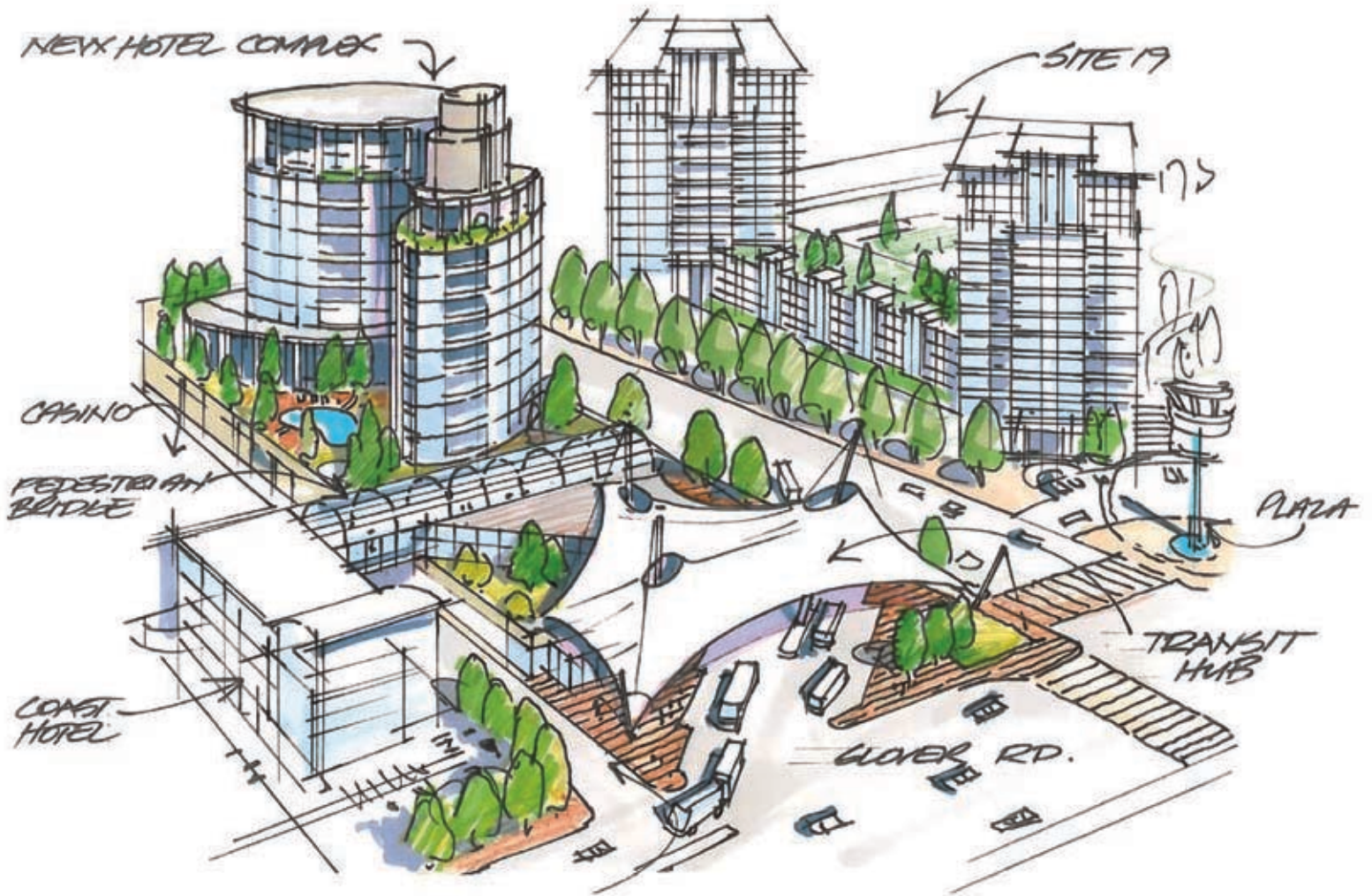


DOWNTOWN LANGLEY MASTER PLAN - PHASE 2

urban design & economic analysis



CITY OF
LANGLEY



LOCATIONS OF SEVEN CASE STUDIES



Downtown Development Potential

As part of the Downtown Master Plan, *Phase 2: Urban Design & Economic Analysis* examined 24 potential redevelopment sites within Downtown Langley. An interdisciplinary team of architects, land economists, urban designers, and landscape architects examined both the physical and economic potential of each site. From this analysis, seven sites were chosen for refined design and detailed economic analysis based on their location, redevelopment potential, and diversity of development opportunities.

In summary, this detailed analysis found that there is significant potential in Downtown Langley. It is clear that Downtown Langley has a healthy core with significantly more development potential around its edges, where additional vitality can be created, while retaining its valued character. The seven development sites that were examined offer a variety of land uses, locations, and density potential, from strictly residential condominiums, to mixed use commercial, retail and office space.

This brochure represents an overview of the potential prospects of downtown redevelopment considered in *Phase 2*.

THE PLACE
TO BE



SITE 1

Residential, corner of 56th Avenue and 201A Street

This potential 4-storey residential building wraps along the 56th Avenue and 201A Street fronts, providing an opportunity for an amenity space on the inside of the lot. Condominiums will have ground floor units with patios to create a street presence. This building is envisioned to be contemporary, while still complementing the adjoining 4-storey character of the area.



SITE 2

Residential, corner of 56th Avenue and 203rd Street

This potential 15-storey building wraps apartment units along the outside of a 3-storey parking garage on the lower levels along 56th Avenue and 203rd Street.

A roof garden is located on a third floor deck, with residential units above. The tower is located on the east portion of the lot to reduce any adjacent impacts.



SITE 3

Residential/Commercial Mixed-Use, along Douglas Crescent, between 203rd Street and 204th Street

The existing Langley Mall on Douglas Crescent could transform into a series of four 15-storey residential towers with commercial along the street fronts and six stories of residential set back above the street.

Parking will be on the first level, with an expansive central roof courtyard garden above.

DESIGN GUIDELINES AND REGULATIONS

- Offer a diversity and choice of housing and business opportunities in the Downtown area
- Provide a mix of unit types and “stepped back” upper stories with a sensitivity in building mass to adjoining uses and the street
- Supply adequate structured parking with convenient access that is also buffered from the street
- Partner with provincial, federal, or private interests on projects such as the Regional Transit Hub and the Coast Hotel and Convention Centre
- Create amenity areas with each building that will provide rich community interaction opportunities
- Promote a safe walking environment with pedestrian-oriented streetscapes featuring landscaping and street furniture
- Enhance transit facilities and service to the Downtown area
- Assist “eyes on the street” and associated Crime Prevention Through Environmental Design through the development of street-oriented apartments, condominiums, and townhouses
- Consider the location and adjacent character of the immediate area when determining land uses



SITE 4

Residential, corner of Park Avenue and 204th Street/Douglas Park

The Park Avenue district is a prime location for a 4-storey condominium on the western edge of Douglas Park.

An interior courtyard will provide an additional amenity area adjacent to other 4-storey development.



SITE 5

Residential/Commercial Mixed-Use, Glover Road and Logan Avenue (South-Side)

Adjoining the existing Cascades Casino and Coast Hotel and Convention Centre, this site has the potential to extend the existing Hotel uses across the lane into a "Wellness and Resort Spa" facility, consisting of two 15-storey towers, that complements the entertainment theme of the area.

A Regional Transit Hub also has the potential to be integrated with the site planning on the eastern part of the site as an improvement to the existing facility.

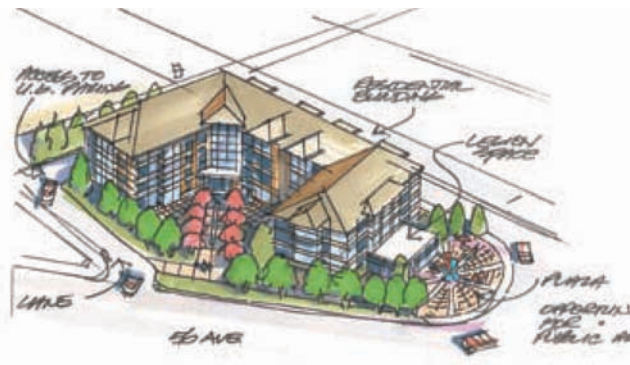


SITE 6

Residential/Commercial Mixed-Use, Glover Road and Logan Avenue (North-Side)

Across the street from site 5 is the potential for a master-planned community with significant residential development with the opportunity for six 15-storey towers and commercial development along the street frontages.

On the second level (above the parking structure) is an expansive interior courtyard garden, insulated from the exterior street noise. A corner plaza provides a convenient drop-off area.



SITE 7

Residential, corner of Eastleigh Crescent and 56th Avenue

The existing Legion site has the potential to be converted into a 4-storey residential building, while still retaining a Legion meeting facility (or relocating it to another area).

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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