

WELCOME

GLOVER ROAD INNOVATION DISTRICT PLAN

To learn more about this initiative and future engagement opportunities, scan this QR code with your mobile phone camera:



Welcome to the Glover Road Innovation District Plan Public Open House.

Langley City has started planning an Innovation District to connect Downtown, SkyTrain, and KPU with tech and creative businesses, housing, and public spaces. The purpose is to create a welcoming and sustainable community that supports innovative industries and a high quality of life for all residents and visitors.

We would like to develop the vision for this District with your input and feedback, as well as explore design options together.

For additional questions, email us at:
planning@langleycity.ca



PROJECT BACKGROUND

A CHANGING REGION

SKYTRAIN IMPLEMENTATION

- The Surrey Langley SkyTrain Project will extend the Expo Line from Surrey to 203 Street in Langley City Centre.
- The station will be a catalyst for change in Langley City allowing higher densities.
- The Provincial Policy Manual on Transit-Oriented Areas defines a minimum allowable density around key transit stops.
- The future Skytrain station in Langley will allow high rise buildings of varying heights within 800 metres of the station.

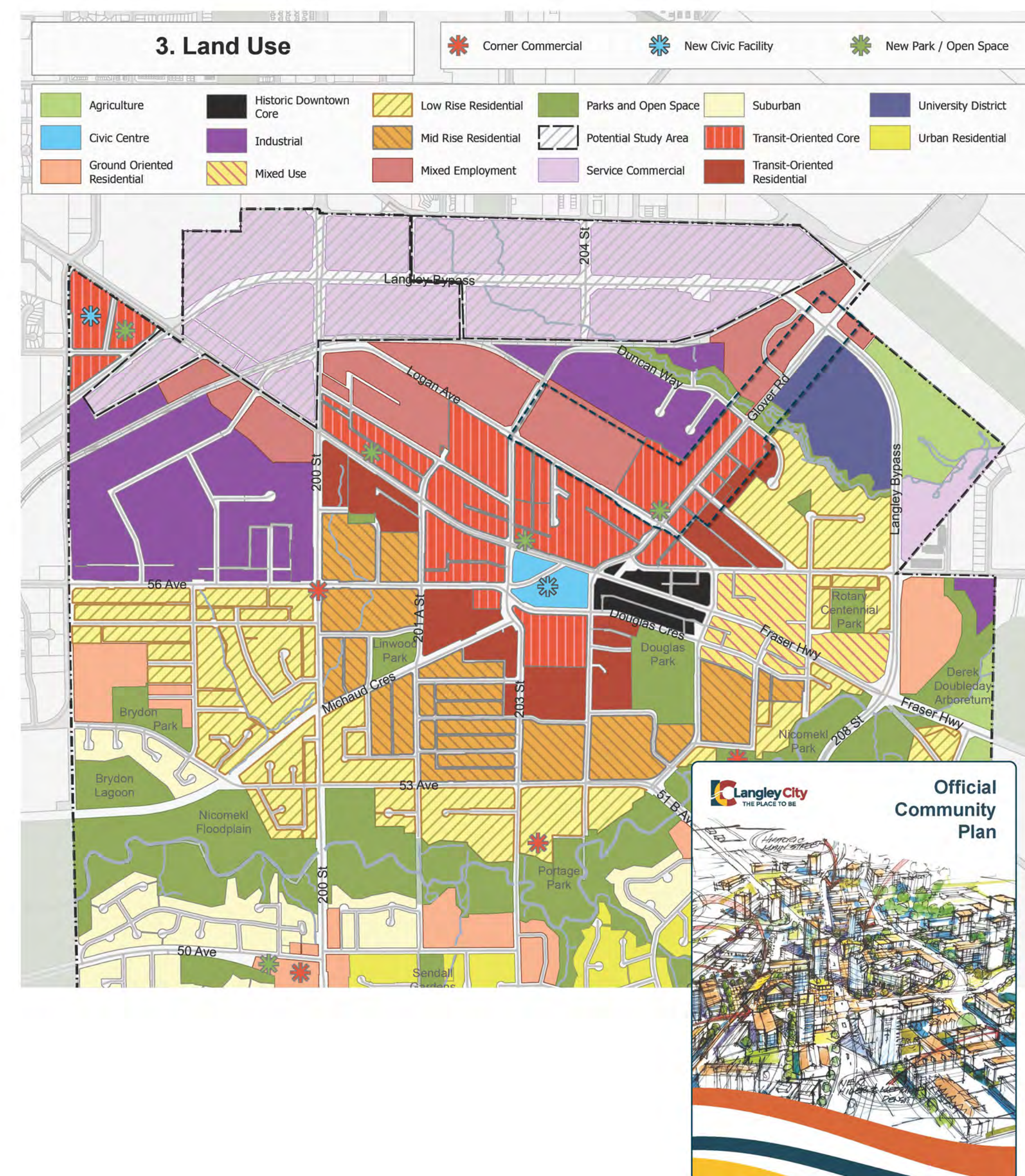


Conceptual render presented in public engagement Nov-Dec 2024
Source: surrey-langley-skytrain.gov.bc.ca/document-library/



LOCAL POLICY

- The Langley City Official Community Plan (OCP) has designated a variety of land uses which respond to the implementation of SkyTrain as well as Langley's future housing and commercial needs.
- The developable land uses within the Innovation District are Transit-Oriented Core, Mixed Employment and University District.
- These would allow high density mixed use buildings.



KPU CAMPUS PLAN

- Kwantlen Polytechnic University (KPU) is a catalyst site who have plans for development in support of the Innovation District.
- The KPU Langley Plan provides a concept for the Langley campus that visualizes its full build out by 2050.
- Landmark buildings that front Glover Road are envisaged along with a gateway plaza space with amenity uses and prioritised pedestrian circulation.



PROJECT BACKGROUND

WHAT IS THE GLOVER ROAD INNOVATION DISTRICT PLAN?

Langley City's Official Community Plan (OCP) includes a vision to create a special area called the Innovation District.

The Glover Road Innovation District is along Glover Road and Logan Avenue.

This area will take advantage of its key position as an activity hub between KPU's research programs and the future SkyTrain station along 203A Street.

This area will also offer housing, commercial space for technology, agricultural, or creative businesses, and public spaces and amenities for community enjoyment.

The goal of this District is to create a dynamic corridor where transit, research, technology, and community life can thrive.



PROJECT BACKGROUND

HOW DID THE GLOVER ROAD INNOVATION DISTRICT PLAN START?

OCP: DISTRICTS ESTABLISHED

Completed



PHASE 1: INITIAL STEPS

Completed



DISTRICT OUTLINES

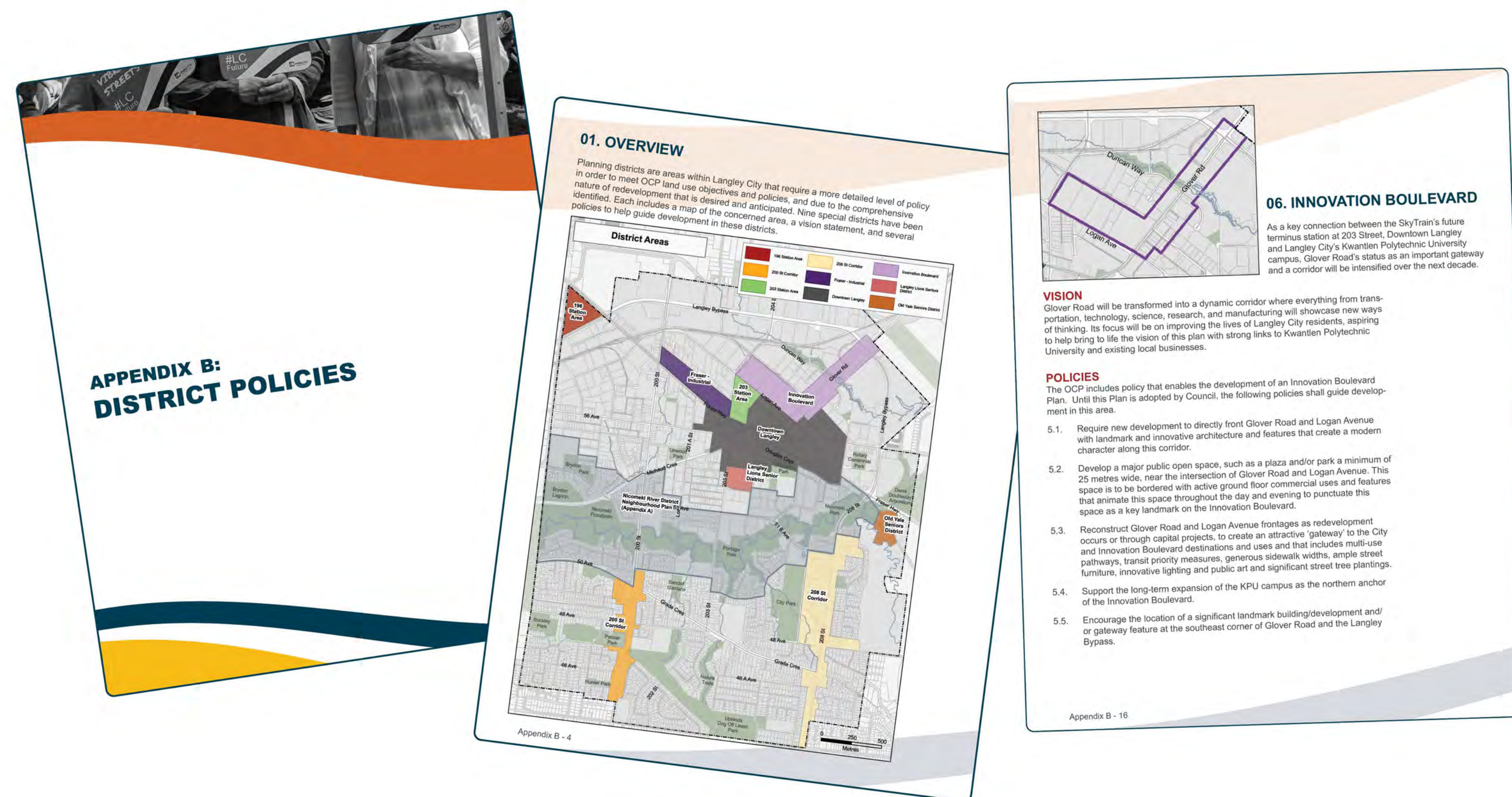
The Langley City OCP has an appended document on District Policies. One of the Districts identified is the Innovation District. An initial vision, high level policies and approximate plan area were set out. It is imagined to be a place that thrives with new, creative and innovative businesses, with open spaces, and with Glover Road and Logan Avenue transformed into more multi-modal streets.

MARKET RESEARCH AND DEVELOPMENT STRATEGY

A consultant team analyzed the market demand and building constructability for possible land uses to ensure that the future plan will be realistic.

BACKGROUND RESEARCH

They also analyzed policies, site conditions, and case studies to better understand regional and local goals for the site, as well as what might be feasible for the Plan.



PROJECT BACKGROUND

WHAT IS AN AREA PLAN AND WHAT DOES IT LOOK LIKE?

PHASE 2: DEVELOPING THE AREA PLAN

We Are Here



DEVELOP A DETAILED LAND USE PLAN

that supports opportunities for research and technology facilities, vibrant creative industries, diverse housing options, and dynamic community spaces for a balanced, sustainable, and inclusive environment.

CREATE A PUBLIC REALM PLAN

that enables the future creation of amenities like parks, plazas, public art installations, and new streets or paths for the use and enjoyment of all residents and visitors of Langley City.

IMPLEMENT SUPPORTIVE POLICIES AND DESIGN GUIDELINES

that ensure the planned area integrates smoothly with the existing environment as development occurs and aligns with the overall vision of the Innovation District.

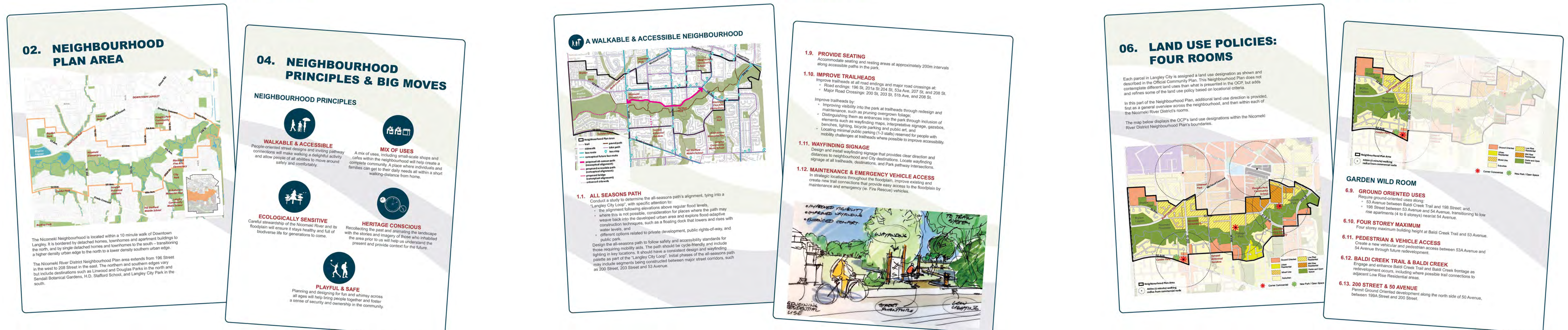
EXAMPLE OF AN AREA PLAN

The 'Nicomekl River District Neighbourhood Plan' is an example in Langley City that defines new land use policy specific for that district. This example includes:

PRINCIPLES, GOALS, & STRATEGIES TO ESTABLISH A UNIQUE DIRECTION.

NEIGHBOURHOOD POLICIES TO ACHIEVE THE VISION.

LAND USE POLICIES FOR TARGETED DIRECTION OF FUTURE OUTCOMES.



PROJECT BACKGROUND

WHAT IS AN INNOVATION DISTRICT?

What is an "Innovation District"?

Innovation Districts are special city areas which create new ideas and products. These places attract startups and entrepreneurs, which help create jobs and grow the local economy.

Innovation Districts are usually compact, close to public transportation, and have a mix of homes, offices, industry, shops, and community spaces. This makes them lively neighbourhoods where people can live, collaborate, and have fun all in one place.

What is their purpose?

Innovation Districts help grow the local economy by creating jobs, attracting visitors, and making it easier for people to share ideas and learn from each other.

How do they do that?

Innovation Districts bring research centers, businesses, and homes close together in neighbourhoods where it's easy to walk, bike, or take public transit.

What do they typically have in them?

- Places to learn and experiment, like universities and incubators.
- Creative companies, from small startups to big tech businesses.
- Public gathering spaces, like parks and plazas.
- A mix of homes, offices, and shops.

How are they different from traditional employment areas?

- They are built to be attractive places where people want to live and work.
- Businesses, schools, and people are close together, making it easier to collaborate and share ideas.
- They have lots of parks, shops, and places to meet or hang out.
- They are made to be good for the environment and ready for the future.
- They focus on new ideas and support learning and new businesses.

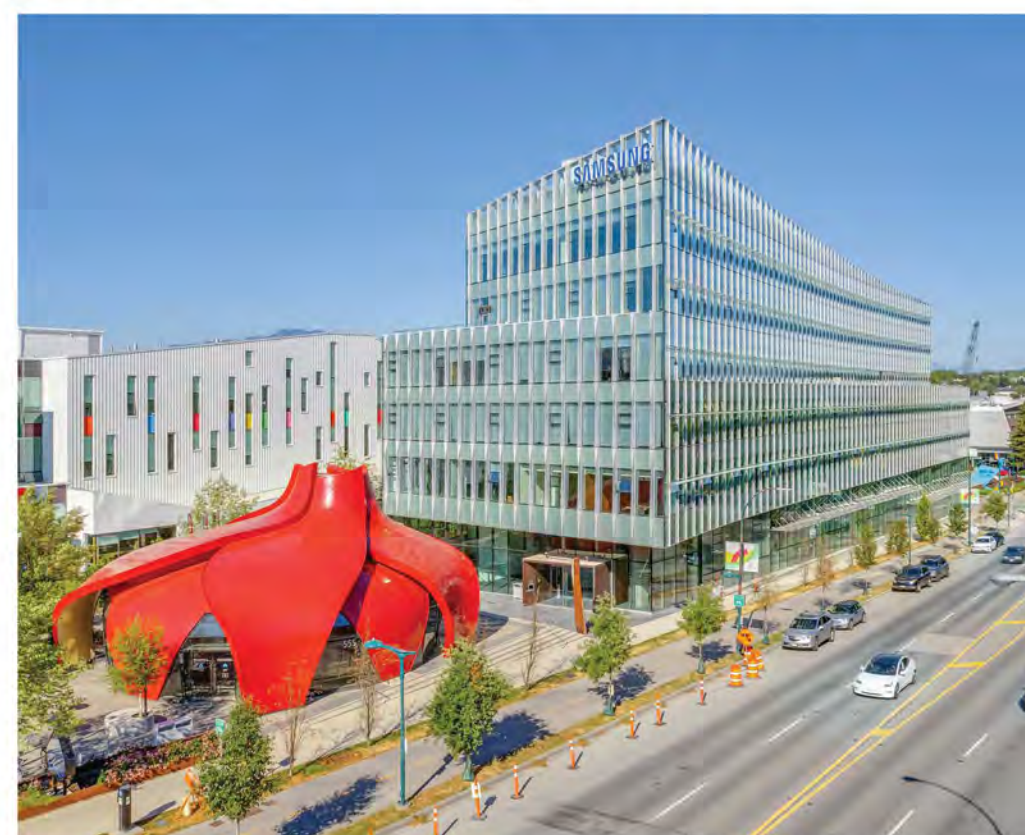


What are some examples of Innovation Districts?

Surrey Innovation Boulevard



False Creek Flats, Vancouver



Discovery District, Toronto



Research Triangle Park, Raleigh



McMaster Innovation Park, Hamilton



Boston Seaport Square



PROJECT BACKGROUND

EARLY VISION

The following images capture parts of what we envision for the Glover Road Innovation District.

Detailed under each image is the quality that stood out as an important thing to consider through the design process.



- Important to have central open spaces and plazas for people to gather.
- Include spaces that raise the amenity value for people / businesses to invest, live and play in the District area.



- Provide variety and creativity in public shared use spaces that can be incorporated into employment settings.



- Support the idea of Foodtech in the Innovation District.
- Opportunities for KPU/local businesses to sell to others, like to local restaurants.



- Create a welcoming street feeling that has active street frontages, mixed use buildings and is engaging to walk along.



- Create an inviting and activated street character that feels right for Langley.



- Maintain the character of industrial uses but in a way that is welcoming and attractive.



- Vertical farming, foodtech and food security as focus points for the Innovation District.



- Balance an industrial setting with welcoming people.
- Create a scale that is the right fit for Langley, increasing density but in a way that feels bespoke.



- Activate street edges and corners through landscaping and open spaces like through a pocket park.

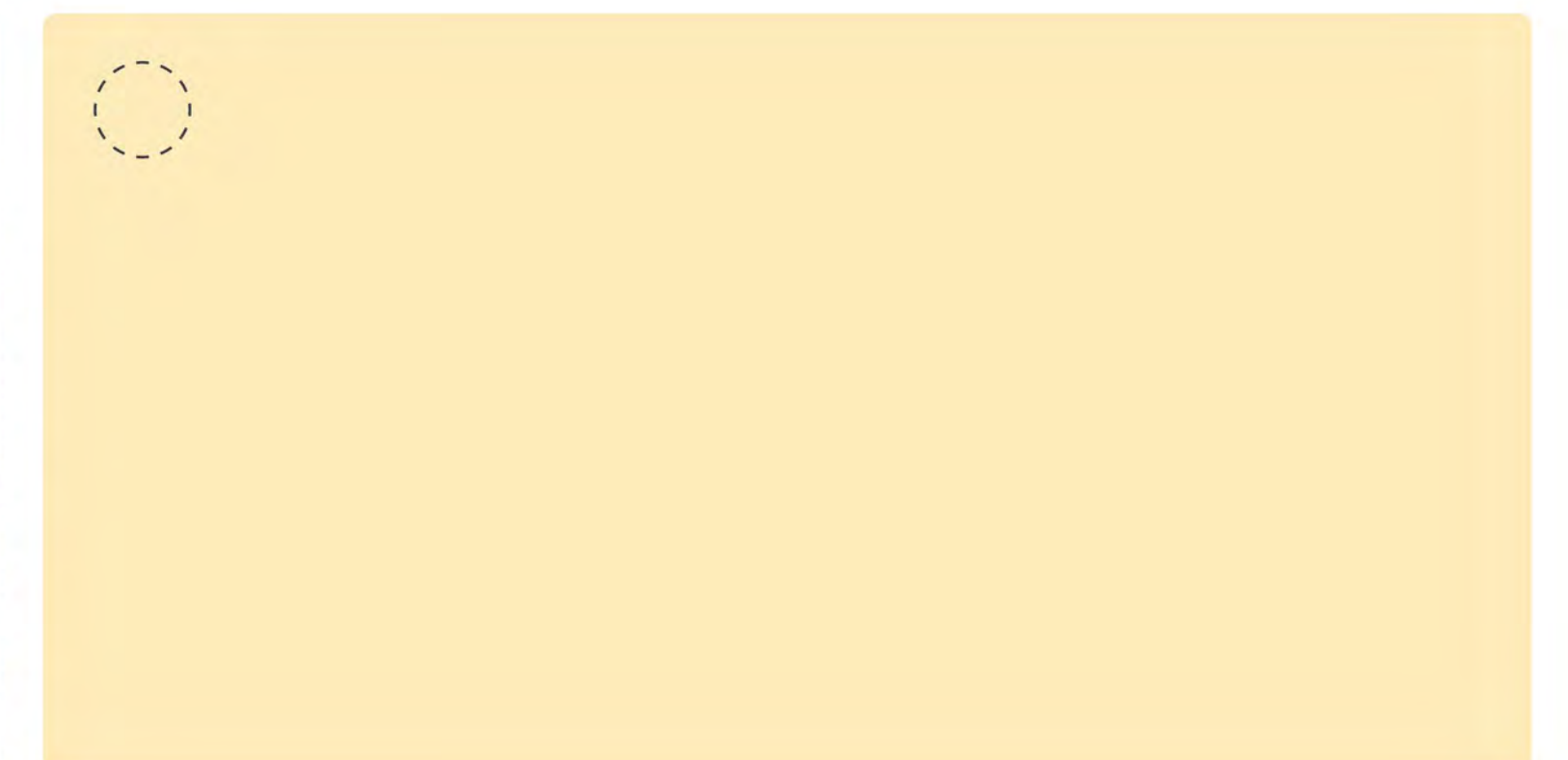
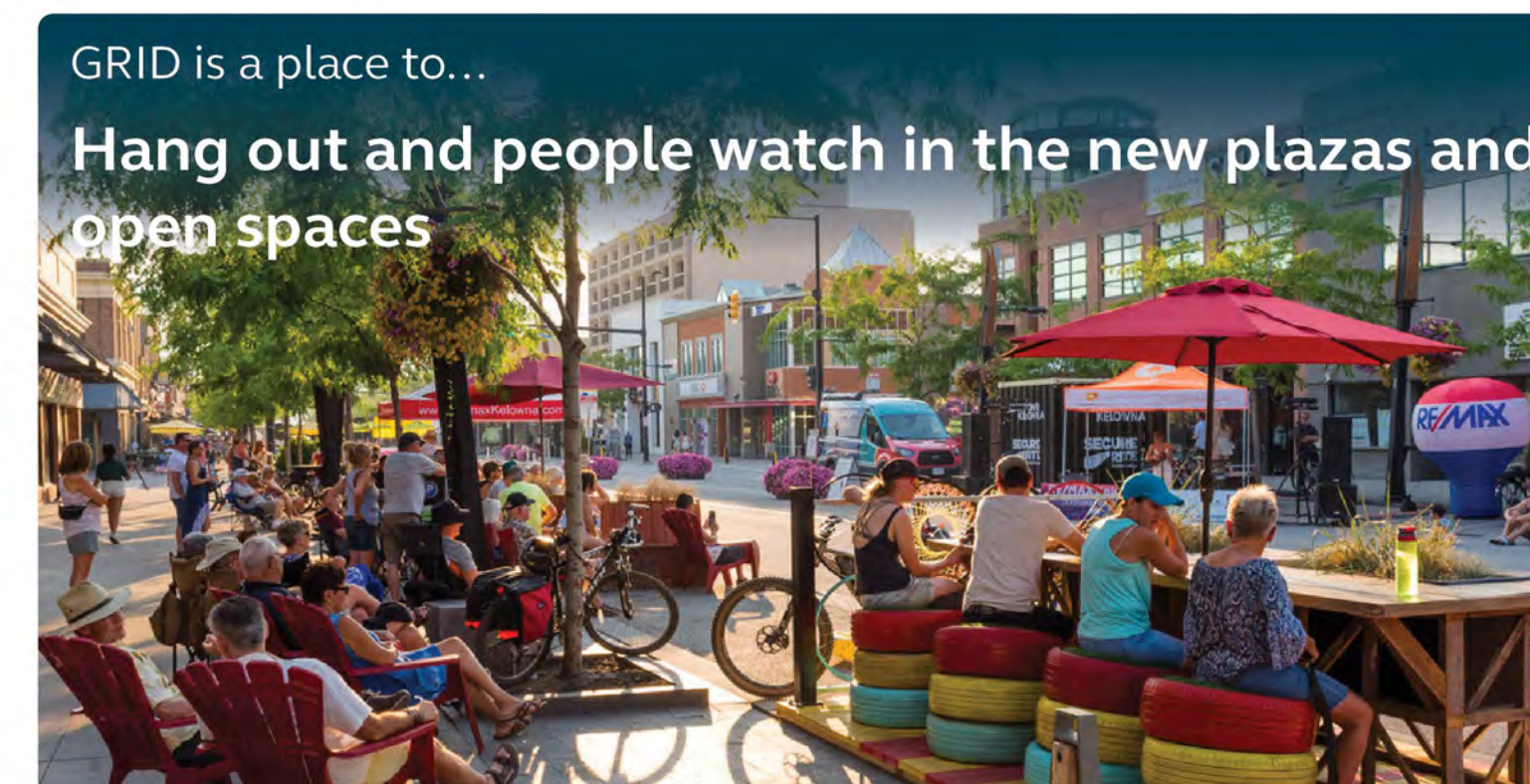
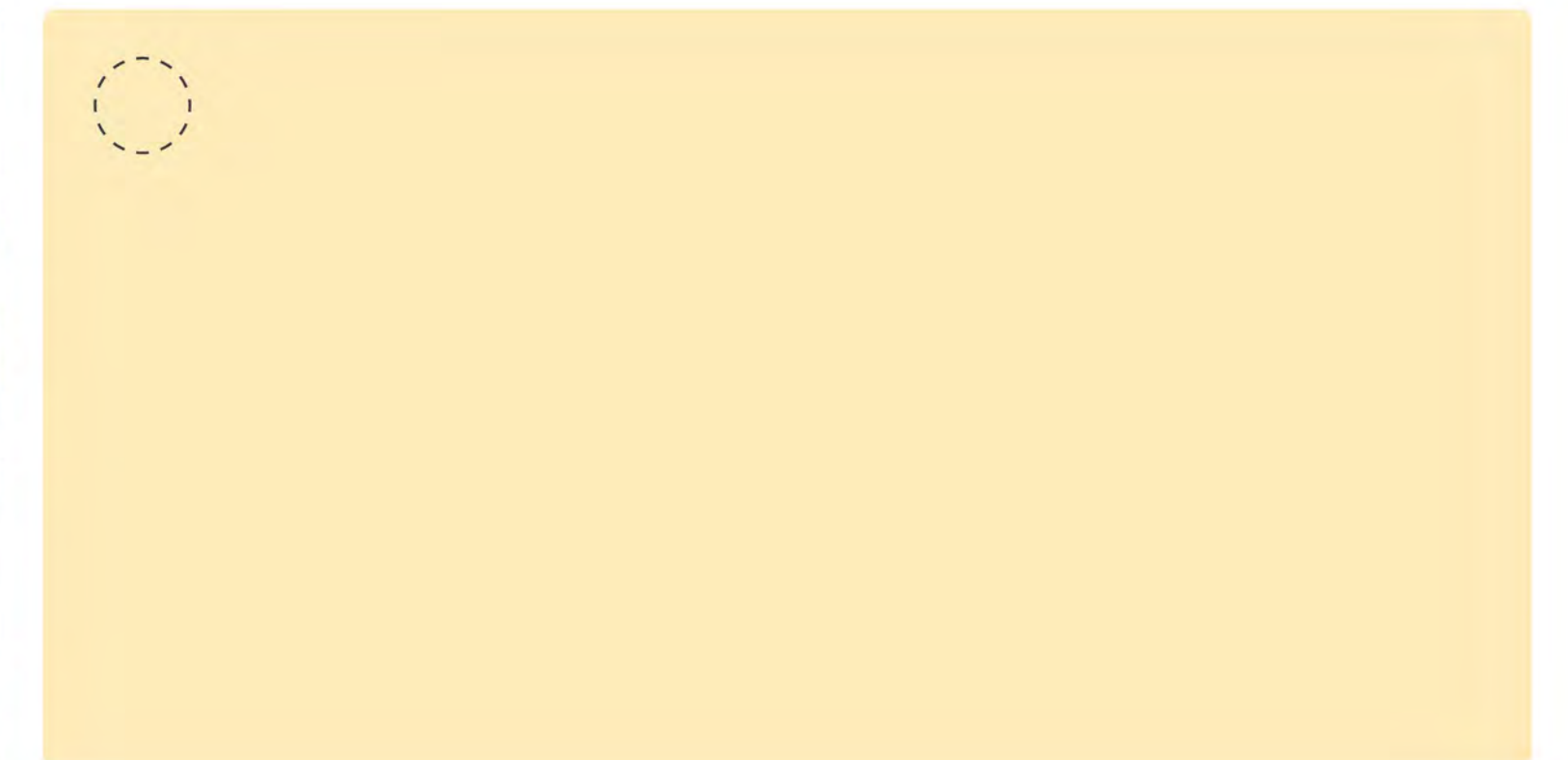
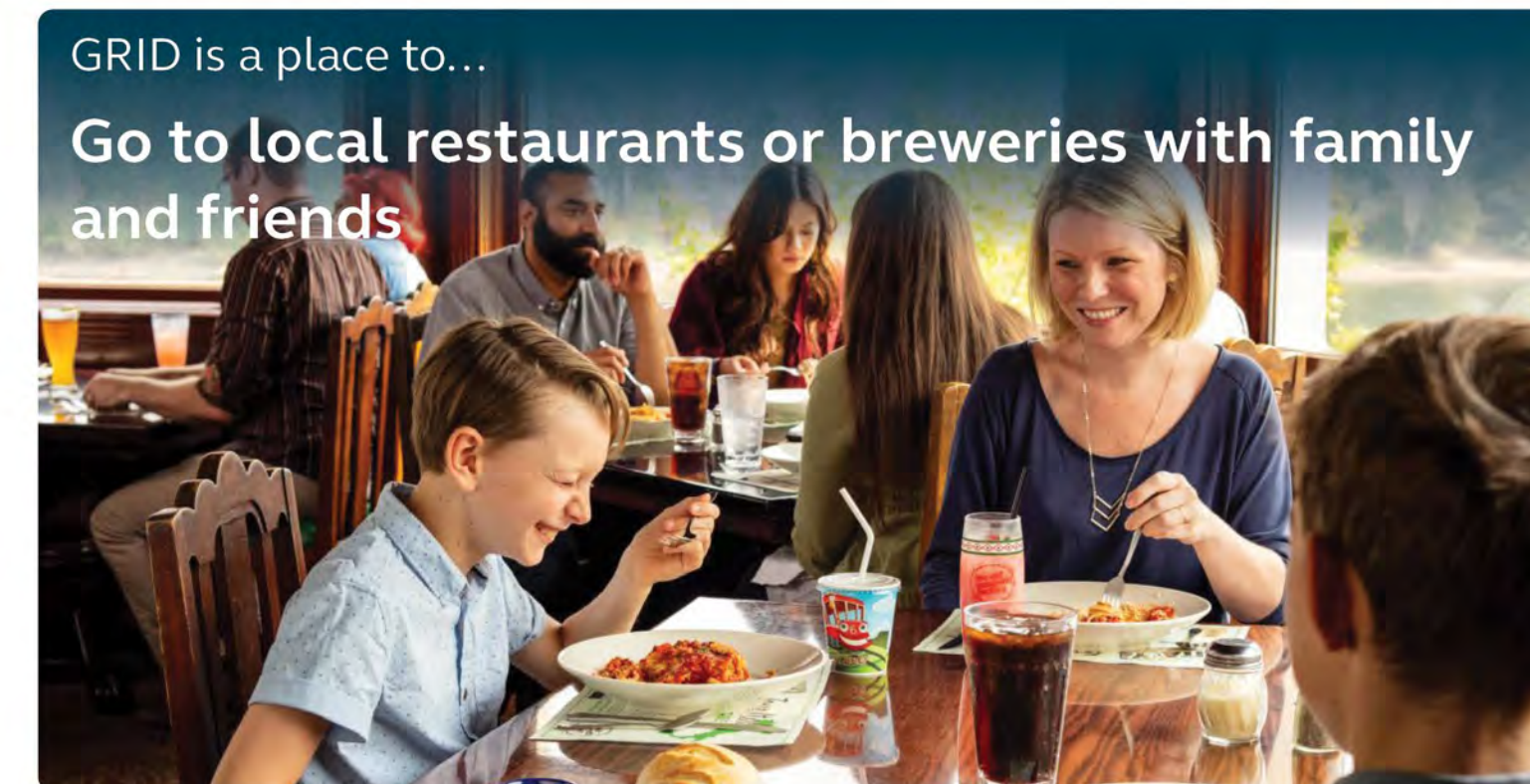
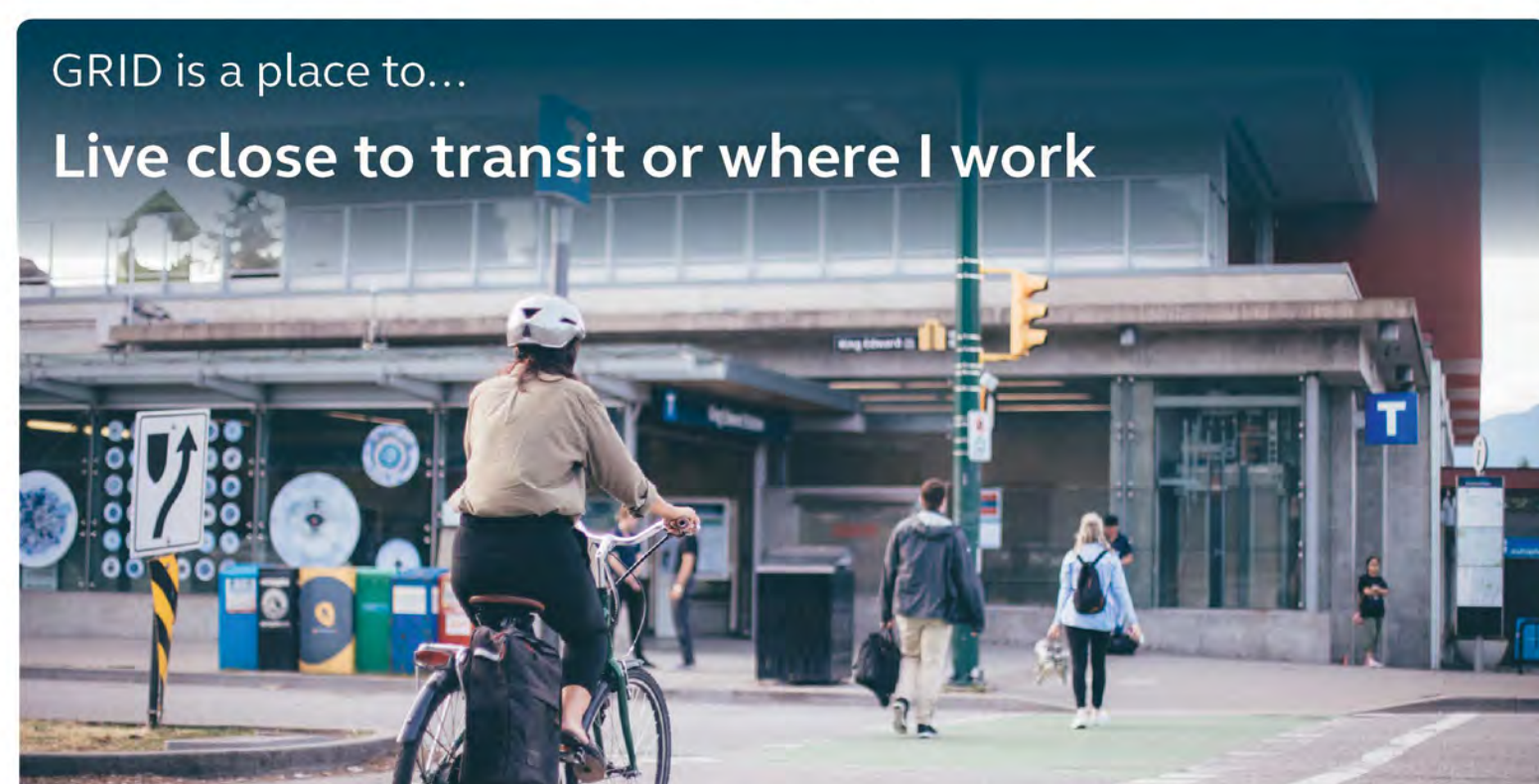
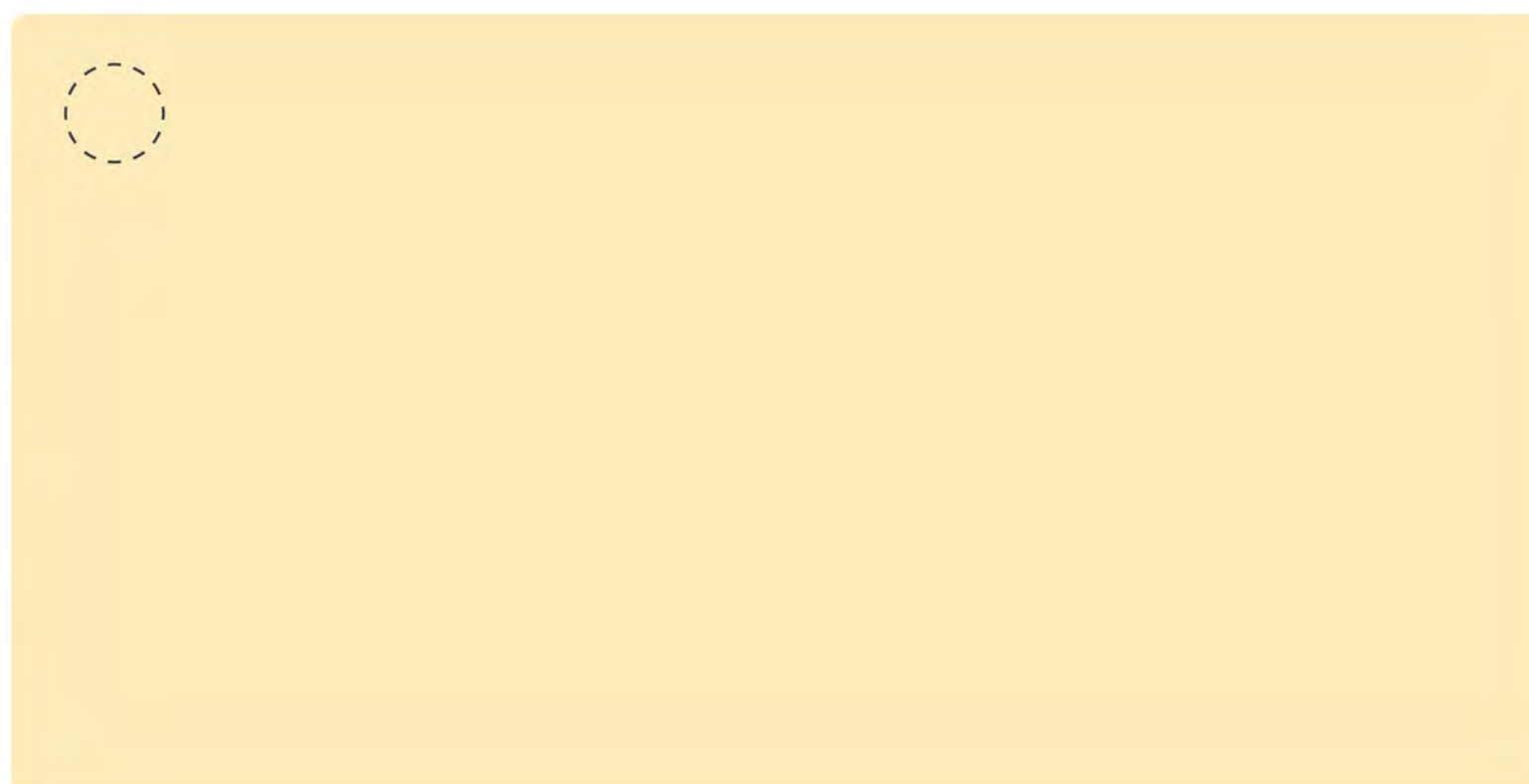
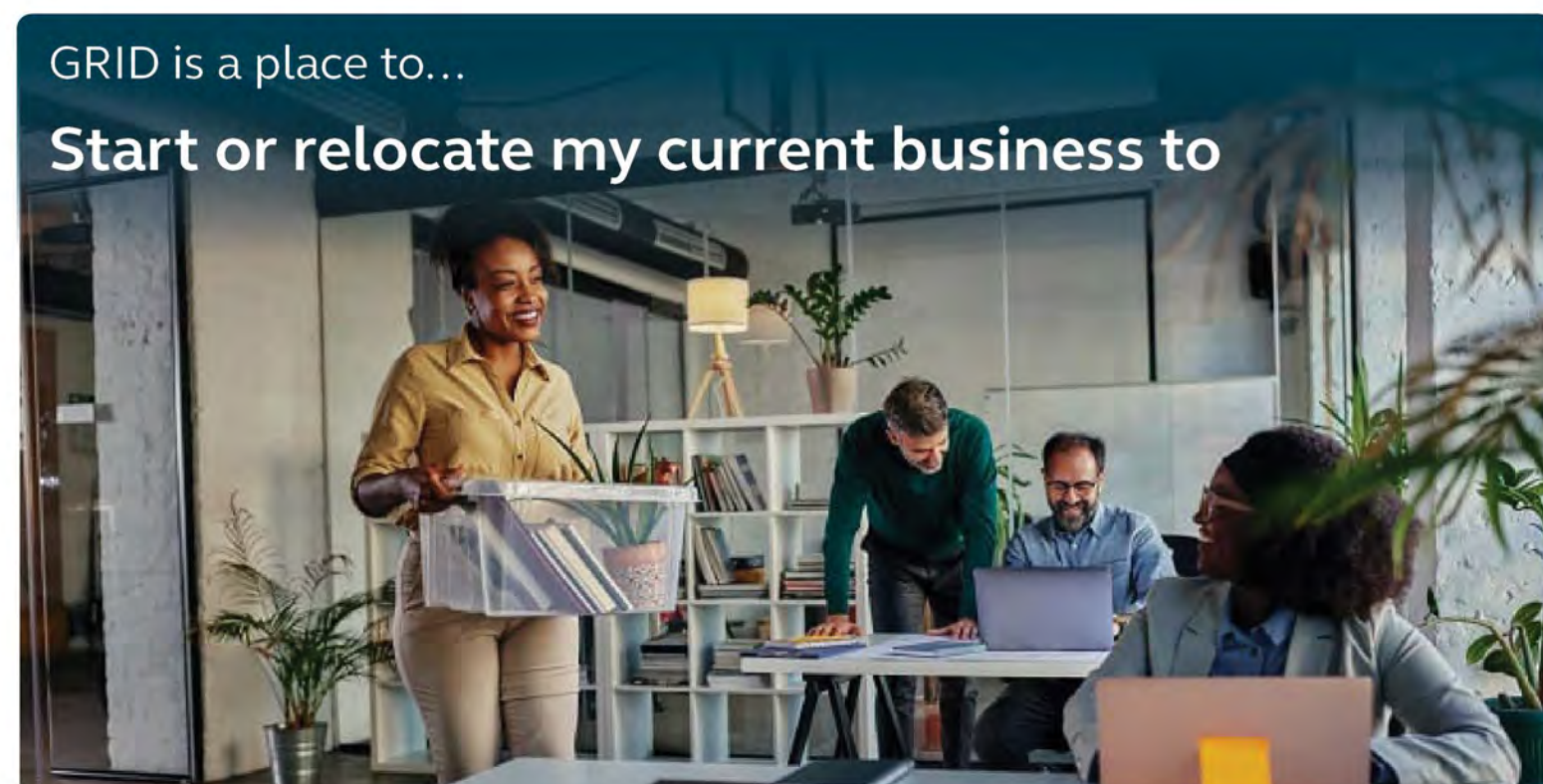
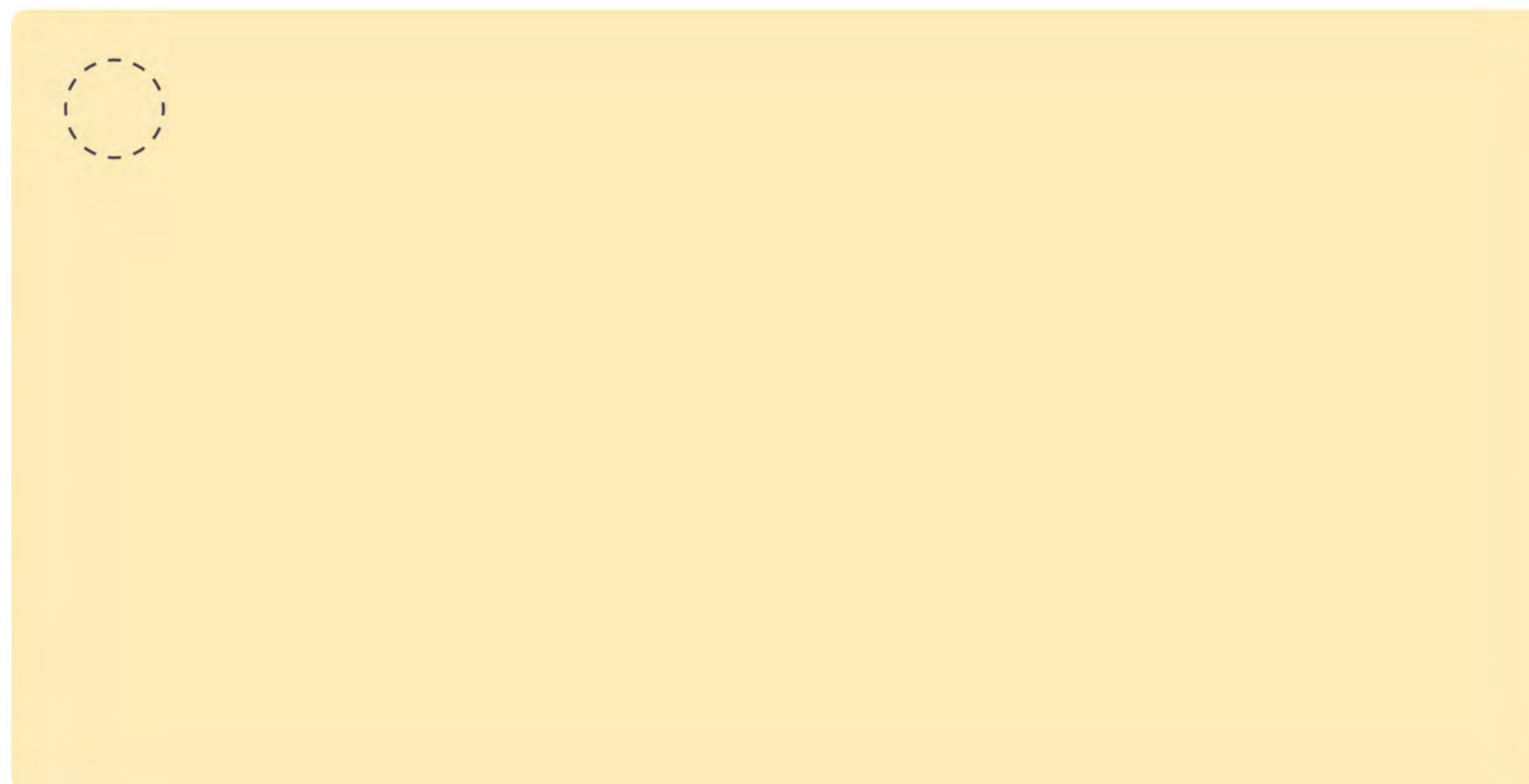
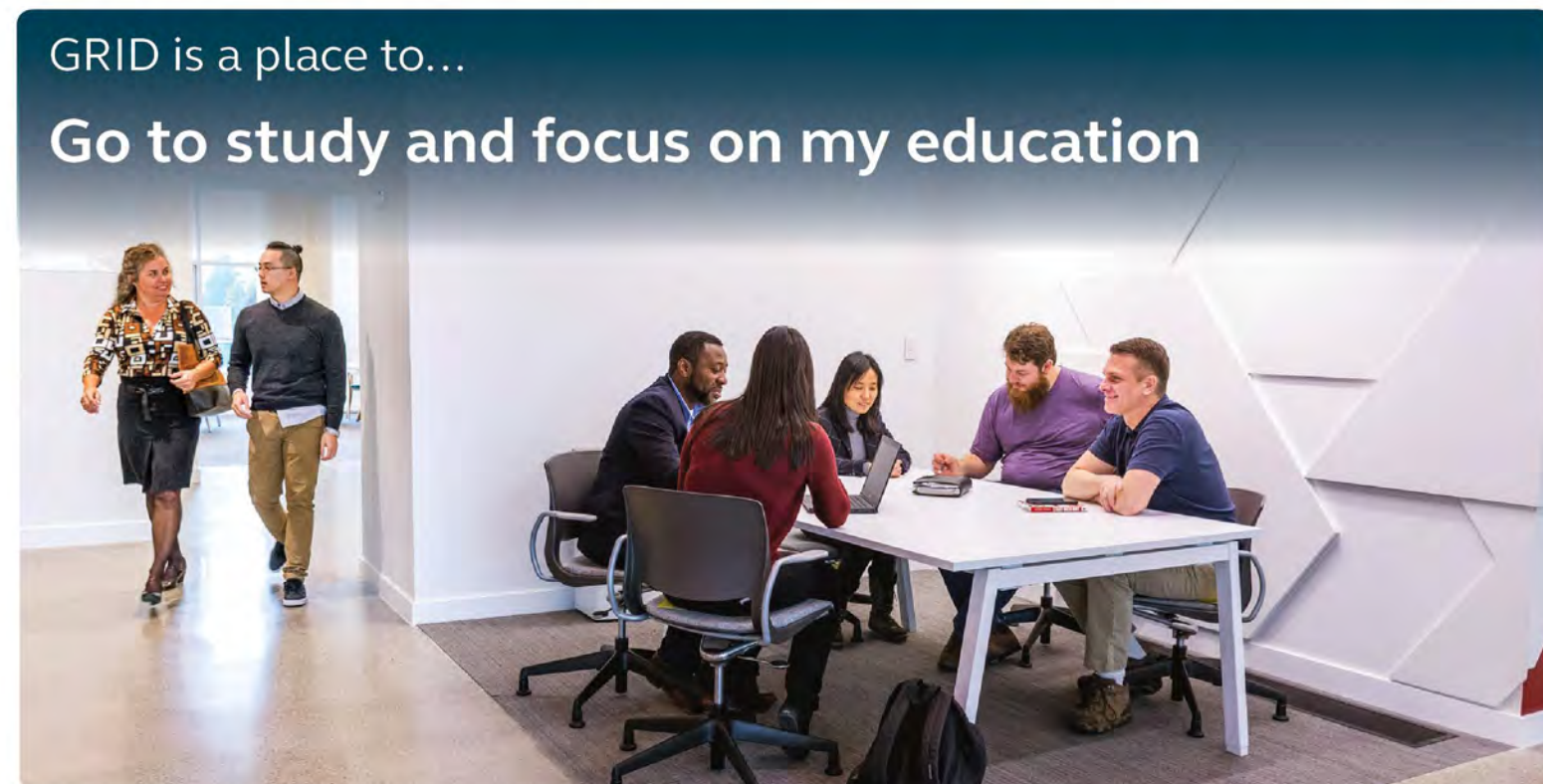


- Create communal outdoor spaces to take food to for people to come together.

FEEDBACK

GLOVER ROAD INNOVATION DISTRICT IS A PLACE TO...

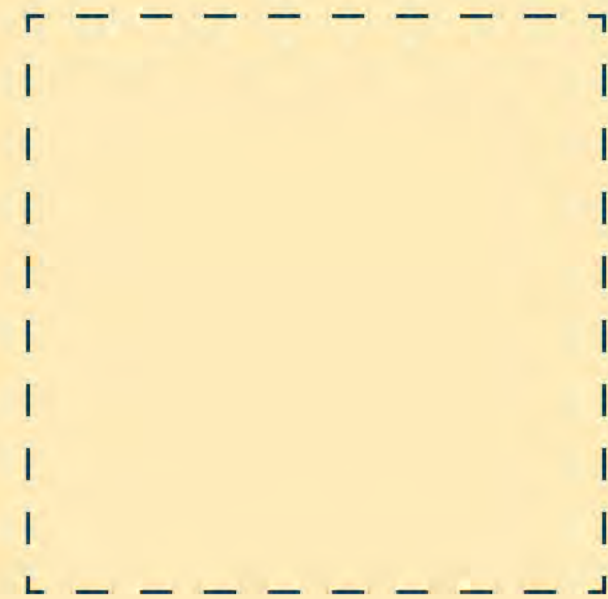
Place a dot sticker on your top 3 ideas.



FEEDBACK

WHAT WORDS WOULD YOU USE TO DESCRIBE YOUR VISION FOR THE GLOVER ROAD INNOVATION DISTRICT?

Write your word on a sticky note.



DESIGN CONCEPT

DEVELOPING EARLY SKETCHES

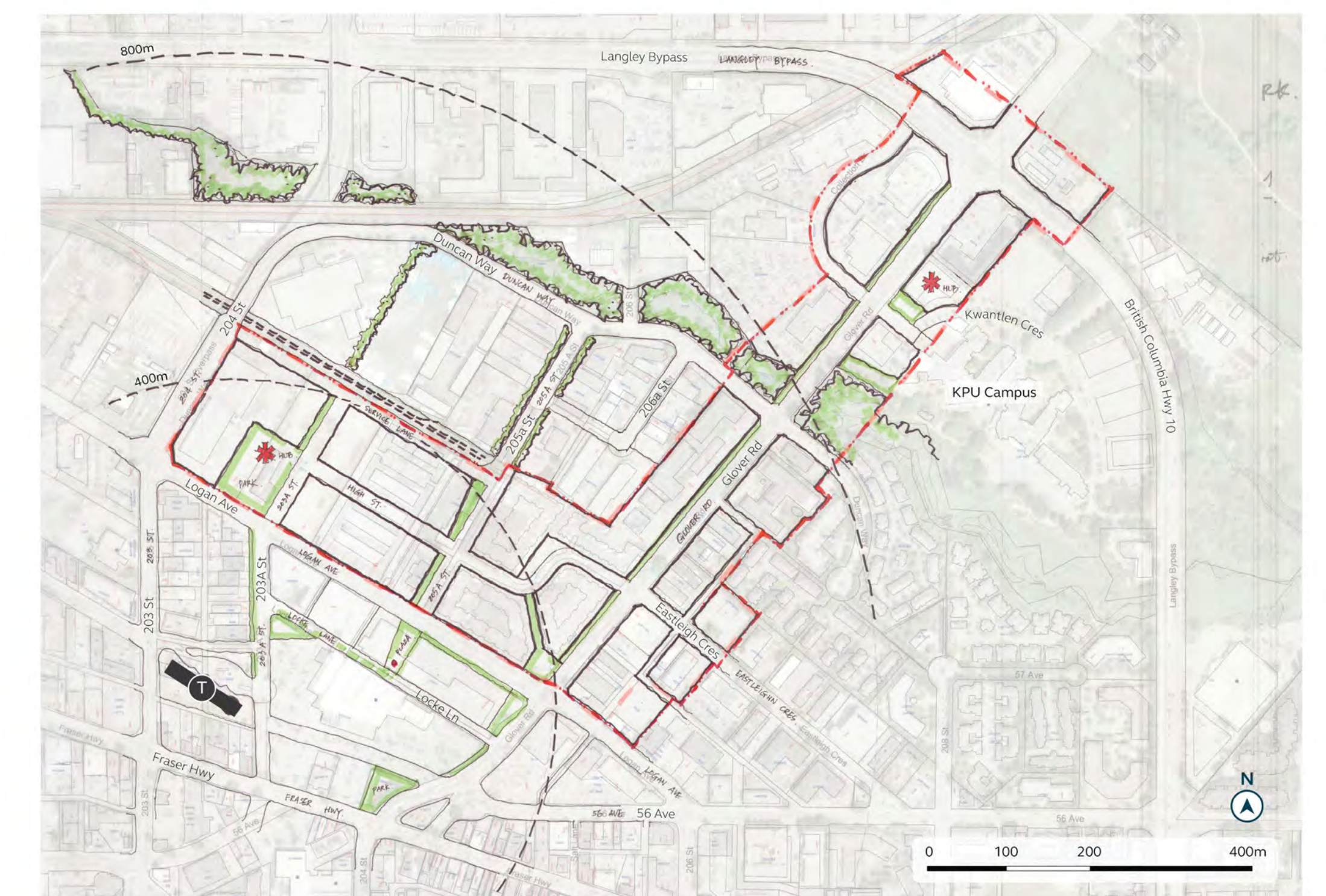
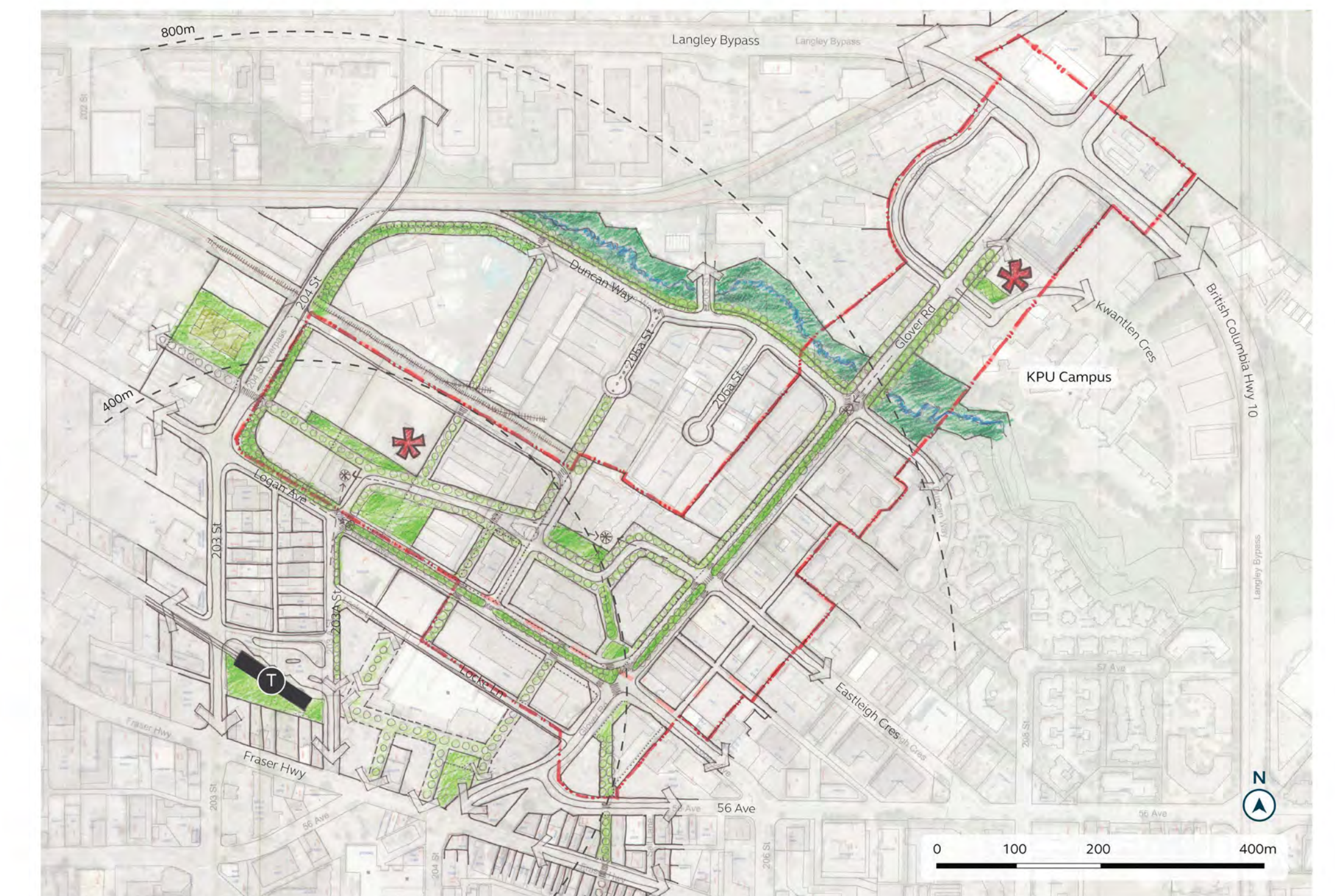
In July, Langley City and key project partners helped to brainstorm the vision and early sketches for the Glover Road Innovation District.

In August, landowners and developers in the District helped to refine these ideas.

Based on this early work, draft themes and a design concept have been developed, which are shown on the following boards.



INITIAL SKETCHES OF INNOVATION DISTRICT



DESIGN CONCEPT

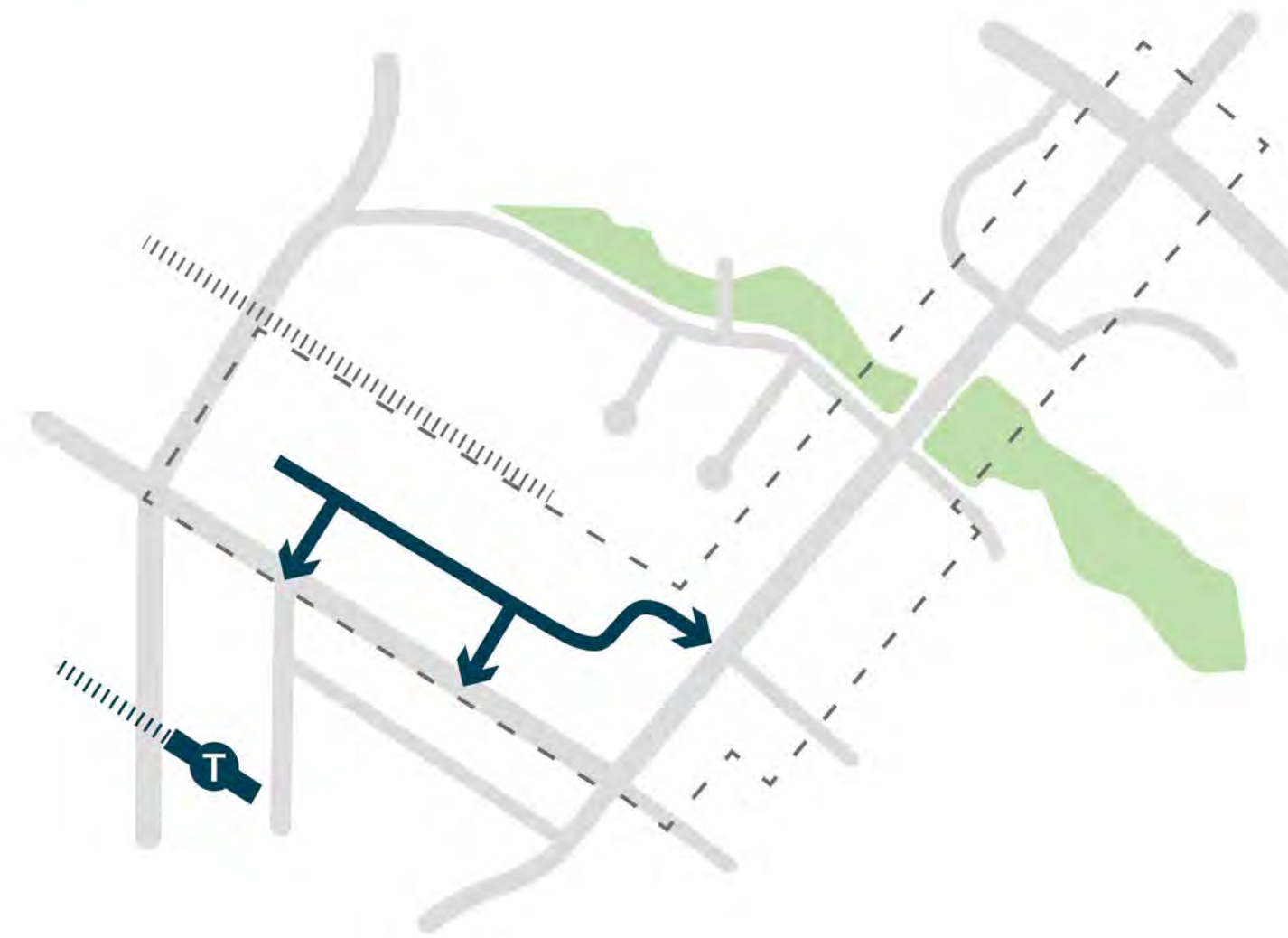
KEY THEMES

1 GREEN STREETS



Create linear green streets that loop around the site and connect to the three key destinations - SkyTrain Station, Downtown Langley, and KPU.

2 INTERNAL STREET



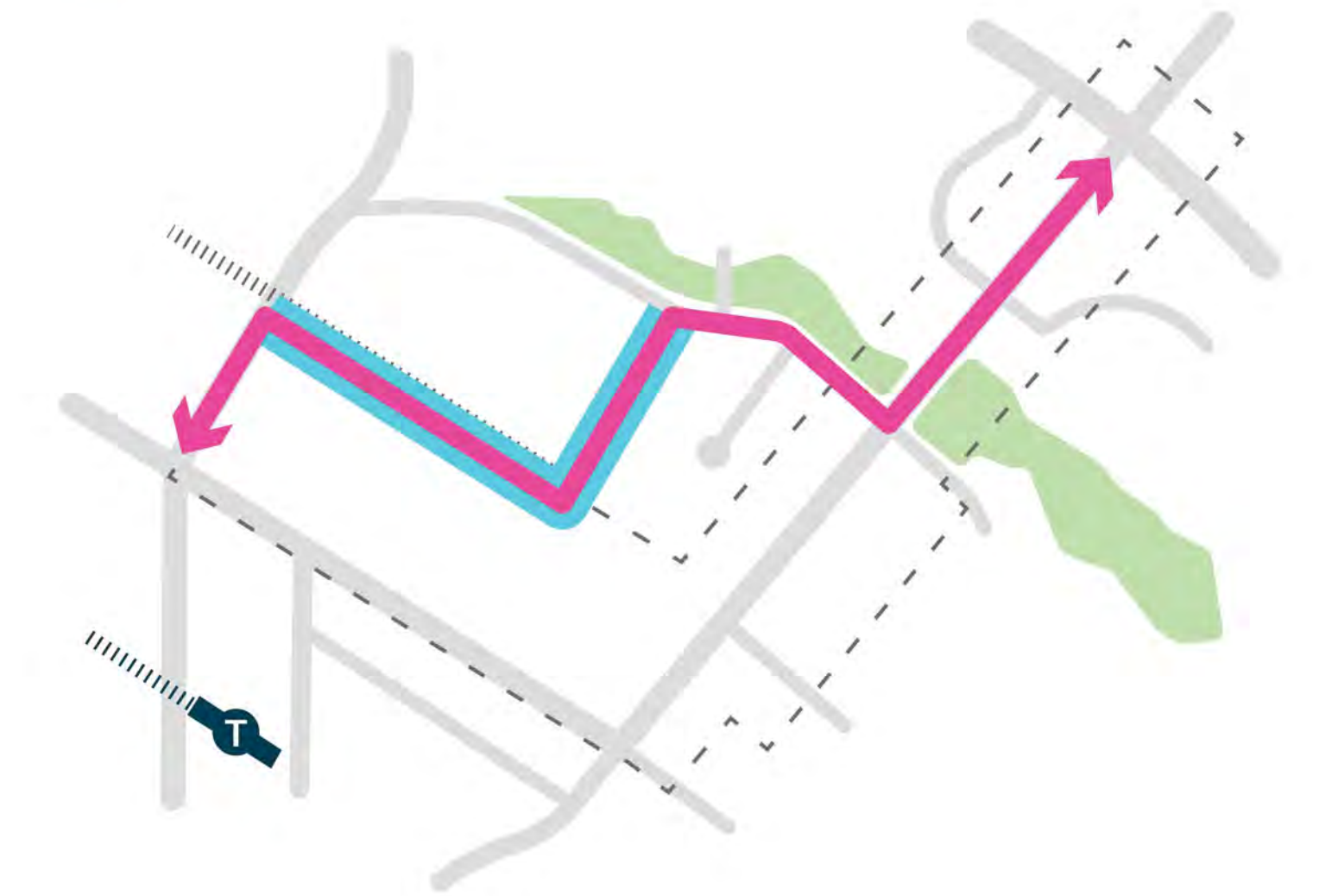
Locate a central E/W internal street that aligns with Eastleigh Crescent and connects to 203A St, Glover Rd and Logan Ave.

3 NETWORK OF OPEN SPACES



Establish a series of connected neighbourhood parks/open spaces within the site that link to the green streets.

4 SERVICE LANE



Provide a new service lane that gives truck access for loading and unloading from the back of properties.

5 GATEWAYS



Establish 'gateway' entrances to the District with key open spaces, activated frontages, wayfinding and public art.

6 HUB BUILDINGS



Create two 'Hub' buildings with adjacent open plazas, public amenities, and ground level commercial space.

7 PARCEL SIZE



Ensure larger parcels for possible light industrial, technology, and office use along existing industrial edge, while more fine grain block sizes line Glover Rd and Logan Ave.

8 ACTIVE FRONTAGES



Create active commercial and mixed use frontages along key pedestrian thoroughfares and spaces.

FEEDBACK

WHICH KEY THEMES ARE THE MOST IMPORTANT TO YOU?

Place a dot sticker on your top 3 themes. You can also provide comments on the other **Green** and **Red** feedback boards.

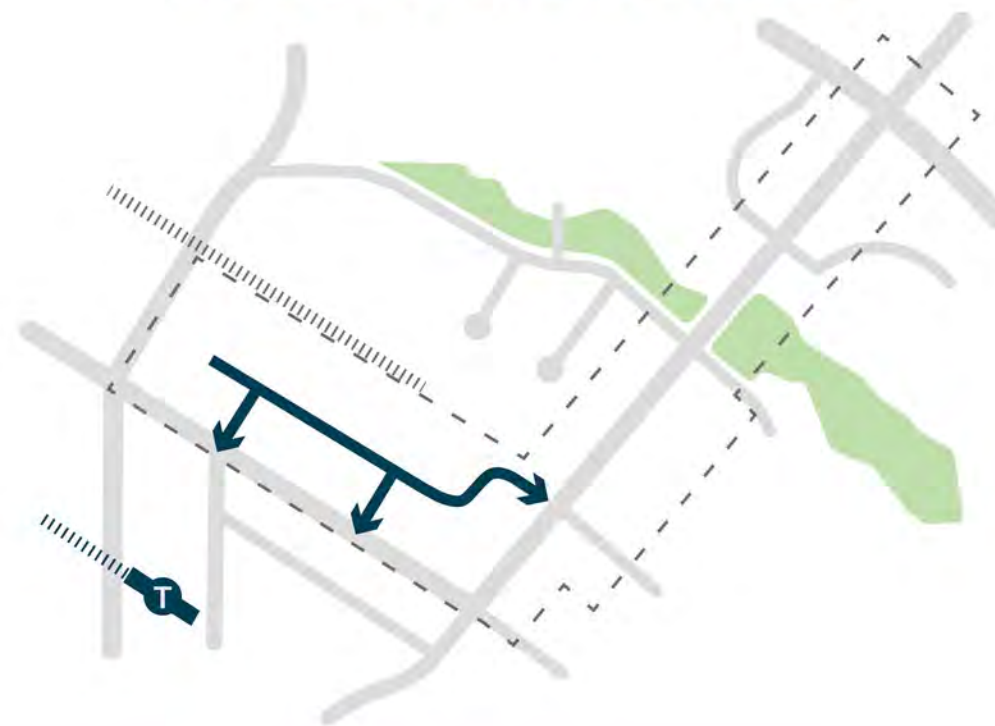
1

GREEN CORRIDORS



2

INTERNAL STREET



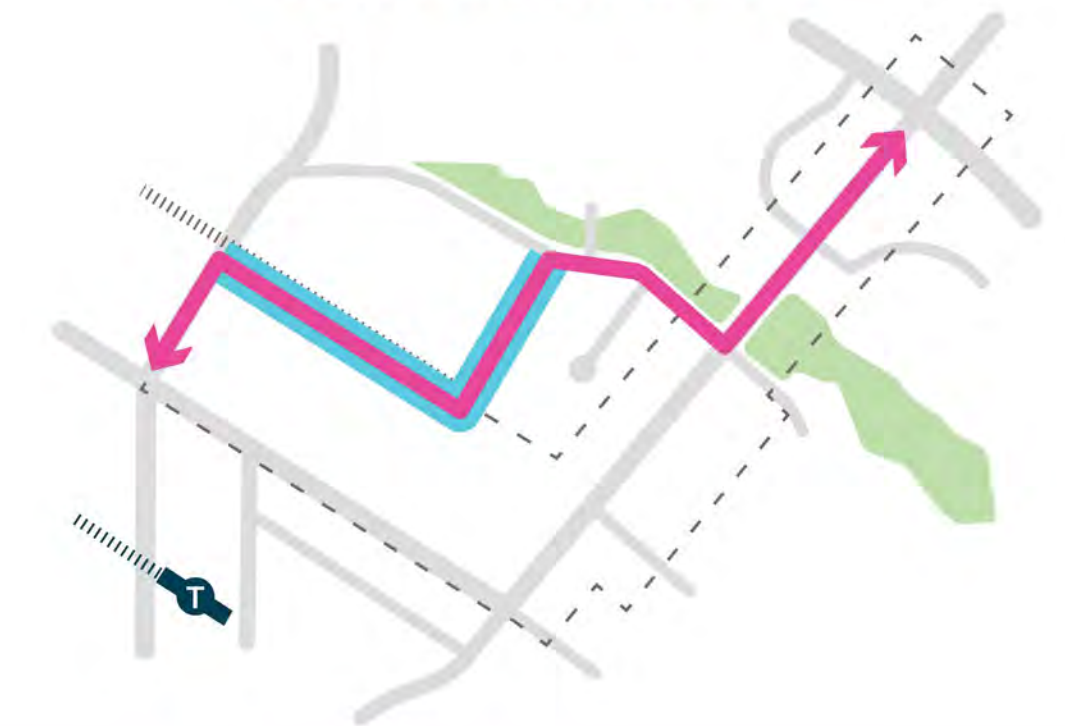
3

NETWORK OF PARKS



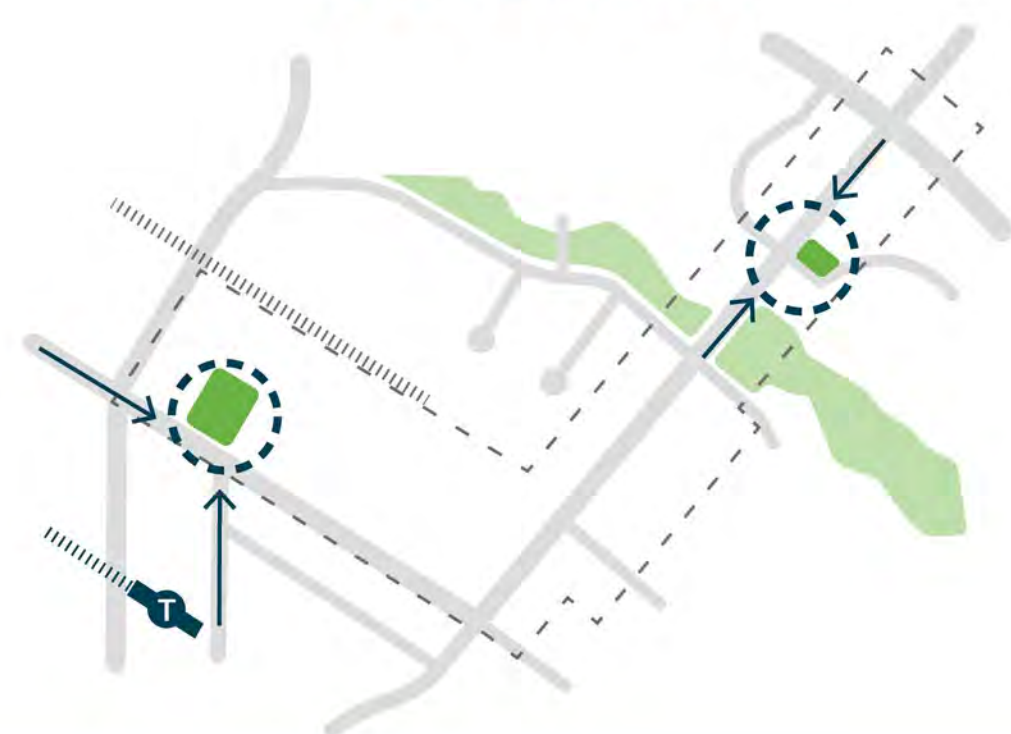
4

SERVICE LANE



5

GATEWAYS



6

HUB BUILDINGS



7

PARCEL SIZE



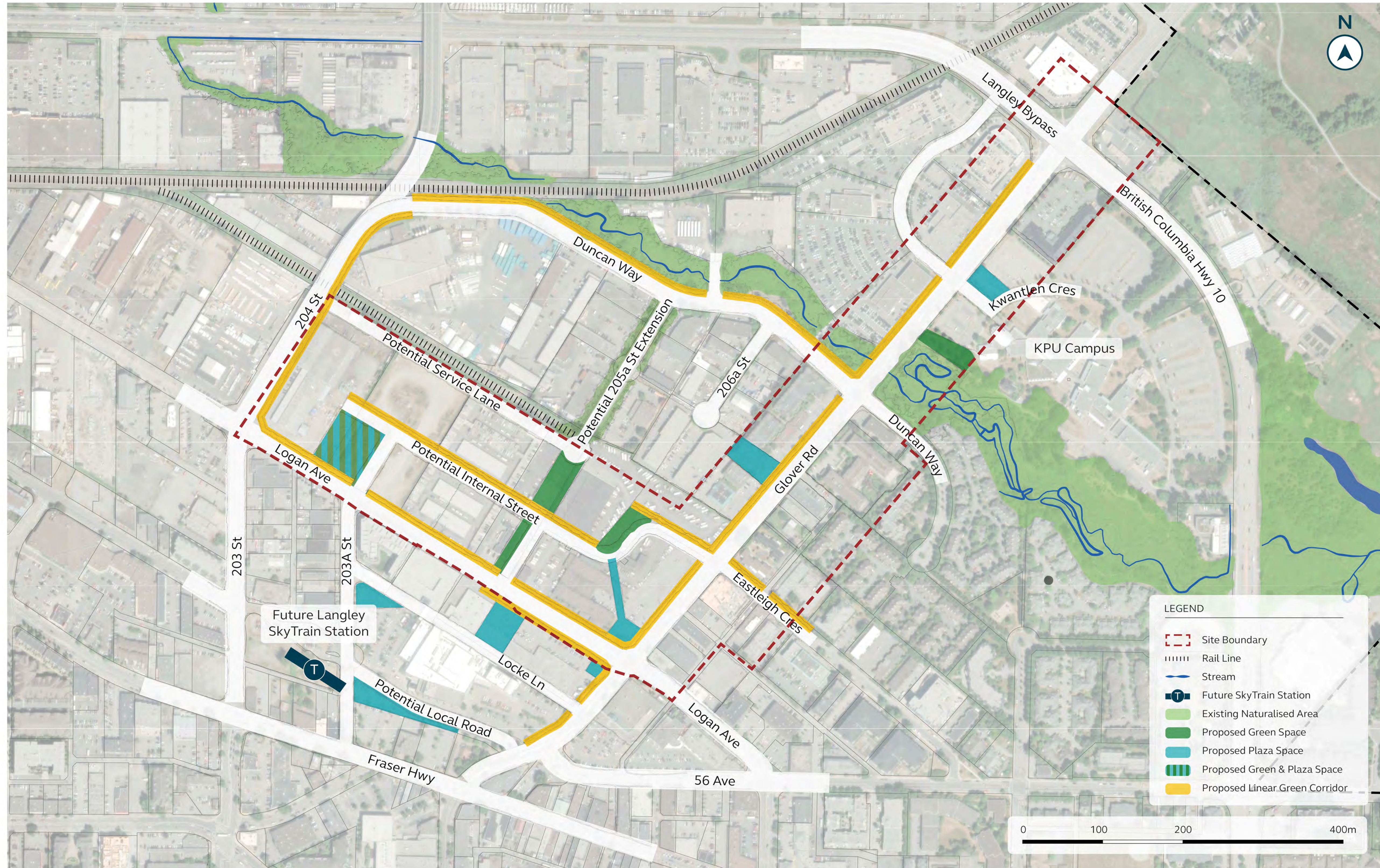
8

ACTIVE FRONTAGES



DESIGN CONCEPT

OPEN SPACE

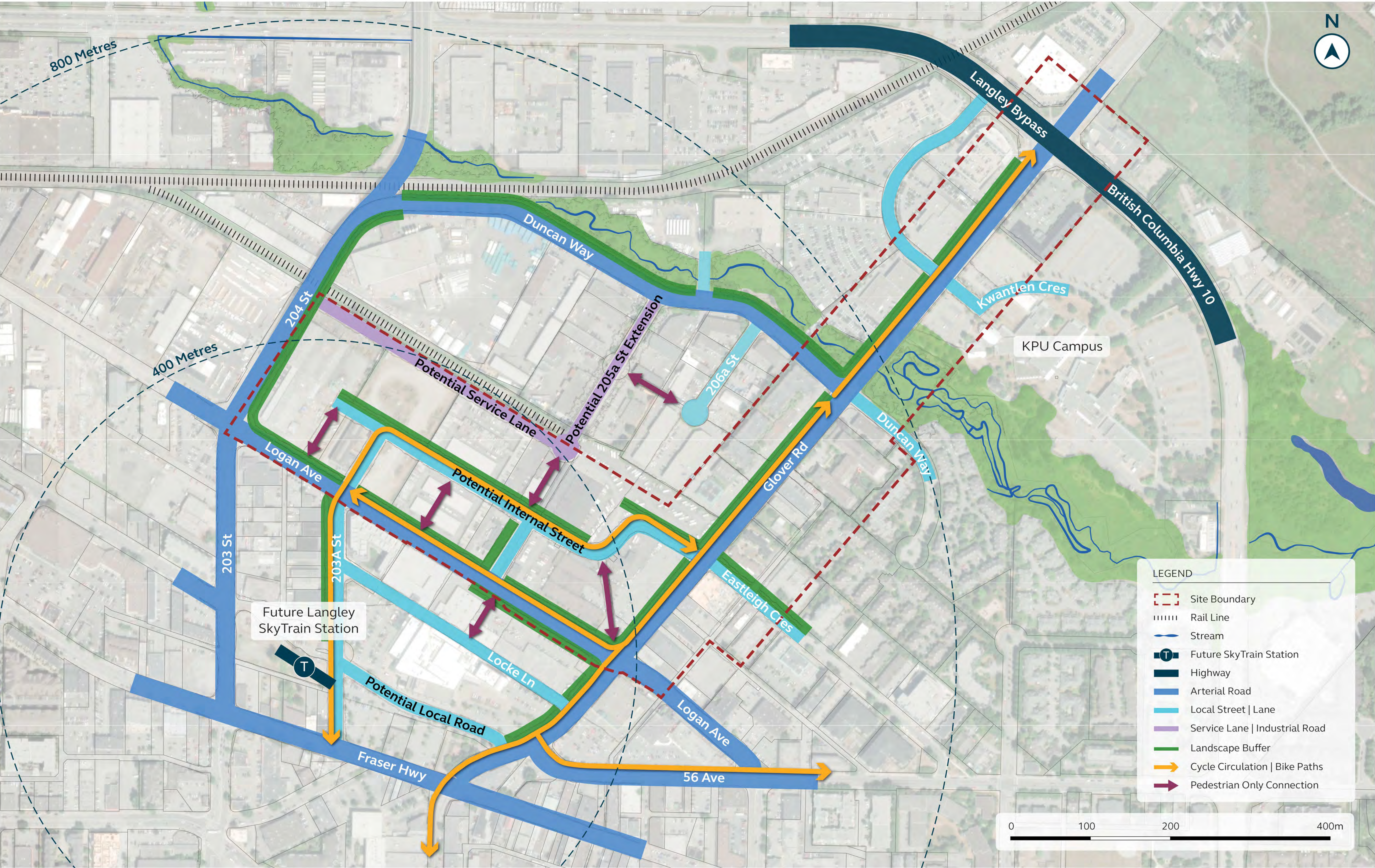


PRECEDENT IMAGES

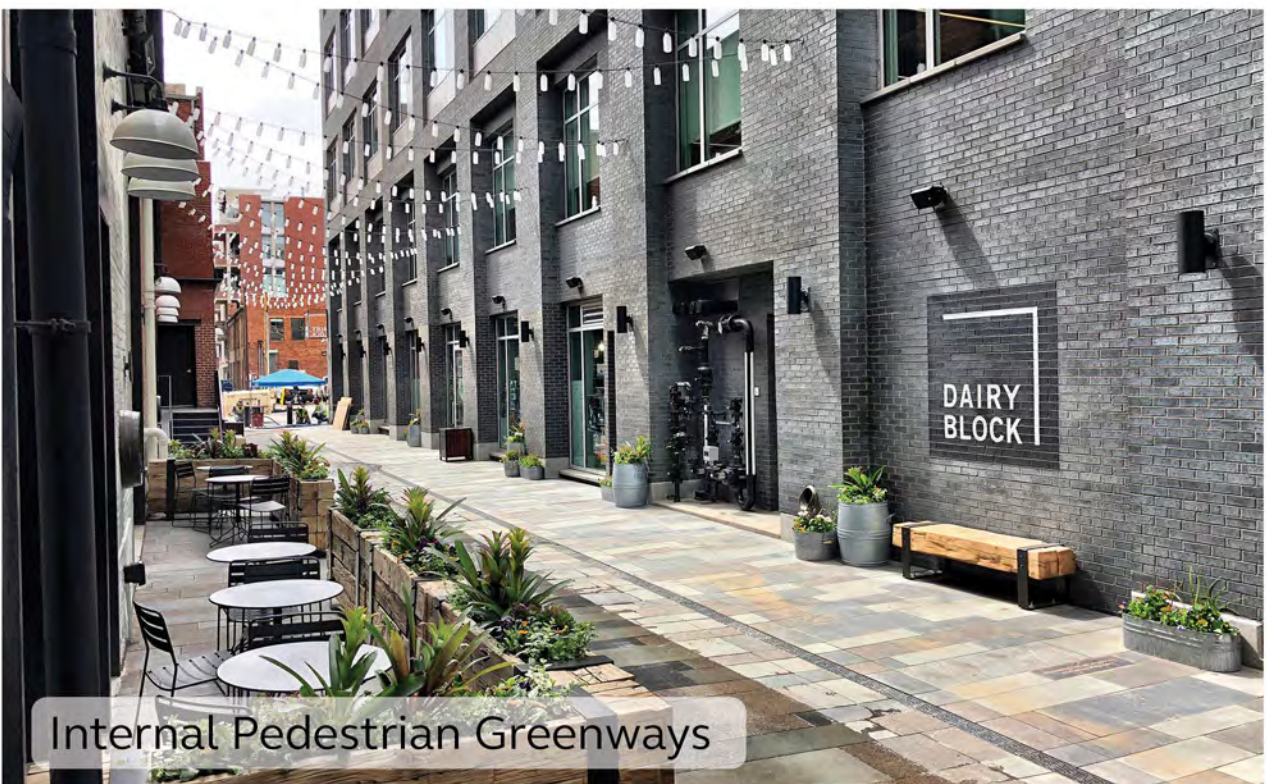


DESIGN CONCEPT

TRANSPORTATION

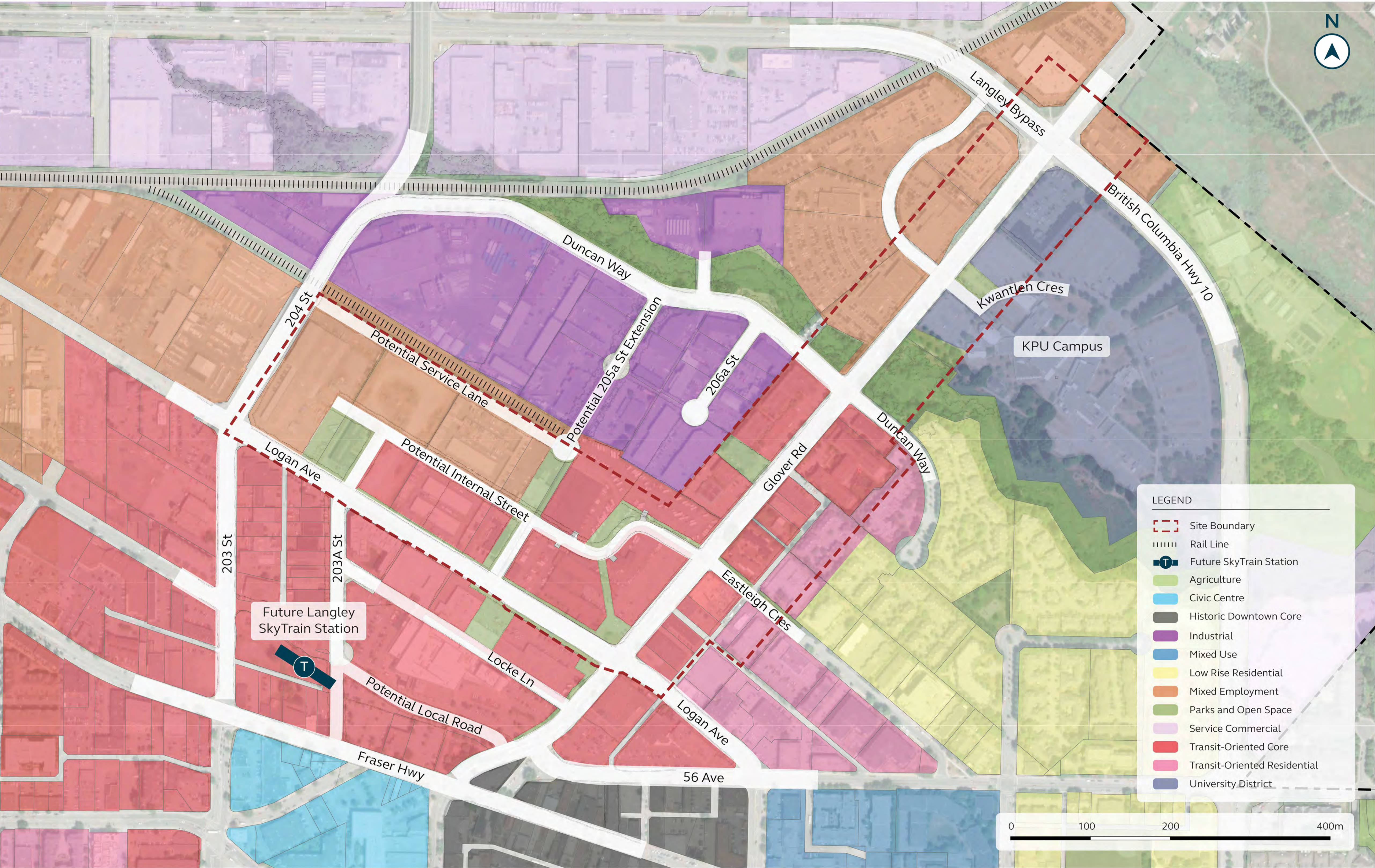


PRECEDENT IMAGES

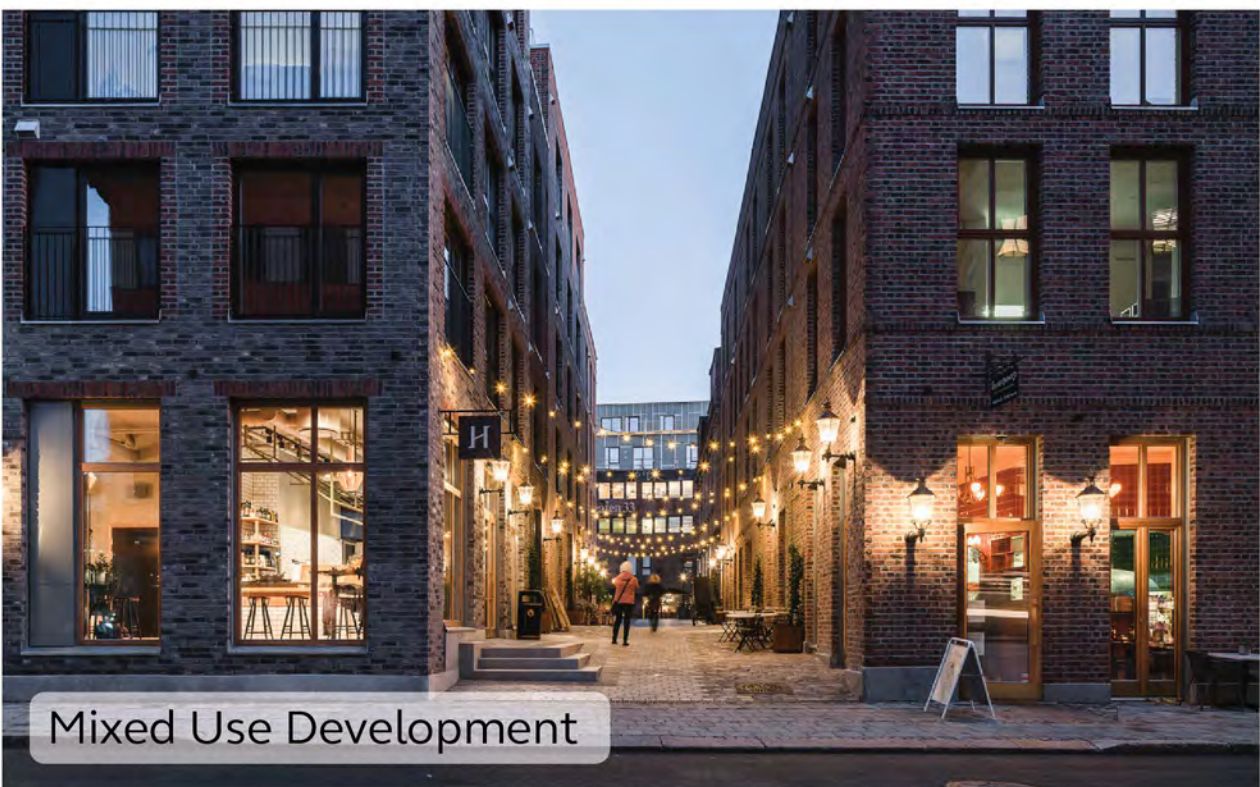
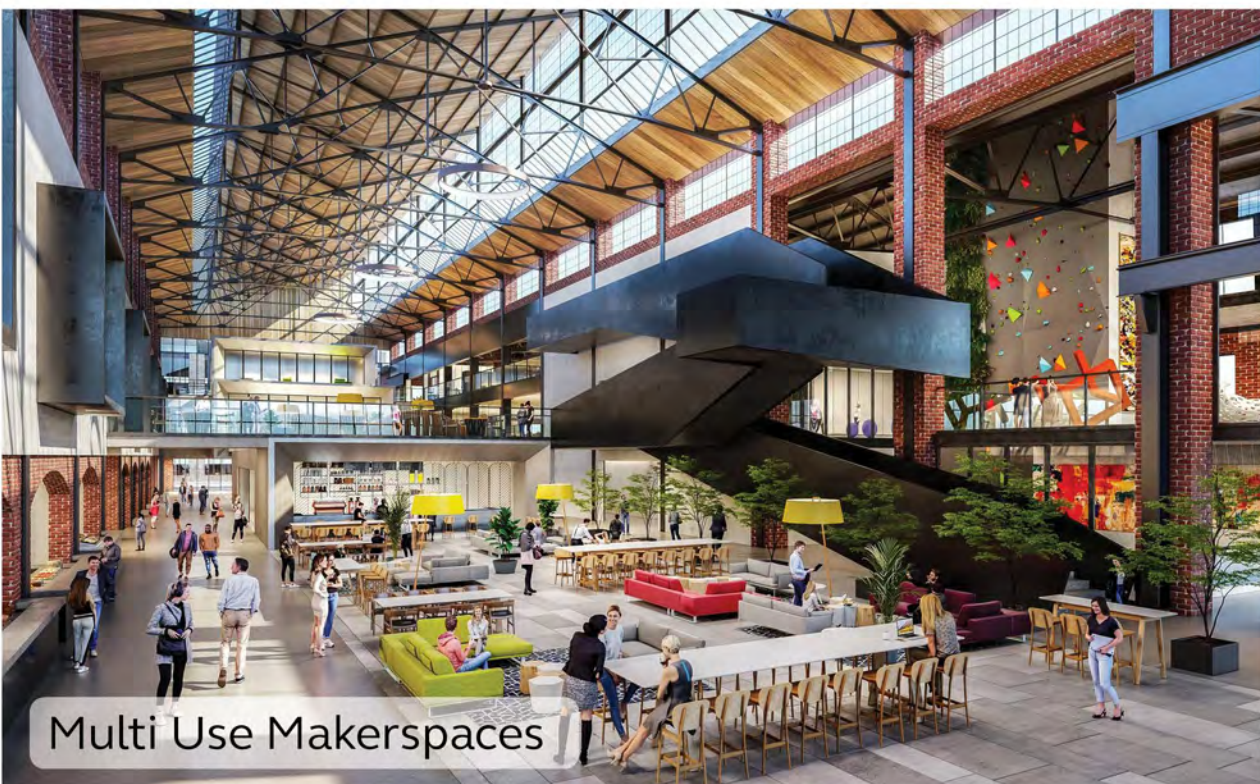


DESIGN CONCEPT

DEVELOPMENT



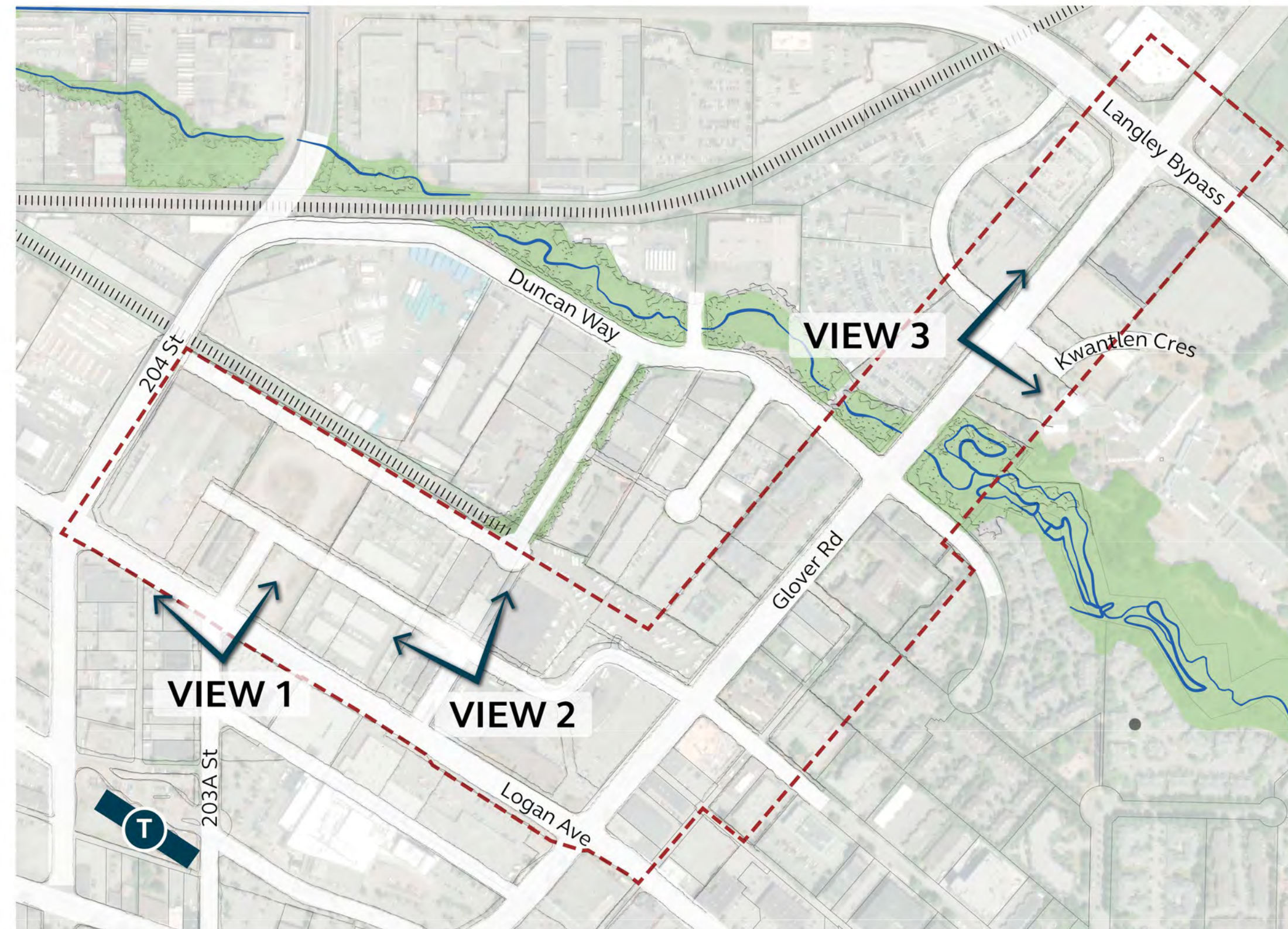
PRECEDENT IMAGES



DESIGN CONCEPT

DEVELOPMENT

These concept visualisations give an impression of the layout and intent for key locations in the Innovation District.



VIEW 1 - PLAZA ALONG LOGAN AVE & 203A ST CONNECTION



VIEW 2 - INTERNAL STREET WITH EMPLOYMENT AREAS & PEDESTRIAN CONNECTION



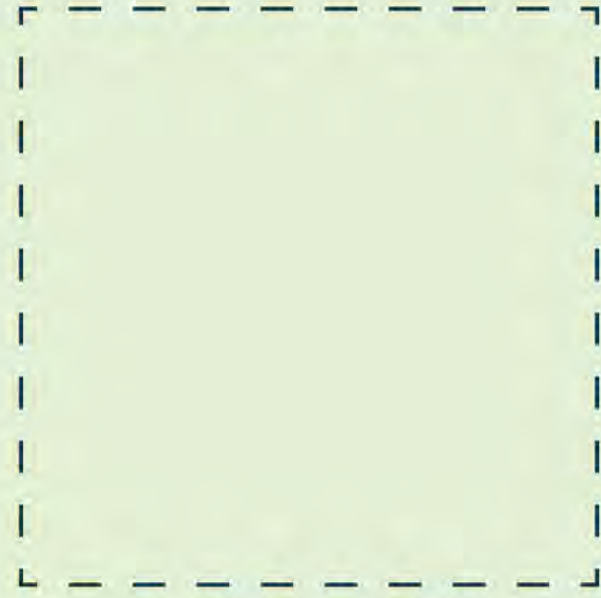
VIEW 3 - GLOVER RD ENHANCEMENT WITH MIXED USE DEVELOPMENT



FEEDBACK

WHAT DO YOU LIKE ABOUT THIS PLAN?

Write your comments on a **GREEN** sticky note.



FEEDBACK

DID WE MISS ANYTHING? ANYTHING YOU WOULD CHANGE?

Write your comments on a **RED** sticky note.

