

THE CITY OF LANGLEY...

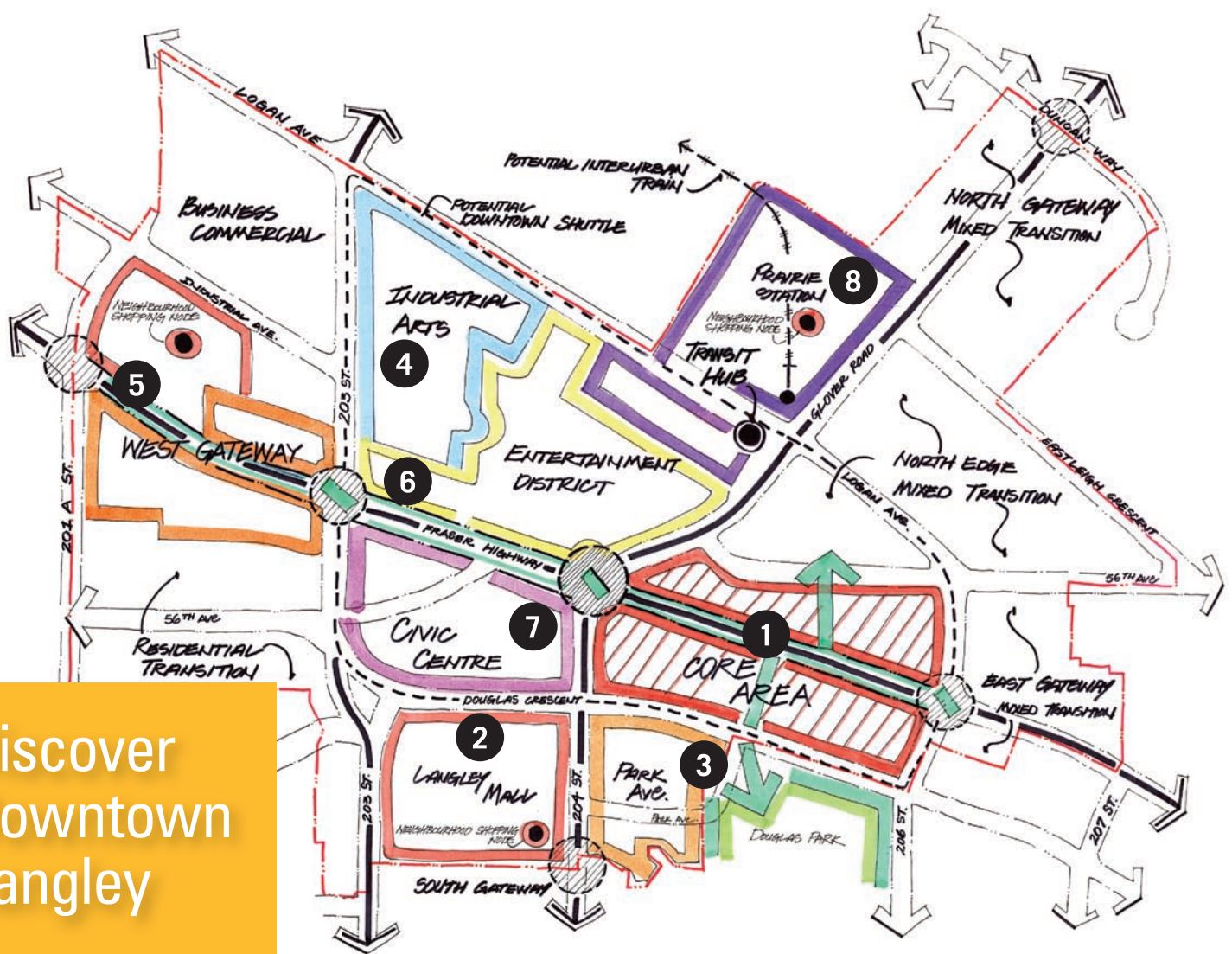
our vision for the future



CITY OF
LANGLEY



Discover Downtown Langley



With attractive courtyards, traffic-calming street improvements, and trendy shops, Downtown Langley is a thriving pedestrian-friendly retail and cultural centre. Even with all the nearby amenities of a major urban centre – including great shopping, 300 acres of parks, world-class educational institutions, a hospital, airport, entertainment venues, and more – Downtown Langley retains that small town atmosphere and community spirit.

Building on the growing hip and trendy character of the area, the City of Langley has created a Downtown Master Plan that embodies the latest sustainable design principles. Our vision is to *Concentrate* mixed-used commercial, residential and cultural development and *Connect* the Downtown area with the surrounding community through a network of pedestrian, bicycle and transit routes, while continuing to *Complement* the existing niche ambiance of the Downtown Core. The following 8 projects highlight part of our vision for the future.

“The City of Langley is well positioned for future growth and redevelopment. The Region is booming as more people seek affordable housing, a thriving \$2 billion economy, and a better quality of life. With affordable land costs, a growing trade area population well in excess of 500,000 people, coupled with one of the lowest DCC rates in the area, the City of Langley is the ideal location for commercial and residential development. Join us in making the City of Langley...the place to be now and in the future”

Mayor Peter Fassbender



CORE AREA

(Existing, one-way street section along Fraser Highway, between 204th Street and 206th Street)

While retaining its low-rise charm and cultural character, the vitality of this pedestrian-friendly area would be enhanced by introducing new, mixed-use, one to four-storey buildings, with retail on the first floor and residential suites above. This area would also benefit from new parking structures on the north and south side of Fraser Highway.

1

LANGLEY MALL

(South of Douglas Crescent, between 204th and 203rd Street)

The northern section of Langley Mall's under-utilized parking lot (along Douglas Crescent) could be transformed into free-standing restaurants, offices, or other facilities in the short-term, and eventually into medium- to high-density mixed-use (residential and commercial) development. Future plans would retain a grocery store and other retail establishments.

2

PARK AVENUE

(South of Douglas Crescent, east of 203th and west of Douglas Park)

This area east of Langley Mall has strong residential development potential. Park Avenue's excellent location adjacent to Douglas Park, plus retail shops, offices, and other convenient services provides an ideal opportunity for redevelopment into a compact 4-storey residential community.

3

INDUSTRIAL ARTS DISTRICT

(East of 203rd Street, north of Fraser Highway)

This area, which is bordered on the south by the proposed new Children's Museum and Festival Park, could evolve into a "Granville Island"-type Industrial Arts District. It would include new startup and incubator businesses that fabricate and sell innovative custom products on the premises, further enhancing the Downtown's arts and culture theme. The back lane would be transformed into a pedestrian street that extends from the new community park.

4

SUSTAINABILITY PRINCIPLES

Economic

- Build on the unique strengths and successes of the downtown
- Enhance the downtown's commercial, retail and industrial business mix for greater long term sustainability
- Increase the housing options in the downtown
- Expand the specialty shopping and services in the downtown
- Encourage desirable night time activities and programming

Social

- Focus on opportunities to enhance the spirit of place & community in the downtown
- Integrate any new development with existing form and character
- Encourage affordability through housing diversity wherever possible
- Increase safety and security
- Program and design for use in all four seasons

Environmental

- Make it as GREEN as possible
- Increase the pedestrian, bike and transit network
- Build responsibly and sustainably, using best practices that support waste minimization, energy conservation and enhance livability for residents



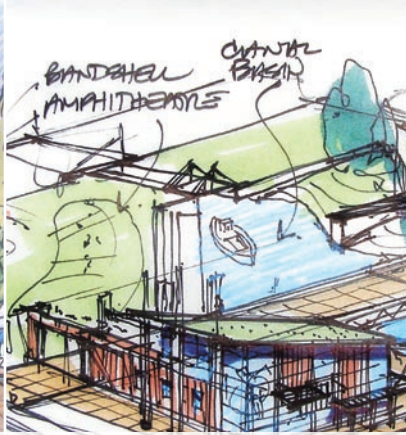
WEST GATEWAY

(Along Fraser Highway, between 204th Street and 201A Street)

Imagine the hip and trendy atmosphere of our existing pedestrian-friendly Downtown Core, but expanded all the way west to 201A Street.

With planned streetscape improvements along this section, 201A Street would mark the new entrance to the Downtown Core. Envision this area with street tree planting, pedestrian-level lighting, banners, improved sidewalks, special seating, expanded cross-walks, parking pockets, special paving, and maybe even a civic gathering/performance area.

5



ENTERTAINMENT DISTRICT

(North of Fraser Highway, between 204th Street and 203rd Street)

The site west of the existing Cascades Hotel and Convention Centre, with Casino and Summit Theatre, would be an ideal location for future entertainment-focused expansion to attract the whole family. Imagine near the corner of 203rd street and Fraser Highway, there could be a restaurant, pub and even a Children's Museum, neighbored by a new Festival Park with an amphitheatre, which could be used for festivals and events.

6

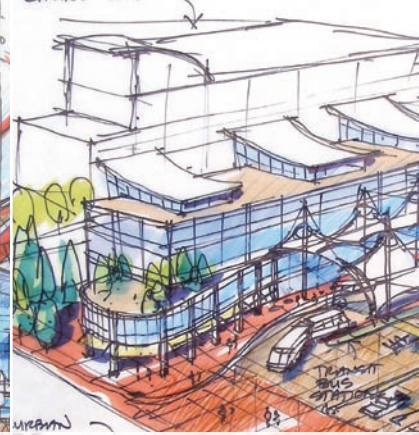


CIVIC CENTRE

(South of Fraser Highway, between 204th Street and 203rd Street)

With an existing arts and culture ambiance, Downtown Langley would be the ideal location for a new Performing Arts and Cultural Center. Imagine this new facility, located in the heart of the new downtown area, right next to the Civic Centre (City Hall/Library Complex). It would be surrounded by a series of outdoor plazas and pedestrian greenways connecting the downtown neighbourhoods. This area could also incorporate a parking structure at the rear of the Arts Centre for convenient visitor parking.

7



TRANSIT HUB

(Corner of Glover Road and Logan Avenue)

The area around the existing transit exchange has significant redevelopment potential. It could become a major regional transportation hub, which integrates the Greyhound Bus Terminal, the Southern BC Railway spur, a potential downtown trolley line shuttle bus and an existing transit exchange. It may be possible to re-use the old railway line as a potential "interurban train" that connects downtown Langley to other urban centres. This area could also incorporate a mix of retail and office development creating a lively and active transportation centre during both days and evenings.

8

Learn more about our Downtown Master Plan and discover redevelopment opportunities in the City of Langley. www.city.langley.bc.ca

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