



Terms of Reference

Performing Arts and Cultural Centre Task Group

1. Background:

Over the next 20 years, the combined population of the Langley City and Township of Langley is expected to grow by approximately 62%, which is more than double the expected growth of the province as a whole and also much higher than the approximately 30% growth expected for the Mainland/Southwest Region. Recent trends within Canada and British Columbia have shown ongoing active participation in performing arts activities within older age groups, a segment of the population which is expanding within the Langleys. In addition, there have been increased levels of participation in performing arts activities by older youth and young adults, a shift that bodes well for future audience development.

In addition to meeting the identified needs, development of a new performing arts and cultural centre would greatly enhance the profile of the community and sense of community pride and make a strong statement regarding the importance of arts and culture to the City. It would be a catalyst to sustain existing performing arts and cultural groups and create new ones by raising morale and the level of enthusiasm. It would allow students at different levels of education to pursue their dreams of contributing to the creative economy locally rather than travelling to attend institutions further afield. It would boost the local economy by drawing visitors to restaurants, hotels and shops in the downtown area and make the community more appealing to potential new residents. It would enhance the available cultural opportunities and, therefore, the quality of life of residents by allowing for diversity of participation by different age groups, ethnic groups and styles, and promoting cross-pollination to foster new partnerships, communication and connections within the City. For any partners taking an ownership position in the centre and other community organizations, it would provide opportunities to explore synergies in joint programming, communications and audience development for the benefit of the entire community.

The project scope includes:

Functions & Seating Capacity

- Performance Space: a proscenium theatre with a 500-seat capacity (approximately 350 on the main level and 150 in a balcony).
- 2,700 square feet of atrium space.
- 2,700 square feet of multi-purpose rooms/studios.

- 3,800 square feet of exhibit space.
- 1,000 square feet of creation lab.
- Back of House Spaces: A green room, 2 dressing rooms, wardrobe maintenance and laundry facilities, control rooms and storage spaces for equipment.
- Public Area: A large public lobby space to accommodate the occupancy when both theatres and other spaces are in use. This space can also be used as a gathering space for events, receptions and educational programming. A portion can be closed off and configured as an alcove for art exhibitions. Bars and a catering kitchen for events, a café and gift shop.
- Multi-Use Rooms/Studios: 2 large multi-purpose rooms which can be rented out in conjunction with theatre events or separately, used for rehearsal space or used for certain programs offered by the centre, by Langley Arts Council or by other community partners. A large boardroom is also included.
- Visual Arts Space: Shared meeting space and the multi-purpose rooms will support the needs of the visual arts community. The building public space will provide a good venue for exhibition of the work of local artists.

Optional Scope:

- Discovery Centre: Interpretive and interactive exhibit areas that would appeal to both children and adults. The space can be rented out for meetings or social events.
- Creation Lab: The MakerLab concept brings people together to build, fix and create things. Maker spaces act as a gathering point where both new and experienced makers can connect to work on real and personally meaningful projects, a place to access new technologies as well as traditional tools, with the idea that one tool can be effectively shared by many.

Size

A preliminary list of proposed spaces results in a facility of approximately 50,787 square feet (gross area).

Governance and Operations

The preferred governance model has not been established at this time. The City may consider, but is not limited to, the following options:

1. City owns the building and land and a separate not-for-profit board will be responsible for programming and day-to-day operation of the facility through a partnership with the City.
2. City enters into a long term land lease with a not-for-profit board that will, in turn, be responsible for raising the funds for the capital construction cost and be responsible for programming and day-to-day operation of the facility through a partnership with the City.

3. City to partner with developers to construct a performing arts and cultural centre that will include a mix of commercial and residential housing units.

Capital Cost

The estimated capital cost, including contingencies for site acquisition, underground parking, escalation or site-specific development cost charges, is estimated to range from \$36 to \$44 million.

The City is seeking a not-for-profit society to be established to raise the capital construction cost for the facility as well as the on-going operating cost.

Preferred Location

The preferred location is the southwest corner of Fraser Highway and 204th Street, as part of the Langley City Civic Precinct.

2. Mandate:

Phase 1 of the four (4) phases¹ of the planning process to develop a performing arts and cultural facility in the community has been completed. The mandate of the Performing Arts and Cultural Centre Task Group is to carry out Phase 2 of the planning process with the following objectives:

- a) Develop a 5 – 10 year detailed provisional business plan and a 25 year high level provisional business plan.
- b) Develop a fund raising campaign plan.
- c) Identify potential partner prospects (e.g. individual, corporate, foundations, developers, etc.).
- d) Define a governance model for the operation of the centre.
- e) Engage First Nations partnership.

3. Task Group Composition:

¹ Objectives for future phases include:

Phase 3:

- a) Develop partnership agreements (e.g. owner, operating, contributions, etc.).
- b) Develop governmental strategies and grants.
- c) Develop a marketing strategy (e.g. brand, logo, sponsorships/naming, etc.).

Phase 4:

- a) Verify programs and major users for the centre.

3.1 Membership:

- Two members of City Council to be appointed by the Mayor
- Chair or designate – Langley School Board of Trustees
- President or designate – Kwantlen Polytechnic University
- Representative from the Langley Arts Council
- Representative from the Langley Community Music School
- Representative from Kwantlen First Nation

The Task Group may invite community groups and organizations to provide input and expertise in order to fulfill the mandates of the Task Group.

The Chair and Vice-Chair shall be members of City Council.

3.2 Staff Liaison

- One City of Langley staff to be appointed by the CAO.
- Additional staff from partnering agencies and/or consultants may be invited to provide technical advice and assistance.

3.3 Affiliated Agencies:

Representative(s) from the Affiliated Agencies will be requested to provide expert advice when deemed appropriate to assist the Task Group to fulfill its mandate.

4. Reporting Relationship:

The Group will report to City Council through its meeting notes and by making recommendations to City Council.

5. Accountability:

The Group is accountable to City Council. The Group will not have the authority to give direction to staff or to commit to expenditures of funds.

6. Administration:

The City of Langley will provide administrative support to the Membership to carry out the mandates of the group.

7. Meetings:

The Group will meet on a regular basis at the call of the Chair but not less than four (4) times per year, in a facility provided by the participating partners.

A quorum shall be a majority of the total voting membership.

8. Terms:

The terms of the group shall cease on December 31, 2019. The terms may be extended to allow the group to fulfill its mandate.