

Welcome to the Yorkson Community Park South and Willoughby Community Centre Open House

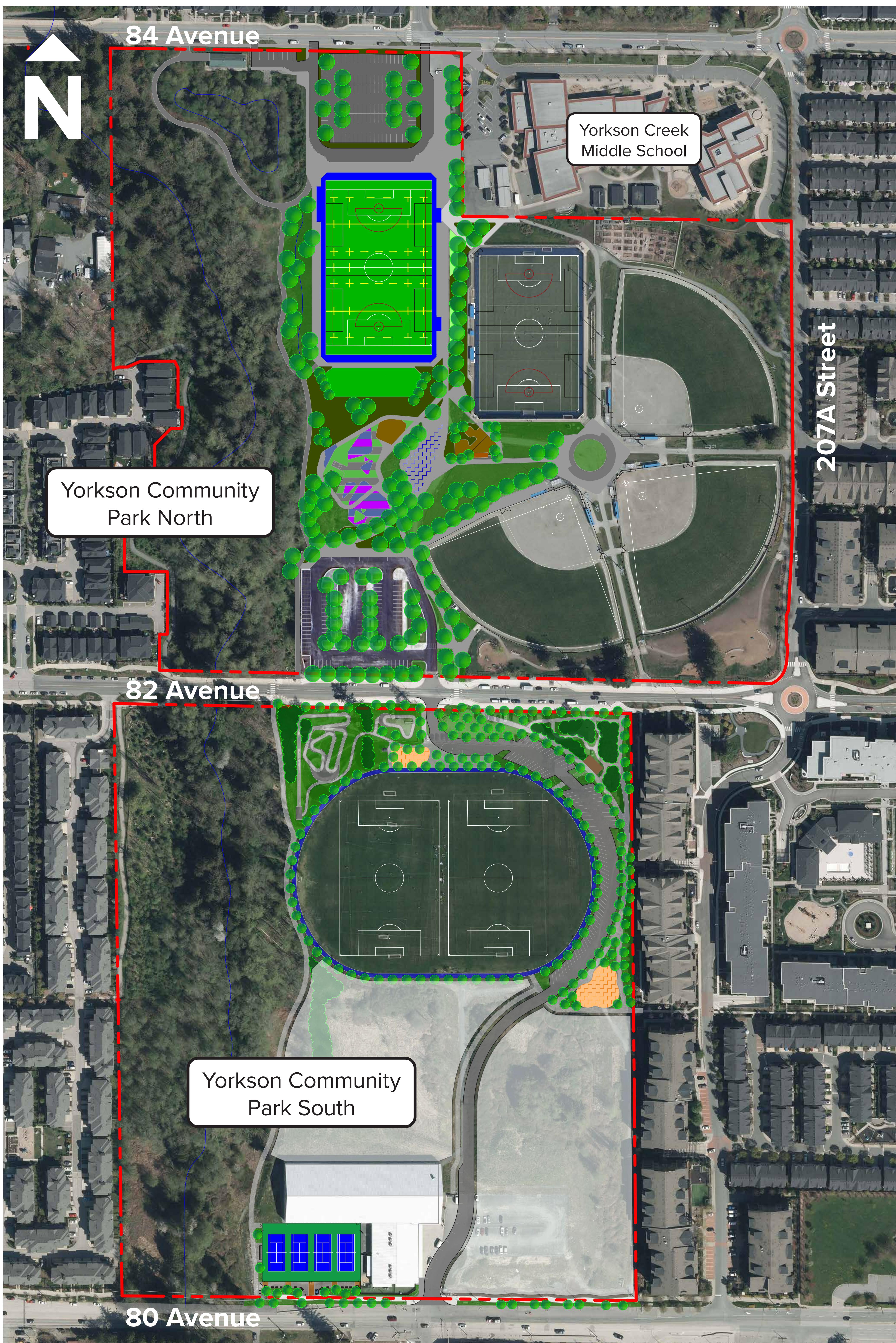
Key enhancements are planned for the Willoughby community including major upgrades and additions to Yorkson Community Parks North and South and a new community centre.

Learn about concept plans and provide your feedback on both projects including possible locations for the new community centre.

Your feedback will be collated and summarized for review by the Township with the intent to inform the future development of the project.



Yorkson Community Park Site Plan



Yorkson Community Park South Site Plan

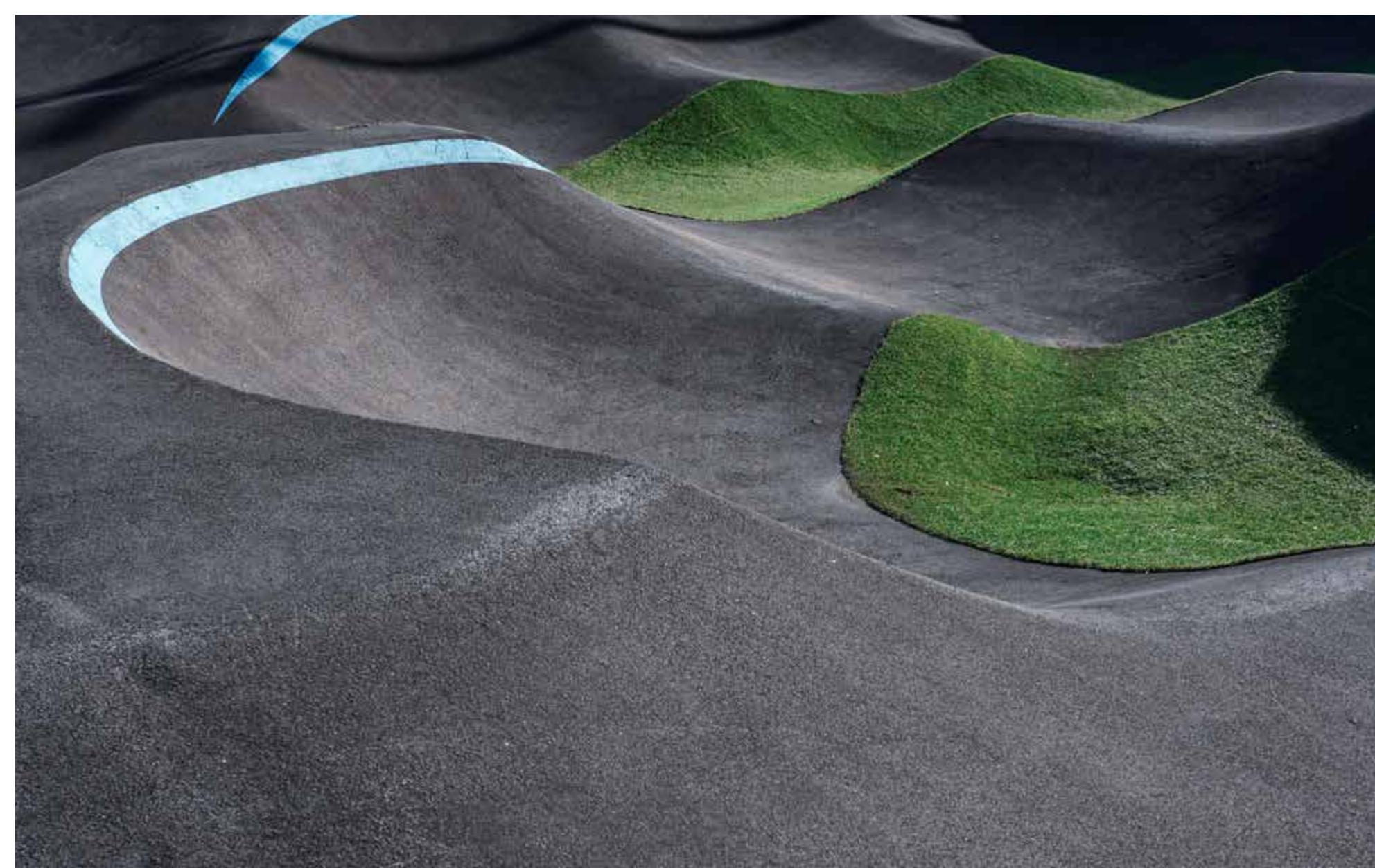


1. Improved pump track (Fall 2025)
2. Outdoor fitness
3. Drop-off/pick-up plaza
4. Picnic area
5. Washrooms
6. Approximately 100 parking stalls
7. Existing grass fields with underground stormwater detention
8. Half kilometre walking loop
9. Nature play
10. Pedestrian connection
11. Park access lane
12. Yorkson Creek Trail east connection
13. Langley Tennis Centre
14. Outdoor tennis courts (Fall 2025)

Yorkson Community Park

South Amenities

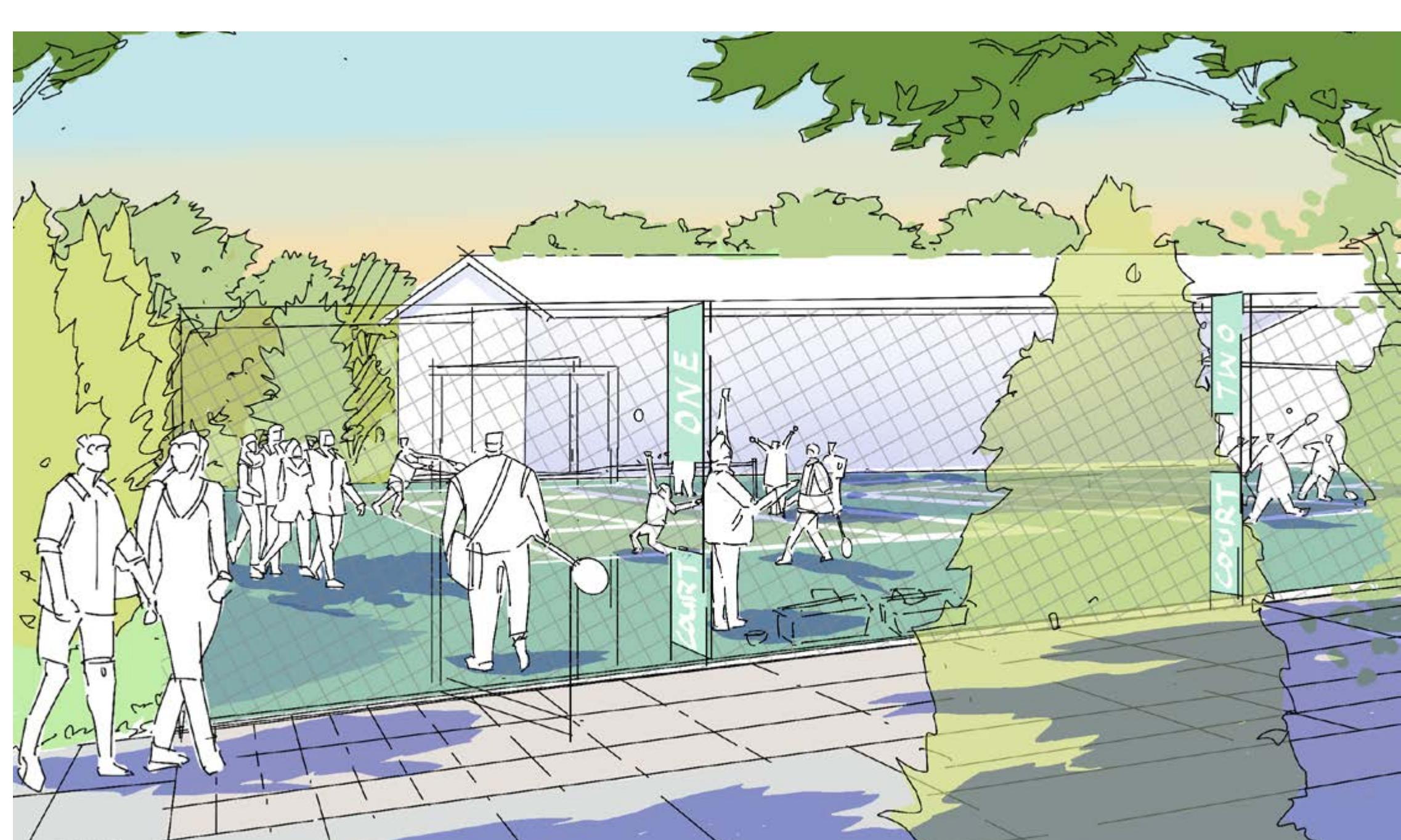
Pump Track Fall 2025 Construction



Tennis Courts Fall 2025 Construction



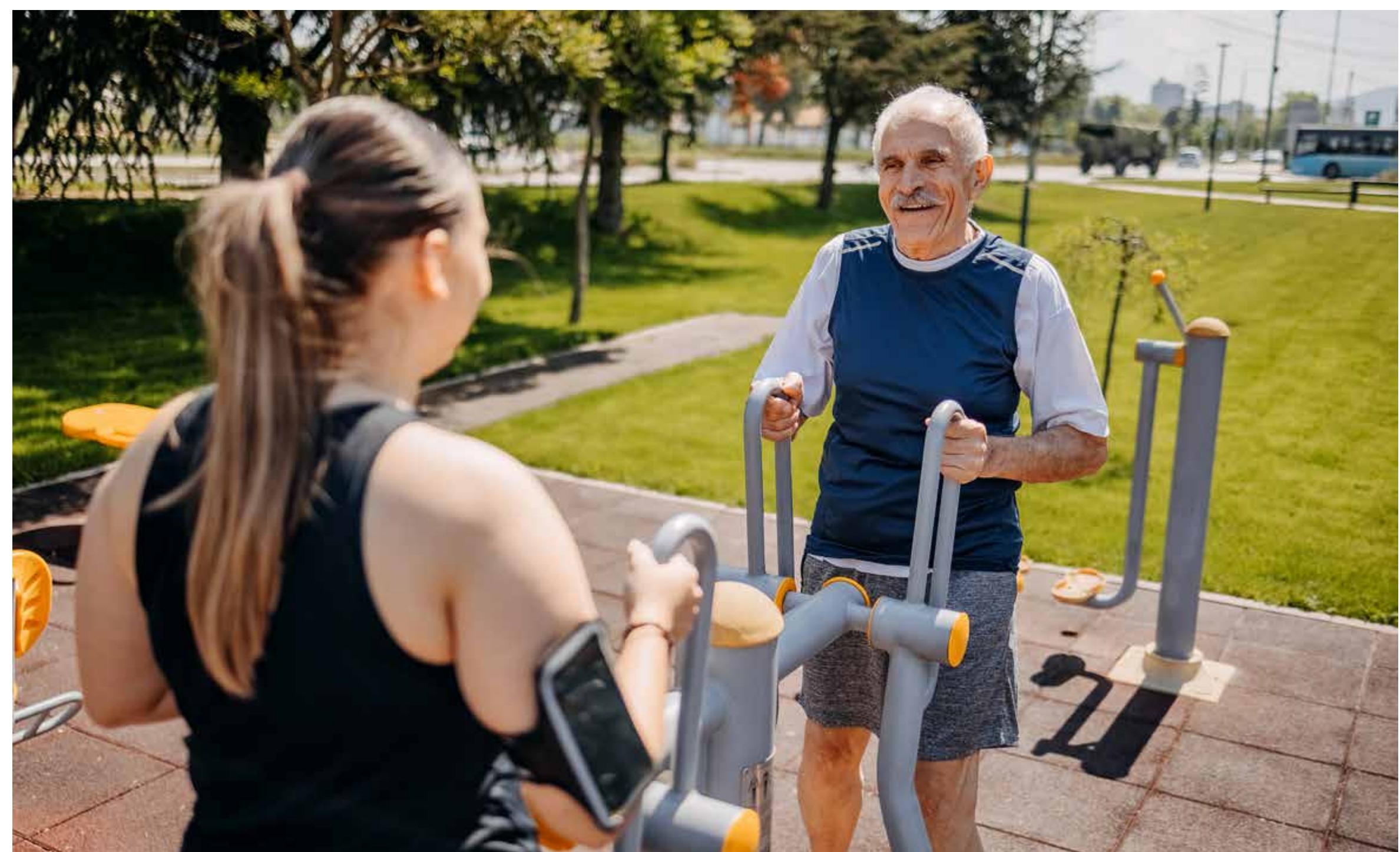
- A. Building entrance/exit
- B. Custom screening and fence
- C. Player benches
- D. Court lighting
- E. Meeting areas with seating
- F. Spectator bleachers
- G. Bike racks
- H. Cooling station
- I. Maintenance gate
- J. Yorkson Creek Trail



Yorkson Community Park

South Amenities

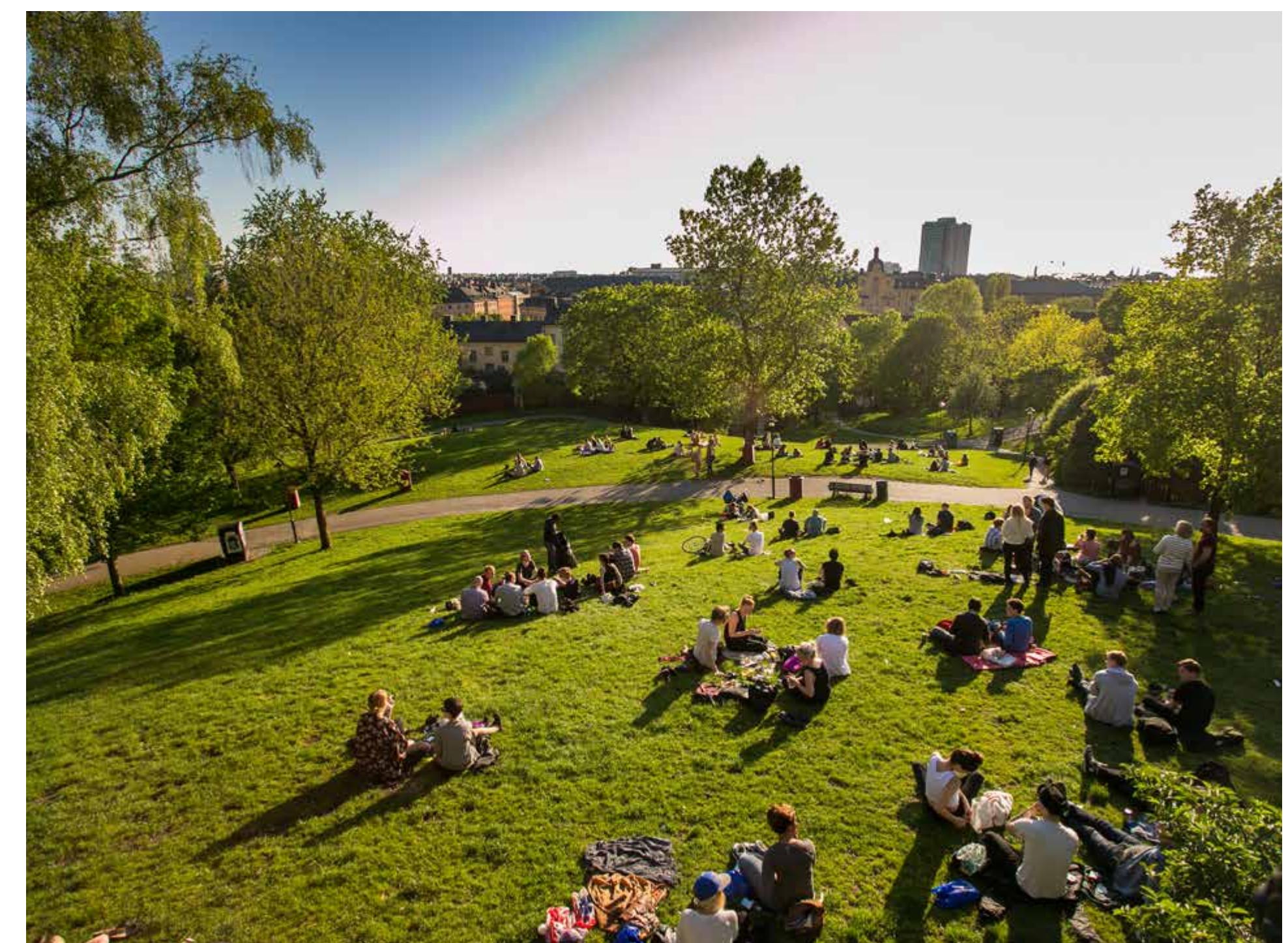
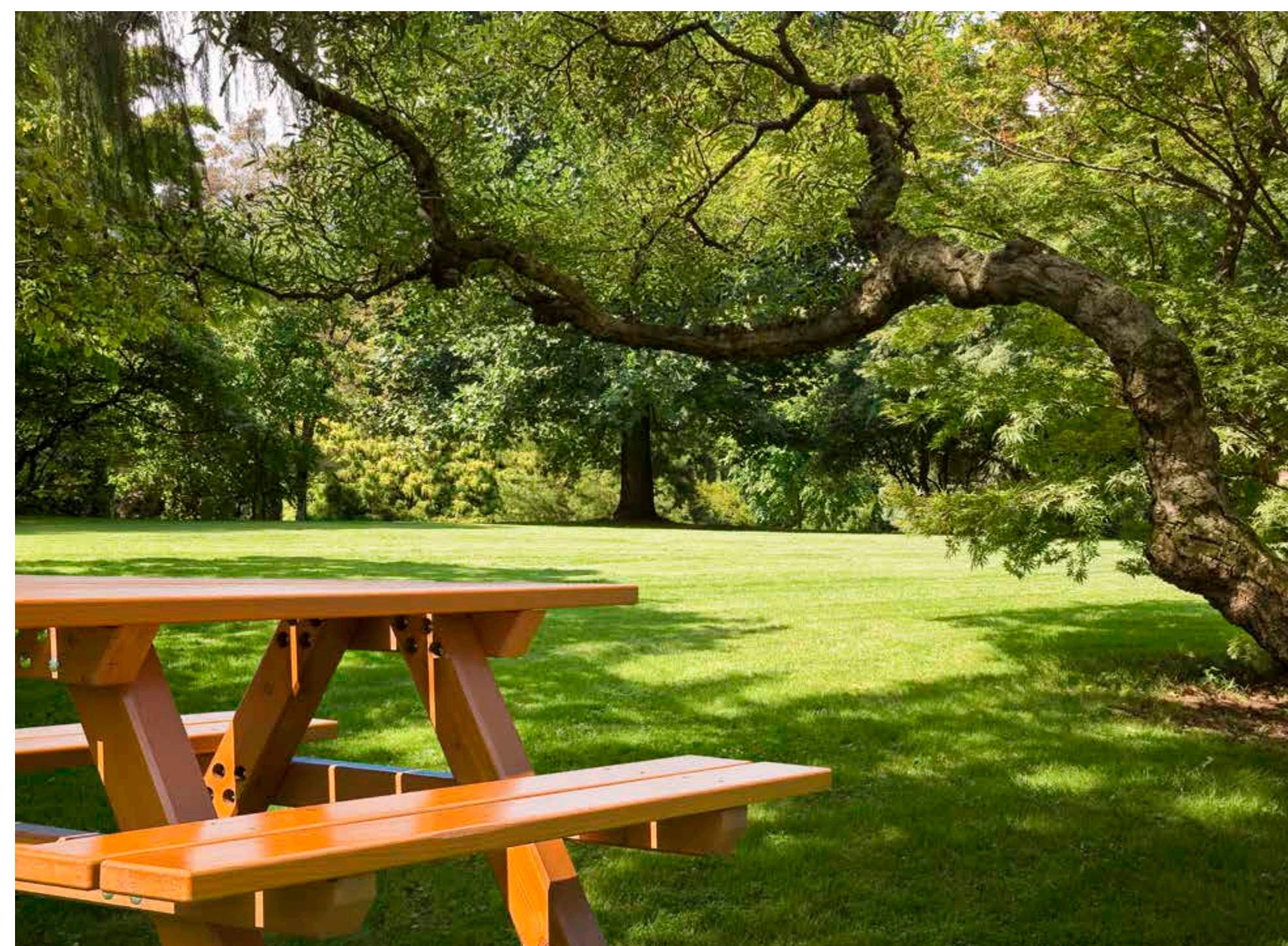
Outdoor Fitness



Nature Play



Picnic Area



Willoughby Community Centre Project Background

The Township has a variety of well-used recreation centres located in various communities including Walnut Grove, Murrayville, Aldergrove and Brookswood. The Willoughby community is growing rapidly and, in keeping with the Township's guidelines, a new community centre is needed to support those residents. The proposed sites are identified due to their central location in Willoughby. Based on previous feedback, the community has identified a desire for aquatic, fitness, library and other recreational and leisure opportunities.

How does a community centre meet our strategic priorities?

As part of providing support and enhanced health and wellness for its residents, the Township of Langley provides opportunities through a variety of its recreational and cultural programming and facilities.

With the objectives to:

- provide parks, open spaces and recreation facilities
- improve personal wellbeing and celebrate community spirit
- deliver recreation programming and support community services

How does it support population growth?

Willoughby has grown significantly in the last 25 years from just 2,000 to 62,000 residents.

The population of Willoughby is expected to double to approximately 100,000+ persons in the next 20 years. New amenities and infrastructure are needed to support this community.

What are the demographics of Willoughby?



35y	Median age is 35 years old – lower than average for Langley and BC
20%	Children and youth (aged 0-15 years) – higher than average for BC
65%	Adults (aged 15 to 64 years)
15%	Seniors (over 65 years)

Aquatic needs

- The Township offers three different year-round pools, each with its own unique amenity offerings. There is limited space at the current sites.
- Usage of these facilities is high and demand for aquatic services has increased. The continued population growth in Willoughby will contribute to these aquatic service demands.
- Swimming lessons are at capacity with waitlists at all existing facilities. Learning how to swim is a critical life skill to prevent drowning, and also contributes to healthy communities.
- Space for aquafit classes, lane swimming, and training is also in high demand.
- General public swim continues to be popular with limited availability at peak times.

Fitness needs

The Township's existing fitness facilities see high usage rates. Fitness spaces integrated into multi-use community facilities with aquatics are highly used and can also provide combined health and rehabilitation benefits.

Library needs

The Township aims to provide library services:

- in each community
- co-located with other civic, recreation and cultural facilities
- with the latest technology to meet changing demands

Gymnasium needs

Currently there is only one community centre gymnasium for public programming and rentals. This is located at Walnut Grove Community Centre and is fully programmed or booked during peak-hours.

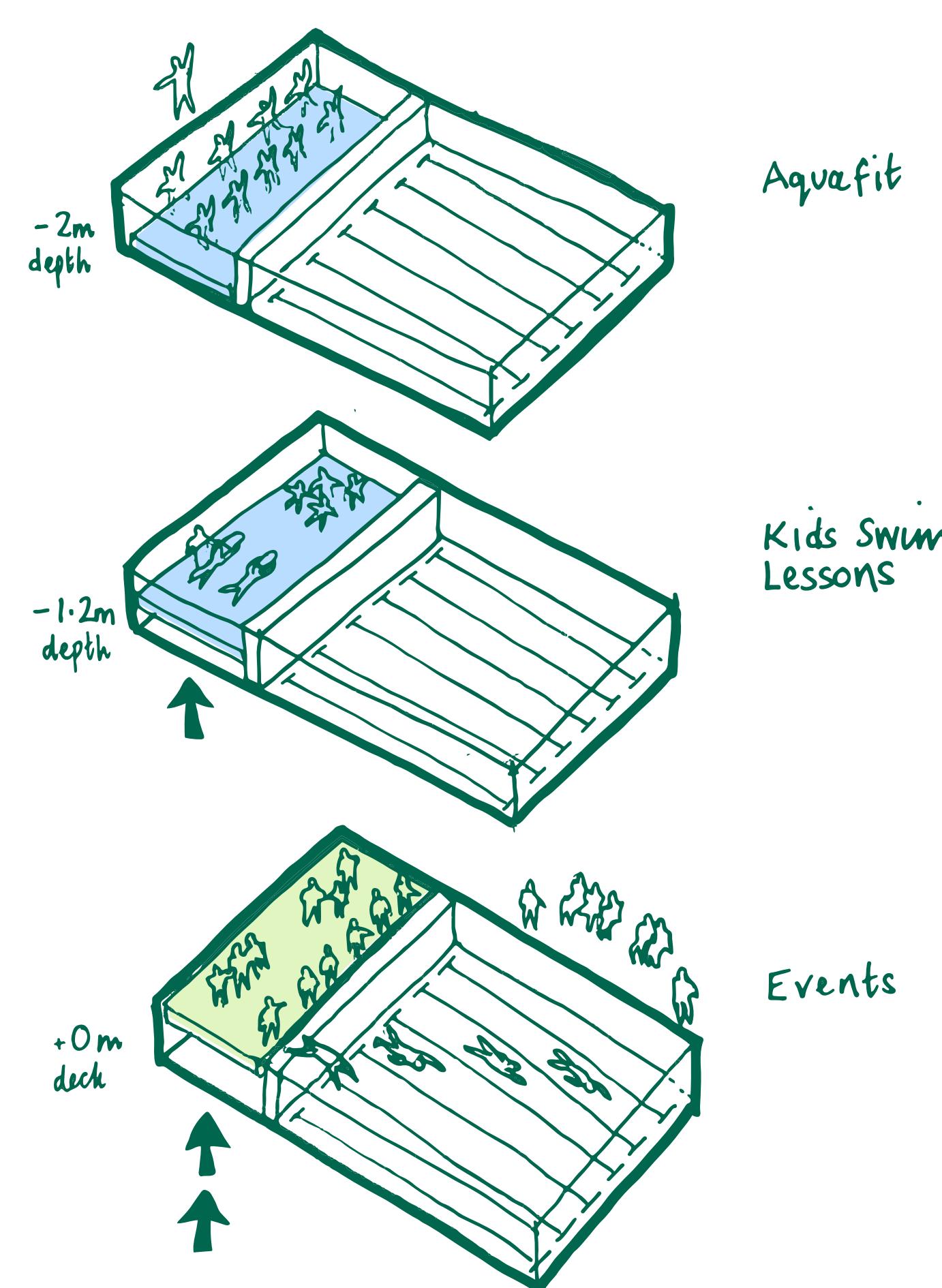
Gymnasium services will support further recreational uses such as basketball, pickleball, badminton, ball hockey, as well as leisure use like play-gym and other youth activities.

Willoughby Community Centre Included Amenities

The vision for the new facility is a single destination for a variety of community, aquatic, recreation, and cultural uses and to apply innovative features to support flexible use by Willoughby community members.

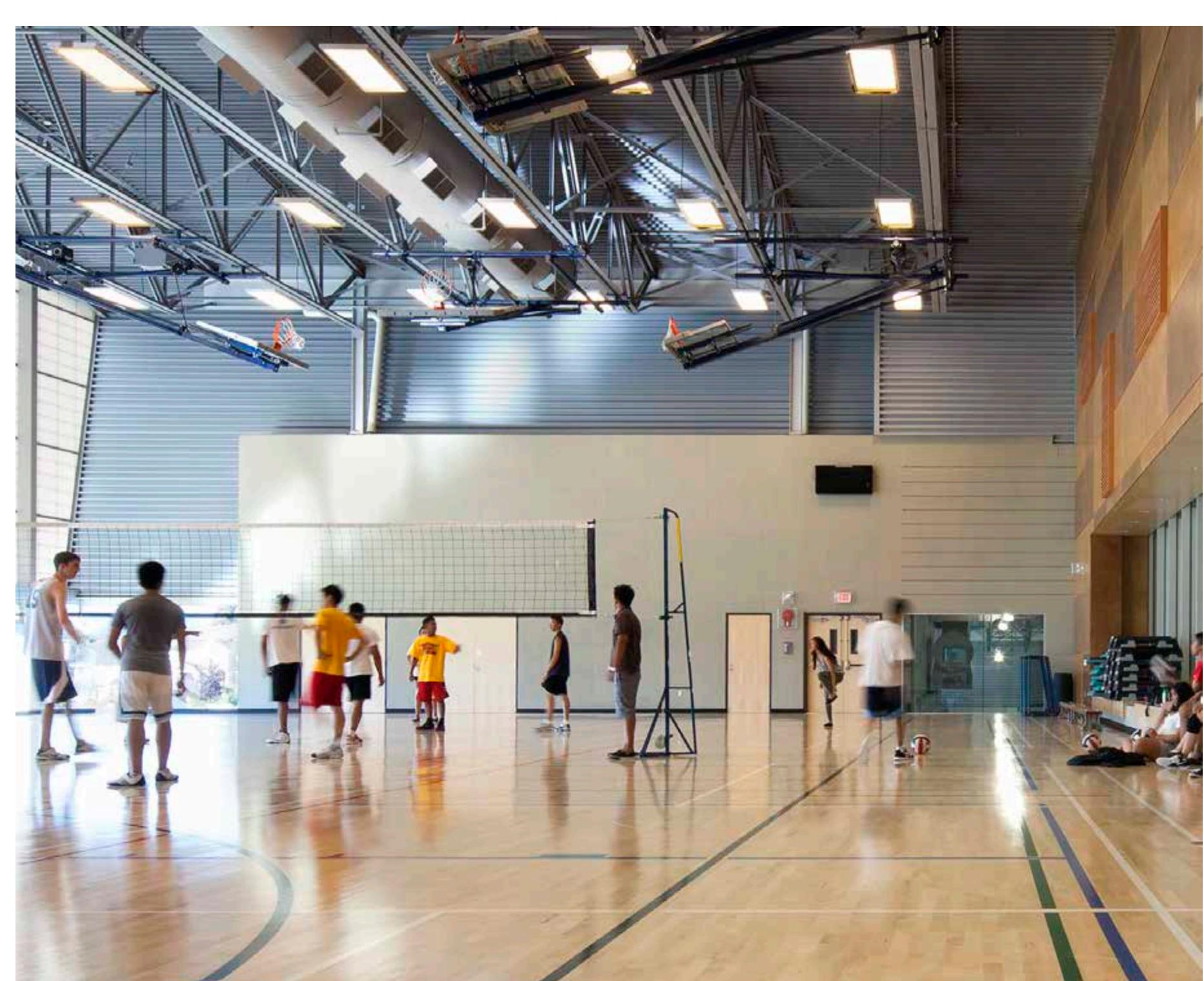
Innovative features include:

- a flexible, multi-use 37.5m pool. This allows the water depth to be changed to accommodate different activities e.g. aquasize and children's swim lessons
- moveable bulkhead to allow the pool to be re-configured for multiple aquatic activities to happen simultaneously, like 25m lane swimming in the deep end and aquafit or swim lessons to occur in the shallow end
- fitness centre that supports a variety of ways to exercise, train, and achieve your health and wellness goals



Multi-sport and fitness

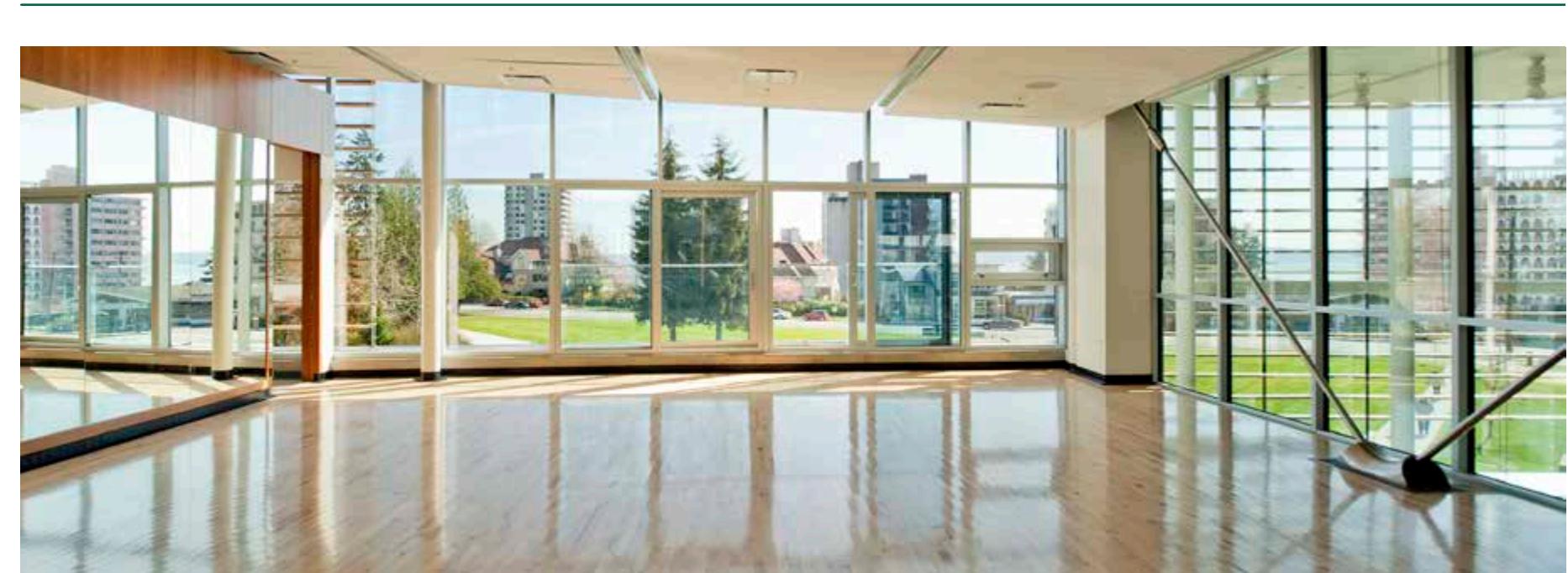
Multipurpose sports gymnasiums and multipurpose rooms that can support a range of recreation, arts and cultural activities



Community spaces



Flexible and welcoming social spaces and meeting rooms to host a variety of day-to-day activities as well as celebrations and events



Branch library including collections and reading spaces



Cafe and seating

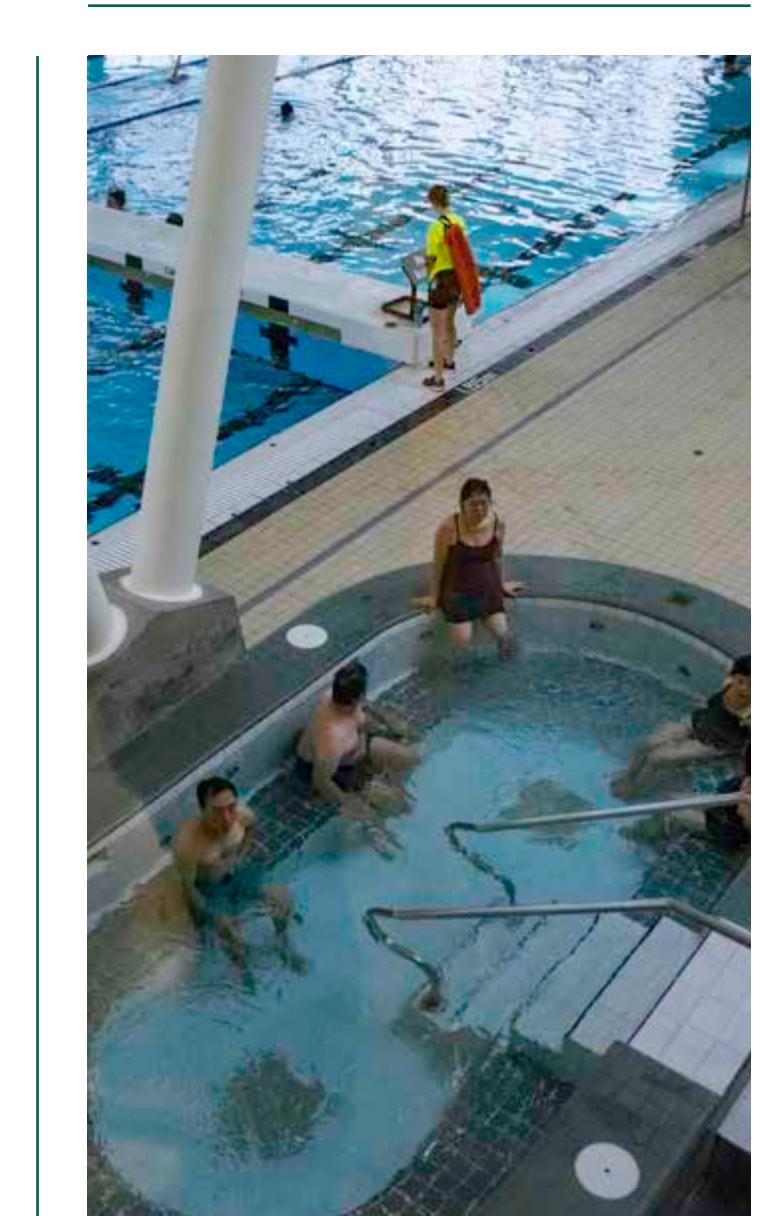
Aquatic



37.5m lap pool with moveable floor and bulkhead to create 25m and 12.5m spaces for different activities



Leisure pool with features

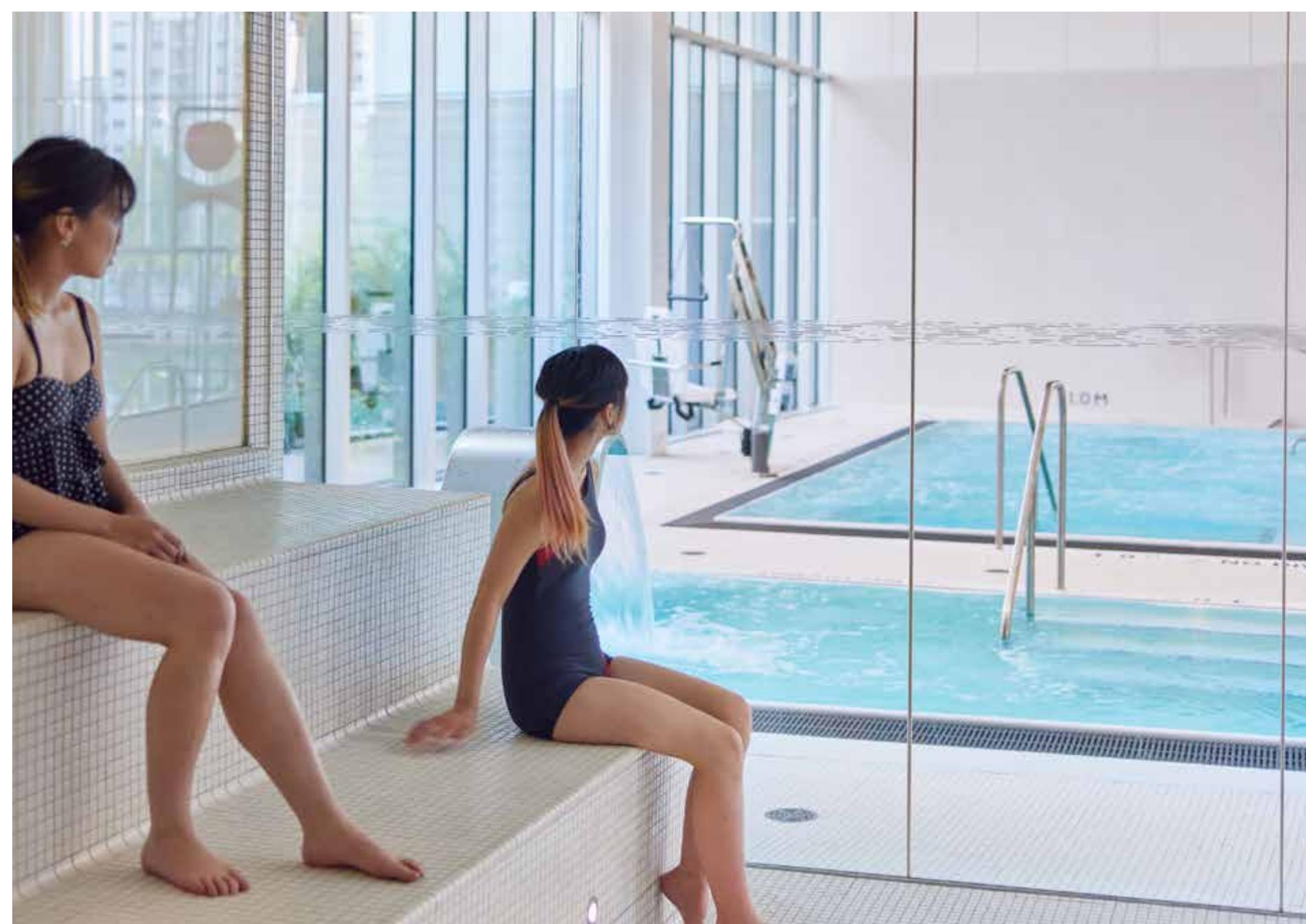


Hot pool and steam/sauna

Aquatics

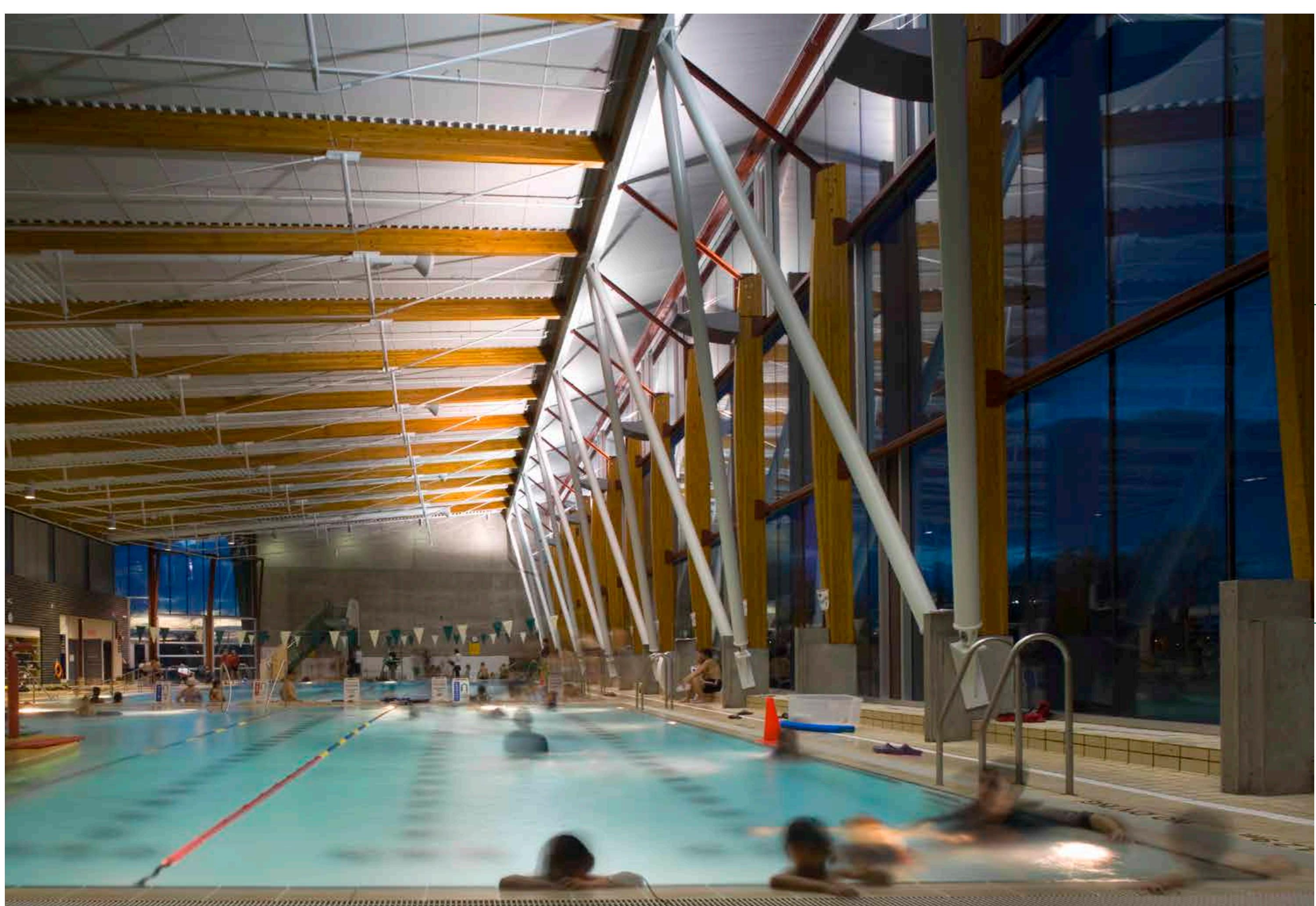


Swimming or aquafit classes for personal fitness



Places to socialize and relax

Sauna and steam room



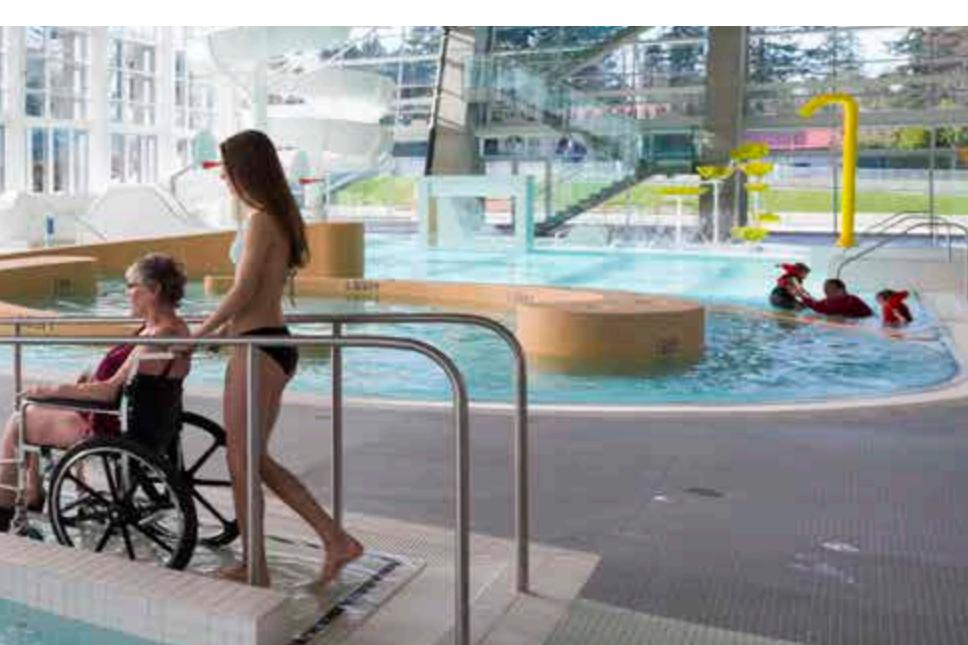
Learning to swim or developing skills



Swimming for fun



Undertaking therapy/rehabilitation

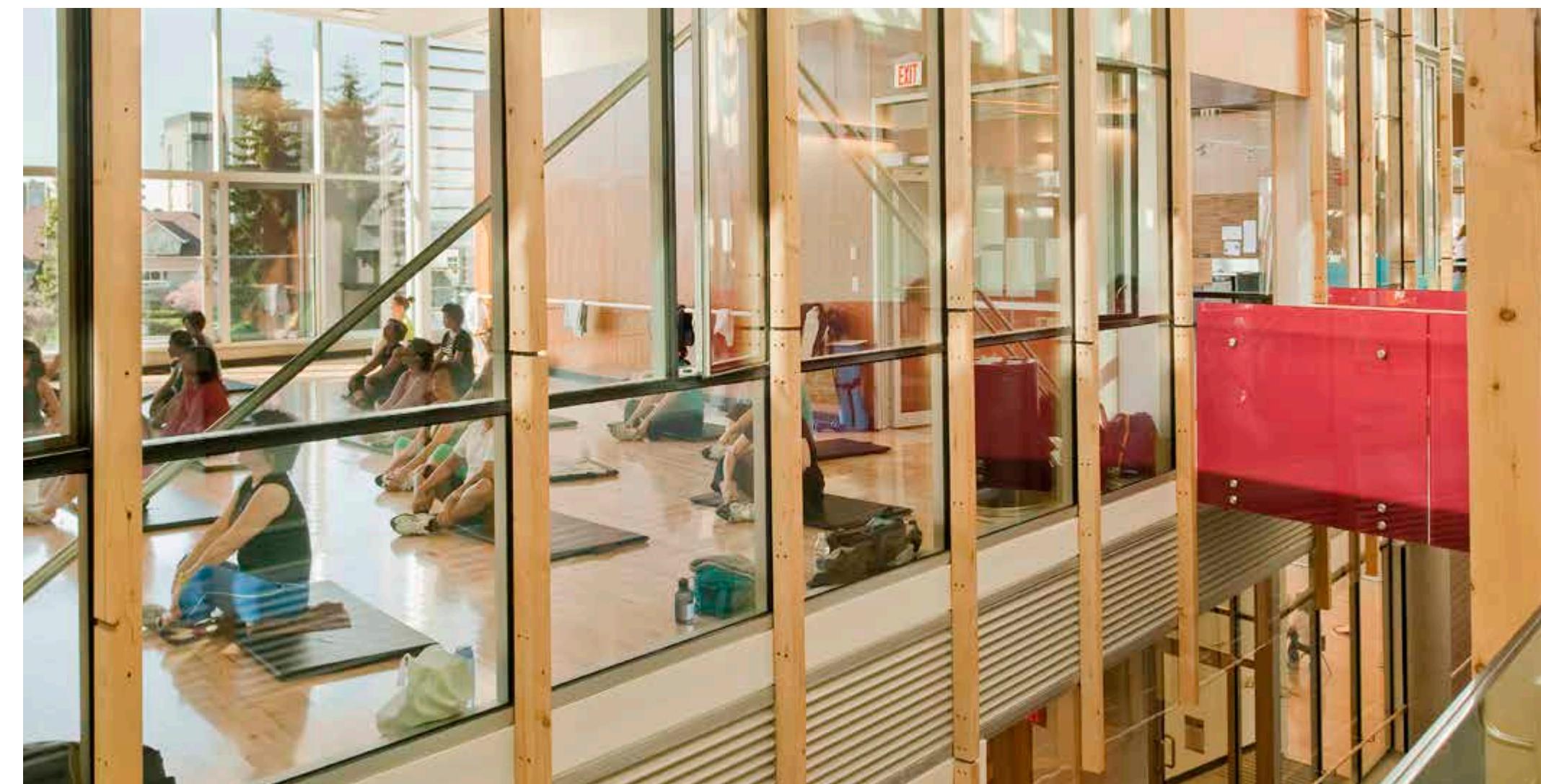


Training or swimming competitively



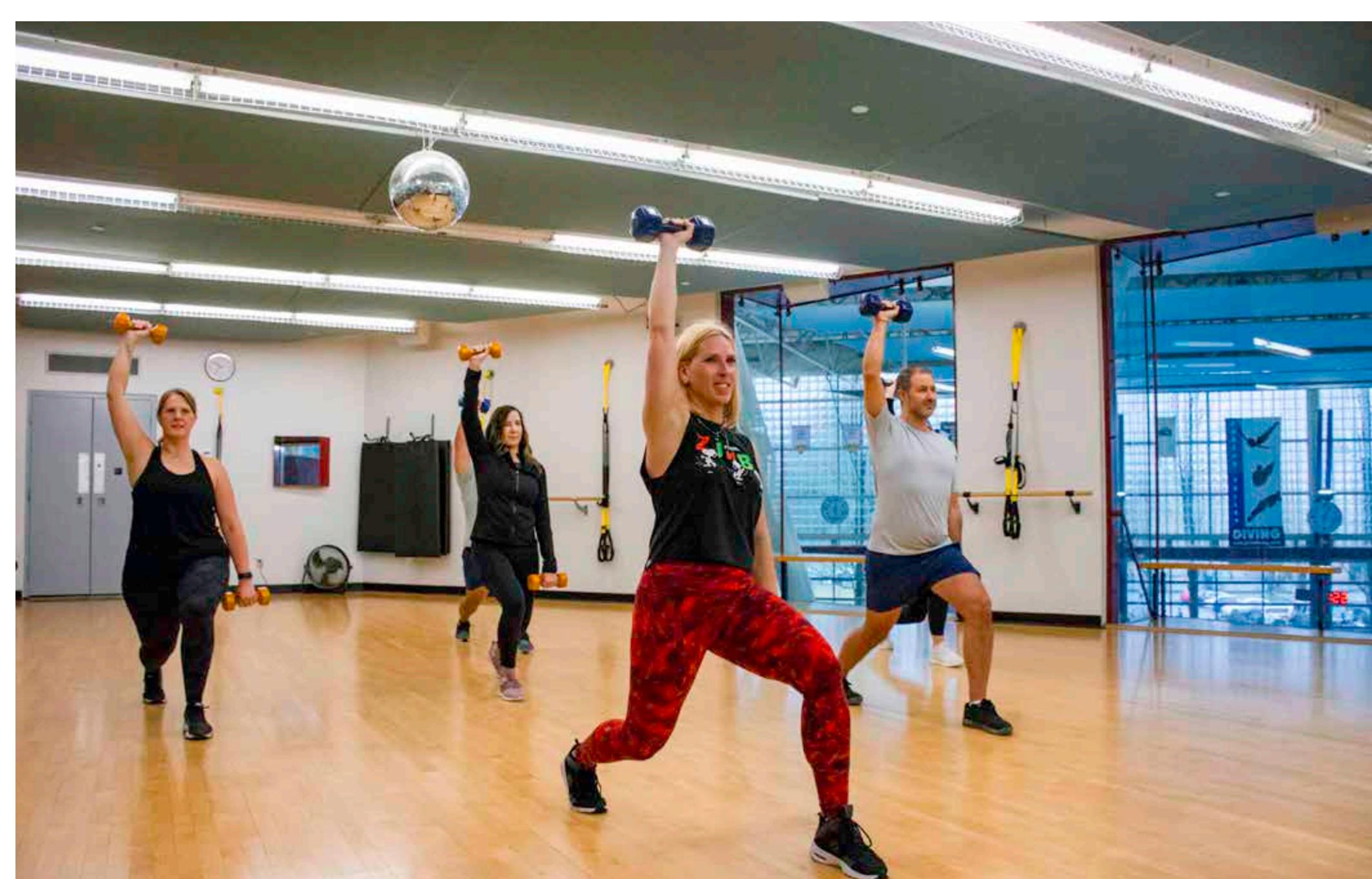
Multi-sport and Fitness

Different ways to play and have fun



Drop-in opportunities

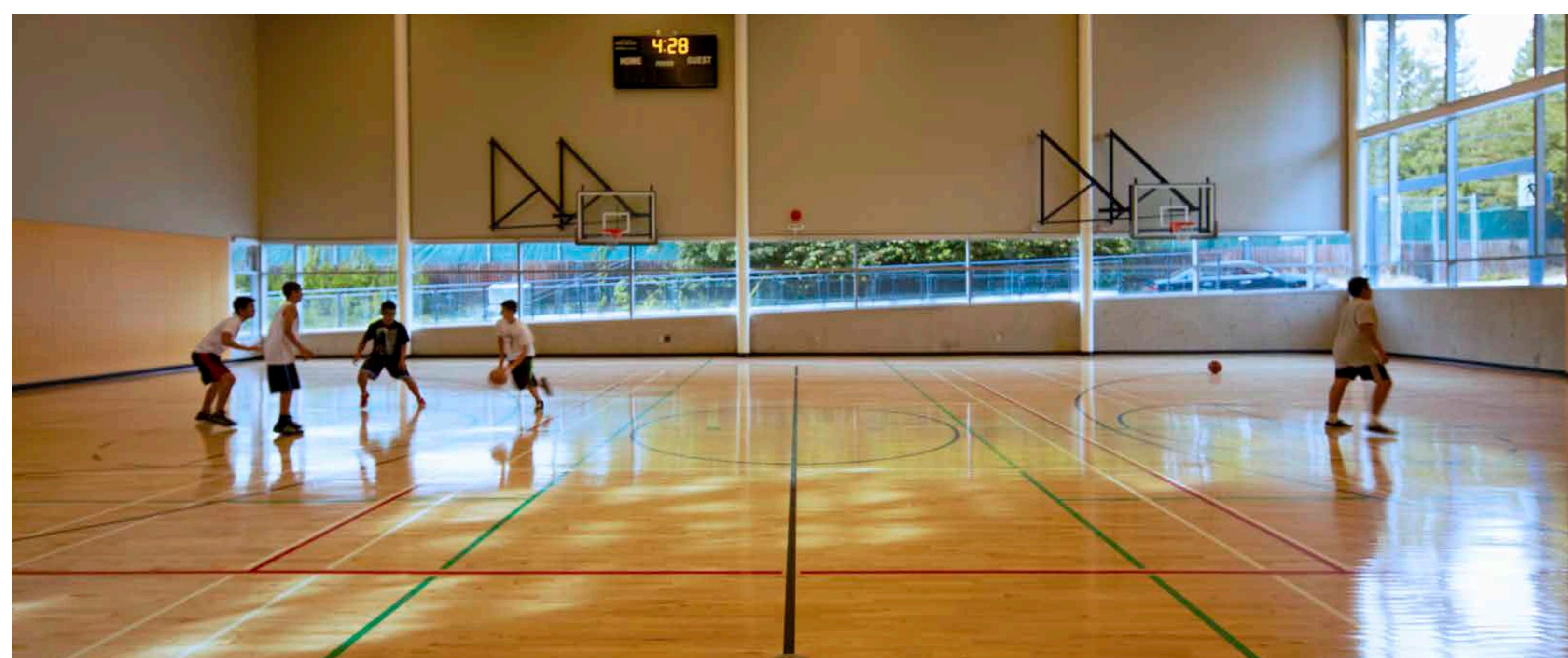
Fitness classes



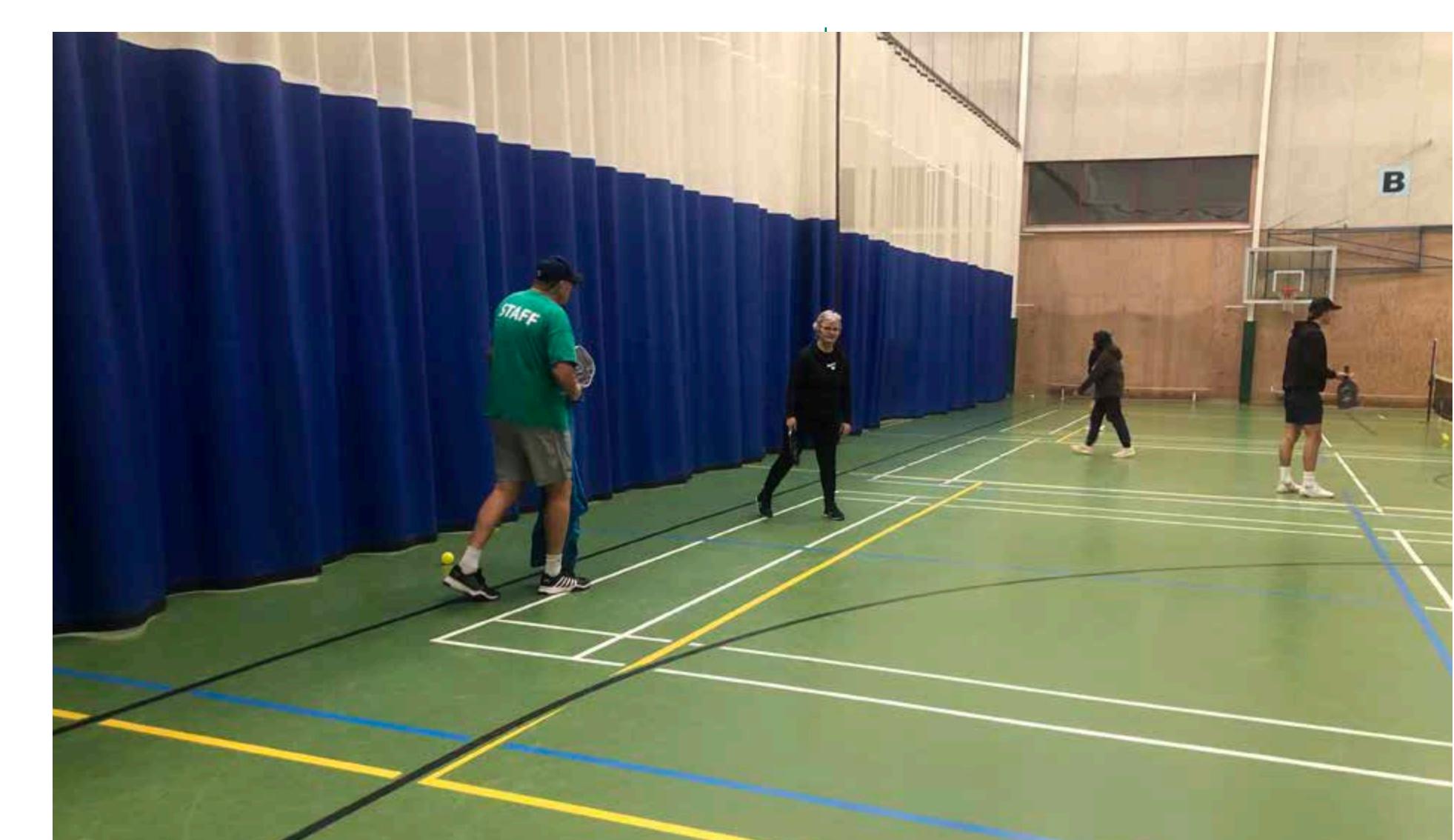
Individual fitness

Ball sports

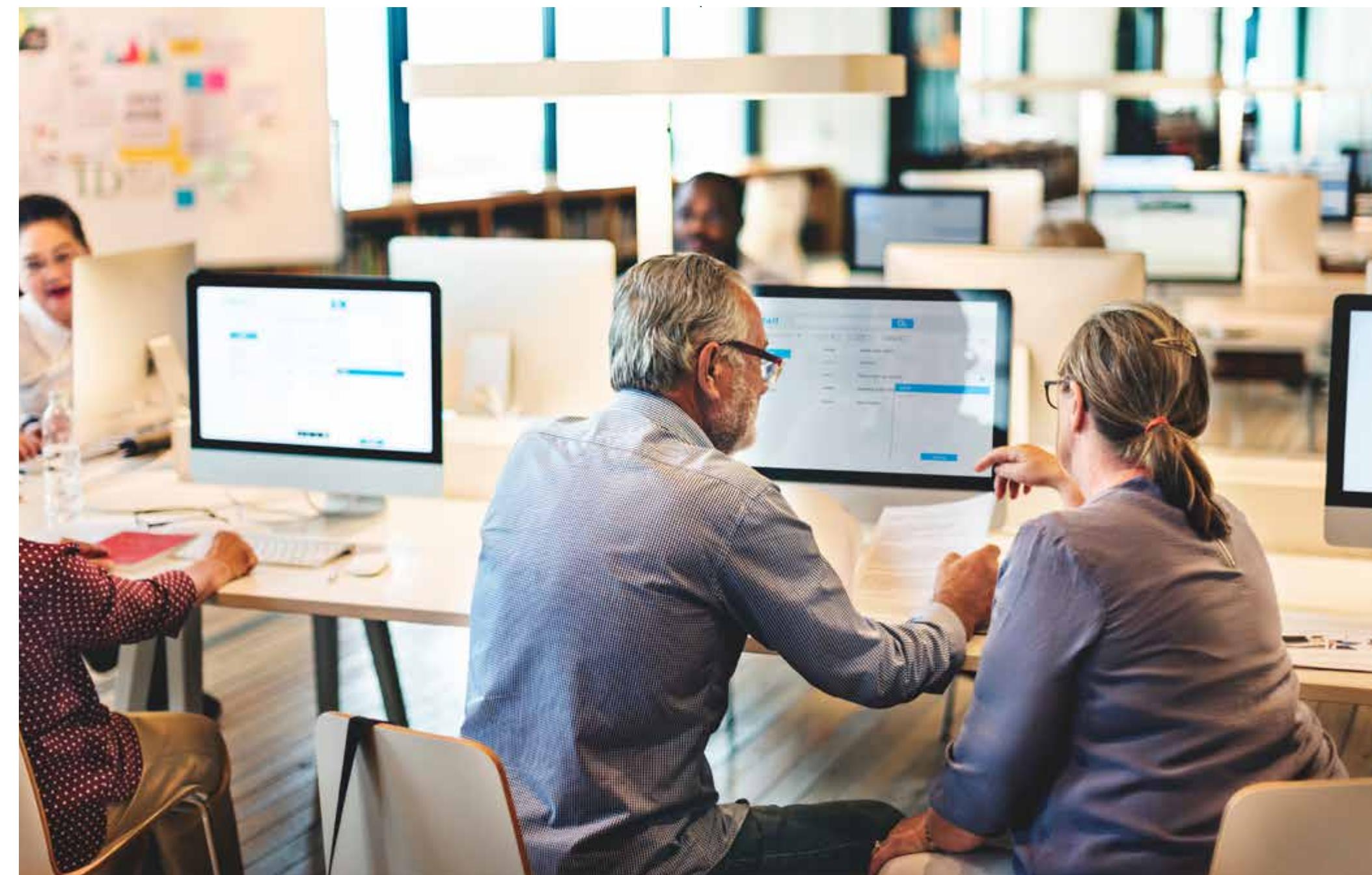
Organized leagues and games



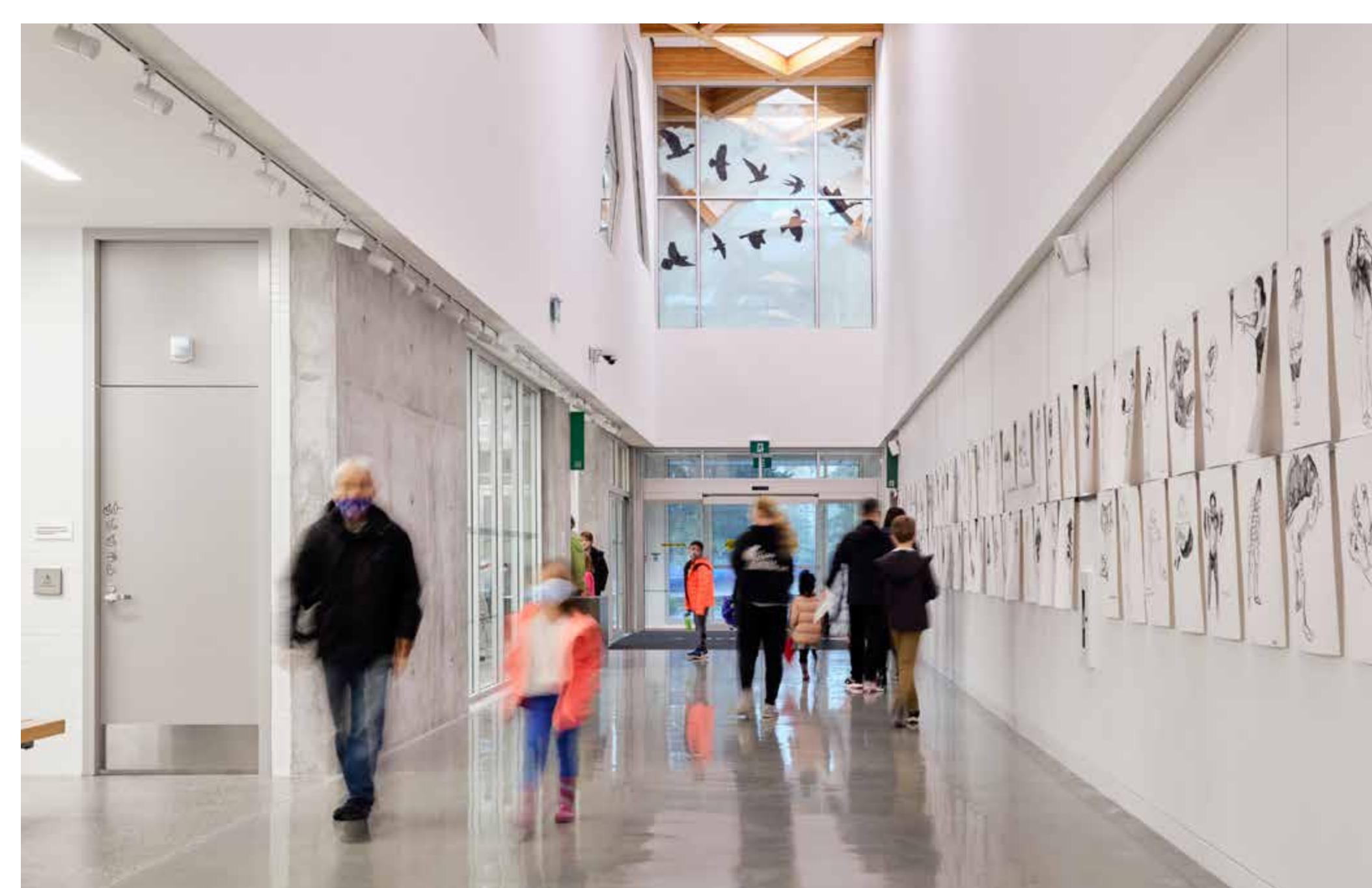
Racket sports



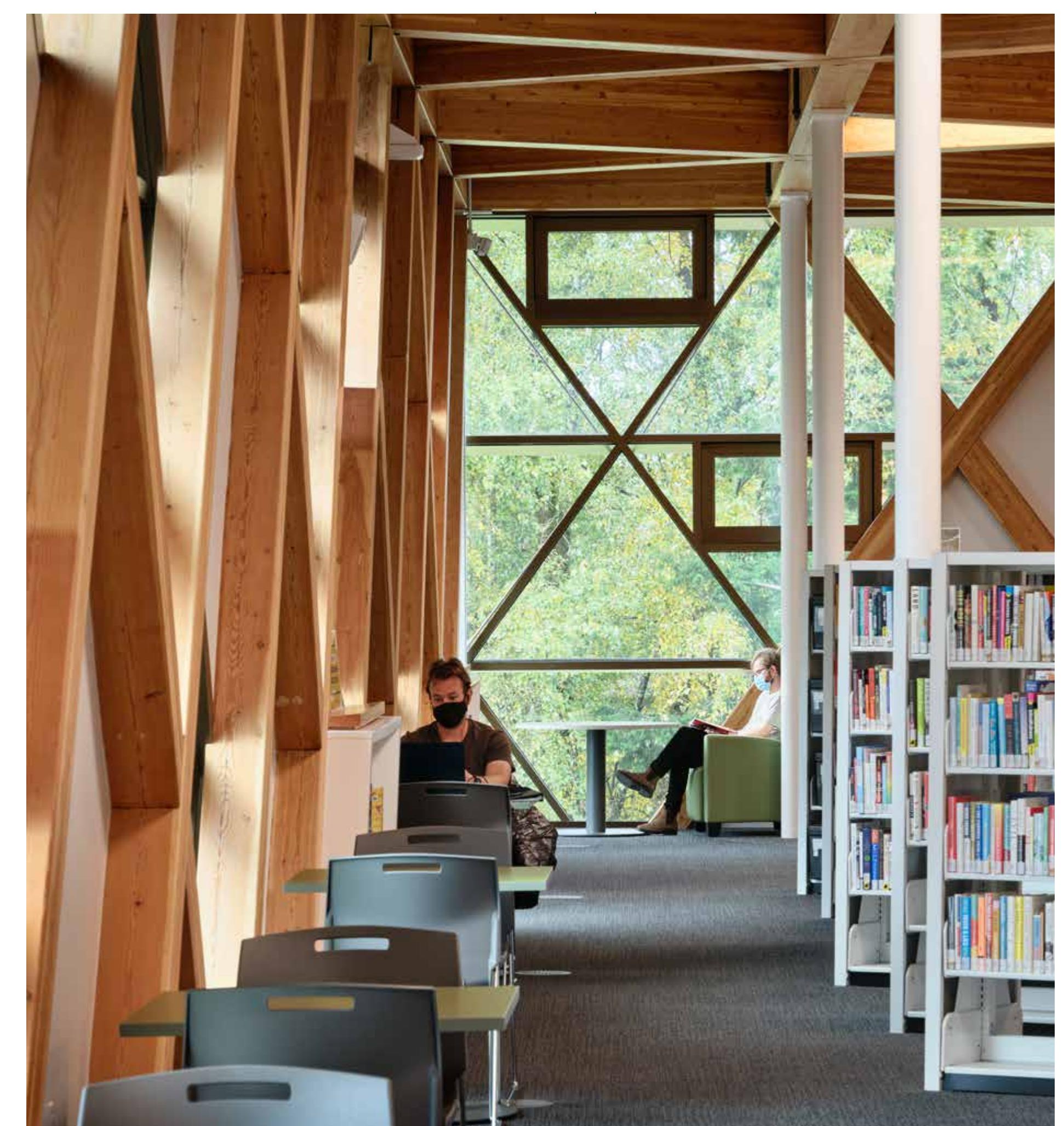
Library



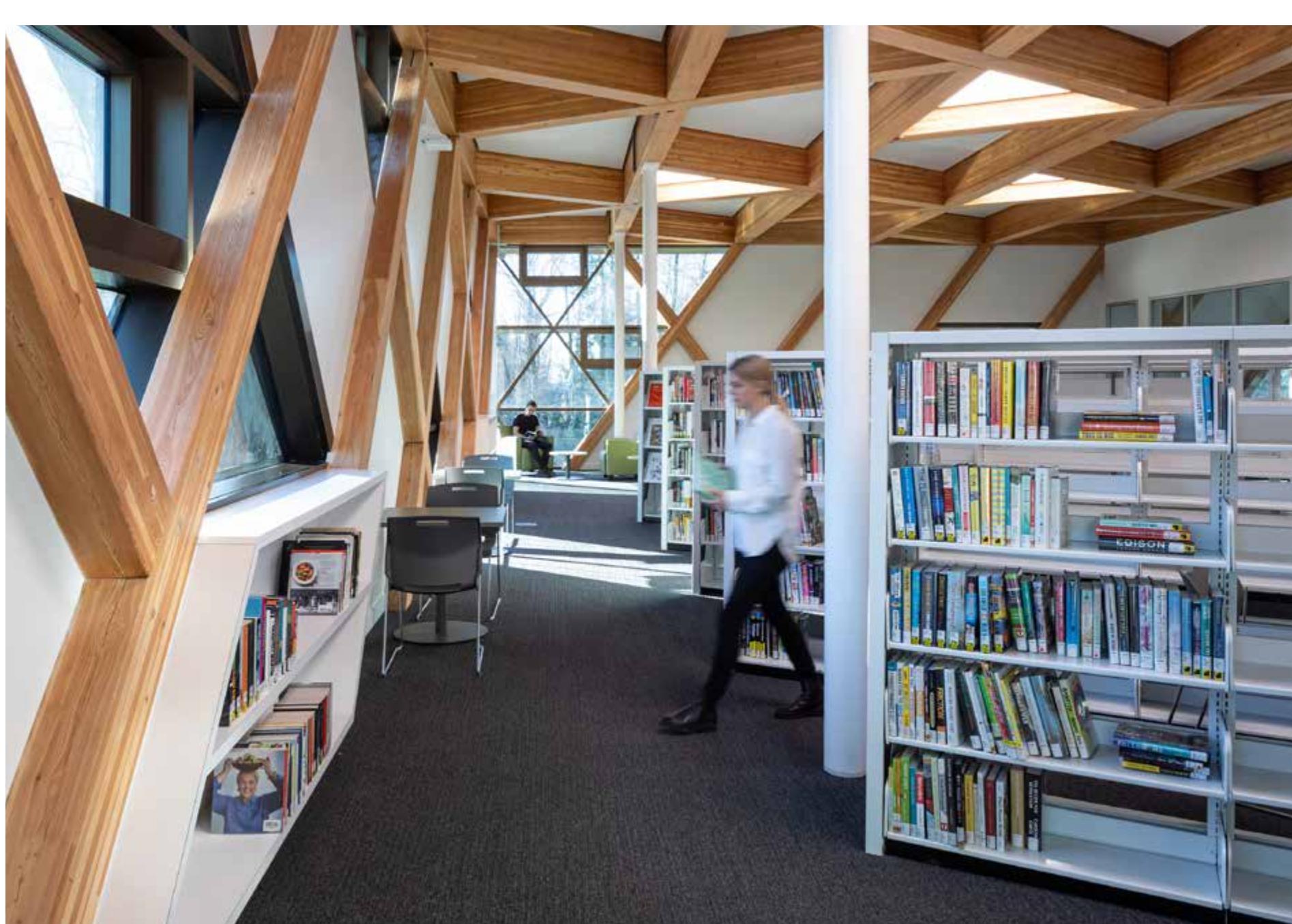
Computer classes



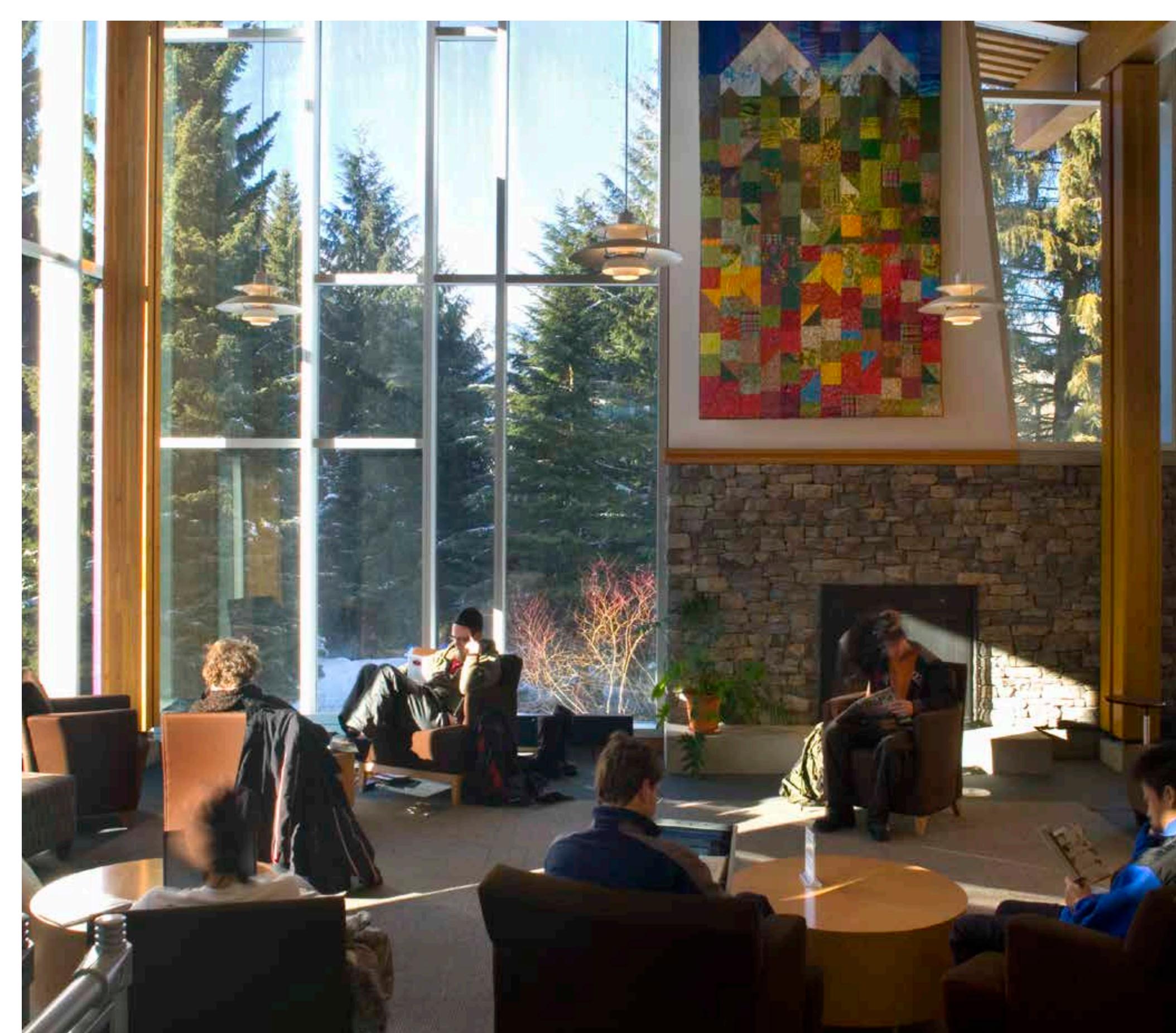
Participating in classes and programs
e.g. music and arts



Studying



Learning



Working in groups

Community and Social Spaces

Host or attend community events



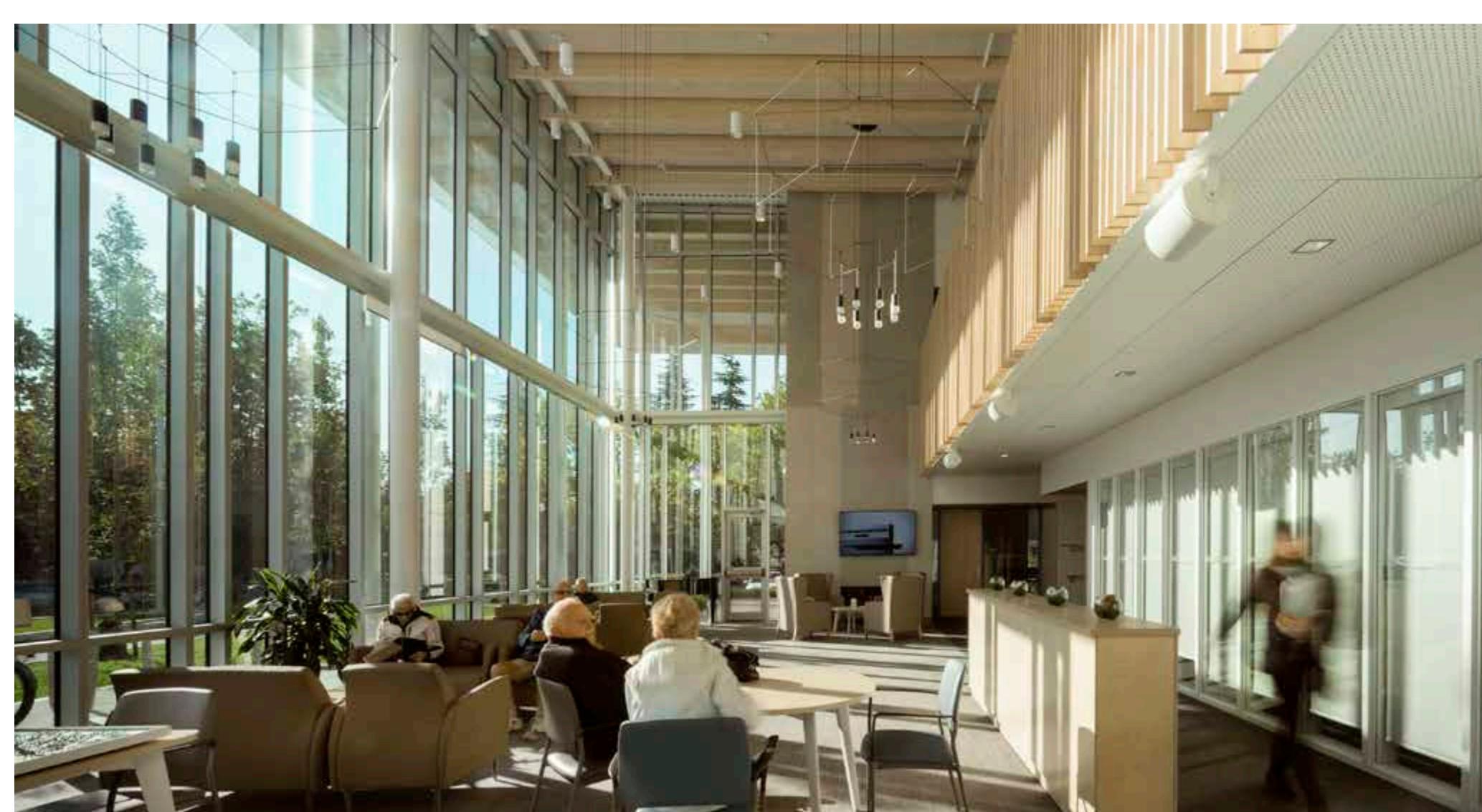
Purchase hot and cold drinks, snacks / light meals



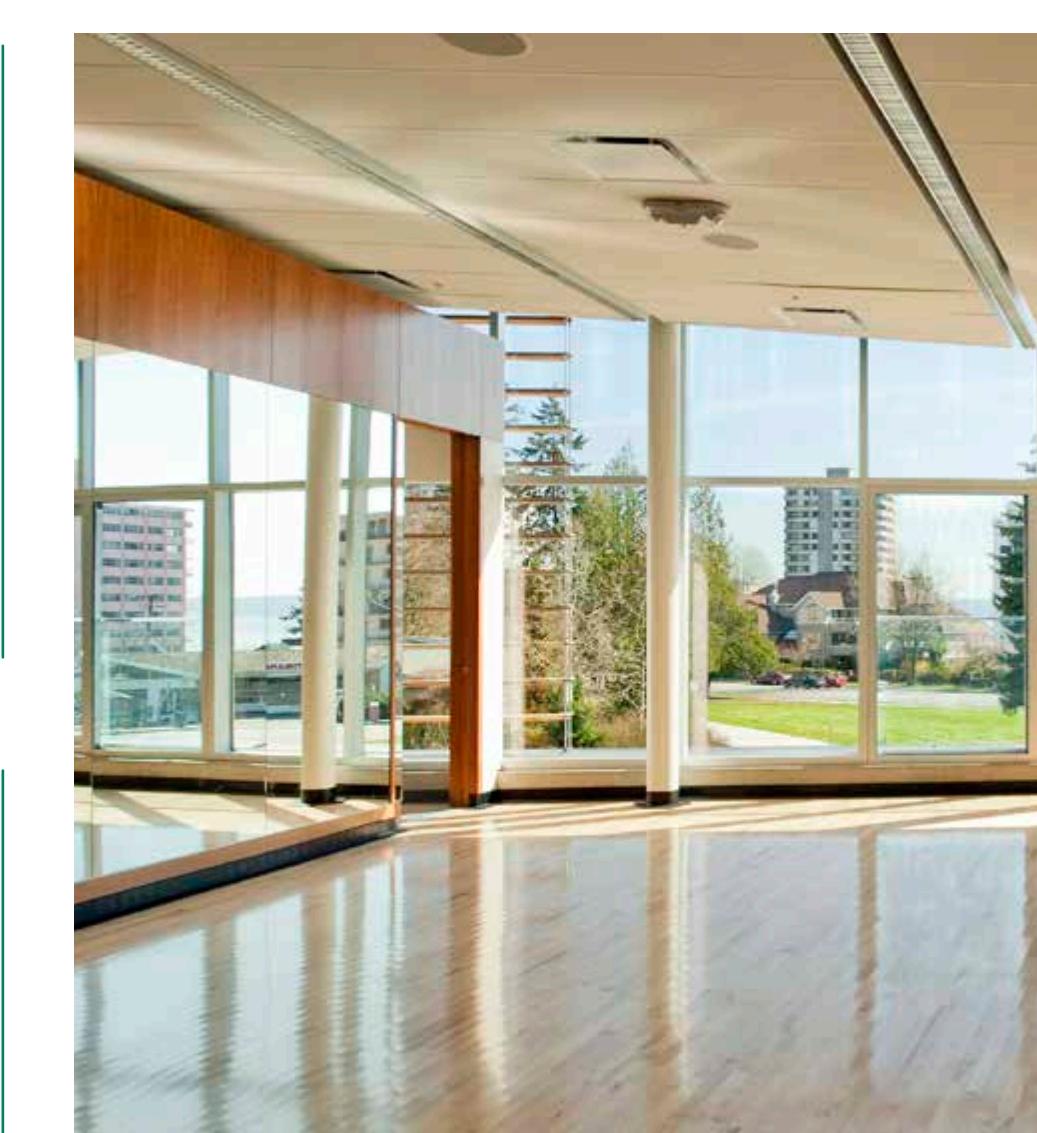
Meet with friends



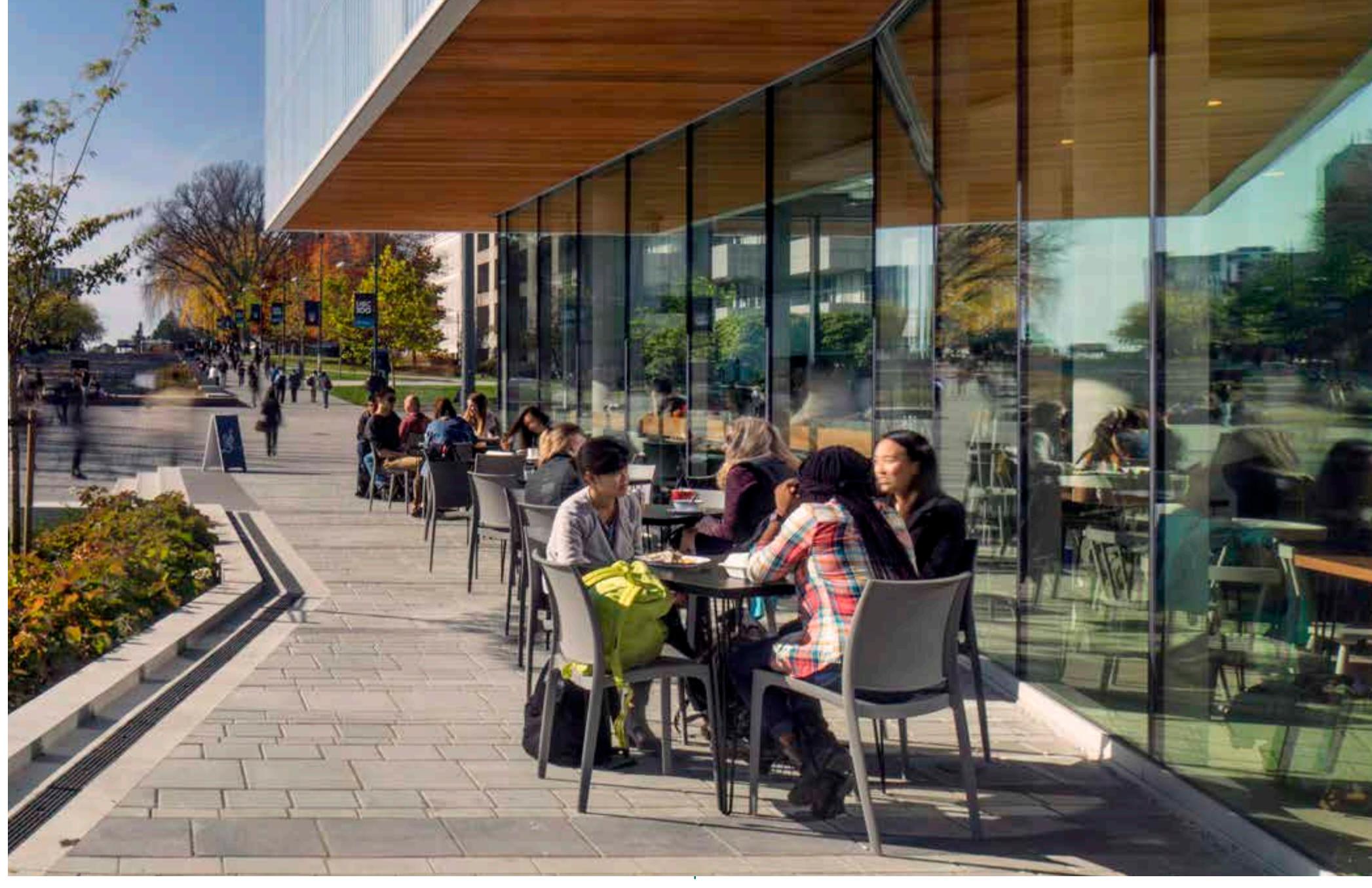
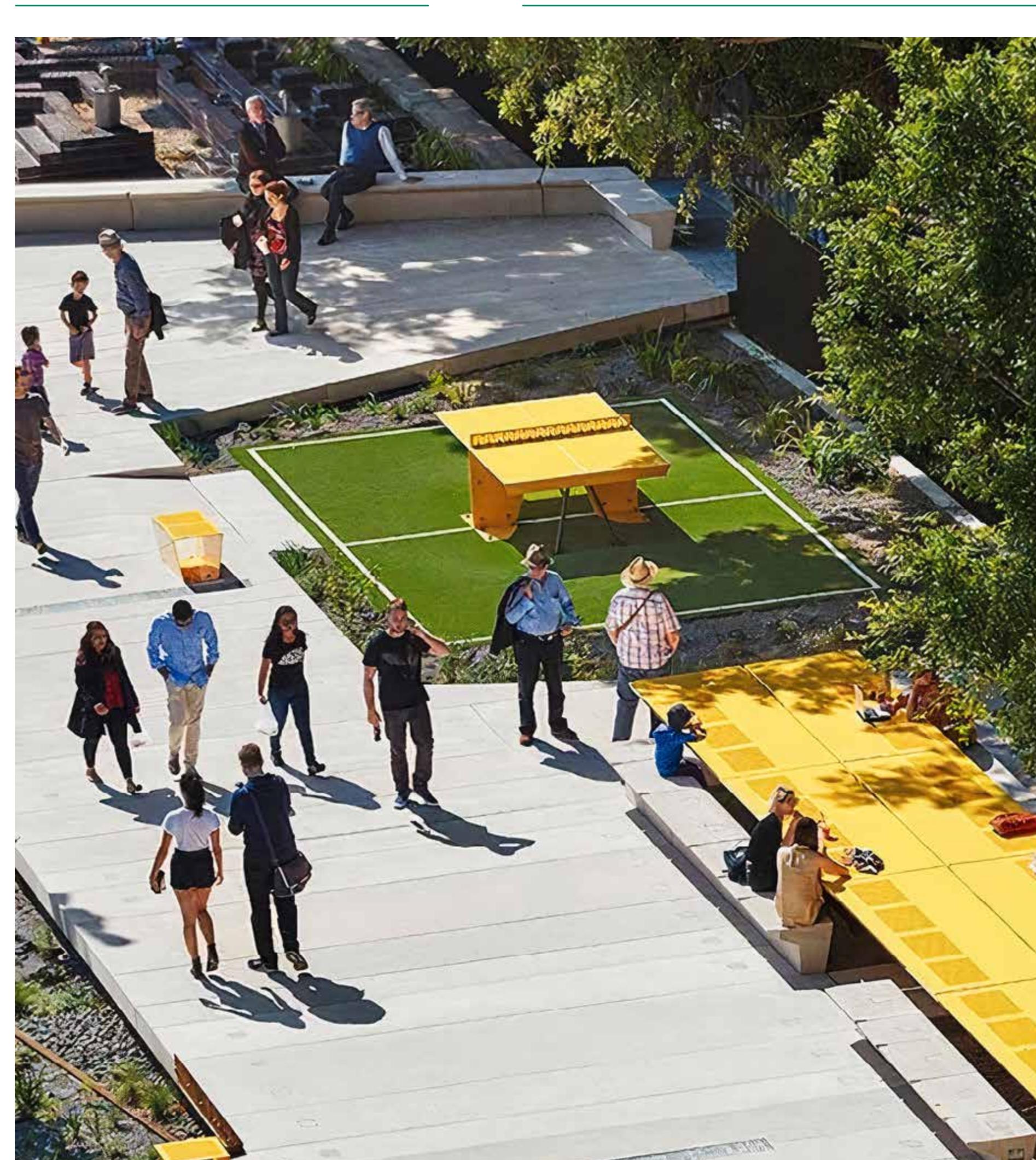
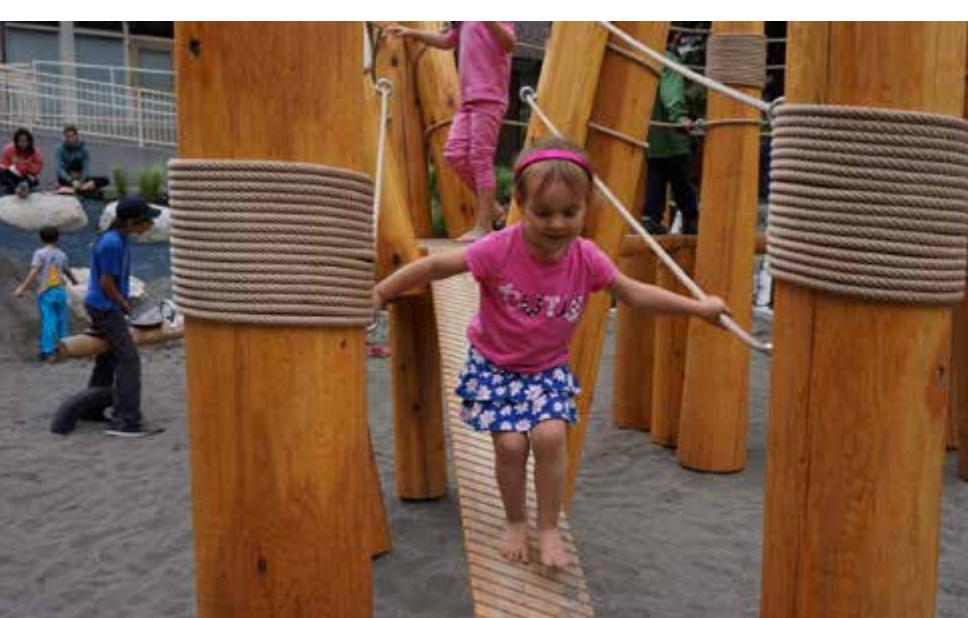
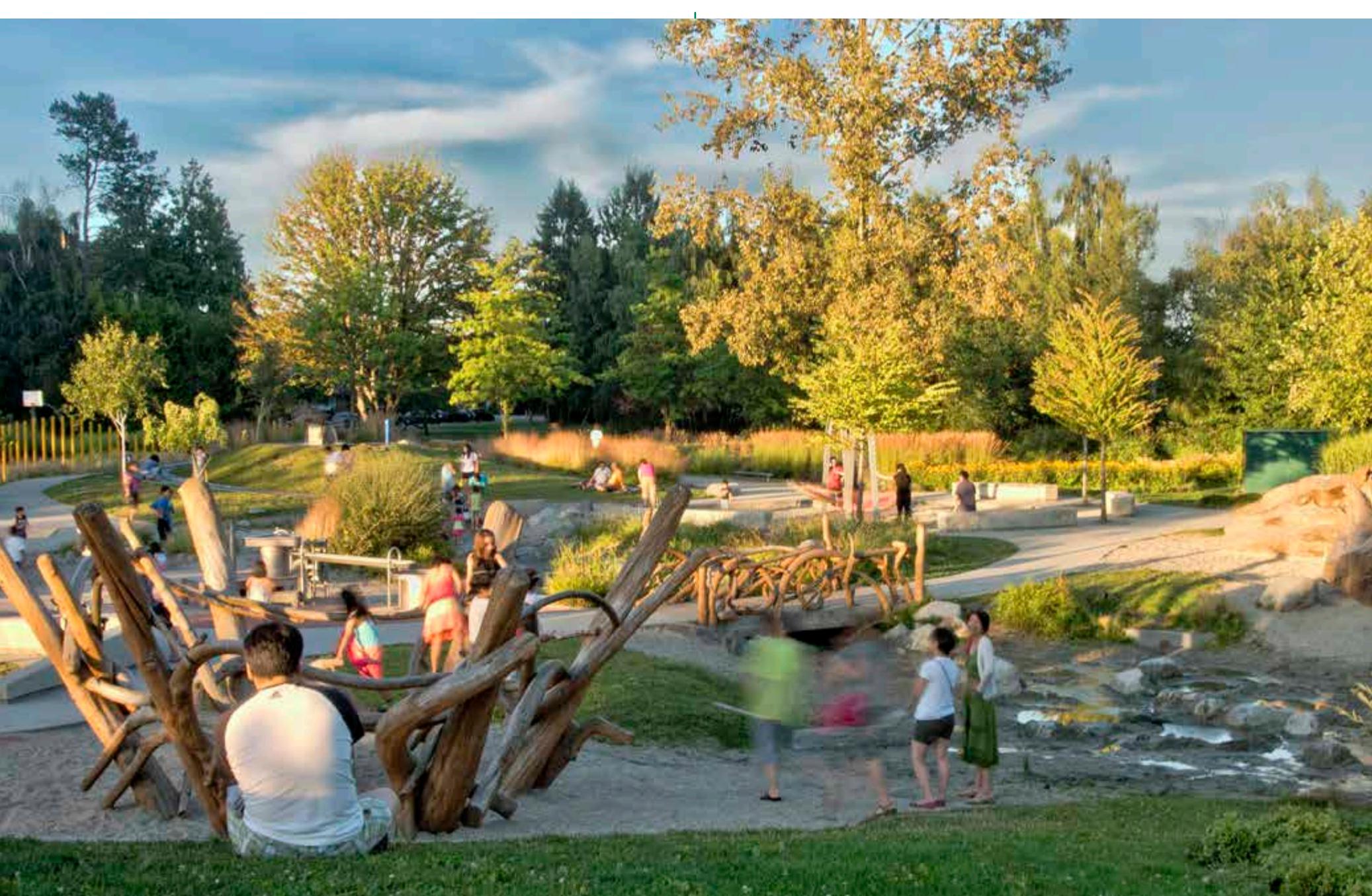
Lounge and relax



Spaces to socialize

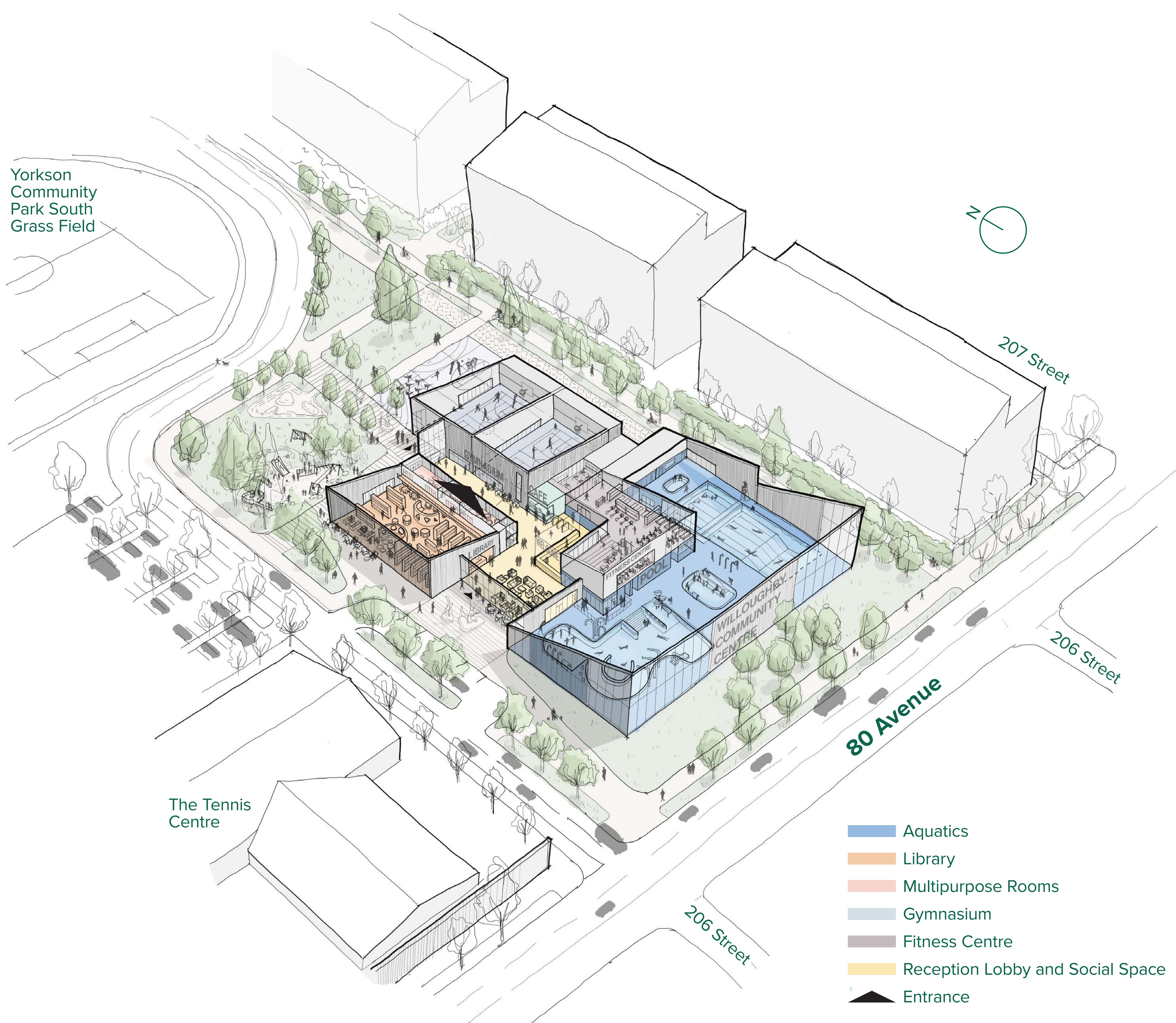


Outdoor Spaces

<p>Places for performing e.g. live music and dance</p>		<p>Community events</p>	
	<p>Relaxing</p>		<p>Gathering</p>
	<p>Socializing and seating</p>		
<p>Pedestrian friendly area</p>		<p>Playing and having fun</p>	

Willoughby Community Center Concept Plan

Previous Consultation

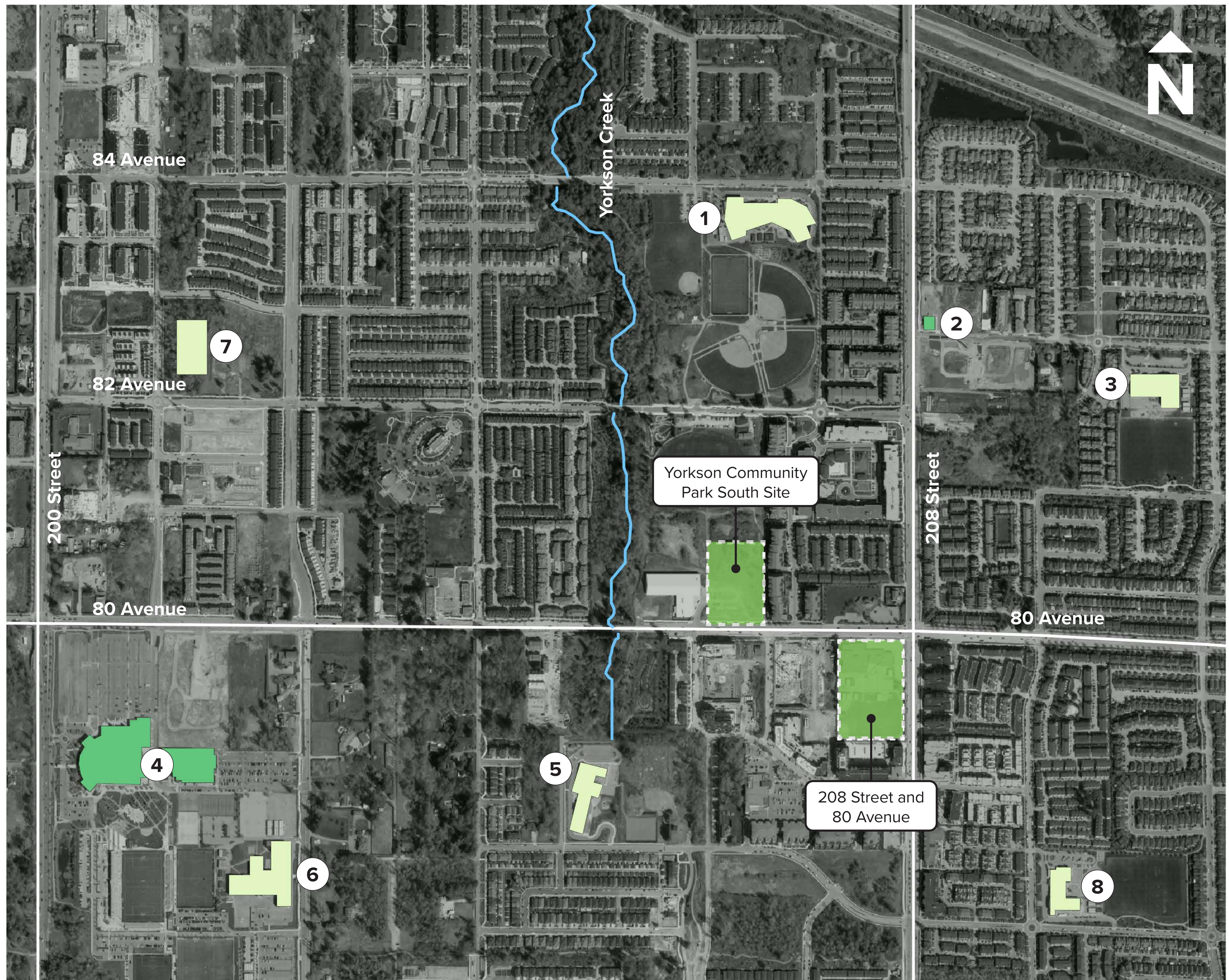


Willoughby Community Centre Key Enhancements

Council Directed in response to public feedback after May 2024 Public Consultation

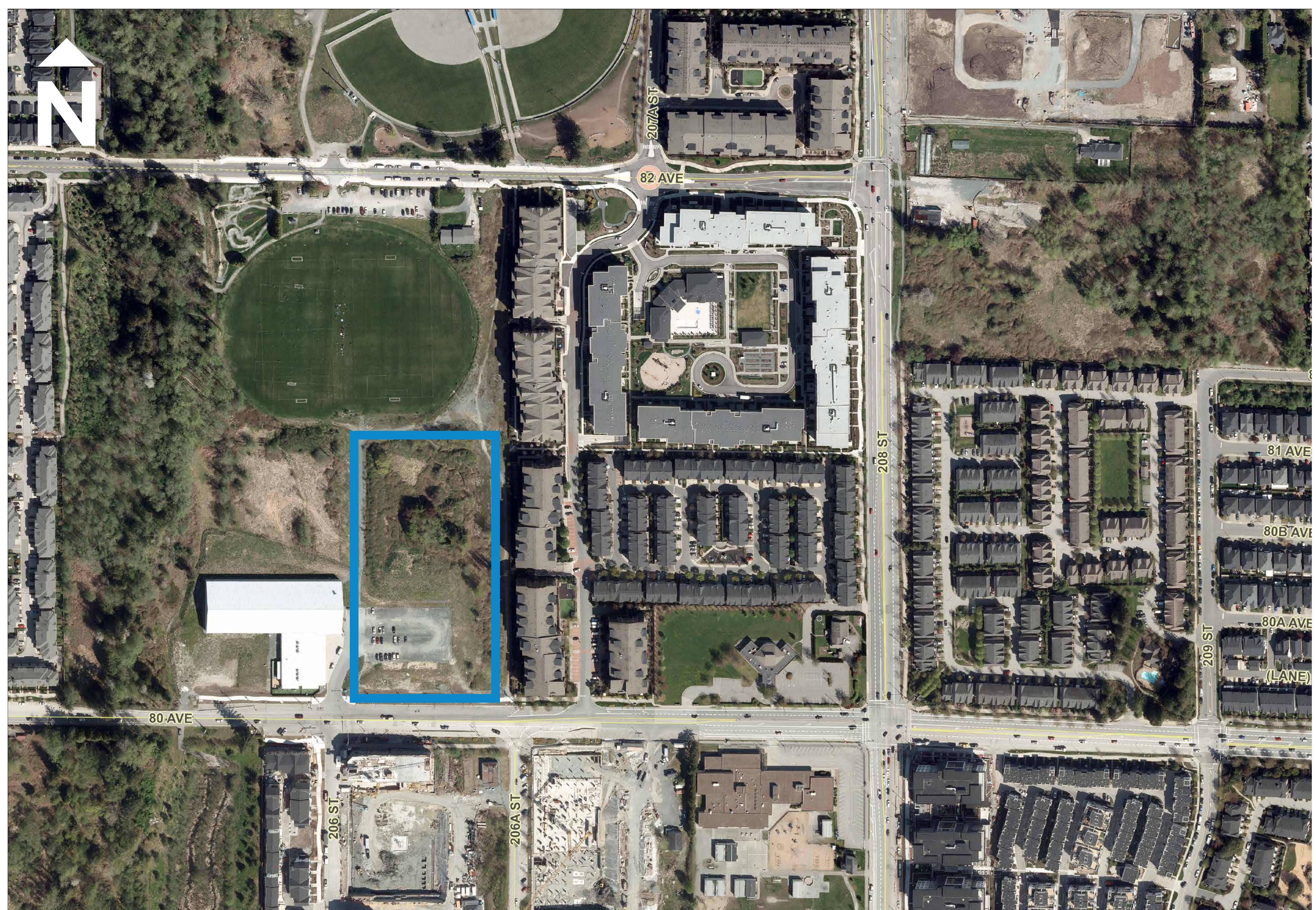
- 1** Expanding the gymnasium component of the facility to three gyms to include a floor surface that would result in a primarily pickleball and youth focussed gymnasium.
- 2** Adding some seniors-focussed space within the community centre including a commercial kitchen and activity spaces.
- 3** Adding more water area by expanding the lap pool from 6 to 8 lanes in the form of a 25m zone plus a 12.5m adjustable depth zone (37.5m useable length lap pool with a dividing moveable bulkhead).
- 4** Adding more water by expanding the leisure pool with a section of pool that is designed for younger children (and introductory) swimming lessons in a warmer shallower pool.
- 5** Adding a cold plunge pool adjacent to the adult hot pool for aquatic therapy use.
- 6** Refining the library portion of the new Willoughby Community Centre at Yorkson Park as a 12,000 square foot library (including 2,000 square feet of shared multi-purpose rooms available to the community centre).

Willoughby Context Map

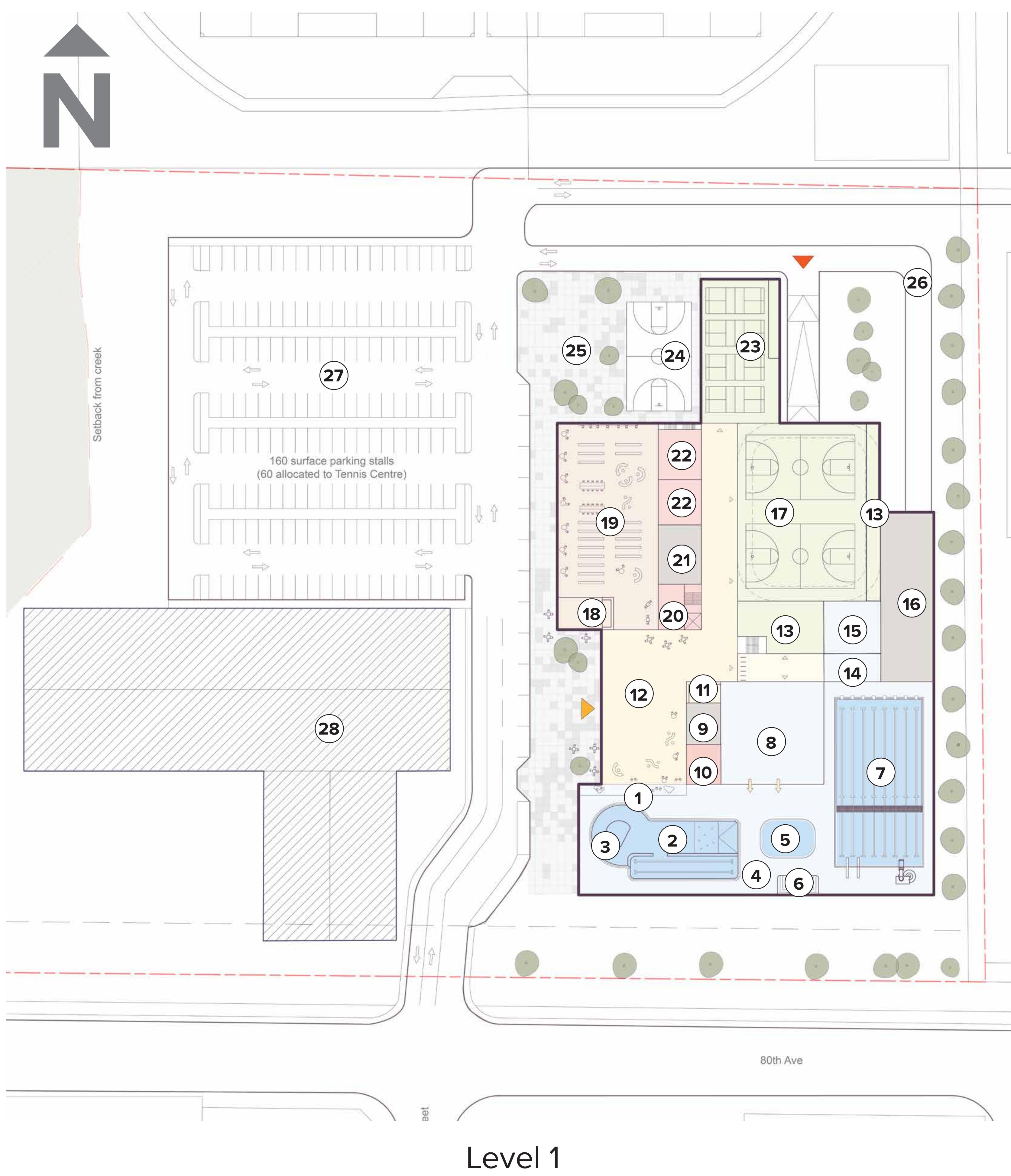


1. Yorkson Creek Middle School
2. Willoughby Community Hall
3. Lynn Fripps Elementary School
4. Langley Events Centre
5. Donna Gabriel Robins Elementary
6. Peter Ewart Middle School
7. Josette Dandurand Elementary
8. Richard Bullpit Elementary

Yorkson Community Park South Site

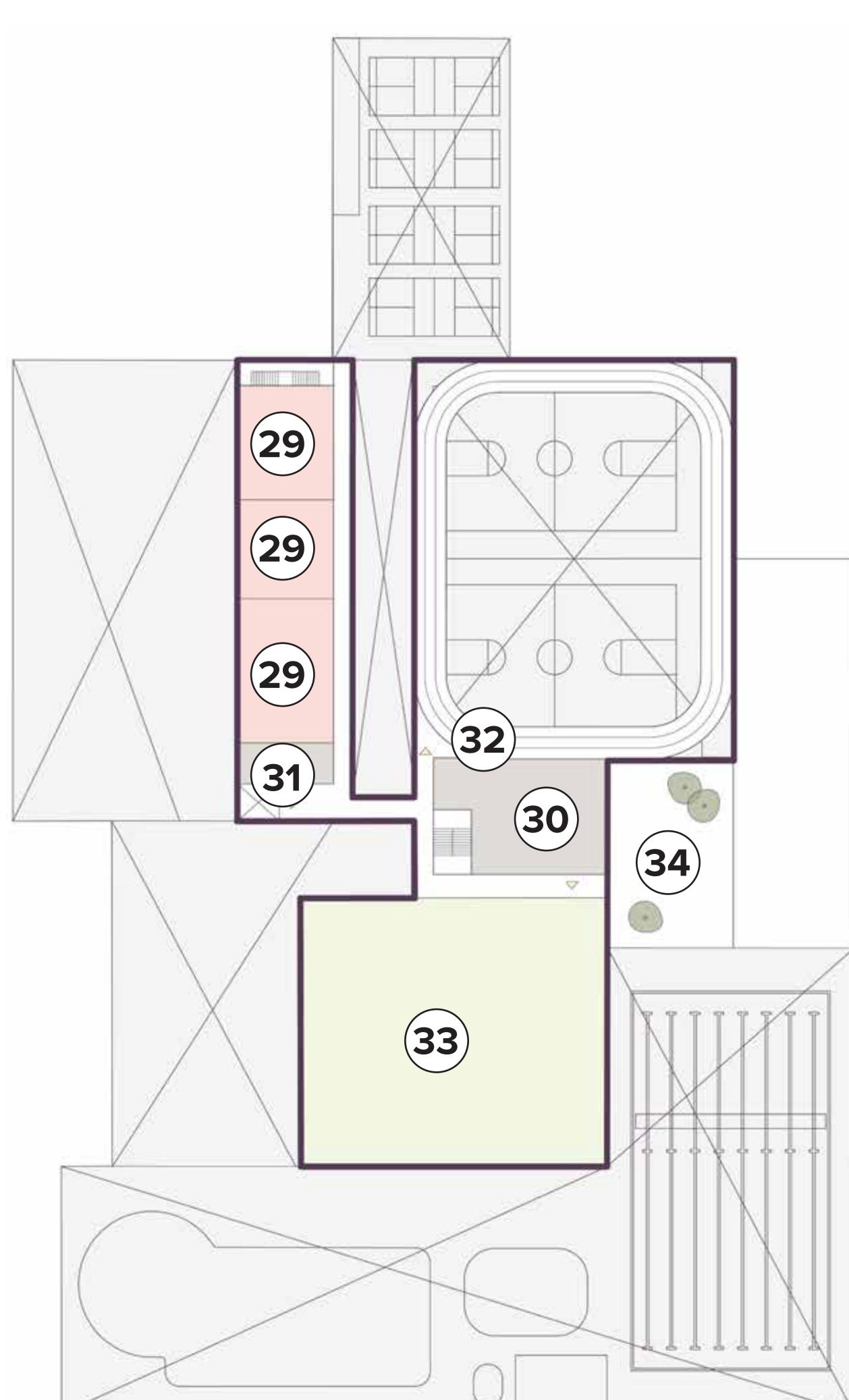


Yorkson Community Park South Site Floor Plans



Level 1

- 1. Viewing
- 2. Leisure pool
- 3. Lazy river
- 4. Cold pool
- 5. Hot pool
- 6. Sauna and steam
- 7. Lap pool
- 8. Universal change rooms
- 9. Admin and staff support
- 10. Multipurpose room
- 11. Main reception
- 12. Lobby
- 13. Dry change
- 14. Storage
- 15. Aquatic staff
- 16. Mechanical
- 17. Gymnasium
- 18. Library reception
- 19. Library
- 20. Cafe
- 21. Public washroom
- 22. Senior/youth space
- 23. Pickleball courts
- 24. Outdoor court
- 25. Urban plaza
- 26. Loading
- 27. Surface parking
- 28. Tennis centre



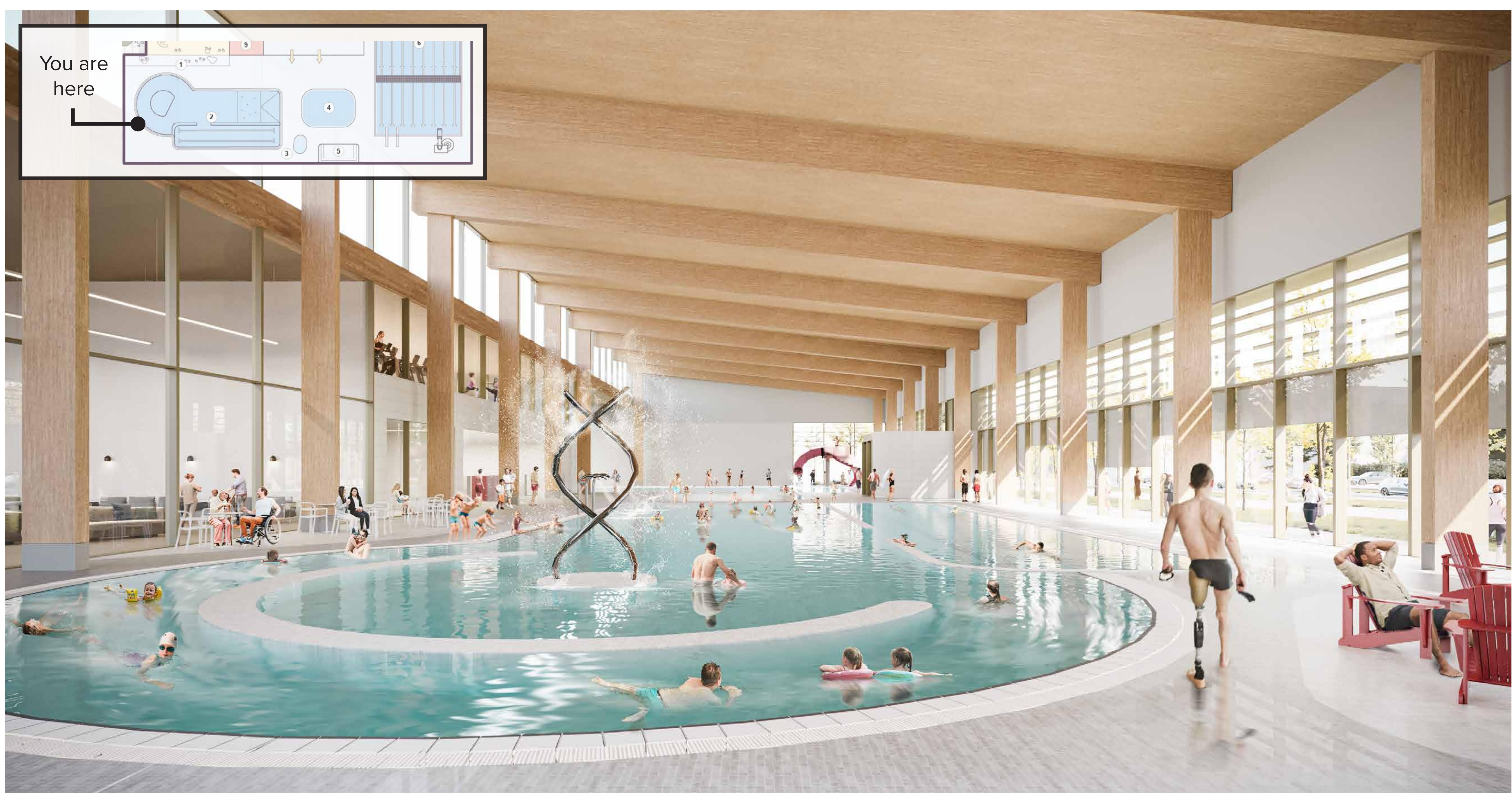
Level 2

- 29. Multipurpose room
- 30. Storage
- 31. Washroom
- 32. Walking track
- 33. Fitness
- 34. Rooftop courtyard

Yorkson Community Park South Site Option



Exterior (from southeast corner of 206 Street and 80 Avenue)



Interior (from west end looking east over leisure pool)

Yorkson Community Park

South Option

Benefits

- Seamless integration with Yorkson Community Park South enhances outdoor programming and community events.
- Access to existing green space, trails, and recreational amenities.
- Proximity to soccer fields and tennis courts supports active lifestyles and sports programming.
- Good vehicle access and drop-off zones.
- Potential for shared parking with park facilities.
- Land is available and vacant, allowing for faster construction.
- Quicker project completion due to fewer site preparation requirements.
- Smaller square footage means a lower construction budget. Vacant land reduces costs related to demolition or land preparation.



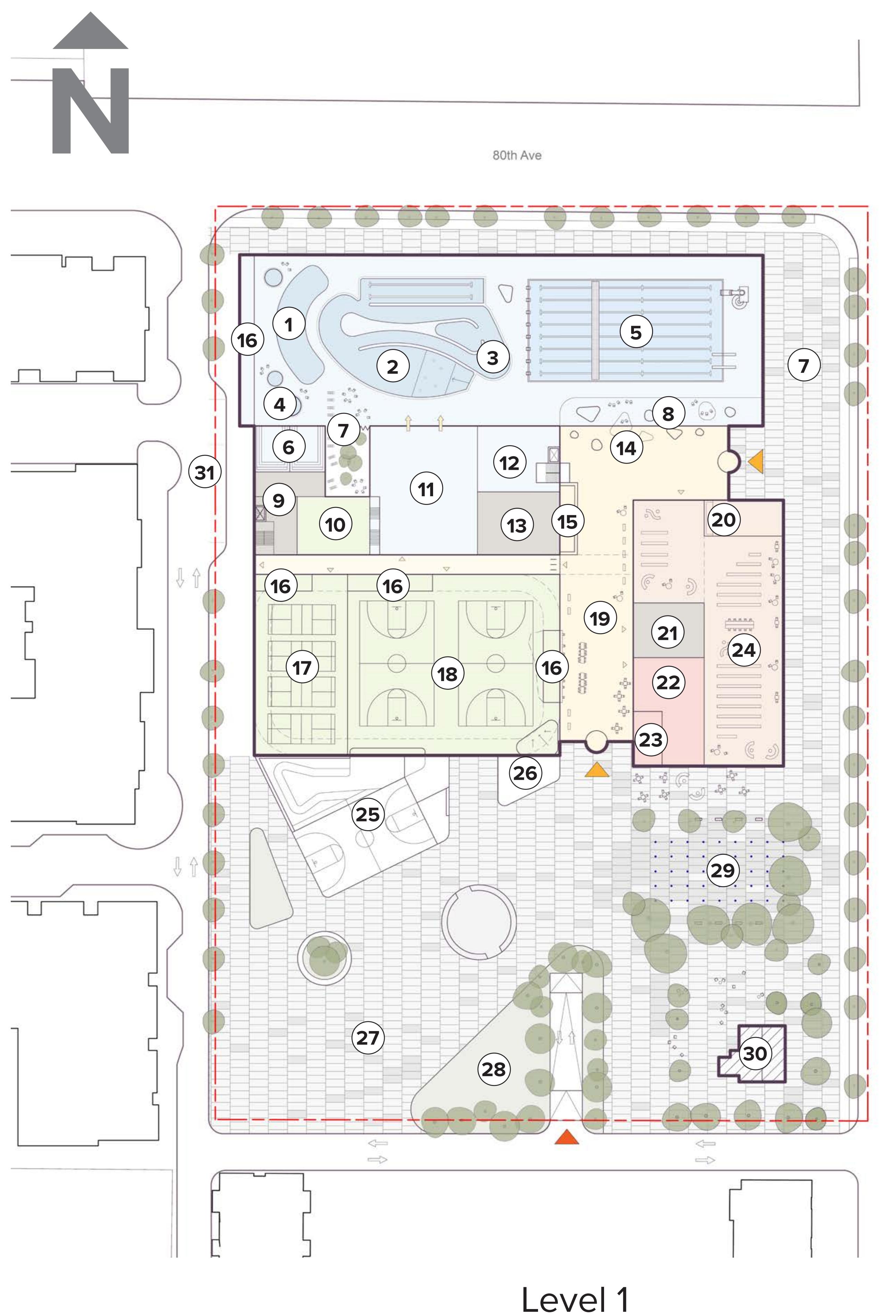
Considerations

- Long, narrow layout may limit design flexibility and building orientation.
- Site connects to one main road with limited street presence.
- Existing tennis centre and associated surface parking offer limited activation opportunity for future facility.
- Facility footprint constrained by existing buildings and infrastructure.
- South-facing aquatic centre does not have preferred solar orientation.
- Rectangular pool provides fewer options for programming and layout.
- Half the parking is underground, which may affect accessibility and cost.
- Potential for traffic congestion during peak hours due to shared use with park visitors.

Alternate Site 208 Street and 80 Avenue Existing School

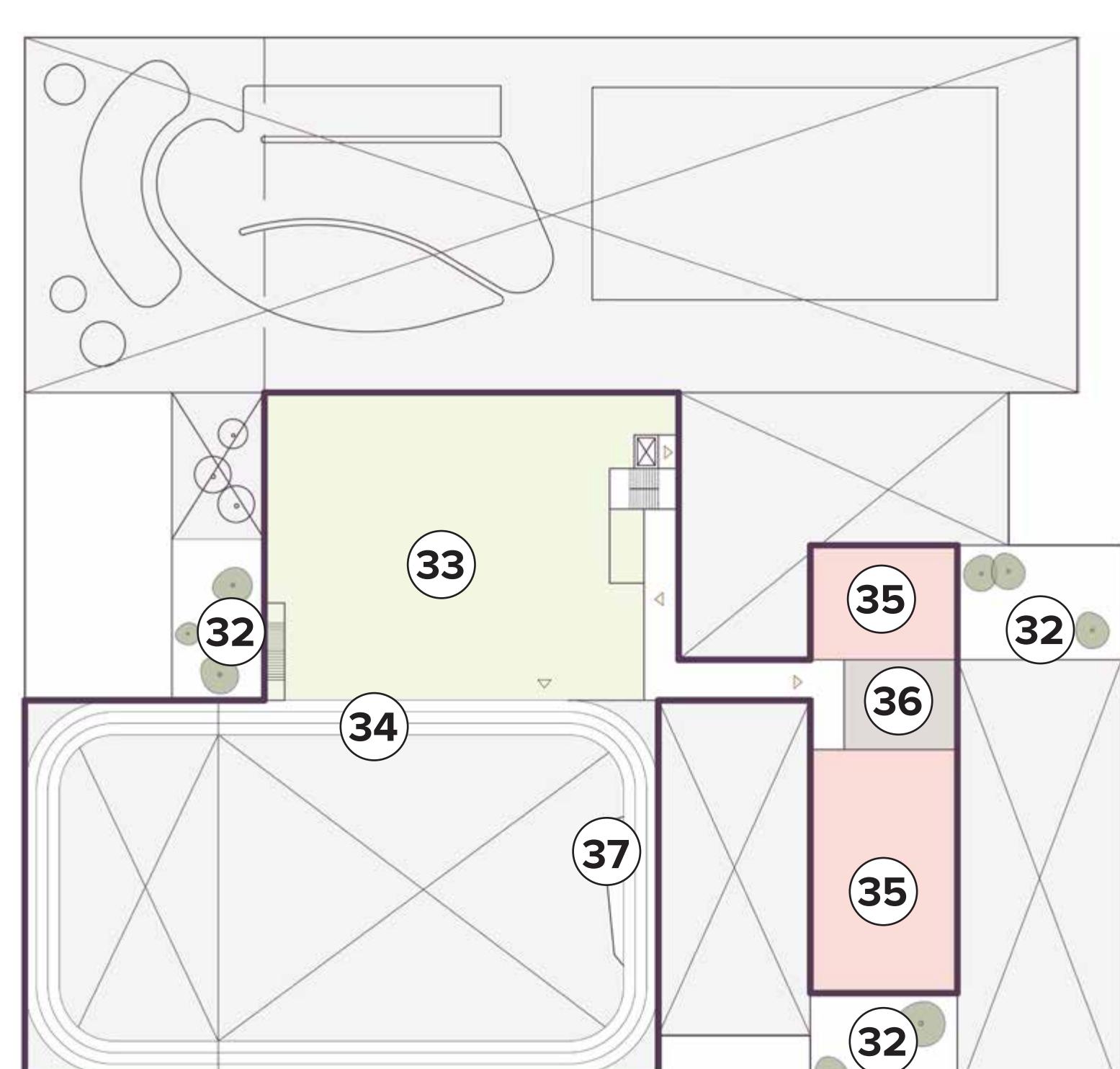


208 Street and 80 Avenue Site Option Floor Plans



Level 1

- 1. Hot pool
- 2. Leisure pool
- 3. Lazy river
- 4. Cold pools
- 5. Lap pool
- 6. Sauna and steam
- 7. Wellness area and outdoor courtyard
- 8. Viewing area
- 9. Mechanical
- 10. Dry change
- 11. Universal change rooms
- 12. Aquatic staff
- 13. Admin and staff support
- 14. Social/play space
- 15. Main reception
- 16. Storage
- 17. Pickleball courts
- 18. Gymnasium
- 19. Lobby
- 20. Library reception
- 21. Public washroom
- 22. Senior/youth space
- 23. Cafe
- 24. Library
- 25. Outdoor courts
- 26. Flexible seating
- 27. Urban plaza and connection to Willoughby Town Centre
- 28. Grass picnic area
- 29. Misting and cooling station
- 30. Historic building
- 31. Loading



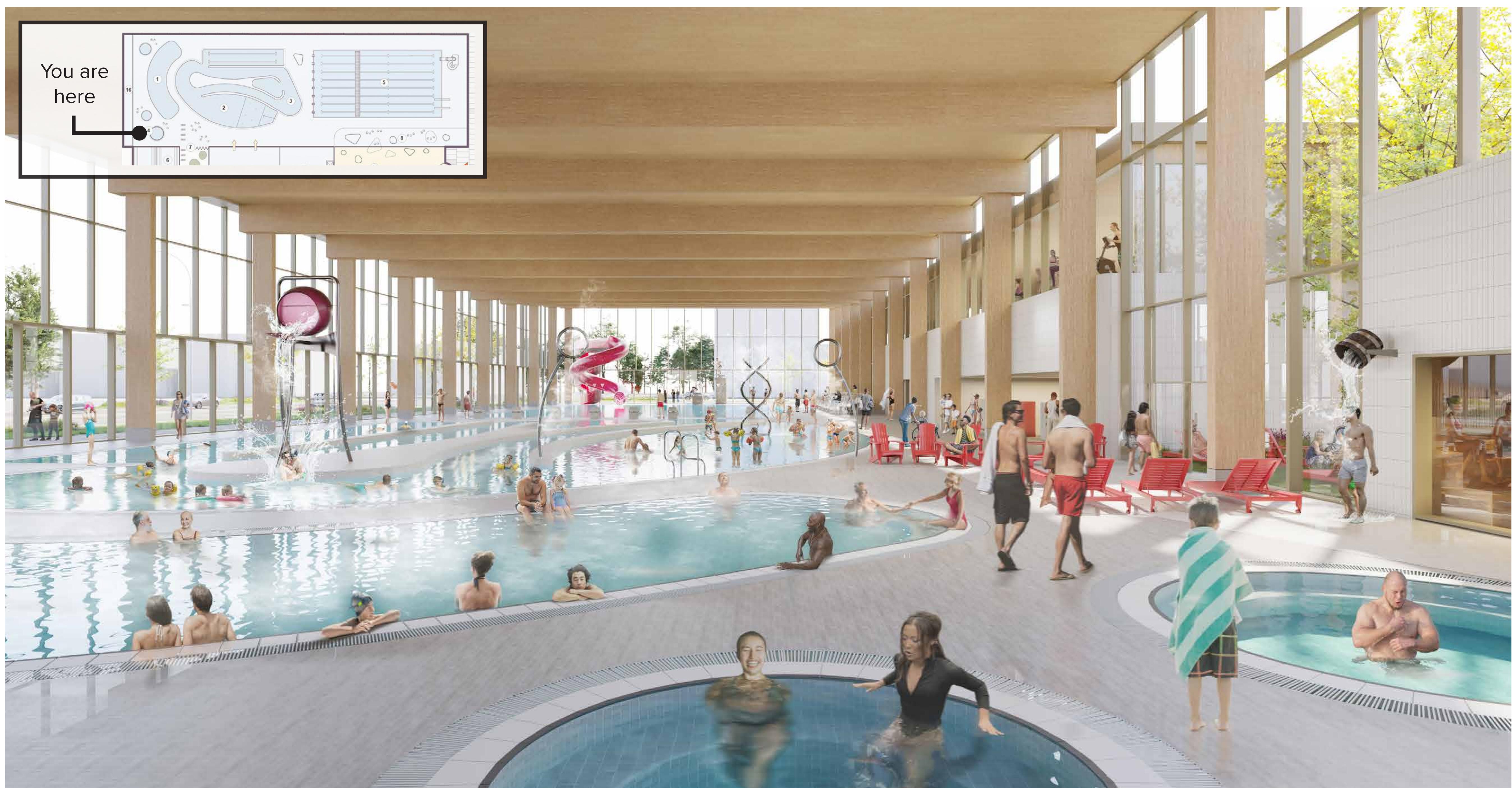
Level 2

- 32. Rooftop Courtyard
- 33. Fitness
- 34. Walking Track
- 35. Multipurpose Room
- 36. Washroom
- 37. Rock Climbing Wall

208 Street and 80 Avenue Site Option



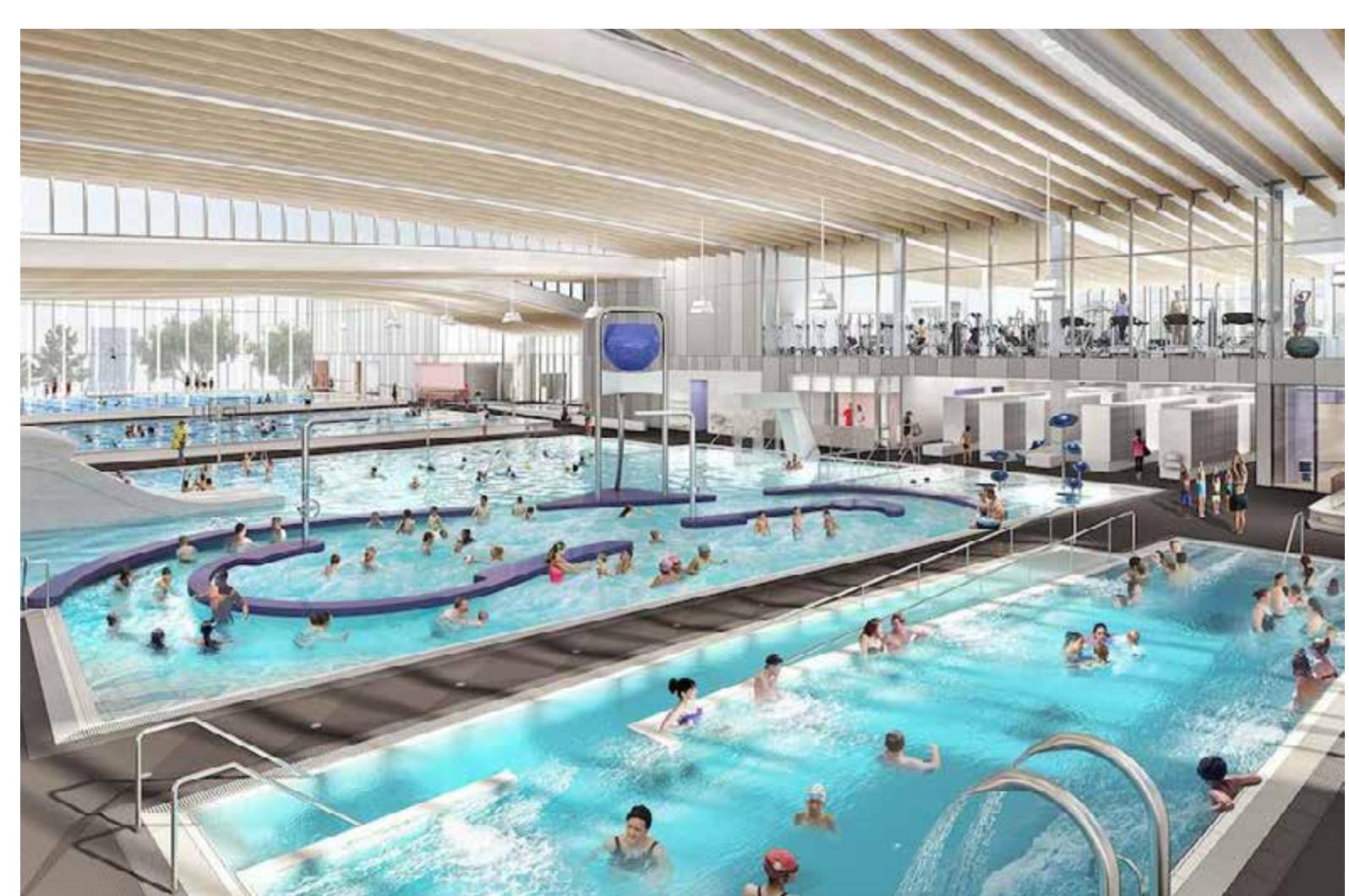
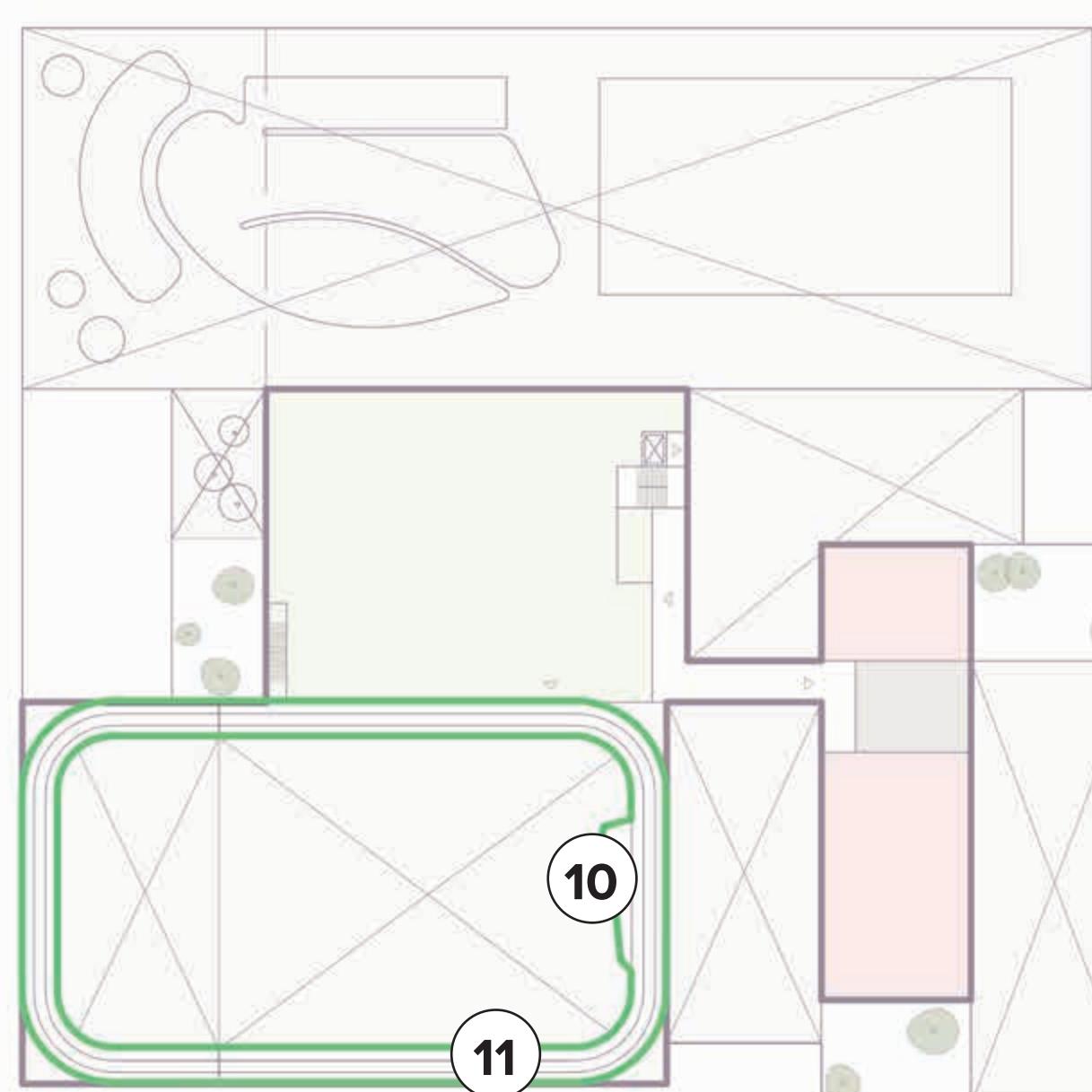
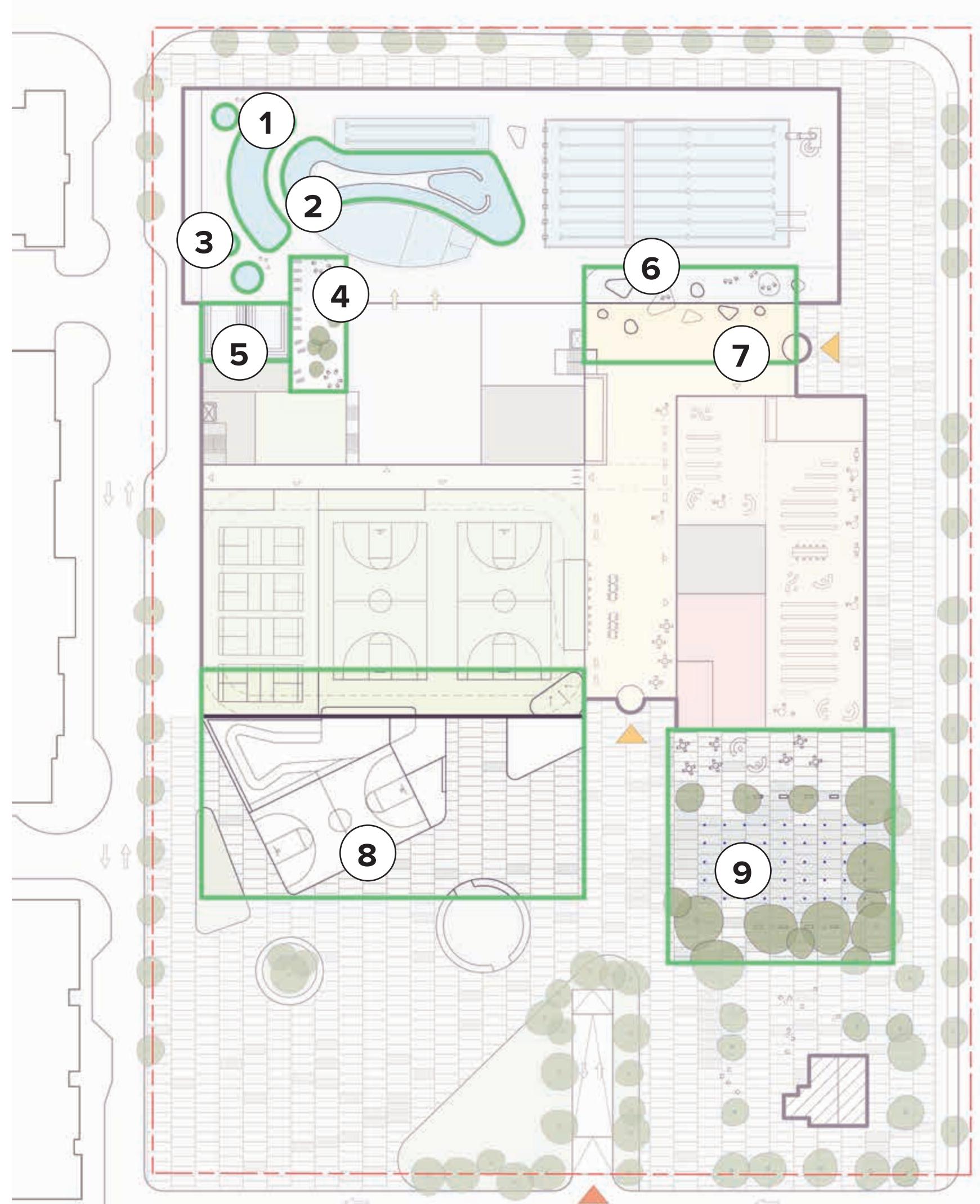
Exterior (from northwest corner of 208 Street and 80 Avenue)



Interior (from west end looking east over leisure pool)

208 Street and 80 Avenue

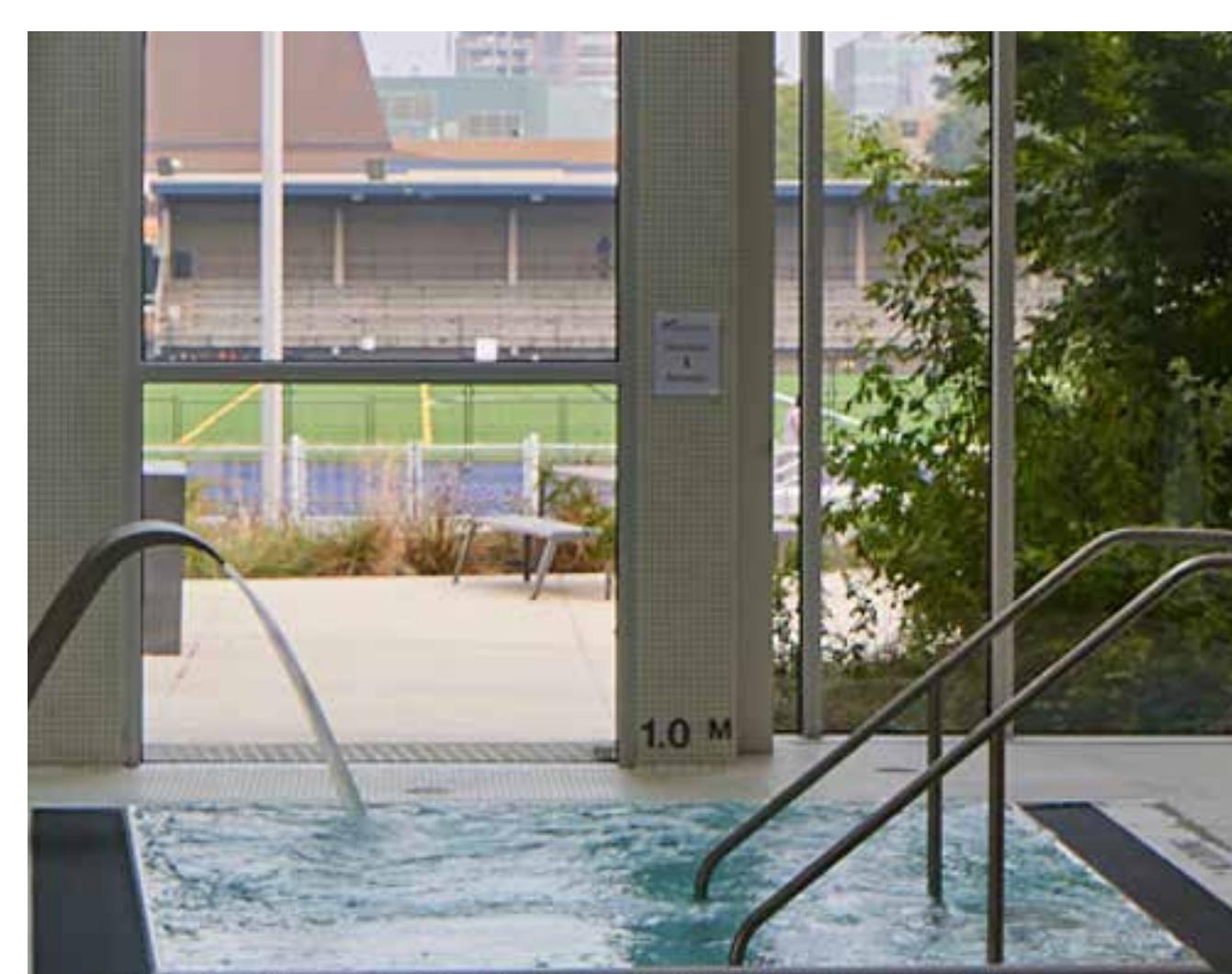
Additional Amenities Possible



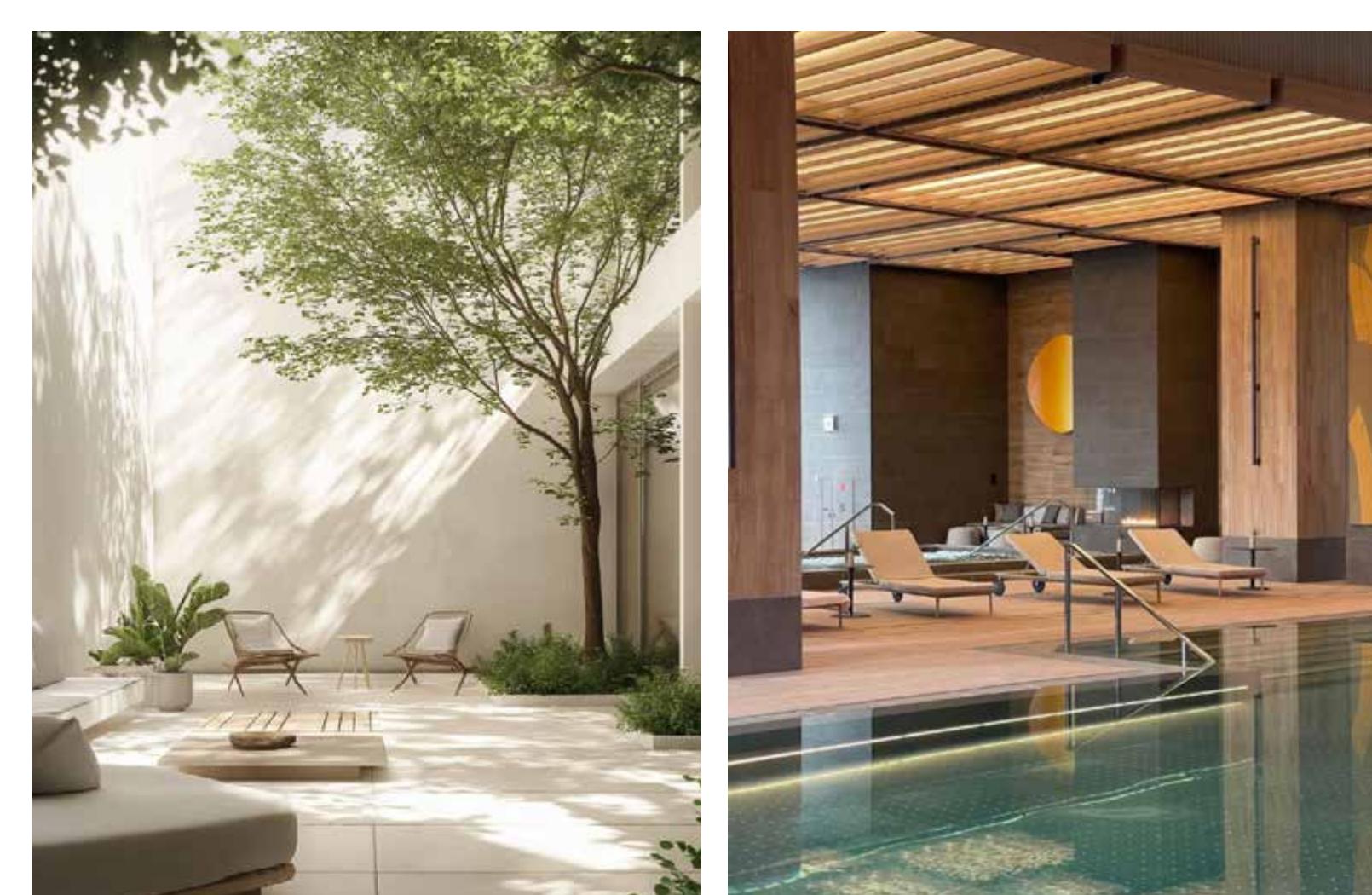
1. Expanded Hot Pool



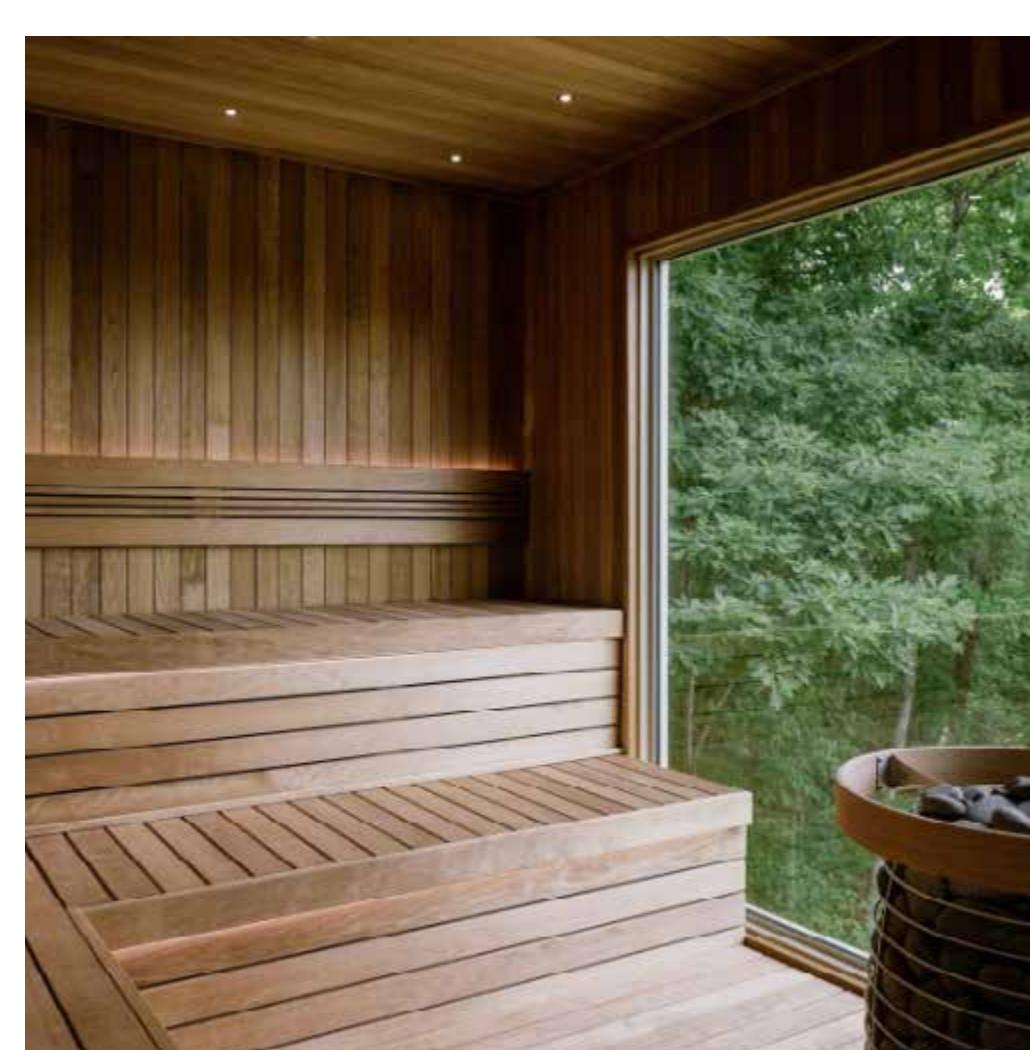
2. Expanded Lazy River



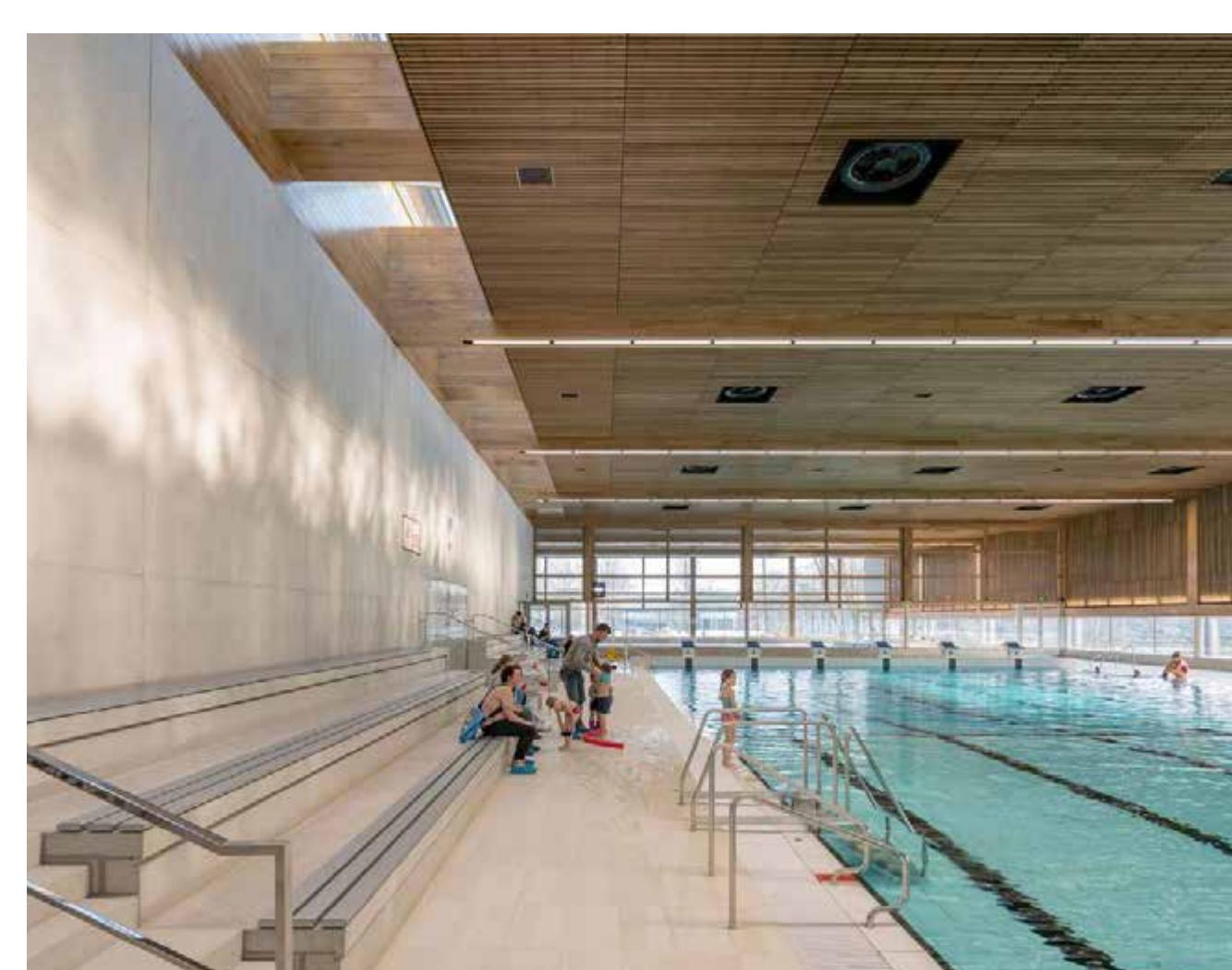
3. Multiple Cold Plunge Pools



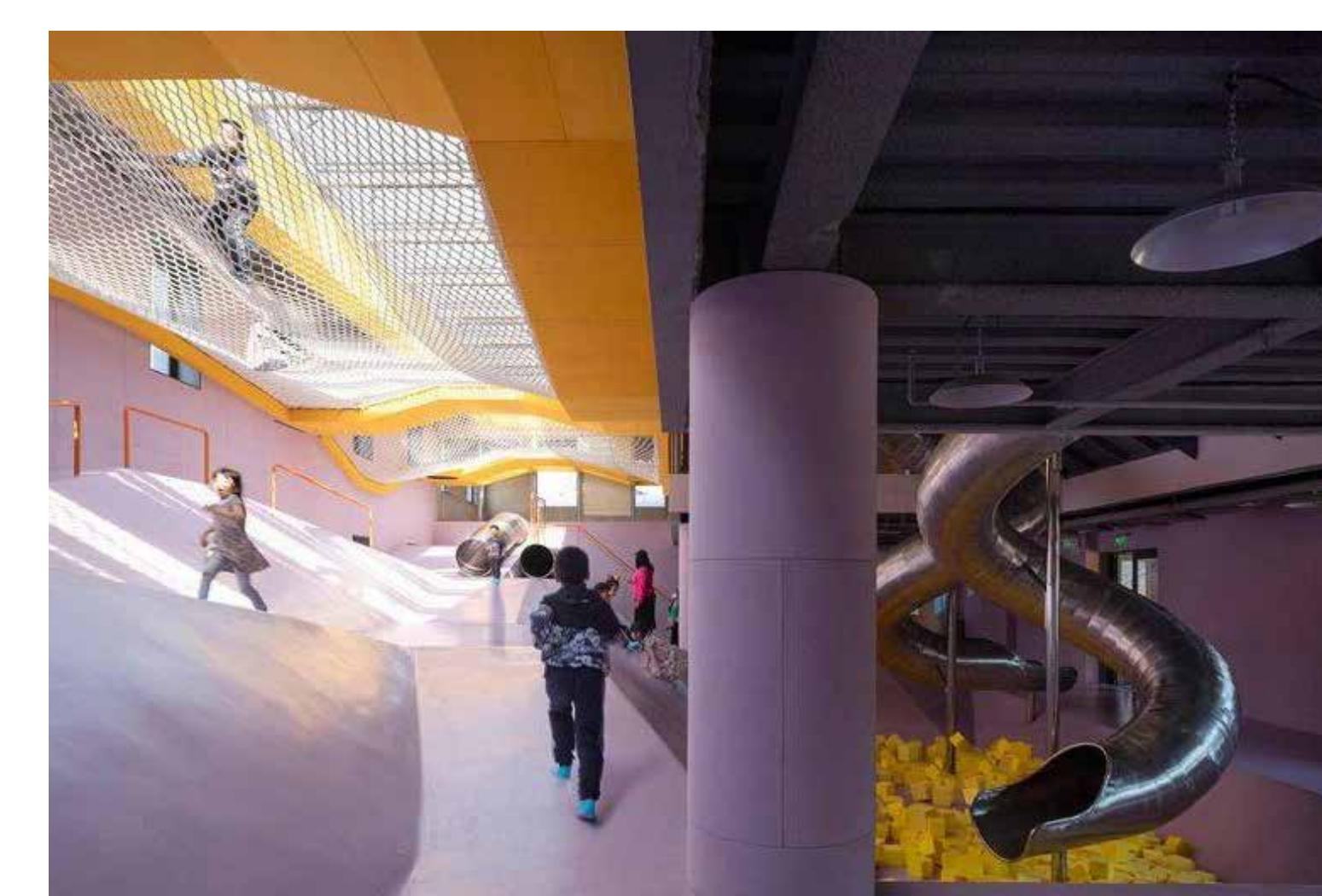
4. Outdoor/indoor wellness courtyard and additional area for on deck lounge seating



5. Enlarged steam and sauna



6. Additional on-deck viewing area for pools



7. Additional social and play area in lobby



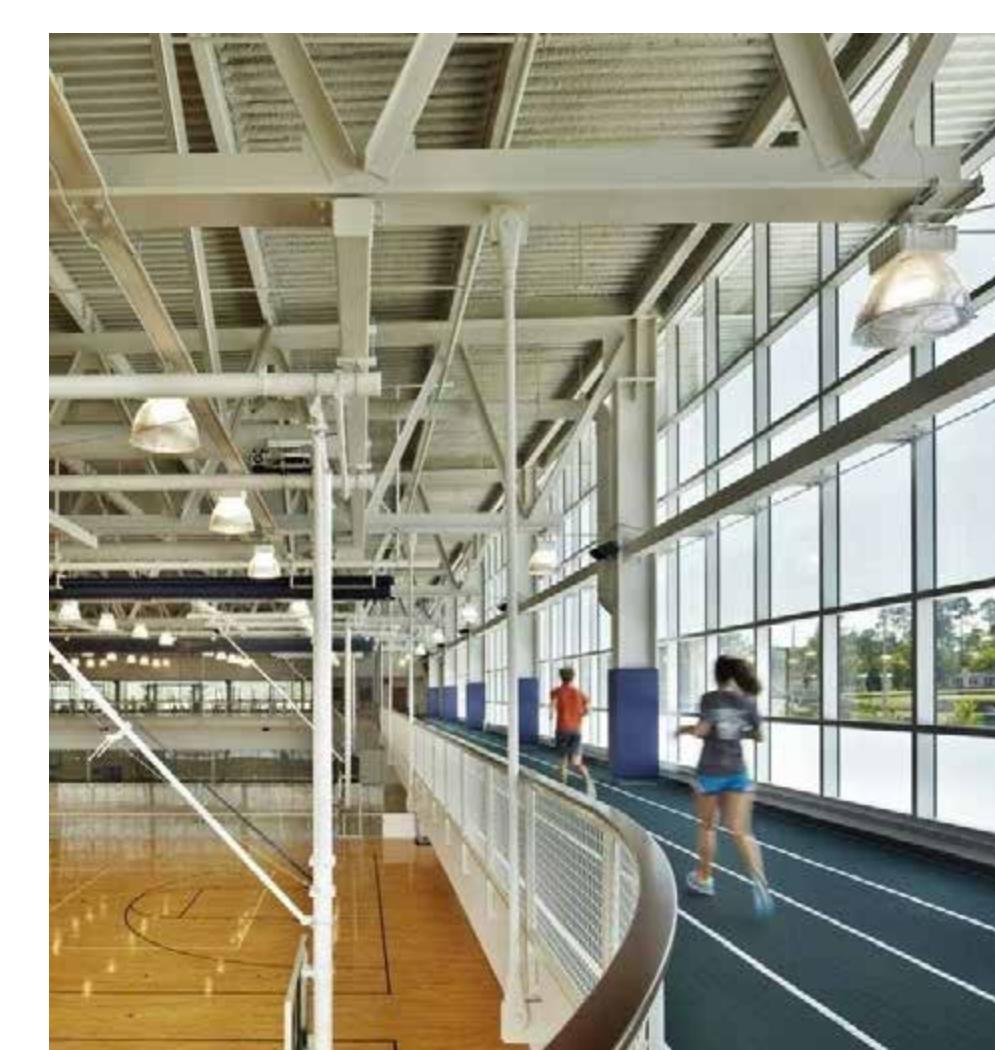
8. Indoor/outdoor gym



9. Misting cooling station and outdoor seating for public



10. Rock climbing wall in gym

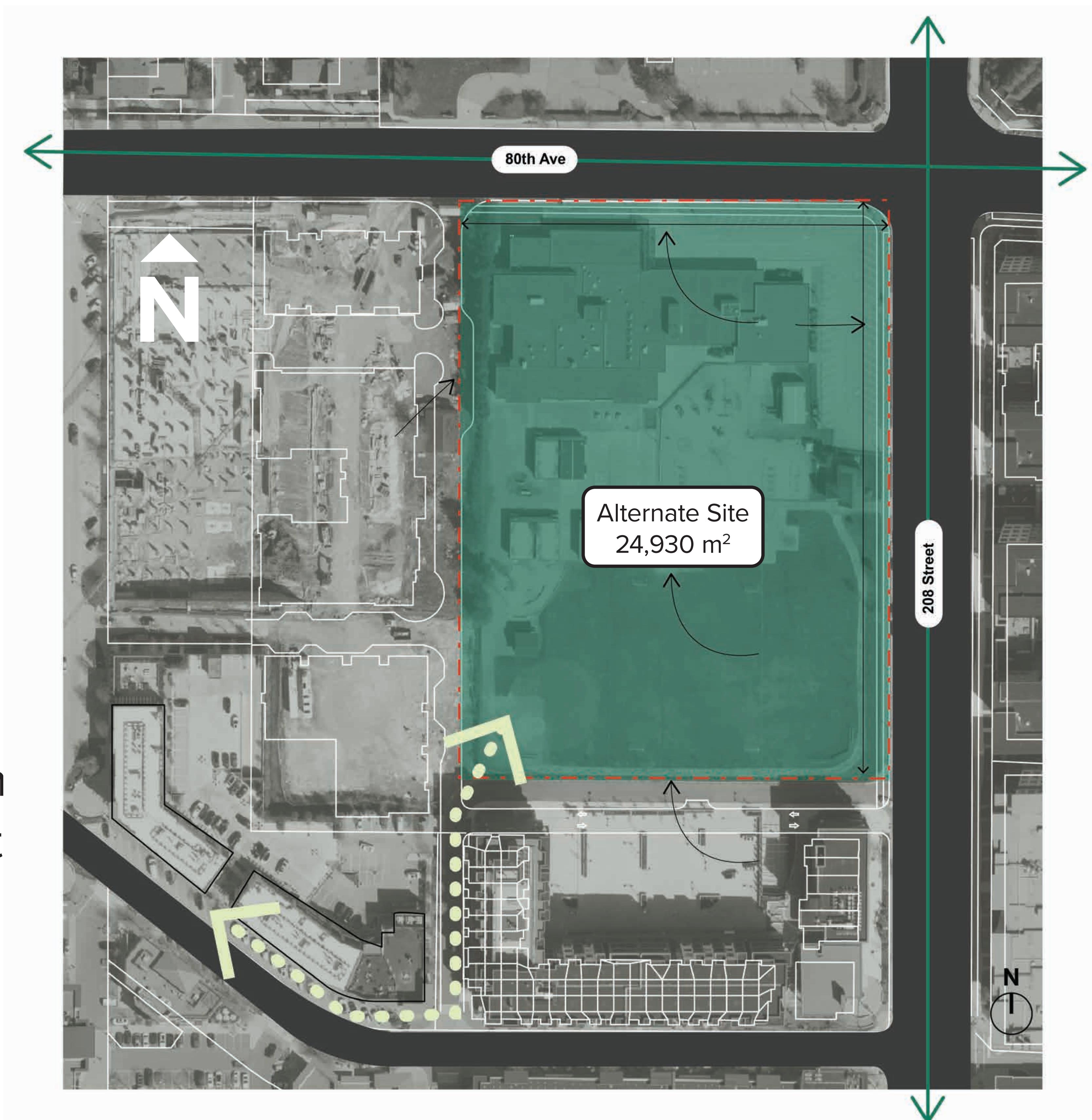


11. Enlarged indoor walking track

208 Street and 80 Avenue Alternate Site Option

Benefits

- Improves the urban fabric at the major intersection.
- Protects and improves the existing Heritage School.
- Better orientation of the aquatic area on the street frontage facing north.
- Community centre and town centre are a better match, providing more support to businesses.
- Allows for a better lobby configuration with the building being more compact in form although larger.
- Green space/plaza for users rather than site parking.
- Better walking track length and orientation with building being square.
- Library receives better visual exposure on main road.
- All parking is underground.
- Building that can be taller and wider.
- Taller slide, dry and portable deck seating.
- North-facing aquatic centre is the preferred solar orientation.
- Existing alley offers back-of-house loading access away from main streets.



Considerations

- Land is not currently available.
- Larger site, larger building and increased construction cost.
- Longer construction timeframe.
- Increased traffic noise off 80 Avenue and 208 Street.

Thank You For Attending

The Township of Langley has approved the design and construction of additional amenities for the completion of most of Yorkson Community Park South.

The Township of Langley has identified a need for a new Community Centre in Willoughby. Two potential site options are presented.

Provide your feedback for both projects by scanning the QR code, or by visiting tol.ca/wcc. Your feedback will be collated and summarized for review by the Township and may inform the future development of the project.

To learn more about this initiative and future public engagement opportunities:

- visit the website at tol.ca/wcc
- scan the QR code with your mobile device camera
- sign up for our eNewsletters at tol.ca/enews

Provide
your feedback

