

## Aldergrove all candidates meeting questionnaire

1. Aldergrove needs more natural, passive parks (not baseball diamonds and soccer fields) within walking distance of the core for all residents to share and enjoy. What is your plan to secure more passive park space in Aldergrove?

***Aldergrove is a prime location for the development of enhanced green spaces, which includes the protection of significant tree stands and native vegetation. The development of passive parks as part of our Aldergrove development process is in alignment with Township policies such as the Community Forest Management Strategy, our Climate Action Strategy, and other goals in support of building sustainable communities.***

***The re-development of the downtown core of Aldergrove must include the equitable distribution of trees and green space within our walkable design parameters. This type of enhanced urban planning creates a livable community in which environmental, health, and mental well-being are centralized as an integral component of the overall streetscape.***

***In order to secure more passive park and green spaces for Aldergrove, I believe that a multi-pronged approach should be applied to a variety of areas. This includes a review of our current Parks Master Plan to facilitate an increased percentage of lands to be protected for greenspace and passive parks within all new development areas. Effectively, this would facilitate growth and densification paying for the funds to provide these environmental and recreational amenities for each community.***

***Another approach is to review opportunities for parks and green spaces to provide passive stormwater management infrastructure for the community. This nature-based approach could also enhance climate mitigation by reducing overland flooding events and addressing the urban heat island effect, to name but a few positive examples.***

***Some of these acquisition costs could be funded through our climate action strategy which is currently prioritized in our annual budget process. The economics of the delivery of this environmental good through nature-based solutions needs to be calculated as part of our over-all budget.***

***If re-elected, I will strive to collaboratively achieve a review of our Parks Plan and will commit to enhanced opportunities to fund more passive parks and green spaces within the re-development of Aldergrove to the benefit of the entire community.***

2. We have a highway running through the middle of Aldergrove that causes congestion. How do you propose we address this issue?

***The historical path of the Fraser Highway bisecting the Aldergrove community has been the subject of much discussion over the last decades with respect to the unintended consequences of driving traffic on an arterial highway through the downtown core.***

***This has created a myriad of problems with respect to parking, walkability, and service provision for local residents based on the intrusive nature of the type, and volume, of***

***associated traffic. This impediment further undermines the opportunities to facilitate the creation of small vibrant local businesses, the support of trees and enhanced greenery in the commercial core, and the provision of an abundant mix of store fronts and other social opportunities in alignment with the redevelopment plans for the downtown core. The latter importantly includes the provision of shops and offices to provide for the daily needs and employment for local residents.***

***I believe that this issue needs to be approached through broad public engagement and the use of a facilitated expert team in order to work with a broad range of stakeholders including the Aldergrove Business Association, Aldergrove Community Association, and other community groups and citizens in order to develop a strategic plan to address the issue.***

***One solution that has been considered is the development of a plan to create new roadway infrastructure for the downtown core that would effectively create one-way travel on the existing Fraser Highway, with some type of parallel road system to be developed as part of a holistic traffic infrastructure plan.***

***Many communities have developed a “ring road solution” as an option to address this issue by utilizing a newly constructed roadway based on the availability and suitability of different routes.***

***Studies and other analyses would need to take place with respect to capacity and other long-term considerations based on any potential re-routing of the Fraser Highway through Aldergrove. This engagement would necessarily include senior levels of government and MoTI with respect to the jurisdictional issues surrounding the highway.***

***If re-elected, I would support a review of potential strategies and work collaboratively with staff and the community in order to reduce the existing bottlenecks and to ensure that available options are not inadvertently lost due to a lack of foresight and due diligence in addressing the issue.***

- 3. We are losing trees at an alarming rate; climate action is required now. What will you do to protect and increase our tree canopy cover involved in both development sites and agricultural land, where our current Tree Bylaw fails?**

***Recent statistical evidence highlights that most of our tree canopy loss is related to greenfield development which occurs within our Metro Urban Containment boundary.***

***In order to address the issue, I am highly supportive of the Tree Protection Advisory Committee’s recommendation that our current Subdivision and Development Servicing Bylaw be reviewed in order to address noted deficiencies as per the expert TPAC task force.***

***I would also support the development of a Township of Langley Special Committee tasked with animating our tree protection goals to harmonize with other policies and to enhance our development procedures to protect and conserve more trees in the development process, which is in alignment with the findings and recommendations of the TPAC.***

***Having control over trees within the ALR is challenging given the regulated status of the Township with respect to requiring ministerial approval to create new bylaws such as tree permitting affecting the provincial "Right to Farm Act".***

***As a regulated community, the Township does not currently have any regulatory authority to limit or rationalize tree removal in the ALR. Conversely, The City of Surrey requires tree cutting permit applications and has other requirements to meet other substantive administrative criteria as per their Tree Bylaw.***

***If re-elected, I would support the timely review of our current development bylaw and also initiate discussions with respect to addressing the limitations of our regulated status with the Province in order to achieve more control over trees within our ALR boundaries.***

4. What will you do to enhance the walkability of Aldergrove?

***I am highly supportive of the mixed use and smart community design approach for the Aldergrove downtown core.***

***I feel that this strategic plan needs to be maximized by utilizing the available ecological amenities such as the Bertrand Creek "spine" and existing mature tree stands to create corridors in support of an internal trailway system to service the entire urban community.***

***Walkability is always enhanced by the development of safe infrastructure, which can be exponentially enhanced through the provision of initiatives such as Vision Zero standards, which protect pedestrians and alternative transportation users with modified roadway infrastructure and enhanced traffic signalling options.***

***Ultimately, it is up to local government and policy champions to create modifications to community design such a "complete streets", which are designed to provide safe travel for all users, regardless of age, ability, or mode of travel.***

***If re-elected, I will continue to advance the interests of public safety and promote walkability and safe alternative transportation options to include trails and sidewalk provision throughout the urbanized areas in Aldergrove, along with the development of interconnected trails to link the more rural environment with the downtown core.***

5. What are your thoughts on the current advisory committees and their task forces, and, will you seek to keep them active and consider their input regarding Township proceedings?

***Yes. I am very supportive of our current advisory committee system as they provide valuable guidance and informed opinion regarding many of the undertakings of the Township related to a variety of subject areas.***

***I am also very supportive of the development of specialized task forces, which have greatly added to our knowledge base regarding important decision making affecting the community.***

***Task forces also have merit due to their time sensitivity and accompanying budget which allows them to obtain support and expertise in addressing the topic at hand.***

***If re-elected, I will continue to strongly support our advisory committee system but would look to expand the categories of subject matter in order to broaden their influence.***

***I would further seek to review informational flows regarding the timeliness in which information and feedback from advisory committees happen when an application is moving forward in our Township process.***

6. With the emphasis we see today on development, what will you do to preserve the character and heritage in Aldergrove so that it will not turn into another look-alike community such as Willoughby, Yaletown, or other modern urban centers?

***I believe that we have an opportunity, and obligation, to ensure that the historical character and elements of history in Aldergrove will be protected and maintained throughout the re-development process.***

***Without being too prescriptive, I believe that it is important to create enforceable guidelines which would apply to the streetscape in order to ensure a balancing of interests to include heritage considerations whilst the community is being re-developed.***

***I am supportive of the current "small town" scale of proposed development but would look to more stringent rules with respect to maintaining this aesthetic during the inevitable pressure to densify and build taller buildings in the core.***

***If re-elected, I would advocate for the protection of inherent existing heritage values and would further support a review of policy opportunities to generate guidelines in order to achieve this goal.***

7. Our creek has issues due to septic systems, dog waste, and agricultural practices that are sending high-levels of coliform south of the border to the Nooksack River and impacting the traditional indigenous shellfish harvest in Bellingham Bay. What will you do to educate our community on this topic?

***I am aware that there are deleterious practices which are exaggerating non-point pollution that negatively affects both Bertrand Creek as well as the Nooksack river. This is a collective issue of community importance that needs to be addressed through the development of a educative framework that would seek to enhance compliance with protocols in order to reduce this unacceptably high coliform count.***

***I believe that any strategy needs to include a funded engagement process that would link materials and accessible information to the public. This information could be distributed in a variety of venues, including local libraries, recreation facilities, and through other service organizations with broader community outreach. This outreach could further include the local school system and be a component of biology and science class materials with respect to watercourse protection and water quality improvement.***

***A more comprehensive approach needs to be undertaken with respect to local agricultural interests. This could include enhanced education regarding farm management planning and further incentivizes to provide opportunities to support farmers regarding the use of best farm management practices. Some of these are outlined in our Agricultural Viability Strategy, which includes sharing information with farm communities and ensuring farmers are aware of industry initiatives linking to optimizing nutrient management plans.***

***If re-elected, I would support a comprehensive review of the issue in the form of a staff report containing recommendations of how to best to additionally address this problem.***

8. How do you propose to protect businesses that are impacted by homelessness and other safety issues?

***Homelessness is a devastating social malaise that has negatively impacted communities across the region and the country. It is beyond the scope of this question to examine the entire scope of the issue.***

***However, there are a number of strategies that could be adopted in order to reduce housing insecurity and provide further societal protection against potential property crime and other related challenges associated with overlapping drug and mental health issues.***

***An Aldergrove focussed strategy could include key recognition that businesses can be negatively impacted by increasing homelessness in the community arising from aggressive individuals, loitering, vandalism to property, discarded drug paraphernalia, etc.***

***One solution to addressing this escalating problem is the development of a community integrated services collaborative. This would include political representation from the Township as well as stakeholders from the community at large.***

***If re-elected, I would support a review of potential opportunities arising from such an engagement process to include a number of associated services and options designed to address the external symptoms of homelessness. I would further support a revamping of our current strategy in order to provide funding and support for the local business community to address this challenging social issue.***

9. Our community is surrounded by agriculture and rich soils that can be part of food security for Langley and can help sequester carbon for climate change mitigation. What is your plan to support our local farms?

***I am very supportive of all policies that will aid and abet the enhancement of Township food security, whilst also acting to sequester carbon with respect to our climate action strategy.***

***I believe that our current Agricultural Viability Strategy should be reviewed with respect to enhancements to programmes to support farmgate operations and other interests as the strategy was originally adopted in 2013.***

***To generalize the question, there are a variety of farming operations in and around the Aldergrove area, and so, it is difficult to articulate a common approach based on the diversity of the interests which include apiaries, herbal production, greenhouses, small animal husbandry, poultry operations, and a variety of other farming initiatives.***

***I believe that some of the actions that could be taken include enhancements and support for our existing "Buy Local" initiative, as well as encouraging the development of a farmers market within the Aldergrove core.***

***If re-elected, I would be supportive of all initiatives that would enhance food security and protect the localized area of Aldergrove for food production to enhance food security both now and in the future.***

10. The Aldergrove Community Station House offers opportunities to increase access to healthy, safe, culturally appropriate programs and announce food security. How will you increase the viability and longevity of this programme?

***I feel that the community station is a wonderful addition to the Aldergrove community which will help to provide food and the programming necessary to address some of the needs of our most vulnerable community members.***

***Having toured the site, I can personally attest to the dedication of the staff and to the evolution of programming that will help to support a number of community interests, including the elderly and those requiring assistance with social isolation.***

***One of the central deficiencies of the current building is the lack of an elevator which restricts access to those who have mobility issues or need assistance in gaining access to the second level.***

***If re-elected, I would strongly advocate for fundraising and community partnering in order to provide the needed elevator as a complementary component of this new, and vital, community hub.***

11. Is there anything that you would add or change to the Aldergrove Core plan?

***The Aldergrove core plan is a seminal document that has provided a blueprint for many of the redevelopment upgrades that will help to make Aldergrove more sustainable in the medium to longer-term.***

***I believe that the plan is a living document and that it should be assessed with respect to alignment with subsequent policies and goals which should include more targeted GHG reductions and enhanced opportunities for alternative travel based on safe biking and walking infrastructure.***

***I further feel that the plan should be reviewed with respect to opportunities to create more green infrastructure and green spaces relative to the enhanced density by enhancing livability through the implementation of design standards based on “green street” design.***

***I further support studies and funding to rehabilitate Bertrand Creek which is a main waterway corridor through Aldergrove which should be enhanced as a recreational and trailway opportunity based on commitments to repair and enhance its riparian area and to work with other stakeholders and senior levels of government to fund this mitigation.***

***And finally, I would support the relocation of the Aldergrove library to a new downtown site as previously envisioned in the original plan which originally sited the library within the ACUCC complex.***

***If re-elected, I would remain committed to this process and to achieving fundamental enhancements to the existing plan in order to meet current policy expectations and to help to advance the community interest for both current, and future, residents.***

12. What would you propose be done with the former Alder Inn site at 272nd St. and Fraser Highway?

***The former Alder Inn should be subject to an RFP process after further community engagement is undertaken in order to explore possible options to rejuvenate the site and provide other service to the community. As a tax payer funded investment, I believe it is crucial that we advance a variety of interests which could be addressed within the centralized site comprising an integral component of the core redevelopment plan.***

***One of the key considerations is an opportunity for the Township to maintain the ownership of the property by entering into a specialized land use contract or leasehold arrangement for the purpose of providing commercial uses, social opportunities, and housing on the site. A 99 year lease would provide the economic certainty and underlying business model in order to develop the site without divesting the community of an appreciating land asset that should remain with the Township.***

***My vision for the property would include underground parking, a potential daycare, retail opportunities to serve the area, as well as housing that should have a percentage of affordable options as a rental opportunity for seniors or others struggling to keep pace with rising inflation and escalating housing costs.***

***If re-elected, I will continue to collaborate with my Council colleagues and staff in order to generate an appropriate plan for the area that highlights alignment with many of our emerging climate policies such as upgrades to our current step code benchmarking standard, and the development of infrastructure such as a green roof or substantive rooftop garden areas.***

13. Kids growing up in Aldergrove are isolated due to our community not being in close proximity to other Langley communities. What do you have to offer to Aldergrove kids and teens?

***Aldergrove children and teens are currently served through programming and infrastructure available at the ACUCC in downtown Aldergrove. Activities such as swimming, skating, aerobics, sports and other opportunities are available to all age groups.***

***There has been a recent focus on expanding the range of available activities to youth in Aldergrove. I supported the public engagement process and consideration of possible expanded uses for the Township-owned property adjacent to the ACUCC for youth-related purposes.***

***Based on the community feedback and range of options, there could be a variety of recreational and social activities developed within a youth centre hub on that site.***

***If re-elected, I would continue to support the advancement of youth recreation in Aldergrove and commit to a timely and ongoing process in order to develop the Township property adjacent to the ACUCC to include community desired recreational opportunities. This is particularly important given the on-going re-development and population growth based on our social responsibility to provide positive opportunities for Aldergrove youth.***

14. Surrey, Abbotsford, Chilliwack, and Agassiz have permanent fairgrounds. We need a permanent site for the all Aldergrove Fair with added buildings to be used by the community all year round. What are your thoughts?

***The Aldergrove Fair has an extraordinary history of over 100 years and is a valued fixture in our community.***

***In assessing the need to find a permanent site for the fair, it is very important to recognize and acknowledge that as we re-develop that we should continue to actively maintain our agricultural roots.***

***The Aldergrove Fair creates a unique opportunity to provide community celebration and to offer a sense of the history of the area and to embrace both new and older residents with a sense of belonging.***

***Similar to the venues that have been established in other communities, I would be supportive of opportunities to review potential siting for such a venue in Aldergrove. This would require further investigation and a staff report to identify properties which could support this important community institution.***

***If re-elected, I would support a review of properties and commit to seeking out an appropriate space to host this fair within a year-round venue in Aldergrove.***

15. On the surface, it seems like Aldergrove recreation activities are cancelled before other Langley communities. The public skate is routinely cancelled due to staffing issues and “active beyond the bell” was cancelled for all Aldergrove schools. What would you do to fix staffing issues and make amenities more accessible to the people of Aldergrove?

***I am committed to ensuring that all recreational activities and programming commitments in Aldergrove are able to be fulfilled. I have been advised by the Township of Langley that there have been programming challenges with respect to certifications necessary to support some recreational activities as some staffing credentials were not renewed during the COVID-19 pandemic or in its aftermath. This has resulted in a shortage of trained staff in order to facilitate safe oversight of recreation across all of our Township facilities and more broadly across the region.***

***The Active Beyond the Bell programme in Aldergrove was unfortunately suspended in September based on the failure to meet minimum enrollments to run the programme combined with a lack of staff. The Township is in communication with the Aldergrove Community Association in order to create a common understanding of the issues and hopefully activate a plan to remedy the suspension and begin the much-needed programming again.***

***I am supportive of more proactive measures in order to ensure that the Township is actively recruiting the necessary recreational workers that are needed in order to run full capacity programming in our facilities. This action should include a review of the existing pay scale and potential incentivization with remuneration, or training, in order to attract the necessary workers with the skill set and credentials to address the demand.***

***Issues of accessibility are more complicated based on the lens which is being utilized to understand the situation. From an economic point of view, I have always been supportive of reduced admission fees for young people to our recreation facilities as well as continuing to supply hardship admission based on the economic circumstance of the applicants.***

***If re-elected to Council, I would advocate for the return of full volume admissions and programming as soon as possible, with a focussed effort to have the ABTB re-instituted in January 2023.***

#### **Yes or no questions**

- Aldergrove needs effective ambulance service, especially given the construction of a large, new seniors residence on 2 72nd St. Stories of elderly stroke victims having to wait 1 1/2 to 2 hours for critical intervention are becoming too common. We have a new fire hall staff by qualified people. Will you support the idea of a township designated auxiliary service operating out of our new fire hall? **Yes.**
- The boundaries laid out for Aldergrove differ between the Aldergrove community plan and the Metro Vancouver Regional growth strategy. Do you believe Aldergrove should be kept within the agricultural community plan boundary and preserve the agricultural land reserve surrounding Aldergrove? **Yes.**
- Our community is serviced by one Translink bus line and one BC transit line. The employment lands just north of Aldergrove Grove in Gloucester Estates or the zoo aren't accessible by bus. Will you lobby for more bus services for Aldergrove? **Yes.**

- Attempts to make a bypass around Aldergrove have failed in the past. Would you lobby Abbotsford in the provincial government to divert traffic to a new on/off ramp at Lefebvre or Bradner Road? **Yes.**
- Would you lobby the provincial government to four-lane 16th Ave. to make a connection from South Surrey to Abbotsford? **Yes.**