funding for expenditure of approximately 50% of associated costs prior to March 30, 2022. With pre-approval of this project, staff will be able to meet this goal with anticipated works including building demolition, site grading and preparation, completion of detailed design, and purchasing of required materials.

Should pre-approval be granted by Council and funding be awarded, Staff will work to finalize design elements of the first phase of the project within funding expenditure deadlines. An announcement from CCRF regarding the application is anticipated prior to the end of the year.

Fraser Highway Widening: 27000 Block

With the acquisition of 27030 Fraser Highway, the expiration of related tenant leases, and the planned demolition of structures on the property, the widening of the 27000 block of Fraser Highway can proceed as planned.

This project involves completion of the widening of the Fraser Highway corridor to its ultimate standard of four lanes, including bike lanes, street trees, sidewalks, and traffic signal modifications, as contemplated within the Township's Development Cost Charges (DCC) program.

In order to achieve project efficiencies and synergies, associated widening of the 27000 Block of Fraser Highway is proposed to be completed in conjunction with the Gateway project.

The projects will collectively support Climate Action Strategy goals and objectives, including:

Action	Description
GE-2	Implement shading features (trees, structures) for public parks, greenways, and active transportation corridors
BL-5	Reduce energy and emissions and increase resilience in existing buildings

The Aldergrove Gateway project has been designed conceptually to include additional shade structures to provide relief to residents during extreme heat events and with all lighting specified as LED thereby reducing energy consumption. Additionally, the project is anticipated to include a green wall on ACUCC, which will reduce energy consumption in the building by helping to better regulate the internal building temperature.

Financial Implications:

Available funding within the 2021 capital budget will be utilized for the demolition, site preparation, and design of the project.

The table below identifies the 2022 capital funding proposed for Council's consideration of pre-approval:

2022 Proposed Funding Source	Fraser Highway Widening	Aldergrove Gateway
Operating Revenue	$6,000	$2,500
DCCs	$594,000	$247,500
Grant Funding	0	$750,000
Total:	$ 600,000	$1,000,000

Respectfully submitted,

RYAN CHAPMAN
GRANT MANAGEMENT SUPERINTENDENT
for
ENGINEERING DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

ATTACHMENT A Conceptual Design for Aldergrove Gateway

ALDERGROVE GATEWAY - Project Function & Objectives

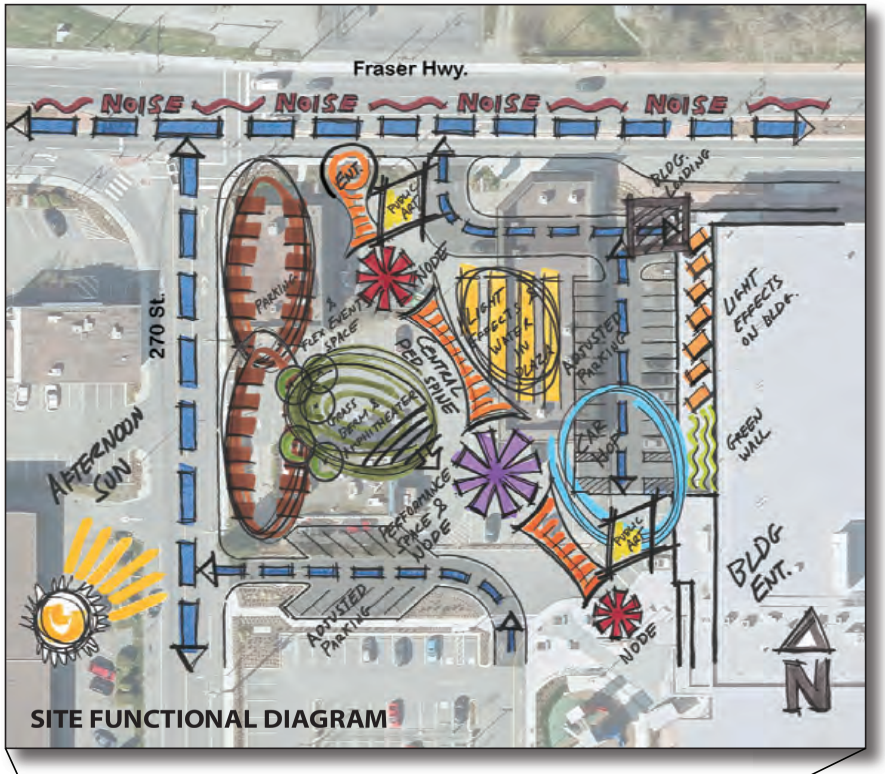
THE PROJECT

The Aldergrove Credit Union Community Centre (ACUCC) has become an anchor for community gathering and activity in Aldergrove. As the Township of Langley owns the property west of the ACUCC, an exciting opportunity exists to enhance this area's potential as the social and economic hub of Aldergrove through the development of a public plaza and flexible event space - 'Aldergrove Gateway'

At present, this property is a strip mall that is slated for phased demolition over the next two to three years.

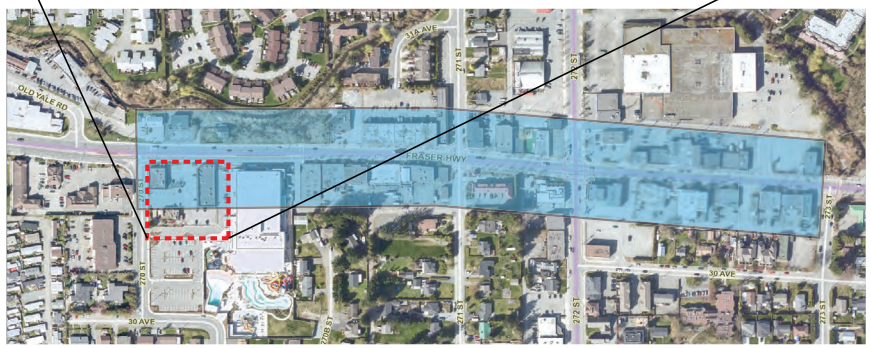


THE SITE



SITE FUNCTIONAL DIAGRAM

ALDERGROVE DOWNTOWN DISTRICT



PROJECT OBJECTIVES

- Create an iconic entrance to Aldergrove's downtown district.
- Provide a multitude of bookable public spaces that encourage community events while retaining an adequate level of parking.
- Introduce a strong pedestrian feel to the site with a direct and universally accessible linkage from Fraser Highway & 270 St. to the ACUCC main entrance.
- Create a memorable sense of place through the plaza design and interpretive features.
- Bring light and colour into the area with creative furniture, landscape elements and public art.
- Provide cooling areas for patrons with covered space, trees and activated water.
- Demonstrate principles of sustainable design.

ATTACHMENT A B.1

ALDERGROVE GATEWAY - Site Concept & Design Rationale

A STORY TO TELL

Through the design of Aldergrove Gateway two very different stories will be told:

Bring Back the Carhop!

Canada's last 'Carhop', or drive-in restaurant, was an A&W® in Langley. Its retro feel and methods were preserved until it closed in May of 2000. The ACUCC, with its Triple O's Burger Restaurant®, and the proposed Aldergrove Mainstreet Plaza is the perfect location for a revival of the Carhop!



Aldergrove's Historic Sawmill Industry:

With its proximity to vast forests and the Fraser River, the Aldergrove area was home to numerous sawmills. Before modern technology, this industry employed armies of workers operating iconic machinery.





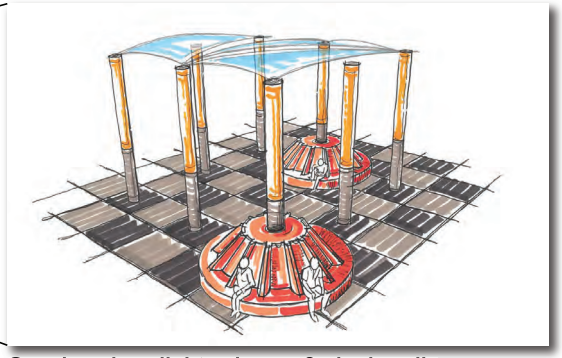
Site Plan at full build out

DESIGN RATIONALE

To convey a distinct 50s era feel, the plaza is set on a backdrop of checkerboard concrete. The circular paver accents hearken back to the days of vinyl records. An open grass space and amphitheater anchors Aldergrove Gateway. Bordered with a strip of steel, it pays homage to the iconic 50s diner stools, with their chrome edges.



Running northwest to southeast, pulling the public towards the ACUCC, is a figurative river of decorative paving. At each end is a pair of 'gear benches'. Set within a forest of light columns, they pay respect to Aldergrove's historic sawmill industry while providing unique seating and visual interest.



Gear benches, light columns & shade sails

ALDERGROVE GATEWAY - Programming

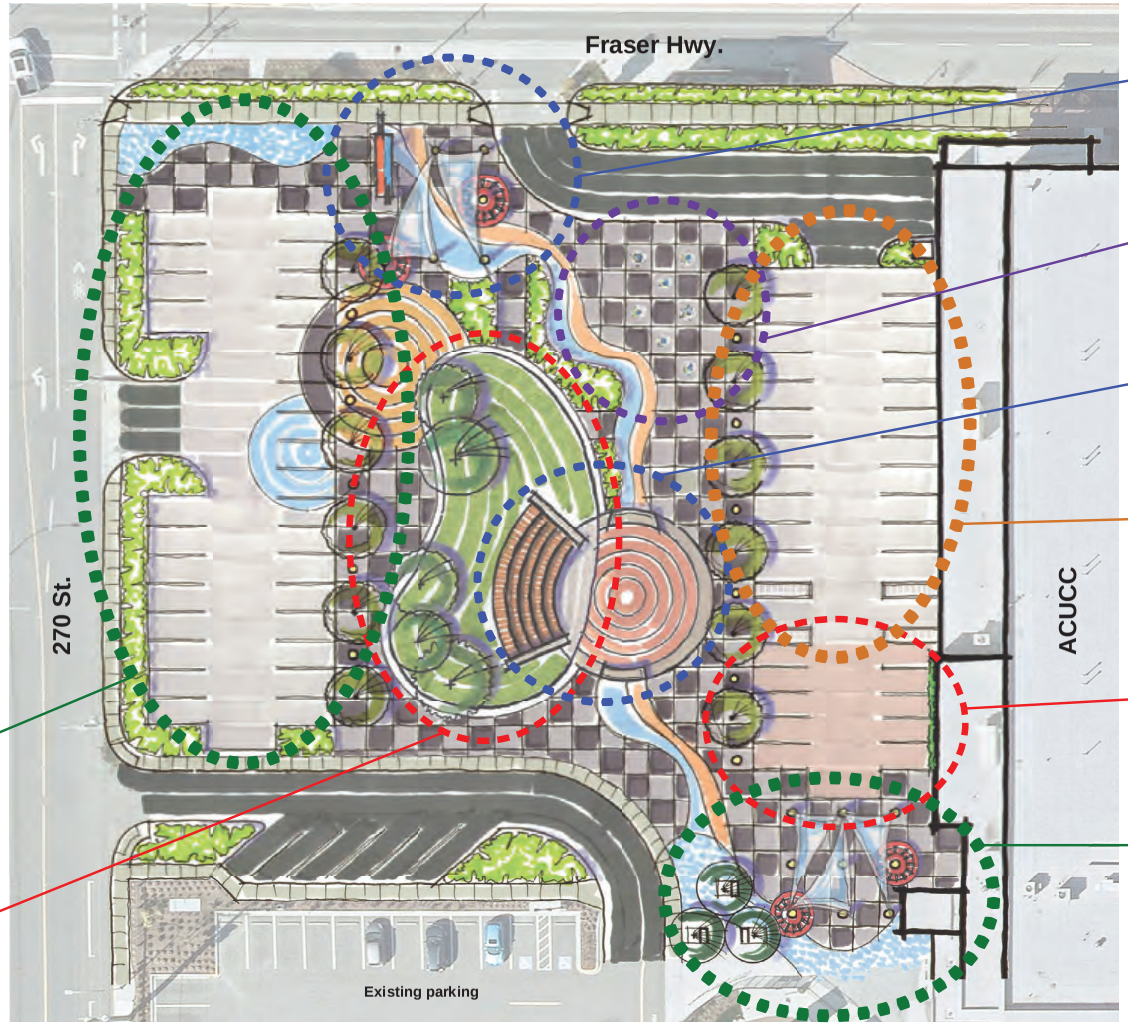
ALDERGROVE ANNUAL EVENTS

Langley Cruise-In:
A long held tradition in Langley where owners of classic and specialty vehicles come together to talk shop!

Aldergrove Fair Days:
A weekend festival with live music, markets and activities such as the famous 'tractor pull' event.

Canada Day Parade:
A parade through downtown Aldergrove followed by an afternoon of Canadian festivities and First Nations performances.

Christmas Parade:
Santa and his entourage come to town for a morning parade through downtown Aldergrove!



Plaza Entrance Node
- Illuminated downtown entrance sign
- Covered seating with public art

Water Feature
- Potential for neighbourhood cooling station: misting

Amphitheater
- Potential for seating 100 visitors
- Ideal for street performers

ACUCC & Plaza Parking
- Barrier free parking lot
- 18 pkg sp. (6 new)
- 2 existing EV pkg sp.
- 4 Handicapped pkg sp. (2 new)

Carhop!
- 10 new decorative parking stalls with no barrier curbs

ACUCC Entrance Node
- Augmented waiting space with shade, seating and public art

Plaza Parking Lot
- Barrier free parking lot and event space with electrical connection for a mobile stage and 4 vendors.
- 37 pkg sp.

Grass Berm
- Passive open space with shade trees.

ALDERGROVE GATEWAY - Project Phasing & Sustainability

PHASING

With help from the Canada Community Revitalization Fund, the Township of Langley plans to open Phase 1 of the Aldergrove Mainstreet Plaza, Summer 2022. Following the demolition of the two west buildings, and once funding is secured, the full plaza will be constructed.

A decorative 'Downtown Aldergrove' sign, in keeping with the distinct 50s theme, will be built as part of Phase 1.



A concrete block wall/curb will be constructed between Phase 1 and 2 (with handrails where necessary).

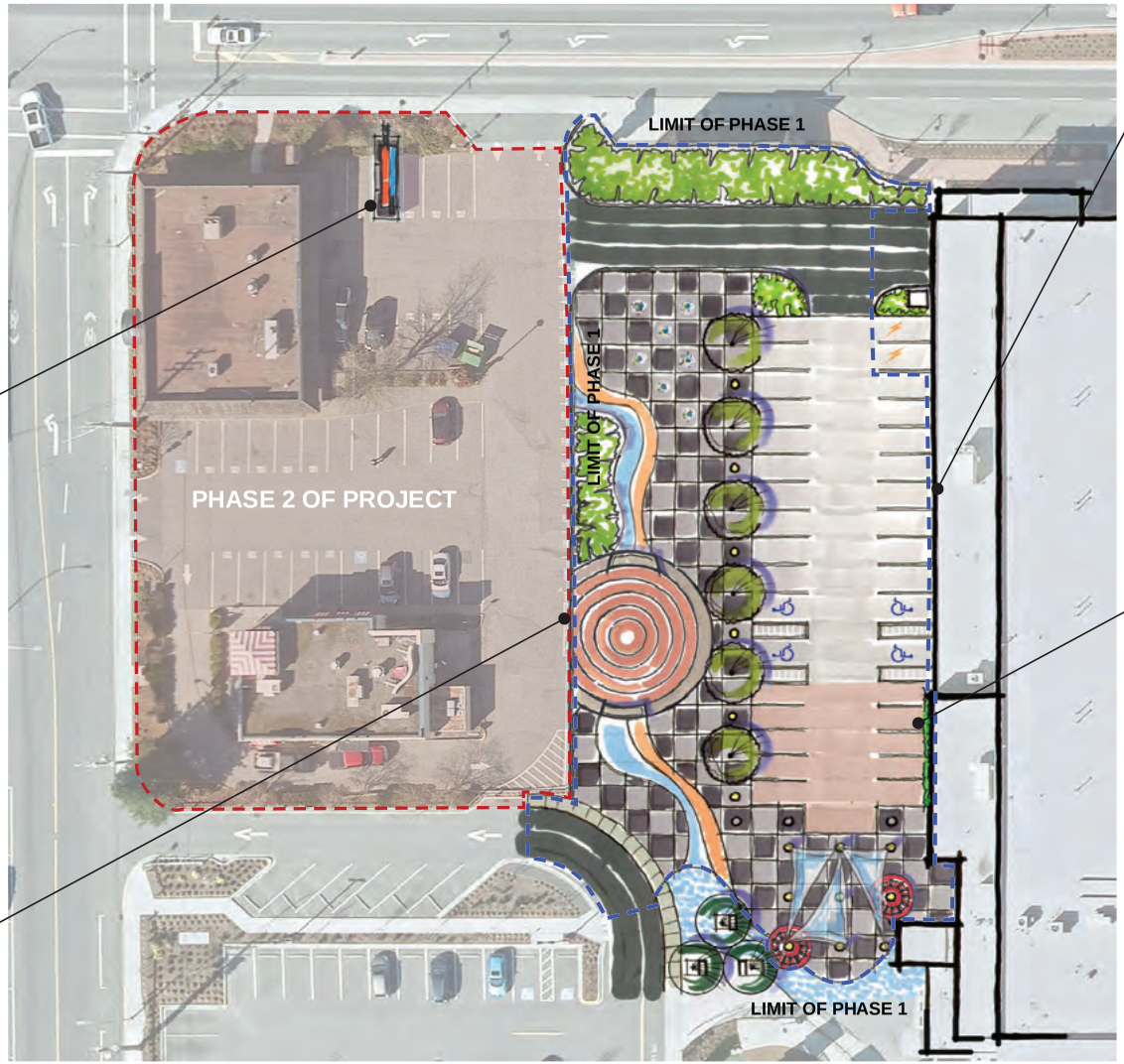


Image and video projection onto the ACUCC, will be built as part of Phase 1



SUSTAINABILITY



As part of our commitment to sustainability, a green roof will be installed on the ACUCC as part of Phase 1. Additionally, the Township of Langley intends to recycle all viable asphalt and re-use wood where possible for concrete forming and other such construction activities.