

CONCEPT OPTIONS **WHAT WE HEARD**

PUBLIC ENGAGEMENT SUMMARY

MARCH 2026



ENGAGEMENT SNAPSHOT

Langley City is exploring how to meet the growing needs of aquatic services in the city. To address this, the City is conducting a feasibility study to explore options for expanded aquatic services to meet the needs of the community. The City developed four concept options for public feedback.

The purpose of this phase of engagement is to understand: What the community likes and doesn't like about the concept options and preferences for a future aquatic centre.

WHAT WE DID

Public engagement opportunities were available from January 29th 2026 to February 16th, 2026. It included a survey and community pop-ups. We engaged the community in the following ways:



430

SURVEY RESPONSES

Online survey with paper copies available.



500+

POP UP VISITORS

Two pop-up events at Timms Community Centre.



1,806

WEBPAGE VISITS

At [LetsChat.LangleyCity.ca/Aquatics](https://letschat.langleycity.ca/aquatics)



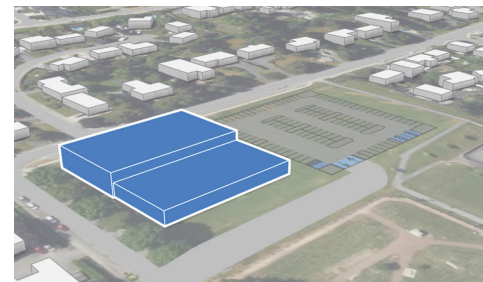
CONCEPT 1

Outdoor Renewal



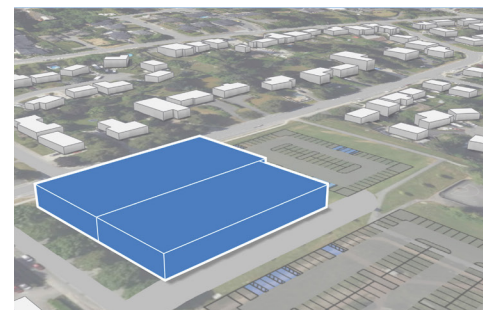
CONCEPT 2

Hybrid Renewal



CONCEPT 3

Indoor Aquatic Centre



CONCEPT 4

Indoor Aquatic Centre &
Community Centre



WHAT WE HEARD

Overall, participants told us they want an aquatic facility that works year-round and better meets community needs. Outdoor-only renewal was seen as falling short (concept 1). While indoor and hybrid options (concepts 2-4) are more strongly supported, people also raised important questions about cost, location, and impacts to existing park space. Those insights will help shape the next stage of planning.

Concept	Meets future needs?	Ranking the concepts	Areas of Support	Areas of Concern
CONCEPT 1 Outdoor Renewal	31% strongly/ somewhat agree	28% selected as a first or second option, while 60% ranked it last	- Renewing Al Anderson Memorial Pool - New pool features (hot tub, sauna) - Renewed indoor spaces	- Seasonal operations - Pool service disruption - Size of pool (too small)
CONCEPT 2 Hybrid Renewal	60% strongly/ somewhat agree	55% selected as a first or second option, while 2% ranked it last	- Year-round operations (for part of the pool) - New pool features - Renewal of the existing pool	- Pool service disruption - Seasonal operations of the lap pool - Size of the pool (too small)
CONCEPT 3 Indoor Aquatic Centre	57% strongly/ somewhat agree	65% selected as a first or second option, while 7% ranked it last	- Year-round operation - Many new pool features - Indoor spaces	- Loss of City Park Field - Project cost - Location (prefer a different location)
CONCEPT 4 Indoor Aquatic Centre & Community Centre	60% strongly/ somewhat agree	56% selected as a first or second option, while 28% ranked it last	- Year-round operation - Many new pool features - Indoor amenities (fitness, gymnasium)	- Loss of City Park Field - Project cost - Location (prefer a different location)



Langley City Aquatic Centre Feasibility Study – Concept Options Engagement Summary

Prepared by: MODUS Planning, Design & Engagement

The City of Langley respectfully acknowledges the traditional unceded territory of the qíçəy' (Katzie), qw̓ a:n̓ é n̓ (Kwantlen), Mathxwí (Matsqui), and SEMYOME (Semiahmoo) First Nations.

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Introduction

Project Background

Langley City is exploring how to meet the growing needs of aquatic services in the city. The Al Anderson Memorial Pool (AAMP) has long been a valued outdoor pool and has served the community well for decades. However, the aging facility is only open in the summer and does not meet the community's growing needs.

To address this, the City is conducting a feasibility study to explore options for expanded aquatic services to meet the needs of the community. This includes a range of indoor and outdoor pool options and their associated costs.

The City has developed four concept options for public feedback. The purpose of this phase of engagement is to understand what the community likes and doesn't like about the concept options, and preferences for a future aquatic centre. Community input will help to inform which concept option to proceed with. The four concepts are shown below:

AL ANDERSON MEMORIAL POOL

CONCEPT 1

OUTDOOR RENEWAL

Renovation of Al Anderson Memorial Pool. New outdoor leisure pool and hot tub, with new supporting building. Existing building to be renovated pending building assessment.



CONCEPT 2

HYBRID RENEWAL

Renovation of Al Anderson Memorial Pool. New indoor leisure pool, hot tub, steam room and sauna in new building addition. Existing building to be renovated pending building assessment.

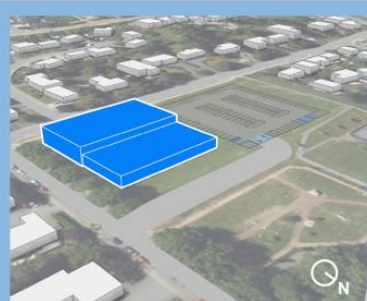


CITY PARK FIELD

CONCEPT 3

INDOOR AQUATIC CENTRE

New indoor aquatic facility with 8-lane lap pool, leisure pool, hot tub, steam room and sauna. Located at City Park Field.



CONCEPT 4

INDOOR AQUATIC & COMMUNITY CENTRE

New indoor aquatic facility with 10-lane lap pool, leisure pool, hot tub, steam room, sauna, fitness, gymnasium, and community amenities. Located at City Park Field.



Public Engagement

What We Did

Public engagement opportunities were available from January 29th to February 16th, 2026. They included a survey and community pop-ups.

We promoted the initiative in the following ways:

- Online webpage at LetsChat.LangleyCity.ca
- Media release
- Newspaper ads
- Social media posts
- Direct email invitations
- Posters in City locations
- Hand-outs during pop-ups
- Advertisements in Recreation Insider newsletter and City Newsletter

Survey

The community survey was hosted on Let's Chat Langley City from January 29th to February 16th, 2026. Paper copies were available at the Timms Community Centre front desk and during pop-up events. The survey contained 18 questions. Questions were primarily multiple choice, with some optional open-ended questions.

Pop-Up Events

We hosted two pop-up events in the community:

#	Location	Date
1	Timms Community Centre	January 31 st , 9:30AM to 12:00 PM
2	Timms Community Centre	February 16 th , 11:00AM to 2:00PM

At the pop-up events, we presented the four concept options and directed people to share their thoughts through the survey. Participants were also asked to select their preferred concept option, and to share any further comments or questions.



HAVE YOUR SAY
ON FUTURE AQUATIC
CENTRE OPTIONS

We asked if you'd be interested in expanded aquatic services in Langley City – 92% of you said yes!

We would like your feedback on four possible options for what the aquatic centre could look like and include.

COMPLETE AN ONLINE SURVEY
Available until February 16

Complete the survey and be entered to win a one-year recreation pass.

LetsChat.LangleyCity.ca/
Aquatics

JOIN US AT A POP-UP EVENT

Saturday, Jan 31
9:30am to 12:00pm
Timms Community Centre
20399 Douglas Cr.

Wednesday, Feb 11
11:30am to 2:00pm
McBurney Plaza
20518 Fraser Hwy

Monday, Feb 16
11:00am to 2:00pm
Timms Community Centre
20399 Douglas Cr.

INVEST
LANGLEY CITY

Langley City

Who We Heard From

Overall, we had about **3,000** interactions with the public. We heard from Langley City residents as well as other pool users from neighbouring municipalities. This section summarizes who we heard from based on demographic questions asked as part of the online survey.

Engagement Method	Interactions
Pop-up events	500+ visitors
Survey	430 responses
Website	1,806 website visitors

WHERE DO YOU LIVE?

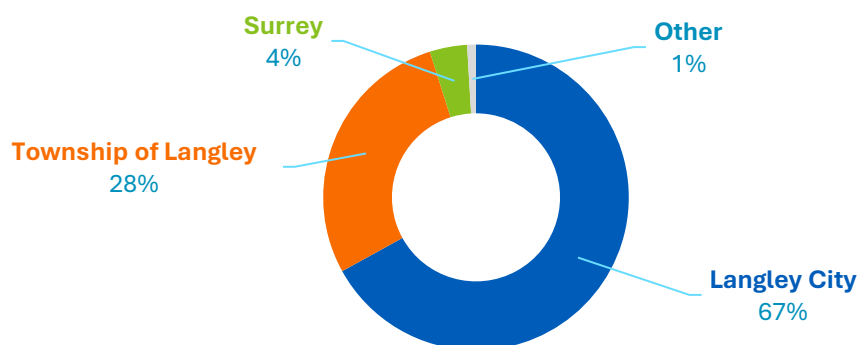
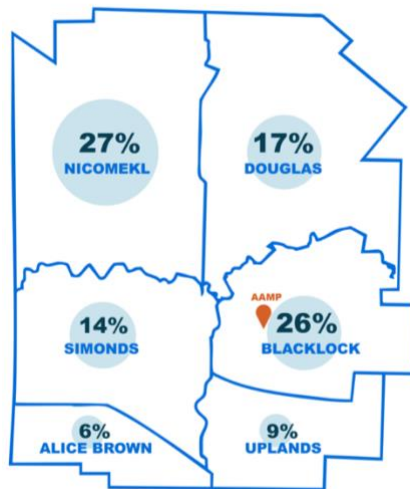


Figure 1 Where do you live? (n=430)

Most survey respondents (67%) live in Langley City, while just over a quarter (28%) live in the Township. A smaller proportion (4%) live in Surrey. Those who said “other” live in in Maple Ridge, Coquitlam, and Surrey.

NEIGHBOURHOOD



Langley City residents were asked to specify which neighbourhood they live in. Over half of respondents live in Nicomekl (27%) and Blacklock (26%), while fewer live in Douglas (17%), Simonds (14%), Uplands (9%) and Alice Brown (6%).

Al Anderson Memorial Pool (AAMP) is located in the Blacklock neighbourhood.

Figure 2 What neighbourhood do you live in? (n=288)

USE OF AQUATIC CENTRES

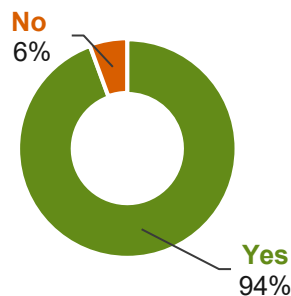


Figure 3 In the past 5 years, have you or your family visited any aquatic centre or pool? (n=430)

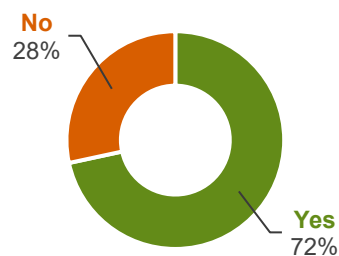


Figure 4 In the past 5 years, have you or your family visited Al Anderson Memorial Pool? (n=430)

Almost all respondents (94%) have visited an aquatic centre or pool in the past 5 years, and most (72%) have visited Langley City's Al Anderson Memorial Pool.

AGE OF USERS AND SURVEY RESPONDENTS

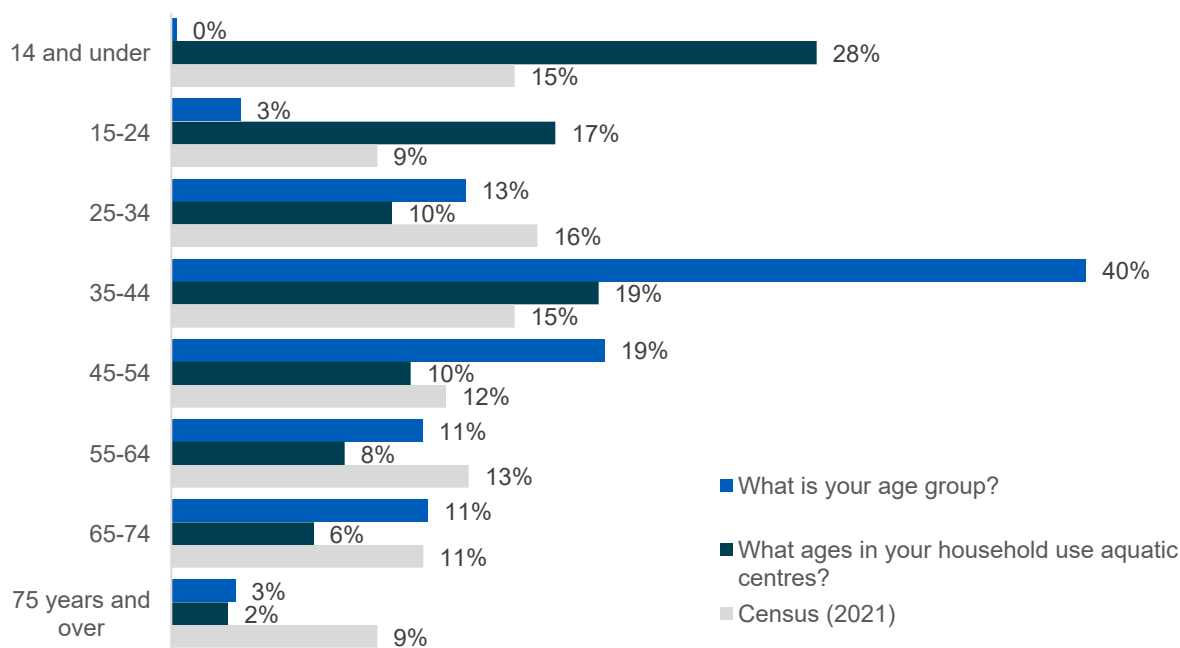


Figure 5 Combined results from Census (2021) and age-related survey questions “What is your age?” and “What ages in your household use aquatic centres?”

This chart shows the age of all survey respondents as well as the ages in their household who use aquatic centres, compared with the 2021 census age categories for Langley City. When respondents were asked about ages in the household, the specific results for younger ages were: Age 1-5: 12% of responses; Age 6-12: 16% of responses; Age 13-17: 10% of responses; Age 18-24: 7% of responses.

Younger residents were somewhat under-represented in the survey. According to the Census, about half (40%) of Langley’s population in 2021 were below the age of 34, while only 16% of survey respondents were from this age range. The most respondents were aged 35-44 (40%), who represented just 15% of the population in 2021.

What We Heard

This section summarizes what we heard through the survey and at pop-up events.

Survey Results

MEETING COMMUNITY NEEDS

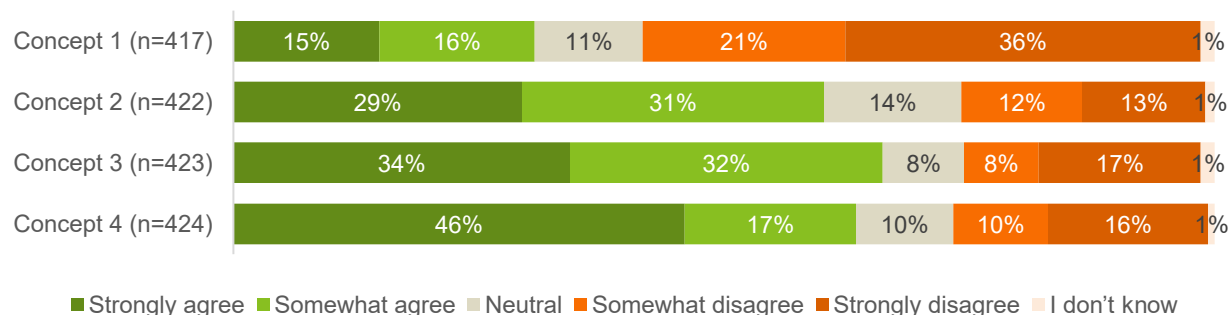


Figure 6 To what extent do you agree that this concept would support the needs of our growing community?

Respondents most often strongly or somewhat agree (60%) that *Concept 4: New Indoor Aquatic & Community Centre* would support the growing needs of the community, followed by *Concept 3: New Indoor Aquatic Centre*. Respondents most often disagree (57%) that *Concept 1: Outdoor Renewal* would support the community's needs. Generally, it seems that most respondents believe that a new facility with indoor swimming options would meet the needs of the growing community.

MEETING COMMUNITY NEEDS— LANGLEY CITY RESIDENTS

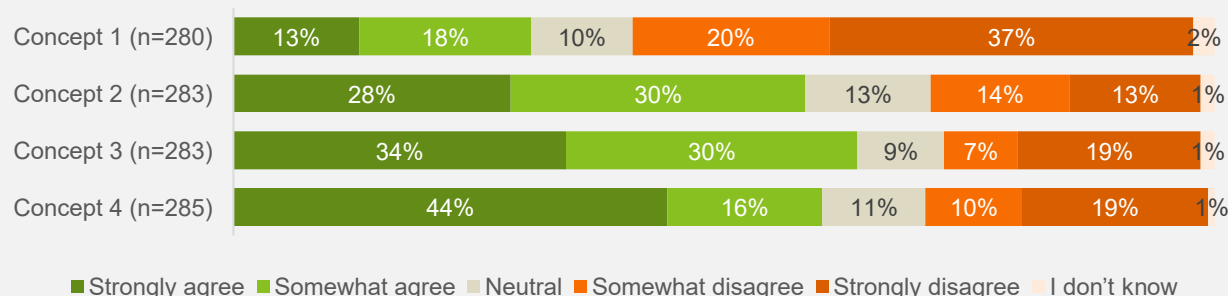


Figure 7 To what extent do you agree that this concept would support the needs of our growing community?
LANGLEY CITY RESIDENTS

When we look at responses only from Langley City residents the results are similar. Respondents most often (60%) agreed that *Concept 4* would support the needs of the community, followed by *Concept 3*. Respondents most often disagree (57%) that *Concept 1: Outdoor Renewal* would support the community's needs.

CONCEPT 1: OUTDOOR RENEWAL – WHAT DO YOU LIKE?

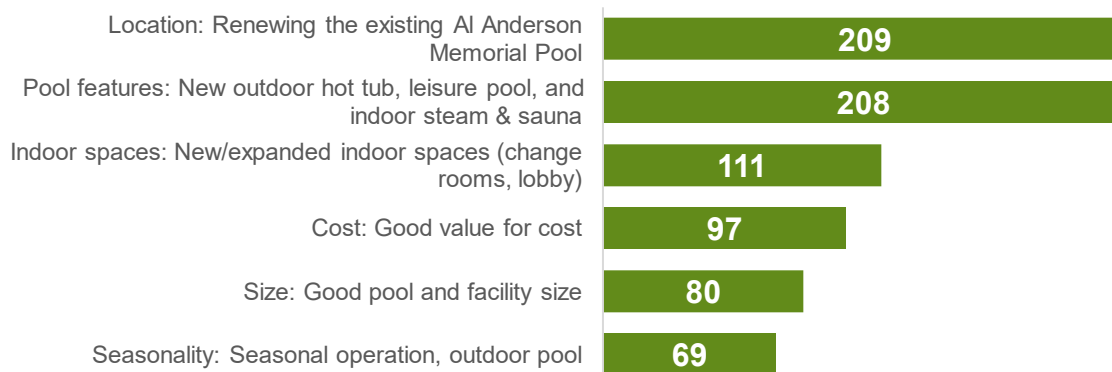


Figure 8 For “Concept 1: Outdoor Renewal”, what do you like most? (select all that apply)

Respondents most like renewing the existing pool at the current location (209) and the suggested pool features (208). The most notable theme from the ‘other’ responses was about preferring a minimal reduction in park space.

CONCEPT 1: OUTDOOR RENEWAL – WHAT ARE YOUR CONCERNS?

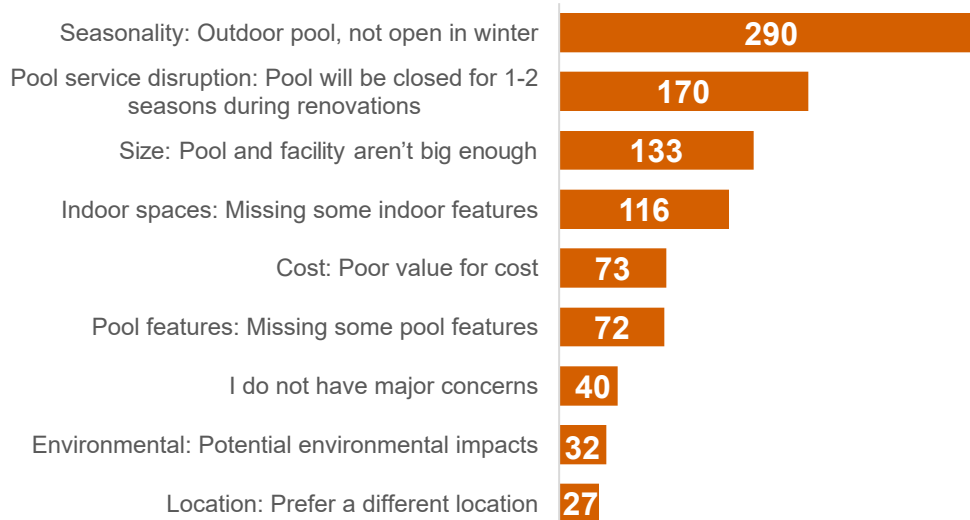


Figure 9 For “Concept 1: Outdoor Renewal”, what are your top concerns? (select all that apply)

Respondents are most concerned with the seasonality of the pool (290) and pool service disruptions (170). The most notable themes from ‘other’ responses were a concern about affordability (4), hoping for both indoor and outdoor pools in different locations (4), hoping for a year-round pool with a covered roof, like in Aldergrove (4).

CONCEPT 2: HYBRID RENEWAL – WHAT DO YOU LIKE?

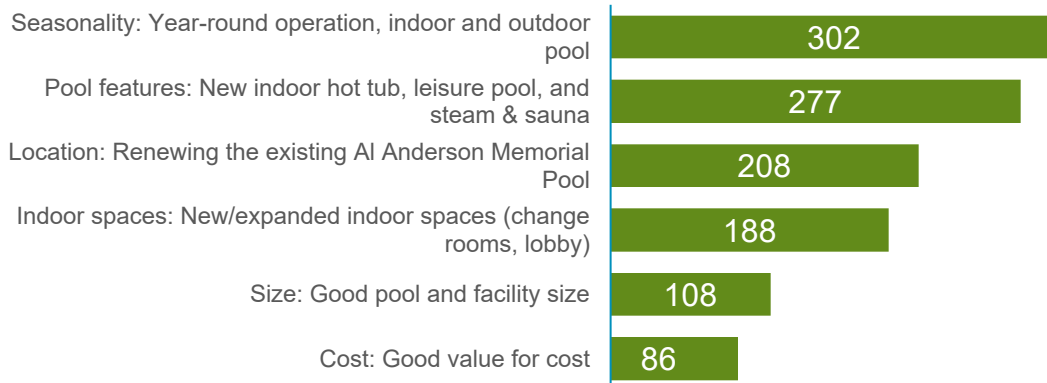


Figure 9: For “Concept 2: Hybrid Renewal”, what do you like most? (select all that apply)

Respondents most like the pool would be open year-round (302), the pool features (277), and renewing the existing location (208). The most occurring theme from ‘other’ responses was the support for relative affordability (3).

CONCEPT 2: HYBRID RENEWAL – WHAT ARE YOUR CONCERNS?

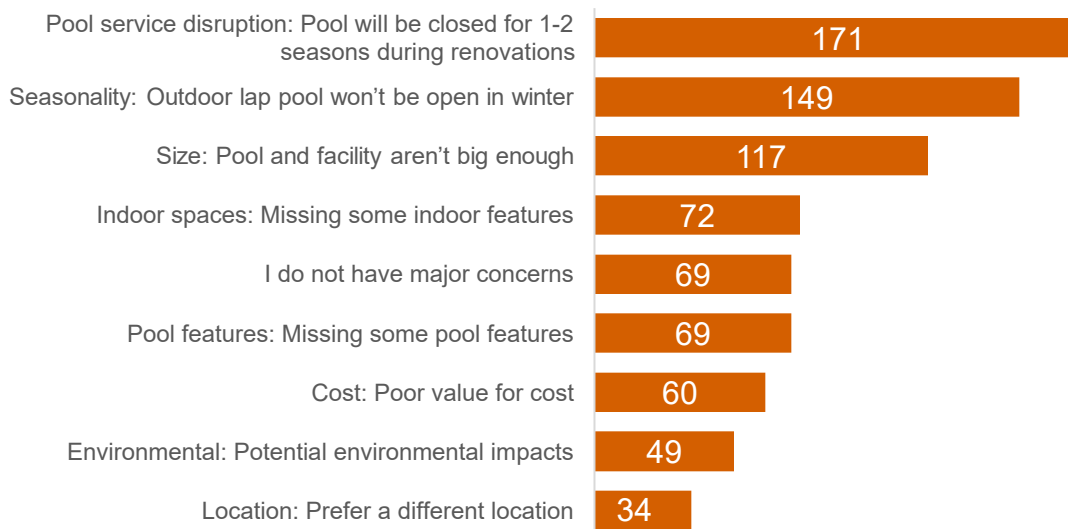


Figure 10: For “Concept 2: Hybrid Renewal”, what are your top concerns? (select all that apply)

Respondents are most concerned with the pool disruption (171), seasonality (149) and size of the pool and facility (117). The most notable theme from ‘other’ responses were concerns about parking (4) and affordability (3), and suggestions to provide the largest option to accommodate growth (3).

CONCEPT 3: INDOOR AQUATICS CENTRE – WHAT DO YOU LIKE?

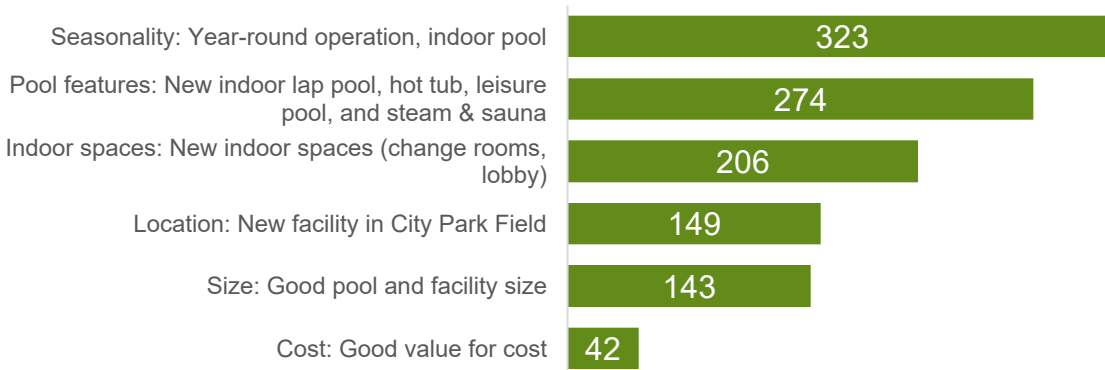


Figure 12: For “Concept 3: New Indoor Aquatic Centre”, what do you like most? (select all that apply)

Respondents most like the pool would be open year-round (323), the pool features (274), and new indoor spaces (206). The most notable theme from those who chose ‘other’ was a general dislike for this option (9).

CONCEPT 3: INDOOR AQUATICS CENTRE – WHAT ARE YOUR CONCERNS?

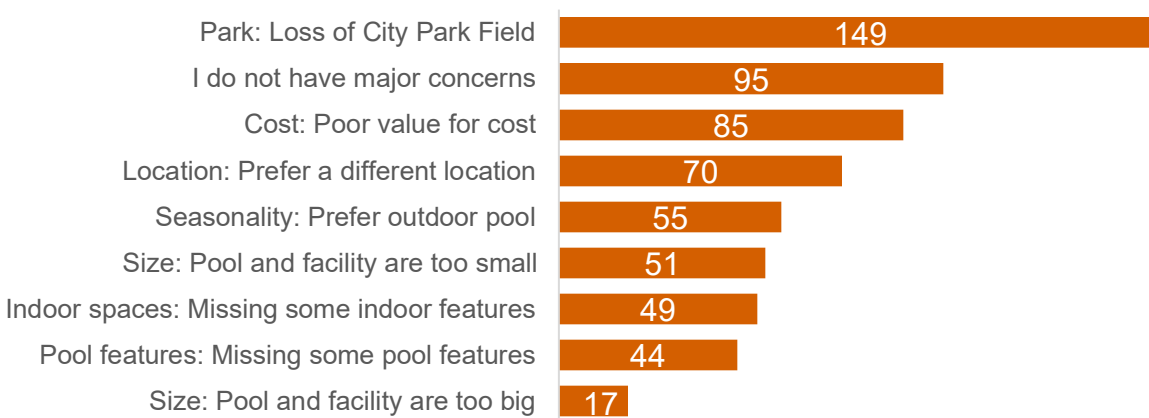


Figure 13: For “Concept 3: New Indoor Aquatic Centre”, what are your top concerns? (select all that apply)

Respondents are most concerned with the loss of City Park Field (149), though many (95) do not have major concerns. The most notable theme for those who chose ‘other’ were concerns about disruption to City Park (11), and affordability for operations and maintenance (11).

CONCEPT 4: INDOOR AQUATICS & COMMUNITY CENTRE – WHAT DO YOU LIKE?

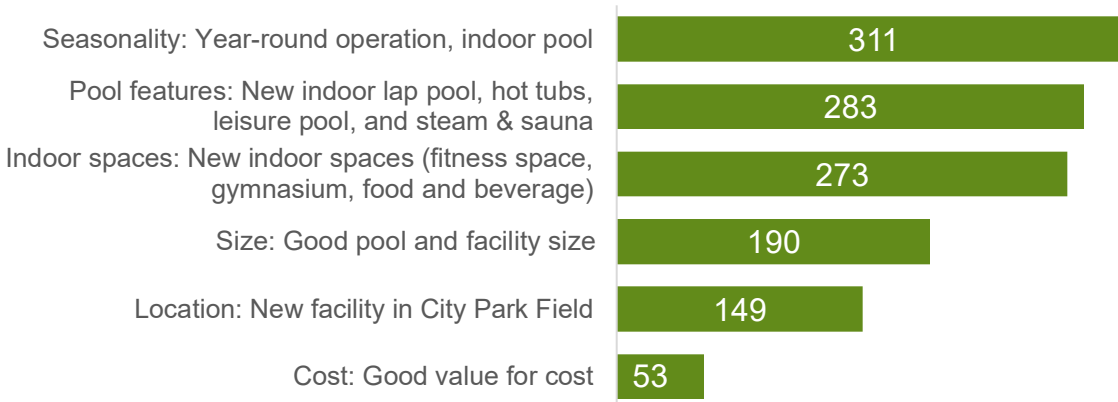


Figure 15: For “Concept 4: New Indoor Aquatic Centre & Community Centre”, what do you like most? (select all that apply)

Respondents most like the pool would be open year-round (311), the pool features (83), and new indoor spaces (273). The most occurring theme for those who chose ‘other’ was that this option supports long-term growth for the city (4).

CONCEPT 4: INDOOR AQUATICS & COMMUNITY CENTRE – WHAT ARE YOUR CONCERNS?

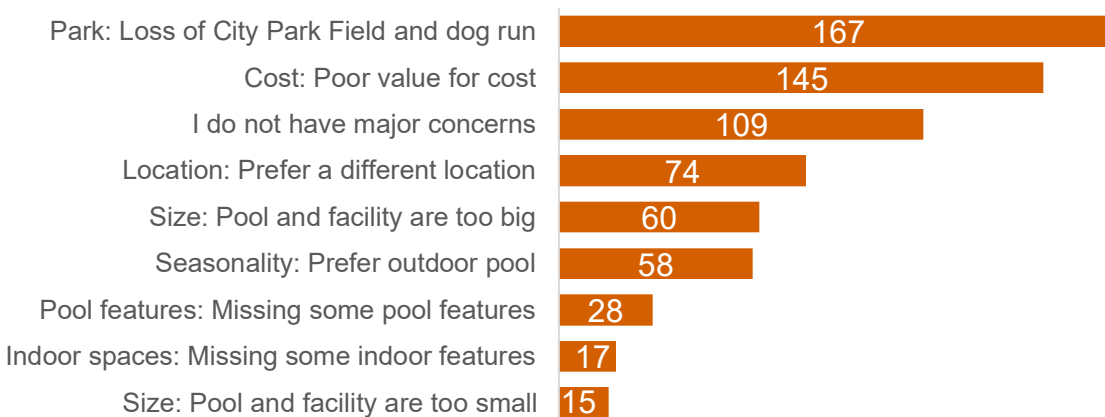


Figure 16: For “Concept 4: New Indoor Aquatic Centre & Community Centre”, what are your top concerns? (select all that apply)

Respondents are most concerned with the loss of City Park Field and dog run (167) and cost (145), though many (109) do not have major concerns. The most notable theme from those who chose ‘other’ were concerns about the impacts to City Park (13).

RANKING CONCEPTS

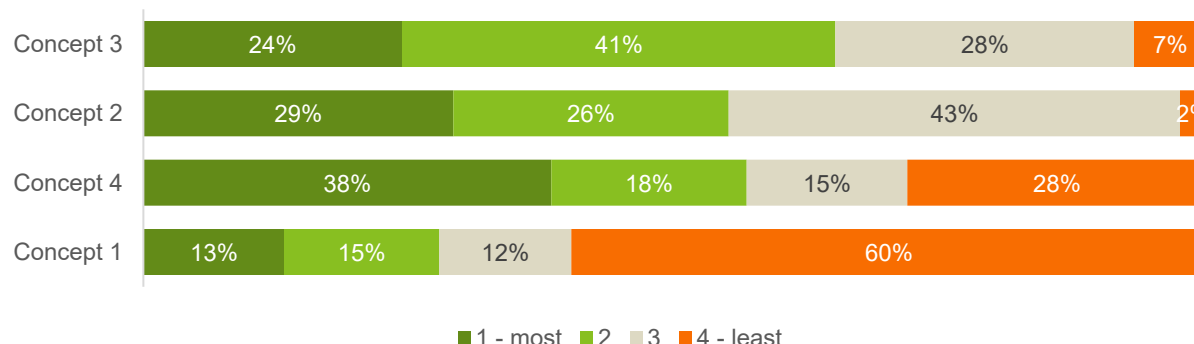


Figure 10 Thinking about the needs of our community, please rank the four options from most to least preferred by dragging each concept into the box on the right in your preferred order. (1 = most preferred; 4 = least preferred)

The graph above shows the concepts in order from most to least preferred. *Concept 3: New Indoor Aquatic Centre* was most often ranked first (24%) or second (41%), followed by *Concept 2: Hybrid Renewal* (29% ranked first, 26% ranked second, and only 2% ranked it last). Notably, *Concept 4: Indoor Aquatic and Community Centre* was selected both as a first (38%) and last (28%) choice quite often, perhaps representing the inherent trade-offs from a larger, more costly facility. *Concept 1: Outdoor Renewal* was most often ranked least preferred (60%).

RANKING CONCEPTS – LANGLEY CITY RESIDENTS

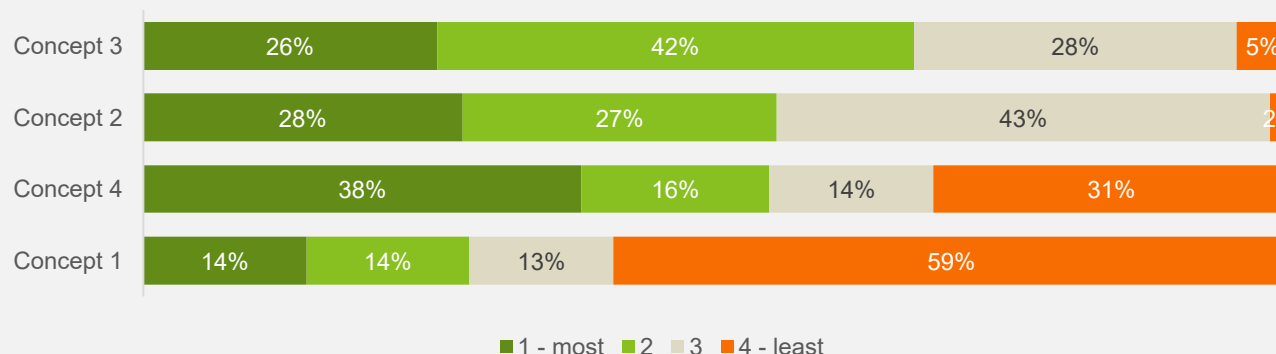


Figure 11 Thinking about the needs of our community, please rank the four options from most to least preferred by dragging each concept into the box on the right in your preferred order. (1 = most preferred; 4 = least preferred) **LANGLEY CITY RESIDENTS**

The overall results remain consistent when we look at responses only from Langley City residents.

MOST PREFERRED CONCEPT – TELL US WHY

The following tables describe how people responded to “Please tell us why”, based on their top choice.

Concept 1: Outdoor Renewal – Why it was most preferred (by 14% of respondents)			
Theme	Sub-Theme	Frequency	Description
Seasonality	Value of Outdoor Pool	15	Outdoor space would be maintained, noting it's the only outdoor pool in the area, it's unique, and that other indoor pools are nearby.
	Cover on AAMP	1	Wanting a cover over AAMP like Aldergrove.
Cost	Good Value for Cost	12	Perceived as lowest cost and/or the most cost-effective option.
Location	Preserving City Park Field	11	Less disruptive to the neighbourhood and well-used surrounding park space, including the dog park and field.
	Different Location	2	Wanting new swimming facility elsewhere in the City to avoid disturbing the park and surrounding amenities. Douglas Park is a suggestion.
	Renewing Existing Facility	2	Renovating existing space is all that's needed, a larger renovation or new facility is not worth the cost or park disruption.
	Closure of AAMP	1	Shorter renovation time than Concept 2.
Size	Large Pool Size	1	Larger pool is all that's needed to accommodate growing population.

Concept 2: Hybrid Renewal – Why it was most preferred (by 28% of respondents)			
Theme	Sub-Theme	Frequency	Description
Seasonality	Year-Round Use	51	Offers both indoor and outdoor space for year-round use, including more opportunities for lessons.
	Preference for Outdoor Pool	30	Keeps the outdoor pool as a seasonal option, which is noted to be highly valued and seen as a unique feature of the City.
Cost	Good Value for Cost	31	The cost seems reasonable for the features that would be added.
Location	Preserving City Park Field	27	Little disturbance to park space and existing parking. Park space is valued for ball games, the dog park, the environmentally sensitive area, and the general field.
Location	Renewing Existing Facility	8	Maintains legacy of AAMP while adding an indoor option.
Size	Large Pool Size	2	Offers more space for a growing population.

Concept 3: Indoor Aquatics – Why it was most preferred (by 24% of respondents)			
Theme	Sub-Theme	Frequency	Description
Seasonality	Year-Round Use	42	Provides year-round aquatic access for swimming lessons, leisure, and exercise. Year-round swimming is important for the growing community.
Seasonality	Preference for Outdoor Pool	3	Maintaining current Al Anderson Memorial Pool outdoor pool location alongside Concept 3.
Seasonality	Cover on AAMP	2	Preference for year-round covered pool.
Cost	Good Value for Cost	14	Less costly than Concept 4.
Location	AAMP Disruption	14	Does not disrupt the services at Al Anderson Memorial Pool.
Size	Large Pool Size	13	A larger pool is necessary to support the growing community. Langley has limited recreation opportunities relative to population size, and it continues to grow. Concept 3 is a good long-term decision. The community centre in Concept 4 is unnecessary due to Timms.
Location	City Park Dog Park	6	Maintains the City Park dog park.

Concept 4: Indoor Aquatics & Community Centre – Why it was most preferred (by 38% of respondents)			
Theme	Sub-Theme	Frequency	Description
Size	Growing Population	48	Size of the pool and community centre amenities is the best option to service Langley's growing population. City is growing rapidly and needs more facilities that will have a long lifespan. Concern that the City will outgrow other options too quickly, Concept 4 is a worthwhile investment.
Size	Large Pool Size	12	Has the largest pool size to accommodate the most people, lessons, and potential to host swim competitions.
Seasonality	Indoor Pool & Year-Round Usage	42	Year-round, indoor facility with multiple amenity options. A positive addition to the community that provides more recreation options for rainy winter days.
	Preference for Outdoor Pool	2	Would still like to have an outdoor swimming option.
Indoor Spaces	Community Centre Space	23	Preference for another community centre within the City that can be used for multiple year-round activities. Family-friendly addition to the community that will support the growing population.
	Fitness Centre, Gymnasium	10	Fitness centre/gymnasium alongside swimming pool, seen as a "one stop shop".
Location	AAMP Disruption	9	Construction would not disrupt the services at AAMP.
Cost	Good Value for Cost	7	Good value because it offers the largest facility that could be used for multiple uses (e.g. competitions). It's the highest-impact concept.

LEAST PREFERRED CONCEPT – TELL US WHY

The following tables describe how people responded to “Please tell us why”, based on their least preferred choice. The following tables show the key themes for each concept.

Concept 1: Outdoor Renewal – Why this was least preferred (by 60% of respondents)			
Theme	Sub-Theme	Frequency	Description
Seasonality	Seasonal Closure	100	Would remain seasonal. Outdoor pool has limited use and there is a need for an indoor, year-round pool that can be used throughout all seasons, including for swimming lessons.
	Cover on AAMP	2	Interested in a cover over AAMP, reference to Aldergrove pool.
Size	Pool Too Small	39	Renewed outdoor pool would still be too small for the growing community, as it already does not meet the community need. They note that the size is limiting for both swimming lessons and public access. Does not provide enough value for the cost.
	Indoor Facility Too Small	9	Indoor space at AAMP is limited and does not support indoor leisure activities.
Cost	Poor Value for Cost	44	Benefits do not outweigh the costs. Pool is too outdated to warrant renewal, and cost is not worth it for the pool to remain seasonal.
Location	AAMP Disruption	19	Renewal is not worth the 2-year service disruption at Al Anderson.
	Losing City Park Field	4	Loss of park space to accommodate a community centre. One respondent doesn't mind losing field space to accommodate a new aquatic centre.
	General Neighbourhood Disruption	1	Too disruptive to justify the facilities that would be added.
Environmental	Potential Environmental Impacts	2	Environmental impact, noting disruption to the playground and picnic area.

Concept 2: Hybrid Renewal - Why this was least preferred (by 2% of respondents)			
Theme	Sub-Theme	Frequency	Description
Location	Closure of AAMP	3	Concerned about the closure of Al Anderson for 2 summers. Disruption will be challenging for families. 1 respondent goes to AAMP 5-6 times a week during the summer.
Seasonality	Seasonal Closure	3	Not a completely year-round option.
Cost	Poor Value for Cost	1	Pool is not worth the cost due to it being seasonal.
Size	Pool is too Small	1	Pool will not have much additional space.

Concept 3: Indoor Aquatics - Why this was least preferred (by 7% of respondents)

Theme	Sub-Theme	Frequency	Description
Cost	Poor Value for Cost	6	Cost is not worth the benefits - other options are either more worthwhile or less costly.
Location	Losing City Park Field	2	Loss of the outdoor park space.
	Duplicating Amenities	1	Other community/aquatic centres in the area are sufficient (Timms and W.C. Blair).
Seasonality	Preference for Outdoor Pool	3	Dislike having no outside components.
Missing Features	Community Centre	2	Preference for community centre in addition to an indoor pool.
Size	Pool is Too Small	1	Pool capacity is too small.

Concept 4: Indoor Aquatics & Community Centre - Why this was least preferred (by 28% of respondents)

Theme	Sub-Theme	Frequency	Description
Location	Losing City Park Field	50	Loss of field, off-leash dog park, and general green space. Park space is equally as valuable as a community centre.
	Duplicating Amenities	22	Unnecessary due to other nearby amenities with a gymnasium and fitness centre, namely Timms, Douglas, and general aquatic centres in the Township.
	General Neighbourhood Disruption	19	Increased traffic, construction disturbances, and changes to the neighbourhood because of a new community centre.
	Closure of AAMP	3	Concern for the closure of AAMP - citing the location, recent family change room upgrades, and general appreciation for AAMP.
Cost	Too Expensive	42	Too expensive for taxpayers.
	Poor Value for Cost	8	Not enough value to justify cost. Proximity of Timm's and other indoor aquatic centres and the loss of park space.
Size	Facility is too Large	13	Facility is too large for the City. Will cause congestion in the area and there are other large aquatic facilities nearby.
Environmental	Potential Environmental Impacts	2	Loss of permeable surfaces and plants as well as harm to the salmon who spawn in a stream near AAMP.
Seasonality	Loss of Outdoor Pool	3	Disappointed to lose the outdoor pool.

Pop-Up Events

This section summarizes what we heard during the four pop-up events at Timms Community Centre. There was also an Open House in early March. During the pop-ups, we had eight engagement boards that asked:

- Put a sticker on your favourite concept
- Do you have any questions or comments about the aquatic centre options?

FAVOURITE CONCEPT OPTION

On the Pop-Up Boards, Concept 2 had the most stickers (40 selections), while Concept 4 was the second most favourite (33 selections).

Table 1 Put a sticker on your favourite concept option

Concept	Frequency
1: Outdoor Renewal	5
2: Hybrid Renewal	40
3: Indoor Aquatics Centre	17
4: Indoor Aquatics & Community Centre	33

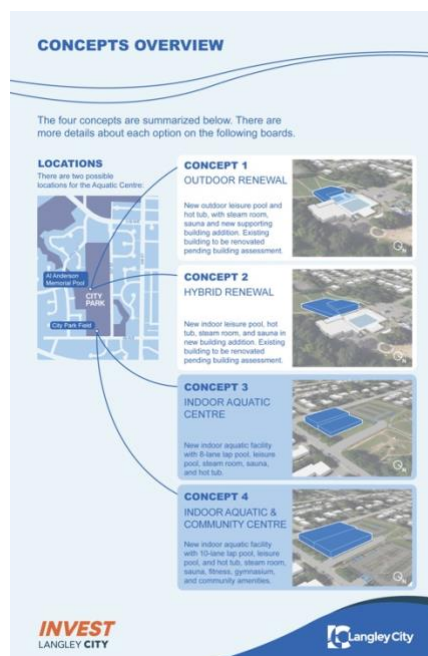


Figure 13. Sample engagement board.



Figure 12 Pop-Up Event on Family Day

ADDITIONAL THOUGHTS

During the Pop-Ups and Open House, participants were invited to share any additional questions or comments on a pop-up board. The following list shows the transcribed comments.

Do you have any questions or comments about the aquatic centre options?

- Bus from Langley City to the pool direct
- Indoor pool, close old one
- Co-locate pool and arts centre x 2
- Choose an aquatic centre over a performing arts centre
- Indoor swimming pool
- Keep outdoor pool @ city park
- Keep green space @city park
- Build indoor pool somewhere else
- Rec centre restrooms LGBTQ+ accessible to revamp all facilities
- Could option 2 include covering the existing pool to allow for year-round use? Similar to the Aldergrove Pool.
- Langley is the best!
- Better location that is accessible by transit, has road infrastructure to support increased traffic
- Would it be possible to put parking underground?
- Informed decisions require financial information, what is the annual cost to taxpayers for each option and for what time period?
- Make easy walkable path to pool with directional signs, accessible.
- Loss of park/field space, especially as Langley grows, nowhere to add new fields/parks