



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

6.0 COMMERCIAL DEVELOPMENT

6.1 Background



*Cascades Hotel - Convention Centre
Casino Development*

From its beginnings as a settlement at the crossroads of Yale Road (later Fraser Highway) and “Smuggler’s Trail” (later Glover Road), the City of Langley has been an important business centre in the Lower Fraser Valley. Initially a service centre for a mainly agricultural area, the City’s commercial landscape has evolved to meet the needs of a growing urban population. Today there are more than 4 million square feet of commercial floorspace divided between the downtown core and the service commercial areas. Most of the City’s commercial lands lie within Langley Regional City Centre, one of only seven such centres designated by Metro Vancouver.

This plan continues established City policy whereby pedestrian-oriented commercial development is directed to the downtown core and automobile-oriented commercial development is directed to the service commercial areas along Fraser Highway, Langley Bypass and 200 Street. A transitional mixed employment area provides further opportunities for commercial development between the downtown core and the Duncan Way Industrial Area.

6.2 Policies

Policy 6.2.1

- ⇒ **Direct commercial development to Downtown Commercial, Service Commercial and Mixed Employment areas as shown in the Land Use Designation Map (Schedule “A”).**

Policy 6.2.2

- ⇒ **Continue downtown revitalization and redevelopment in accordance with the *Downtown Master Plan*”.**

Specific land use and development policies for designated Commercial areas are provided in Sections 16.5 and 16.6 and for Mixed Employment areas in Section 16.7.



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Policy 6.2.3

- ⇒ Continue the long term redevelopment of existing industrial properties on Langley Bypass.

7.0 INDUSTRIAL DEVELOPMENT



Ipex Plant on Duncan Way

In 2011 Metro Vancouver created new Industrial and Mixed Employment land use designations in the Regional Growth Strategy in order to preserve employment lands.

Specific land use and development policies for designated industrial areas are provided in Section 16.8 and for mixed employment areas in Section 16.7.

7.1 Background

Large scale industrial development in the City began in the late 1960's with the construction of Langley Bypass and the relocation of the railway to its current alignment. Most of the City's industrial development was coordinated by BC Hydro and formed part of what was then called "Langley Industrial Centre". The original land base for this large contiguous industrial estate has been eroded by commercial development along Langley Bypass, 200 Street and Fraser Highway. However, industrial development remains a significant part of the City's economy and the 2003 *Industrial Land Use Study* inventoried 238,000 m² (2,566,000 sq ft) of industrial floorspace supporting 2,200 jobs. This plan identifies core industrial areas for preservation and a transitional mixed-employment area between the downtown core and the Duncan Way Industrial Area.

7.2 Policies

Policy 7.2.1

- ⇒ **Maintain a core of industrial land as shown in the Land Use Designation Map (Schedule "A") to ensure the City's economic diversity and vitality.**

Policy 7.2.2

- ⇒ **Direct industrial development to Industrial and Mixed Employment areas as shown in the Land Use Designation Map (Schedule "A").**

Policy 7.2.3

- ⇒ **Encourage the intensification of use and development of industrial and mixed employment**