



LANGLEY CITY:  
NEXUS OF COMMUNITY

## REMARKS FROM THE CAO

Langley City has often been described as the Hub of the Fraser Valley, not only geographically but also economically. From a historical perspective and into the future, Langley City is the central point and vital link between Metro Vancouver and the Fraser Valley. So, it is fitting that this visioning document is entitled Langley City: Nexus of Community.

We have a unique opportunity to capitalize on the new fixed rail rapid transit line that is coming to Langley City in the next eight to ten years. This visioning document tells the story of that opportunity. But the story isn't just about transit. It is about the city and the people that will grow around it—before it even arrives—so that when the train comes, its stations are places of arrival, not departure. It is a story that builds on our existing community strengths of compact design, natural beauty and job-creating industries, and evolves in a bold and sustainable way.

We will create a city that attracts people not only with the promise of a better life but with the assurance that culture, inclusion, and tolerance matter and are part of the fabric of our community identity. Culture is more than museums, galleries and theatres; it is also about the spirit of the City. We are a community that welcomes strangers and helps them to adapt. We see difference and diversity as opportunities, not as threats. We seek to attract not just the wealthiest, but all those seeking a better life and we invite them to be part of our story. We embrace the younger generations from where we draw new energy, dynamism and a sense of constant renewal. These are the magic ingredients that set Langley City apart.

A window of opportunity has presented itself, requiring “all hands on deck” to seize the moment. Come join us on this exciting journey!



Francis Cheung, P. Eng.  
Chief Administrative Officer



# THE JOURNEY BEGINS NOW

We are the nexus between the Fraser Valley and Metro Vancouver—a portal between two worlds. We complete the future fixed rail rapid transit line. We are a nexus for our surrounding communities. For families. For young professionals. For small business owners. For residents young and old.

**nex·us (neksəs) noun**  
**a connection or series of connections linking two or more things. A focal point, the central and most important point or place**

Langley City is nexus and this is our vision.

Change is coming to Langley City. We cannot ignore it, but we needn't fear it. We must be the instruments of change. We cannot sit idly by while change happens to us. We want to control and shape change to fit our dreams. To grow and develop our community in a way that maintains what we love about Langley City, provides opportunities for our residents and maintains our commitment to the environment and our values.

Change is both challenging and exhilarating. It sometimes makes us uncomfortable but in that feeling is a signal that we are creating something new. We are verging on fresh and exciting territory and that feeling is something to embrace. We will be the place where everyone is welcome; where young families thrive, and kids grow up with the housing and services they need to stay healthy and challenged to be the best that they can be. Where seniors feel safe and included and young adults can stay and prosper. Where visitors come to experience what we have created. A place of vibrant spaces, invested partners and healthy citizens.

We are at the nexus of community, connection, integration and experiences.

The journey begins now.

*The City gratefully acknowledges the efforts and commitment of our current residents, businesses and community leaders who have helped to build this wonderful city, and who continue to share their hopes, dreams, ideas and frustrations through surveys, letters and community meetings. We also acknowledge the experience and advice of the City Council members and the 18 volunteer experts who shared their time in visioning workshops in February 2018.*

*Thank you all.*

*The people depicted in this document may not be current Langley City residents. These images are used for illustrative purposes only and are intended to be inclusive and inspirational. Langley City welcomes everyone, including current and future residents, workers, business owners, and visitors.*

## A NEXUS THROUGH TIME

Langley City has always been a nexus. A place of meeting, and a space between places. The Nicomekl River that runs through our community offers a snapshot of journeys past: items left behind by Indigenous groups along its banks, perhaps en-route from the coast to the fishing grounds of the lower Fraser Canyon. A route travelled later by European explorers and now marked forever in our history as Portage Park.

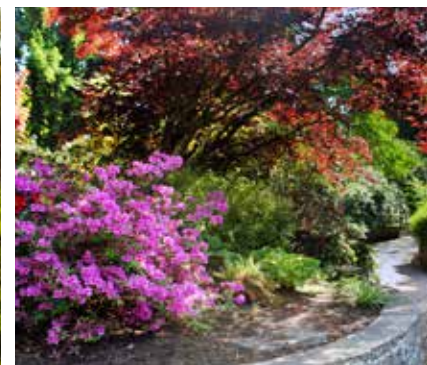
The establishment of the fur trading fort nearby brought change to the area in the 1830s with increased agricultural activity in the Langley Prairie and the need for resources to support trading activities. Gold miners travelled through what would become Langley City in the late 1850's and 60's to seek their fortunes in the Fraser Canyon and beyond. Some stayed on and were joined by groups of people coming west in search of opportunity and the new settlers began to work the land.

A few decades later Langley Prairie found itself at the nexus of change again with the arrival of the British Columbia Electric Railway in 1909. With it came the first business, a general store opened by an enterprising Quebec native. Other businesses soon followed, and the area grew to be the heart of the municipality. This continued growth precipitated the move that shaped our history forever when we separated from Langley Township in 1955, forging a new, independent future. It was a time where everyone knew each other. We were there to celebrate the good times and to catch one another should we stumble or fall on hard times.

With a rich history and still strong downtown core, Langley City continues to maintain the attractive small-town feel of its Langley Prairie roots. Now home to more than 27,000 residents, we also serve a market area of 10 times our population from surrounding communities. Strategically located, we are a designated regional centre, and the geographic hub connecting Metro Vancouver with the Fraser Valley. Supportive government and social services, an attractive, pedestrian-oriented centre with restaurants, shops and services surrounded by the last of the region's affordable land mean our city is brimming with potential.

With commitment from three levels of government to fund a new rapid transit extension to the City—a new B-Line in 2019 and fixed rail by 2028—we have a unique opportunity that we can't let pass us by. We must already be a place of arrival, not just departure, by the time the first trains leave our stations. We have less than 10 years to build on the combined strengths of our community: compact design, natural beauty and job-creating industries before the train arrives. To create the sustainable community of our vision that the rapid transit will serve.

We can be a vibrant, connected and integrated community of experience, with a transit system connecting us to the rest of the region and them to us. Like the first general store that came with the electric railway, the City and people must again see the opportunity to grow and develop around this new link.



# NOW IS THE MOMENT FOR ACTION

The train is the catalyst but it is not the reason. The reason is people—the ones who are already here and deserve an improved quality of life and better services, and the ones yet to come, who will bring new vitality to our city. The families that will grow and stay, building on our rich history and sustaining our community from a position of strength.

Imagine a future Langley City with a variety of new mixed-use developments that offer a diversity of housing, community services and business opportunities for residents— all in one place. Imagine a thriving downtown core that provides meeting places for our residents young and old. Daytime and evening activities, shops, restaurants and events drawing locals and visitors into the city centre. Imagine walkable neighbourhoods, with an emphasis on greenspace and sustainable living, connected by efficient public transit. At the nexus of these dreams and aspirations is our future city. We can attain this and more and our collective vision will help us get there.

Our vision will help us to see where we are headed, to understand our chosen path, to map out what we plan to do, and who is involved. It will help us realize the opportunities we want for our citizens and leverage our partnerships and relationships with the greater region. To keep us grounded and focused on success our vision must have a strong foundation.

The foundation for our Langley City vision has four cornerstones:



**COMMUNITY**



**EXPERIENCES**



**CONNECTED**



**INTEGRATION**

Each of these represent something valuable to our community. Something we can build on to help us realize our collective dreams. Each cornerstone represents our hopes and ambitions but it is the combination and intersections between them that make us truly whole.

Carried within each cornerstone are the keys to our success: supporting plans, policies and actions. We will focus our efforts within these key areas on:

- **Building a strong base** – developing and sustaining policies, plans and initiatives
- **Working with partners** – advancing key projects
- **Demonstrating action** – communicating, building excitement and co-leading at every step



You can read more about implementation of our vision in our companion document *Langley City Vision: Recommendations and Implementation Report*.



## GENESIS OF OUR VISION

In February 2018, a diverse group of high-level thinkers came together for two workshops to explore the ideas of possibility and opportunity. Experts and leaders in areas like city planning, place-making, sustainability, architecture, politics, recreation and wellness, education, technology and lifestyle brought their curiosity, creativity, passion and a wealth of experience. They participated wholly in a series of idea-sharing exercises, providing their wisdom and advice on how to launch Langley City forward.

The starting point for the workshops, and for any journey of discovery, was to define and give shape to the ideas that connect to our hopes and dreams.

### WHAT MAKES A GREAT CITY?

- A feeling of **welcome and safety**
- Friendliness and people on the streets, day and night
- A **sense of place**, character and identity that showcases the values and ideals of the residents
- History around you as a reminder of the past and to give context to the present
- The **diversity** of people and ideas which makes a community whole and multifaceted
- A **walkable** city of pedestrian scale
- Development on a **smaller scale** to emphasize community
- A magnet of **entertainment and attractions**
- **Greenspace** and easy access to nature and recreation

When we compare Langley City to this list we can see that the building blocks for many of the things which make a city great are already here. Participants in the visioning workshop recognized this and the sentiment was unanimous: Langley City has enormous potential.

**There was also consensus in the groups that it will require the right vision and commitment to realize the full potential and the advice was clear:**

- Don't be afraid to **think big**
- **Be bold** and make big leaps
- Build for **diversity** of people; create new zoning to encourage a range of possibilities
- Create spaces that promote livability; gathering areas connected by walking and cycling trails with low- and mid-rise density around them
- Renew the downtown core to protect and **invest in the heart** of the community
- **Attract young wealth creators** by providing the right mix of education, culture, environmental efficiency, business and social networks
- Focus on **innovation and creativity**, develop something really new
- Embrace **holistic health** for residents of all ages and focus particularity on all residents' ability to age in place
- **Act now**, don't wait



## OUR FOUNDATION

The incredible wealth and depth of material collected in the workshops formed the basis and the raw materials to build the four cornerstones for our future vision. The insights and advice, concepts and examples spoke continually to our idea of nexus and fell into these four key areas. Our cornerstones set a strong course for our journey ahead and give us focus and motivation.



### COMMUNITY

Community is the place where everyone knows you. The place where you say hello to your neighbours and the clerk at the

local store. Where you raise your children. Where you grow old surrounded by your support network of friends and family. Where residents and visitors alike feel safe, capable, valued, and held up. Community is what gives us strength, feeds our hearts and minds, and supports us to reach our potential.



### CONNECTED

We are all looking for more from our cities. Young adults are seeking authenticity and uniqueness in their lifestyle and the desire to connect

in a concrete and personal way. Employers are looking to locate in areas with transit-oriented developments because employees are demanding it. Connection requires easy access and pedestrian-scale, walkable areas across the city not just in the heart of downtown. Whether it is along the Nicomekl Flood Plain, or a residential street in Uplands we want to move between the different areas of our life with ease.



### EXPERIENCES

People need a reason to come to our city. It is not enough to give them the means – we must also provide them with culture,

entertainment, recreation and places to meet. Developing lifestyle is as important to a city's health as developing infrastructure. Langley City experimented with destination entertainment, food, activities and retail and showed that it is possible. The key is to create things that are truly unique and appeal to locals and tourists alike and build on the work we have already done.



### INTEGRATION

Integration is the comfort of knowing that your city possesses the employment and services to provide for all residents according

to their needs. It is a place where you live, work and play, and a place where everything you need is close by. We strive for a city that is self-sustaining, efficient, and welcoming. A place where city government partners with business and industry to build places where people want to be, where it's easy to do business and where community funds offer benefits to all.

“We all go to the expanded Timms Community Centre together. I go to workout, my daughter goes to daycare and my mother goes to meet up with her friends at the Senior’s centre. Everything we need is in one place and we see familiar faces every day.”







**COMMUNITY**  
A place to call home

## OUR VISION REALIZED

With new forms of housing in place, Langley City will be a community where residents are welcome at all stages in their lives. A family in a townhouse on the ground floor will check up regularly on the senior who lives in the apartment upstairs. Young people can afford to start their life in a place that is affordable and stay there through their many stages of life. Langley City has capitalized on our unique position (as a regional centre for health-and wellness-related services) to develop partnerships with developers, institutions and community groups to create a new form of residential development; one that recognizes the changing views of community safety and health, with integrated health centres that cater to young and old. Walking and cycling will be supported for commuters and recreation helping residents stay healthy. Safe pathways with ample lighting will offer residents a feeling of safety and promote use. Concentrating growth, access to green zones, and designing for transit and walkability will be the markers of the new sense of community.

Measures of success will be delivery of specific forms of housing that are geared to all ages and the number of successful health-related partnerships achieved.

Photo credit: Landscape Structures



## HOW WILL WE DO IT?

Create a sense of place through attractive low-rise density that builds on our existing character. To achieve this, Langley City will work with the design and development community to establish pre-zoning areas subject to clear design standards that have demonstrated to achieve the kind of place-making character and experience we seek to offer.

**Make the plan of where you want to be and where you want to go, make decisions, acquire land, be ready to take advantage of an opportunity when it comes.**

ANDY HOBBS

Embrace health and wellness as a key driver of community health and livability, through partnerships. We will partner with government, health care institutions and the private sector to develop integrated community-based care that attracts health care professionals to live and work in Langley City.

We will Partner with the UBC Health and Community Design Lab to develop and promote the social capital and financial benefits of an integrated approach to personal health benefits of transit- and pedestrian-oriented development.



Create improved opportunities for all our residents. We will partner with government, health care institutions and the private sector to develop new forms of housing geared toward the new aging population, including:

- Seniors-focused developments that make it easier for people to self-care and to remain in home longer and age in place
- Mixed-age housing designed to promote family co-living
- Affordable and inclusive housing

Create affordable opportunities for growing families. Community health and success is integral to the health of the local school system, strong attendance and the development of youth that are proud to call Langley City home. We will support development of affordable and welcoming market housing that gives growing families significantly improved chances for success.

Improve safety in the community. We will establish new development guidelines based on leading CEPTED practices that ensure new developments consider and adapt for emerging safety and security expectations, including :

- Lighting
- “Eyes on the street” activity
- Community gardens for health and food security
- Smart buildings
- Enhanced community policing to address mischief and help promote off-street supportive housing locally and within the broader region



You can read more about how we will implement our **Community** cornerstone in our companion document *Langley City Vision: Recommendations and Implementation Report* (pp. 28-33)







“ We raised our kids in Vancouver. Our son and his wife moved to Abbotsford and we wanted to be closer to the grandkids. We chose Langley City as the place to make our new roots, but also have the freedom of mobility. There’s less congestion and with rapid transit coming, getting in and out of the city on weekends or after work is really simple. But being at home is really the best feeling of all. ”

**CONNECTED**  
Not just a train station

## OUR VISION REALIZED

Rapid transit is a catalyst for development in Langley City, but the station will be more than just a transportation hub. The new transit exchange at 203 Street will include a mixed-use development that forms a community hub, drawing in residents from other areas of the city. Young professionals will meet for a meal near the station – some will be locals who have walked over from work at the “technology incubation centre” and some will live in the neighbouring municipality but work in town. It will be a convenient meeting place for everyone. Connecting the train beyond the downtown core to the rest of our community and connecting different parts of the municipality to each other will solidify our future community. Good bus connections and good walkability will mean everyone has options. The key to success will be to ensure that the development and our web of connections to every edge of the city are there before the train arrives, so there is a need to act now.

Measures of success will be physical accessibility to the new transit exchange and to other key nodes in the city, and attraction of synergistic industries that benefit from but don't rely on rapid transit.

## HOW WILL WE DO IT?

**Connect to Others: Maintain and develop Langley City's regional centre role.** Langley City does not exist in isolation. We will continue to partner with other governments and government agencies to strengthen our role as a regional centre.

- We will work with Metro Vancouver to increase the City's share of population and employment growth in our region.
- We will work with Surrey, Langley Township, Abbotsford, TransLink, BC Transit and key destinations to develop improved connections that support increased use of rapid transit when it arrives.
- We will work with the Province and the federal government to improve access to regional health and other services.
- We will work internally and with the development community to create a Community Economic Development division that will be tasked to create new growth and business here in Langley City.

**Not everyone wants to live in the big city. More and more, my friends are moving out here—away from the congestion and the bustle. We want to live in a community. Langley City is perfect, if I could get here faster, or better yet, if my job were here too.** COUNCILLOR PACHAL



Connect to Business: Develop a renewed Business Plan based on the new economy. As part of the new economic development focus, Langley City will revisit our jobs and employment targets, define the kind of industry we want to attract and implement supportive policies and incentives to attract this business.

**With the line coming, you're the nexus of Fraser Valley. Fast bus from points east to connect to rapid transit.**

NORMAN HOTSON

We will embrace change, revisiting and redefining Langley City's role in retail and manufacturing—our two primary industries. Langley City's tech sector is nascent and through our strong relationship with Kwantlen Polytechnic University, our film industry, our walkable downtown, linear parks and trails, and our affordable industrial lands, we have the means today to attract research and development, artists, filmmakers, food experimenters and clean-tech advocates that will bring new life to our community.

We will welcome innovation and experiential businesses, partnering with them and providing mentoring opportunities that help small business, the backbone of our economy, thrive. We will be an incubator that demonstrates the power of cooperation between small business and academia, and the benefits of life-long learning.

We will draw upon the strengths of existing large employers to partner with us in idea generation, promotion and delivery.

Connect to the Network. Develop a modern multi-modal intra- and inter-city transportation plan. We will embrace our place at the starting point of the new rapid transit line, promoting Langley City as the Nexus of Greater Vancouver and the Fraser Valley and embracing the new train hub as the nexus of an interconnected city of parks, trails, roads and transit.




You can read more about how we will implement our **Connected** cornerstone in our companion document *Langley City Vision: Recommendations and Implementation Report* (pp. 34-38)



**OPEN**





A photograph of a man and a woman smiling warmly. The woman is in the foreground, wearing a red and black plaid shirt. The man is behind her, wearing a light blue button-down shirt. They are in a bookstore, with bookshelves visible in the background. Large, dark teal quotation marks are overlaid on the image, framing the text.

Even when we feel like we might want to keep this city 'our little secret,' we always welcome visitors because really... we want to show off how awesome this place is.

## EXPERIENCES

We are the destination

## OUR VISION REALIZED

Langley City will be a key destination on the new fixed rail transit line and a desired place to live for people of all ages and family units. Langley City will support businesses to broaden our suite of attractions and offer lifestyle experiences that rival those of a big city, but on a scale that respects and reflects our community history and character. Building on the events and activations that Langley City has spearheaded, the variety of experiences will expand welcoming residents and visitors to the centre of the city. Wine bars, craft breweries, coffee shops, specialty bakeries, food from around the world—as you walk through town you will see buskers in the centre square, children playing and dancing to the music, seniors playing cards in the shade. Over at the arts centre you can catch a show and during intermission you admire the graduate art display in the lobby from the local university. Downtown will be vibrant and bustling with shoppers and revelers, day and night; and entertainment will reflect our people and nature.

Measures of success will be new business starts, population growth statistics, and visitor and community satisfaction surveys.

## HOW WILL WE DO IT?

Create a reason for people to stay. We will build on Langley City's existing tourism destination status to transform business by creating more reasons for people to come here to stay and visit. We will vigorously pursue grants and partnerships to build:

- A performing arts centre
- A variety of special events, held frequently and throughout the year
- Dining experiences that are individual with unique and diverse menus
- Niche/destination retail shops like butchers, cheese shops and other shops for products you just don't buy on line
- Night life

**The consequence of not doing this is that Langley City will be 'the place that could have been'.**

KOKILA LOCHAN



Embrace small businesses, the backbone of our economy. We will welcome small businesses seeking to escape higher rents that don't want to be in the big city. We will welcome family friendly businesses and facilitate access to a mix that meets the needs of all ages. Finally, through our "connect" incubator program we will focus on creating a unique business model that combines small business with education to create:

- A culinary school
- Farmers markets
- Innovative shared workspaces
- A health and wellness centre
- Brew pubs and variety of meeting and eating venues

Invest in entertainment. Building on the success of our 2017 summer series and partnerships with the Downtown Langley Business Association, Langley City will continue to invest in local entertainment.

Short term commitments to:

- A live music and entertainment zone
- A coordinated street entertainers and buskers program
- Enhanced public realm infrastructure like patios and wide sidewalks for outdoor gathering

Longer term commitments to:

- A permanent performing arts centre

Promote green areas as destinations. We will embrace our natural heritage and the new climate and environment reality to make the most of the resources we have, in a sustainable way. We will explore:

- Nicomekl flood plain, as a point of education about tidal flood plains
- Other interpretive trails
- Wildlife/eco-tourism
- Urban agricultural farms
- Additional community gardens
- Unique attractions, such as zip-lines through the flood plain



You can read more about how we will implement our **Experiences** cornerstone in our companion document *Langley City Vision: Recommendations and Implementation Report* (pp. 39-41)



“We want to build the next big Langley City local company. It’s such a livable city and it has potential to attract a lot of talent.

There is affordable housing within walking distance of our office. You can truly be on the ground floor of something great”





# INTEGRATION

Time to reinvent suburbia

## OUR VISION REALIZED

Langley City will maintain its unique size and location within B.C. and our vibrant and historic downtown core. By strengthening our mix of commerce, industry, services and institutions and redeveloping aging buildings, we will reinvent the idea of suburbia. The community centre will house both a childcare and a senior's centre. Housing options offer flexibility and affordability. Nature is everywhere. There will be something for everyone and everyone has everything they need. We will be a place where people live, work, play, and sometimes take a train. By leveraging partnerships within and outside Langley City, a true culture of integration and innovation will emerge—thriving small businesses, innovative work spaces, a booming casino quarter, and good paying jobs in the business park. Already an employment magnet, Langley City will be a residential magnet—the antidote to big, unaffordability and congestion.

Measures of success will be surveys of resonance to and satisfaction with identity and life-style.

**Leverage opportunities to make things happen quickly.**

MURRAY DINWOODIE

## HOW WILL WE DO IT?

Reflect our vision in renewed planning policies and procedures. We will review and update, through consultation and expert advice, our Official Community Plan and Neighbourhood Concept Plans to reflect our future vision, including:

- Building density through refined zoning that allows for mixed use developments downtown and coach-house/laneway housing in other neighbourhoods that help create more walkable communities, while protecting low density in key areas. This will ensure that Langley City retains its advantage of affordable single-family homes. Specific zoning changes will include:
  - Allowing smaller lot sizes/carriage houses/row houses to create low-density infill housing in areas where lots are traditionally reserved for large single-family homes
  - More 3-bedroom multi-family units that meet the needs of growing families
  - Creating mixed family developments that provide a better way for people to grow older—where their families continue to live with them.
- Using Langley City's grid of roads, rivers and trails to create a walkable web of small-scale commerce in communities throughout the City, with nodes of business that are within a 20-minute walking distance of each other.



Demonstrate place-making success. Once a draft pre-zoning framework is established, Langley City will collaborate with a developer to develop and design an iconic project and fast-track a new, model mixed-use development near the future rapid transit station.

**Public investments need to lead change. Do it. It sends a message to developer partners, puts you in a position of strength. Land banking for project, be strategic.**

STEPHEN BEATTY

We will engage the community in this process to ensure the model development is a vibrant, iconic hub that attracts people and promotes adjacent additional development. This pilot project will embody all four elements of our vision and serve as a catalyst for future growth.

Invest in our Future through strategic land acquisitions and development incentives. We will lead in capitalizing on land opportunities—buying and land banking key properties and buildings at market value, and repurposing and reusing this land to develop mixed use capital projects.

Langley City will create a prosperity fund and partner with financial institutions, wellness centres, and cultural groups to deliver projects and initiatives that improve community health and wellbeing, protect the environment, embrace art and culture and, create memorable experiences.

Currently in place for water, sewer, drainage, roads and parks, Langley City will implement new development cost charges to fund improvements so that developers become partners in delivering our vision.



You can read more about how we will implement our **Integration** cornerstone in our companion document *Langley City Vision: Recommendations and Implementation Report* (pp. 42-43)



## WHAT NEXT?

We are all participants in positive change and the nexus of our logic and our emotions is the right decision-making process for our future city. Underlying all our strategies and actions will be a culture of inclusion and partnership—combining knowledge, education, innovation and support. With that blend we can both create excitement and ensure success.

To truly realize our vision, we must remain committed to our three fundamental principles:

- **Community and stakeholder engagement**—with Council endorsement now in place, Langley City staff will begin the process of consulting with residents, businesses, stakeholders, and the broader public and enrolling them in refining our ideas and implementing them.
- **Communication**—to keep the plan alive, demonstrate our commitment and hold ourselves accountable, implementation will become a regular item on Council agenda, including an annual report on progress.
- **Risk management and ongoing evaluation**—our ideas are big and bold, and many of them are longer term. We are 100% committed to implementing and also to being flexible in light of data-based analysis and new information.



You can read more about implementation of our vision in our companion document *Langley City Vision: Recommendations and Implementation Report*.





## CLOSING COMMENTS

Our history is one of growth, evolution and reinvention. Since 1955, when Langley City incorporated as a separate municipality, we have worked hard to build a community we can be proud of. This work will continue in the future and we are ready. We've grown up, and now we will grow gracefully, from a perspective of cultivation, investment and renewal. We can become a magnet that attracts people based on our cornerstones of community, connection, experiences and integration. With this clear framework and our strong foundation in place we can fully realize our future as nexus.

Together we will build our common vision.

### **Langley City: You have arrived.**



#### **Thank you to our contributors for their time and expertise**

Langley City Mayor and Council: Mayor Ted Schaffer | Councillor Paul Albrecht | Councillor Jack Arnold | Councillor Gayle Martin | Councillor Nathan Pachal | Councillor Rudy Storteboom | Councillor Val van den Broek

Stephen Beatty • KPMG Global Cities Centre of Excellence | Janet Burden • Stepping Stone Community Services Society | Christopher Bush • Catalyst Power | Hugh Carter • Urban Development Institute | Lilian Chau • Vancity | Dr. Michael Chung • Tzu Chi Foundation | Dr. Alan Davis • Kwantlen Polytechnic | Murray Dinwoodie • City of Surrey (retired) | Peter Fassbender • Langley City Resident and Former Elected Official | Dr. Lawrence Frank • University of British Columbia | Michael Geller • Architect, Planner and Developer | Mike Harcourt • Former Elected Official | Andy Hobbs • Vancouver Police Department (retired) | Norman Hotson • Architect | Teri James • Downtown Langley Business Association | Kokila Lochan • VIA Architecture | Craig Sheather • YMCA of Greater Vancouver | Lindsay Smith • Massive Media | Casie Stewart • Lifestyle Blogger

The Arlington Group and Lucent Quay Consulting

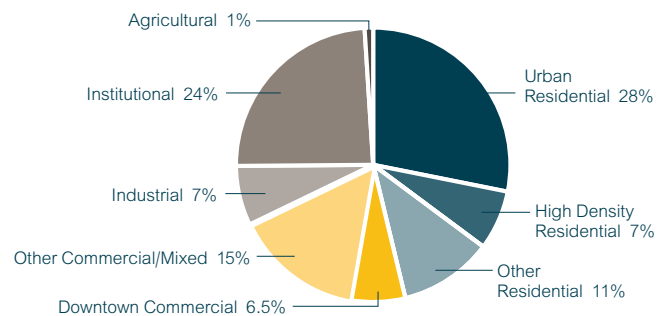
## FAST FACTS

49.1042°N  
122.6604°W

Southeastern edge of the Urban Containment Boundary, bordering Cloverdale in Surrey to the west, and surrounded on the north, east and south by the Township of Langley.

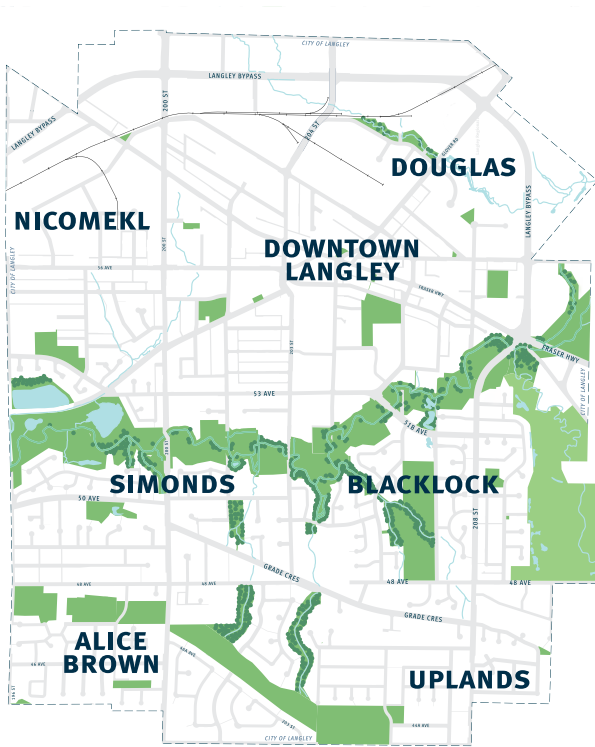


## LAND USE



## LAND GOVERNED BY THE CITY IS A REMARKABLE “CUT-OUT” SHAPE

formed through natural and artificial restrictions, including the historic Fraser Highway, the railway, and the Nicomekl River, which runs east-west through the centre of the City; these artificial and natural barriers have literally shaped the City’s development, with a clear delineation of development and density north and south of the river. The city has six distinct neighbourhoods and a defined downtown core.



## RECREATION

### TWO LARGE COMMUNITY/ RECREATION FACILITIES

including Timms Community Centre, which opened in 2016, Douglas Recreation Centre, and the Al Anderson Memorial Pool, the City’s outdoor pool.

### DOUGLAS PARK + CITY PARK

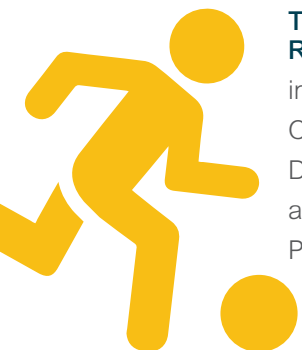
provide large sports areas.

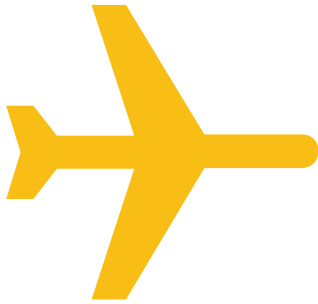
### PENZER PARK

offers a bike park and the largest outdoor parkour course in Canada. It also connects to the Power Line Trail, which follows the BC Hydro right-of-way east through the City.

### 140 HECTARES OF PARKLAND

including much of the Nicomekl River flood plain, Sendall Gardens, and the Brydon Lagoon wildlife sanctuary; all connected by a network of trails.





Short distance to  
**LANGLEY &  
 ABBOTSFORD  
 AIRPORTS**



**DOWNTOWN  
 HAS HIGH  
 QUALITY  
 WALKING  
 FACILITIES**

**CN RAIL LINE**

provides cargo service, and crosses local streets at four locations, two of which are grade-separated.



**DESIGNATED  
 CORRIDORS**

to provide bicycle access throughout the City (approximately half of which are constructed).

although other parts of the City are lacking. Many of the roads serving industrial areas have utilities, ditches, and lack of curb and gutter, which make walking uncomfortable. Current focus is on serving the downtown, key employment areas, schools and bus stops.



**COMBINATION  
 OF LOCAL AND  
 INTER-REGIONAL  
 TRANSIT SERVICE**

part of the frequent transit network; access to SkyTrain via bus transfer; RapidBus scheduled to arrive in approximately 2018 and fixed rail transit by approximately 2025. Current lack of intra-city transit and early morning/late night regional service contributes to high car use.

**HIGH QUALITY  
 NORTH-SOUTH/EAST-WEST**

truck routes, mixed with other vehicle traffic.



**DOWNTOWN CORE**

Three-block, pedestrian-oriented area of small-scale retail, food and entertainment establishments, often dubbed **The One Way**.



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