

# WELCOME

## GLOVER ROAD INNOVATION DISTRICT PLAN

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



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

Langley City is 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](mailto:planning@langleycity.ca)



# WHAT WE HEARD

## PREVIOUS ENGAGEMENT

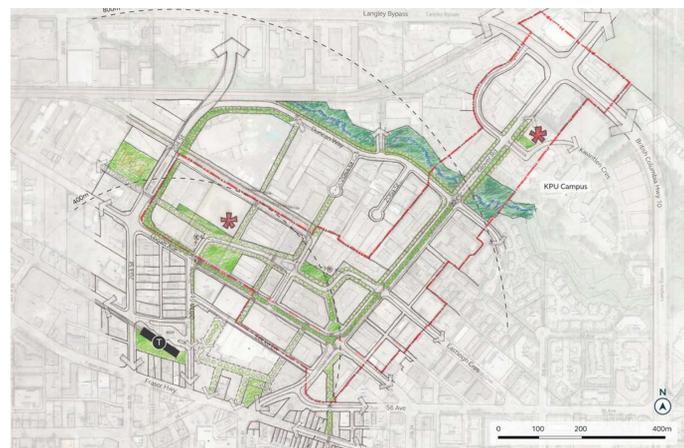
### Design Charrette

In July 2025, Langley City and key project partners came together to help brainstorm the vision and develop early concepts for the Innovation District with a Design Charrette.

This included visioning exercises of 'what we do and don't want' as well as opportunities and challenges identified. CBRE presented early-stage market analysis engagement work and initial sketches were created that reflected aspirations for the project.

In August, landowners and developers in the District were met with to help further guide these ideas.

Based on this early work, draft themes and a design concept were developed.



### Public Open House #1

In September 2025, we hosted an open house to share our work and collect feedback from the community. An online survey gave community members further opportunity to share their input.

Presentation boards provided information on the project background including how the area is changing, and described what an area plan and Innovation District is.

The initial design concept was presented which has since been refined to the concept which is shown on the following boards.

Feedback centred on how the community envisaged the Innovation District, what was important to prioritise and what they liked or disliked about it.

This feedback has been used to help guide or confirm the direction of this Area Plan and the policies and guidelines it will put in place.



# DESIGN CONCEPT

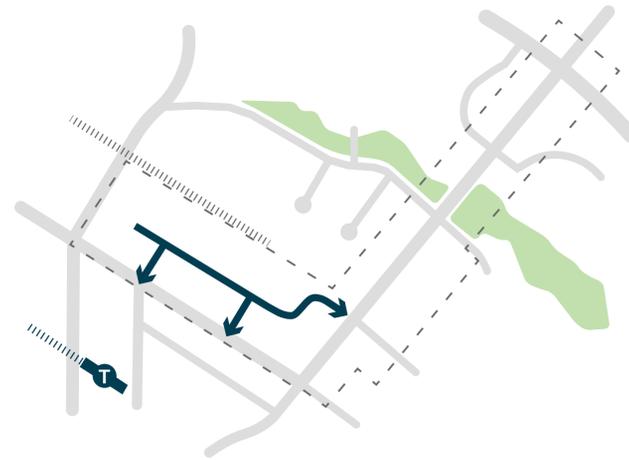
## KEY THEMES

### 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



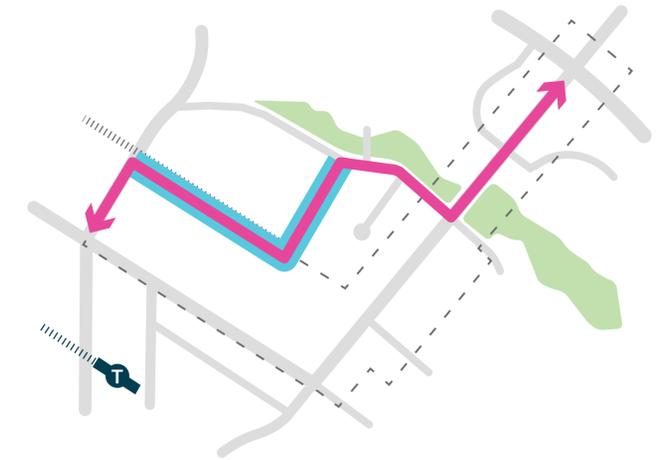
Locate a central E/W internal street that aligns with Eastleigh Crescent and connects to 203A St, Glover Rd and Logan Ave.

### 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



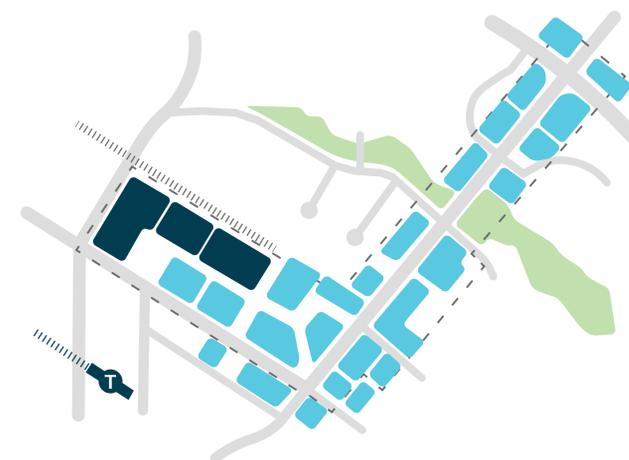
Establish 'gateway' entrances to the District with key open spaces, activated frontages, wayfinding and public art.

### 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.

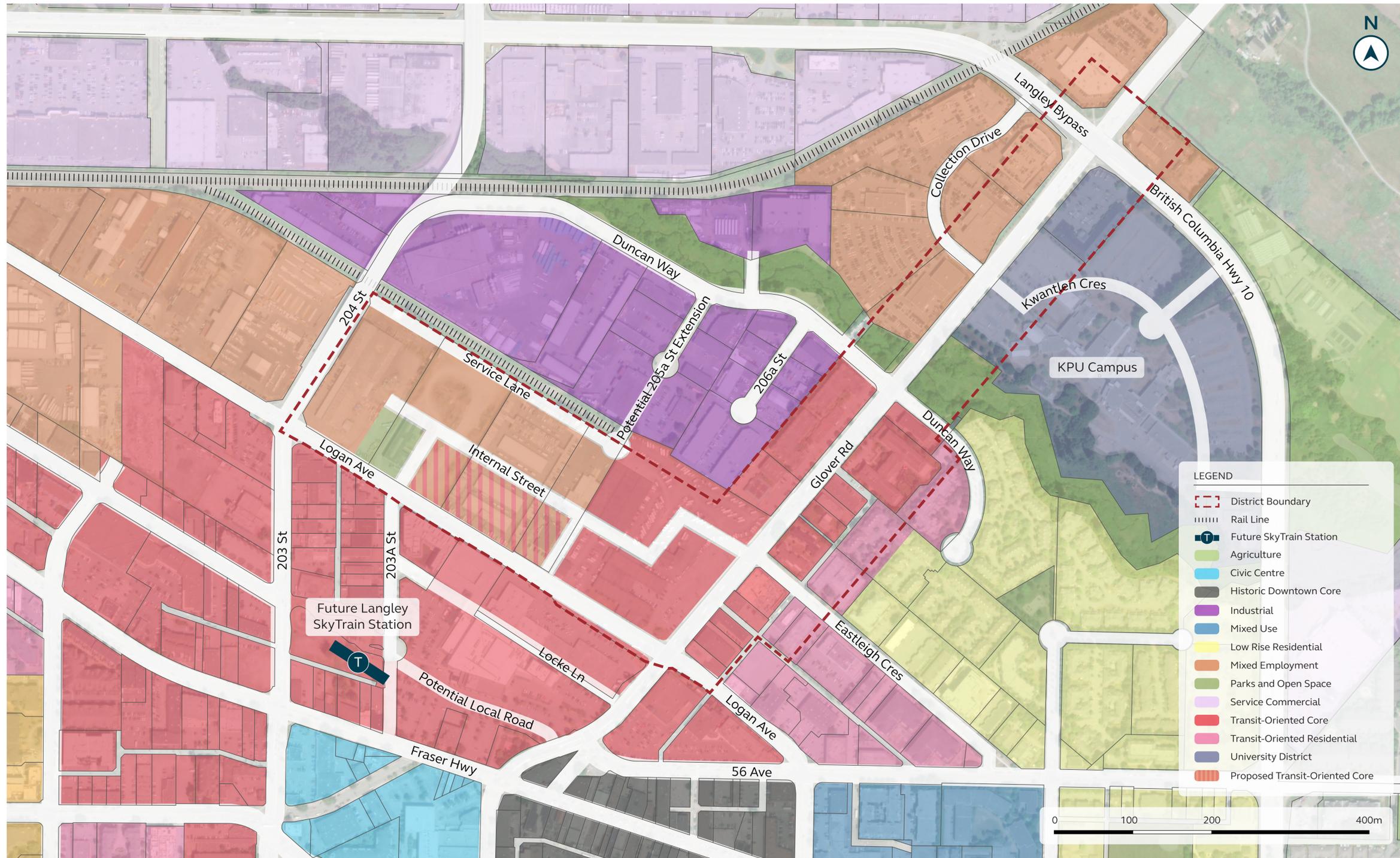
### 8 ACTIVE FRONTAGES



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

# DESIGN CONCEPT

## LAND USE



# DESIGN CONCEPT

## LAND USE POLICY

This Area Plan uses the land use designations as identified in the Official Community Plan (OCP) and supplements these with more specific policies to implement the Innovation District vision.

No new land uses are introduced, however portions of two specific parcels within the District will be redesignated to better align with the vision and facilitate implementation.

### Core Objective

Establish and grow the Innovation District with a strategic focus on innovative businesses, support high density residential and employment growth, and enhance public spaces for connectivity and community.

### Area Plan Goals for each Land Use:



#### Transit Oriented Core

Focus on delivering **hundreds of new homes with a commercial base** and opportunities for upper-floor office along key routes. Increased residential proximity to workplaces enhances vibrancy, safety, and local business viability.



#### Parks and Open Space

Introduce new Parks and Open Space with publicly accessible spaces created to enhance livability and support the growing residential and worker population.



#### Mixed Employment

Add an 'Innovation' overlay, **allowing up to 15-storey heights within Mixed Employment areas** to promote intensive land use and maximize the incentive for innovative design and businesses to thrive.



#### University District

Support the development of KPU with higher density development that fronts onto Glover Road, in line with its KPU 2050 Campus Plan.

### Key Policy Directions

- Prioritize innovative uses and businesses within targeted industries.
- Discourage new industries that don't align with the objectives or vision of the Innovation District.
- Support the intensification of industrial and commercial buildings within Mixed Employment areas.
- Encourage a range of commercial unit sizes to provide opportunities for businesses of varied scales to locate in the District.
- Encourage collaboration between businesses, like clustering of similar industries, or including co-working or shared use facilities.
- Create incentives to attract preferred innovative businesses or to include innovative facilities.



Mixed Use Development With A Commercial Base



Innovative & High Employment Businesses Encouraged Like Food Tech & Advanced Manufacturing



Shared or Community Spaces for Gathering Facilitated Through Hub Building Development



Balancing & Well Designed Transitions Between Commercial, Residential & Industrial Uses



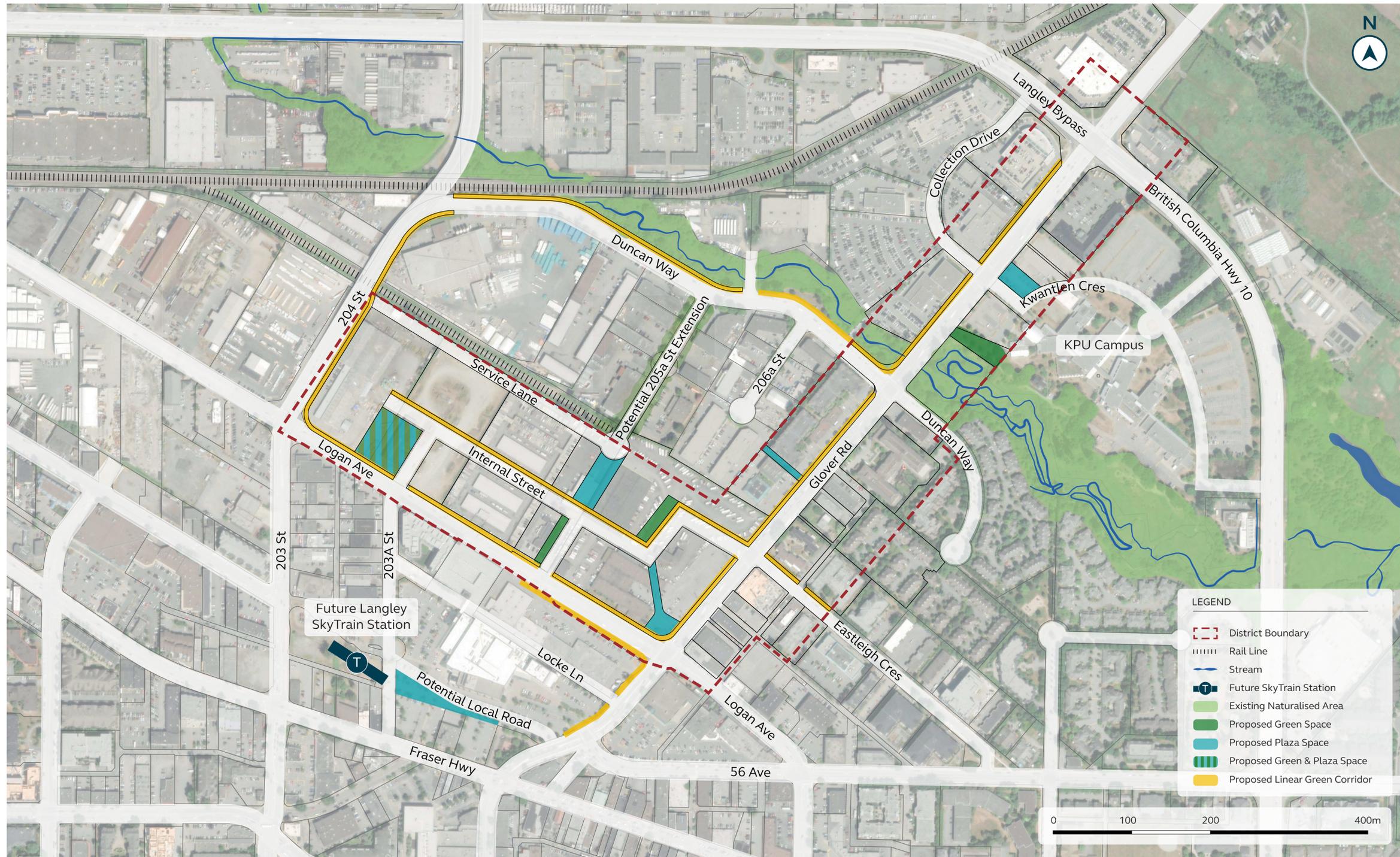
Transit Oriented Development Up To 15 Storeys



Attract Innovative Companies Who Can Take On Catalyst Sites & Lead Growth.

# DESIGN CONCEPT

## OPEN SPACE



# DESIGN CONCEPT

## OPEN SPACE POLICY

### Core Objective

Create a connected, green public realm that offers diverse open spaces, supports active transportation, enhances existing ecological features, and integrates sustainable stormwater management.



### Public Realm

The Innovation District proposes a healthy balance of open space that contribute to an exciting public realm. A **network of parks and plazas** are strategically located along key desire lines to complement adjacent development.



### Variety of Spaces

These planned areas aim to support a **diverse range of community needs** including both large gatherings and intimate settings, as well as combining hardscape and greenery for active and passive uses.



### Streetscape Landscaping

Purposeful **wide landscaping along streets** will soften transitions between land uses, particularly between industrial and residential uses, and enhance active transportation routes.



### Ecological Protection

Existing natural features, such as Logan Creek, will be **protected and enhanced** as part of the plan. Integrated stormwater features will **improve long-term resiliency and sustainability** of the district.

### Key Policy Directions

- ✓ Create a neighbourhood network of parks and plazas.
- ✓ Contribute extensively to the tree canopy.
- ✓ Secure public access to key open spaces, pedestrian connections and greenways through agreement with landowners.
- ✓ Provide landscaped visual and noise buffers along identified streetscapes.
- ✓ Seek to engage with local First Nations in the design of parks and plazas.



Public Plaza Space In Front Of HUB



Restaurant / Brewery Spaces



Common Open Space For Businesses



Activated Public Space After Hours



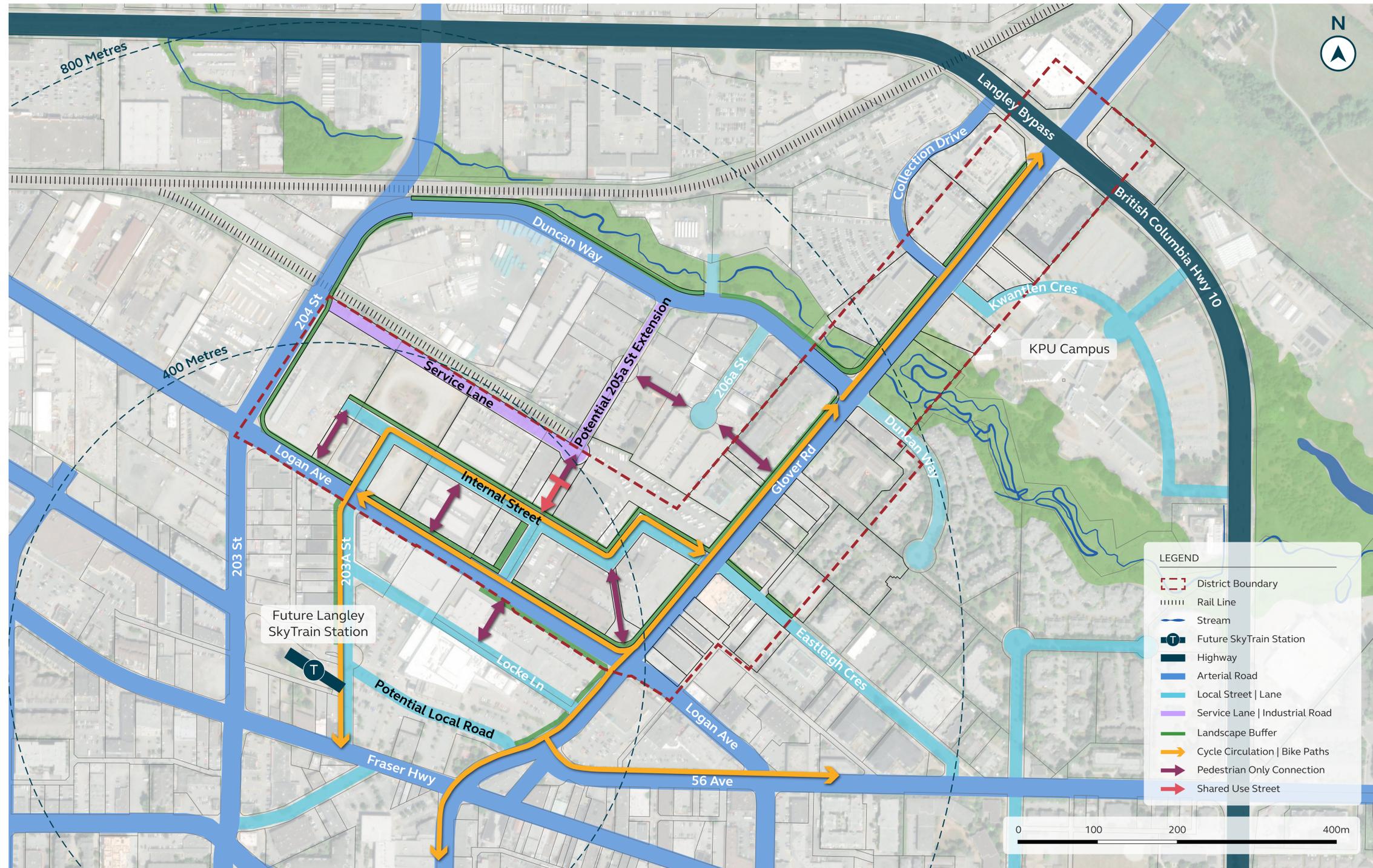
Multi Functional Urban Lawn Space



Internal Pocket Parks Adjacent To Development

# DESIGN CONCEPT

## TRANSPORTATION



### PRECEDENT IMAGES



# DESIGN CONCEPT

## TRANSPORTATION POLICY

### Core Objective

Deliver a safe, well-connected network; support increased transit service; maintain truck and vehicle access; and manage traffic flows as redevelopment intensifies.

### A Stronger Transportation Network

The arrival of SkyTrain and the Innovation District vision will **improve connectivity for all travel modes** – walking, cycling, driving, and transit.

### Balanced Traffic Flow

The plan prioritizes efficient vehicle and transit movement while **minimizing disruption to existing landowners and daily commuters** by enhancing, not removing, existing transportation features and increasing the permeability of the street grid.

### Glover Road and Logan Avenue

Glover Road and Logan Avenue will be upgraded to ensure safe, efficient travel for pedestrians, cyclists, and transit users, while supporting **vibrant, active frontages as redevelopment occurs**.

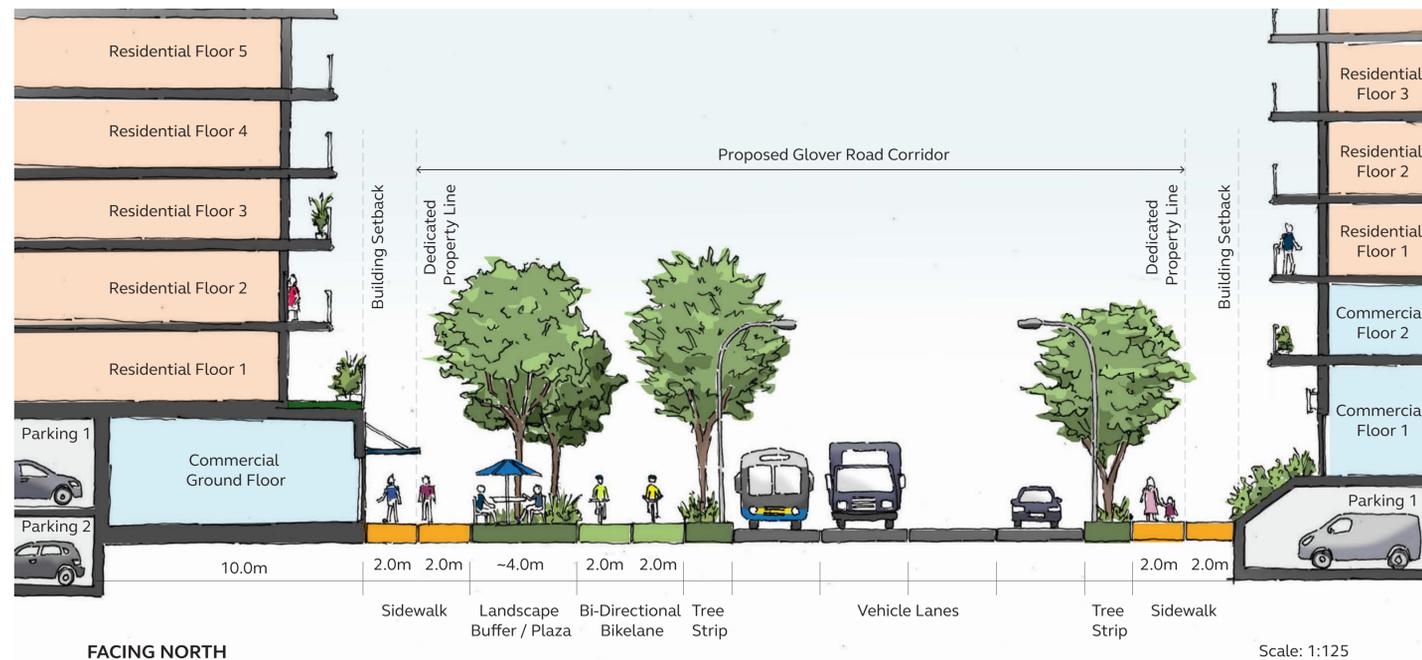
### Additional Connectivity

**New streets, pedestrian-only greenways, and enhanced landscaped setbacks** are proposed to strengthen connections between key destinations, unlock development opportunity, and encourage active transportation.

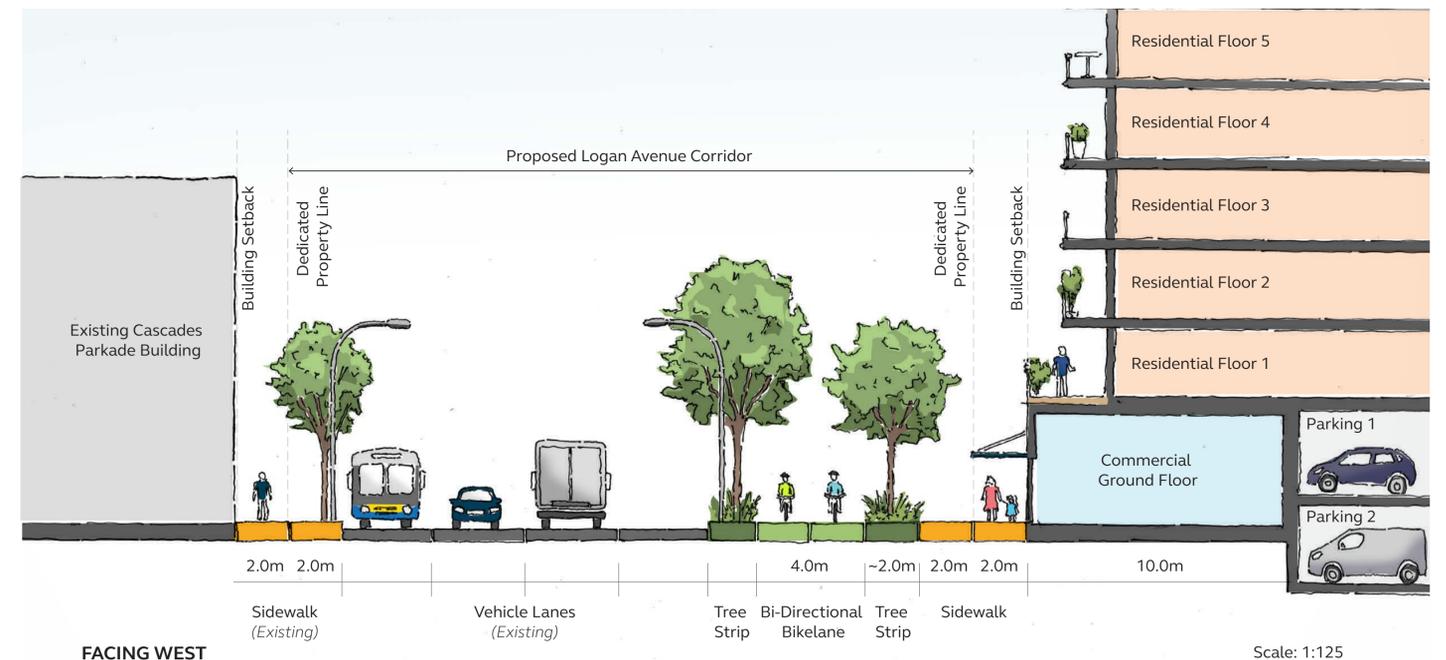
### Key Policy Directions

- ✓ Upgrade Glover Road and Logan Avenue as development occurs to support the vision of green streets.
- ✓ Create safe, multi-modal supportive streets within the Innovation District.
- ✓ Monitor the incremental impacts of development on the network so that traffic is managed.
- ✓ Ensure changes to streetscapes continue to support existing distribution activities and commercial/industrial businesses.
- ✓ Accommodate adequate parking underground and avoid surface level parking, except pick/up/drop off locations, to support the efficient use of land.

### Glover Road



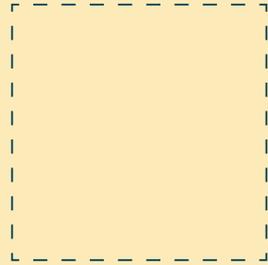
### Logan Avenue



# FEEDBACK

**What do you think of our land use, open space and transportation policies?  
Is there anything missing?**

Write your response on a sticky note.



# DESIGN CONCEPT

## PRECINCT 1 - AN INNOVATIVE GATEWAY

### Gateway Role

Envisioned as the gateway from the Langley City Skytrain Station, Precinct 1 will open to a generous publicly accessible and multi-functional plaza which serves nearby residents and workers.

### Connectivity

203A Street will be extended into the Precinct, connecting to a pedestrian-oriented Internal Street, creating new commercial frontage. A new Service Lane will serve a utility function for businesses, helping keep pedestrian and truck movements separate.

### Mixed-Use Activation

The plan extends the Transit-Oriented Core designation along Logan Avenue to introduce mixed-use frontage, small businesses, and retail to serve a growing local population.

### Hub Building

The Hub Building is imagined as an architectural landmark and catalyst site, hosting innovative businesses and community spaces, integrated with the plaza and walkable streets for a campus-style environment.

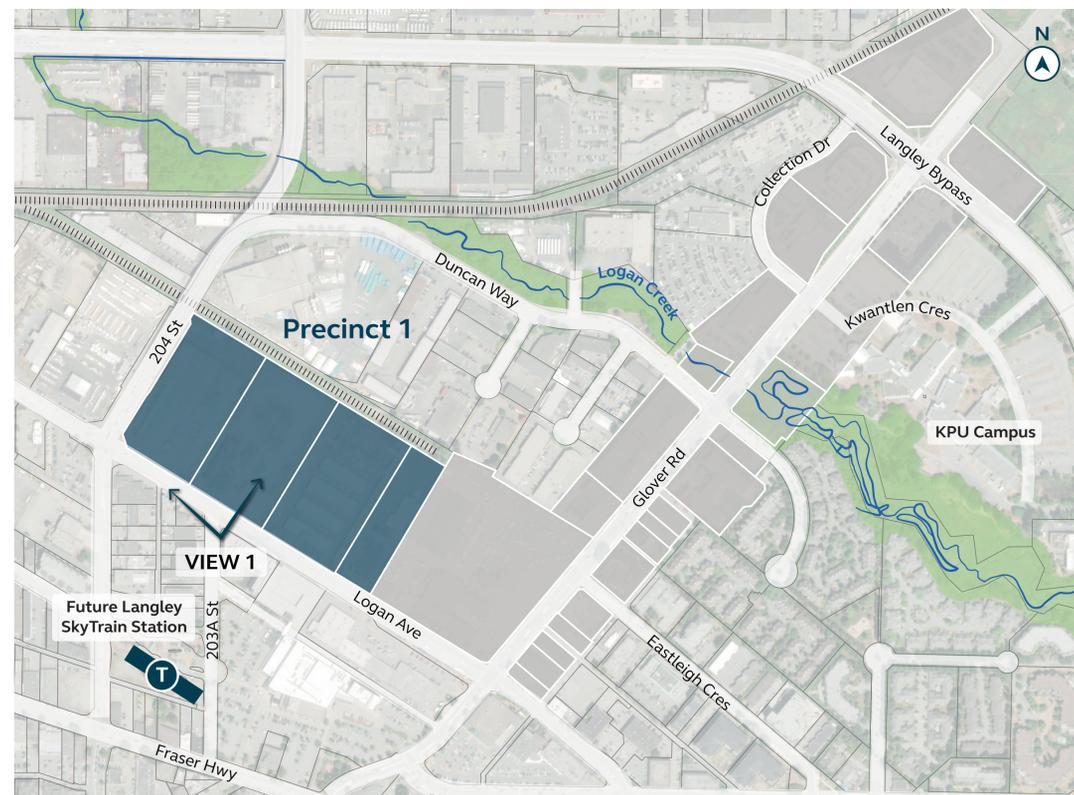
### Employment Focus

Precinct 1 is planned to be a strong employment node, supporting intensified light industrial, commercial and office use.

Target industries are the cultivation and handling of food and beverage, entrepreneurship, creative arts and industries, research, sustainability, and compact and advanced manufacturing.

### Key Policy Directions

- ✓ Extend the Transit Oriented Core Designation to extend housing and density opportunities.
- ✓ Target large scale innovative businesses identified for high employment use.
- ✓ Create a Hub Building that contains innovative uses and community spaces.
- ✓ Support the intensification of industrial and commercial buildings.
- ✓ Introduce safe, multi-modal streets.
- ✓ Designate a half acre park/plaza space for community use.

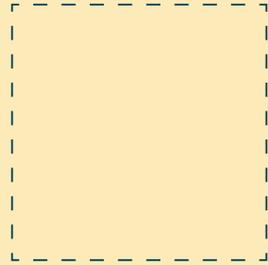


# FEEDBACK

What do you like about Precinct 1?

What could be improved?

Write what you like on a **green** sticky note. Write any concerns or possible improvements on a **red** sticky note.



# DESIGN CONCEPT

## PRECINCT 2 - AN INNOVATIVE COMMUNITY

### Transit-Oriented Core

This land use designation capitalizes on proximity to the SkyTrain Station and downtown, with priority for high-density mixed-use buildings.

### Complete Community

Precinct 2 will aim to establish a complete community, with diverse housing options, retail space focused on active frontages, and various commercial unit sizes to suit a range of business needs.

This will promote people living and working within the Innovation District – encouraging short commutes, and supporting new businesses with a customer base.

### Innovative Uses

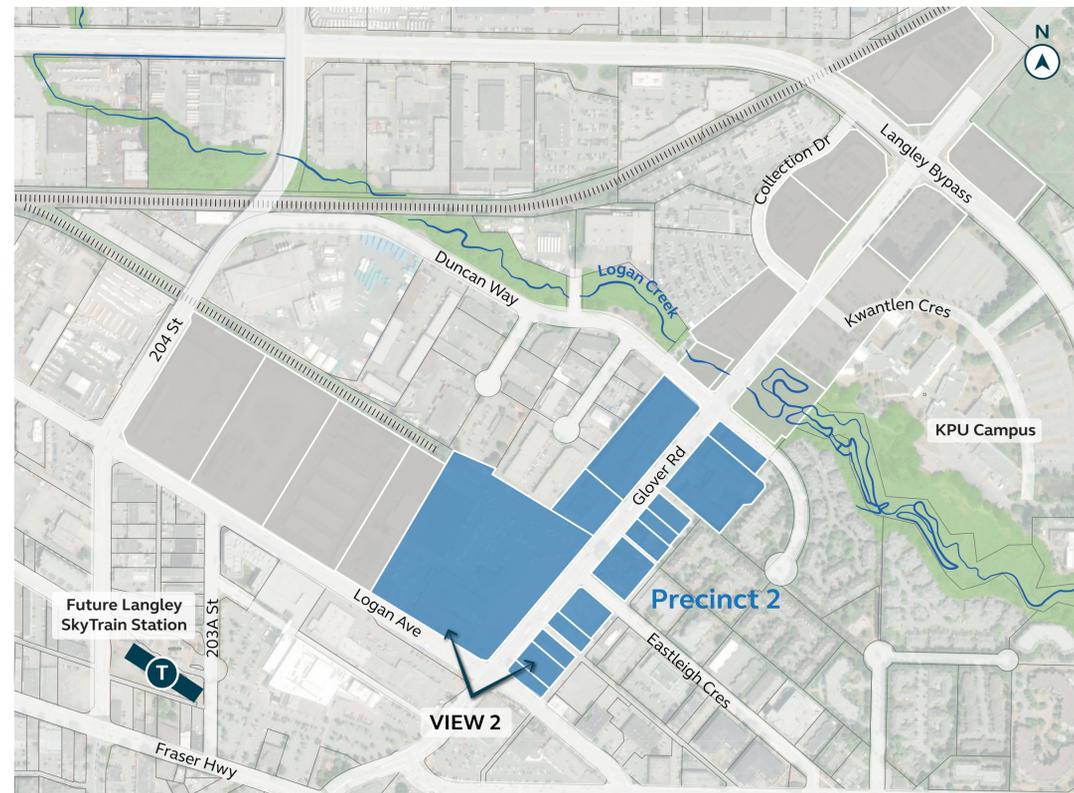
Smaller ground-oriented units will be utilised to support innovative businesses like creative studios, start-ups with only a few people, specialized consultants or satellite offices for larger businesses, and local food and beverage options.

### Public Realm & Connectivity

A corner plaza at Glover Road and Logan Avenue will create an inviting entrance from downtown, connected via a pedestrian greenway with activated retail frontages. The Internal Street is planned to link to Eastleigh Crescent, establishing a new neighbourhood block.

### Key Policy Directions

- ✓ Create mixed use buildings that maximise ground-oriented retail uses, above-ground office space, and residential floors.
- ✓ Target innovative businesses that support ground-oriented activated streets.
- ✓ Supply a diversity of units for a range of business sizes and places to live.
- ✓ Connect the Internal Street to Eastleigh Crescent and enhance intersection.
- ✓ Introduce generously sized, pedestrian-only connection from corner of Logan Avenue and Glover Road to Internal Street.
- ✓ Establish corner plaza and pocket park spaces providing additional amenity for new residents.
- ✓ Buffer future residential and industrial uses with green space.

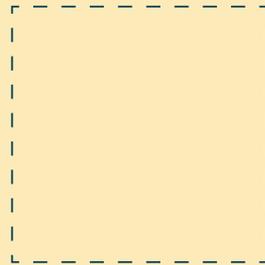


# FEEDBACK

What do you like about Precinct 2?

What could be improved?

Write what you like on a **green** sticky note. Write any concerns or possible improvements on a **red** sticky note.



# DESIGN CONCEPT

## PRECINCT 3A - AN INNOVATIVE ENTRANCE

### Location and Gateway Role

Precinct 3a at the northern end of the Innovation District along Glover Road and Langley Bypass, serves as an entrance for vehicles to the city.

### Employment Node

Precinct 3a is envisaged for high-employment uses that could benefit from strong transit access and direct highway connections for trucks and convenient pick-up/drop-off. Intensive light industrial uses including assembly, manufacturing and production will be supported.

### Visibility

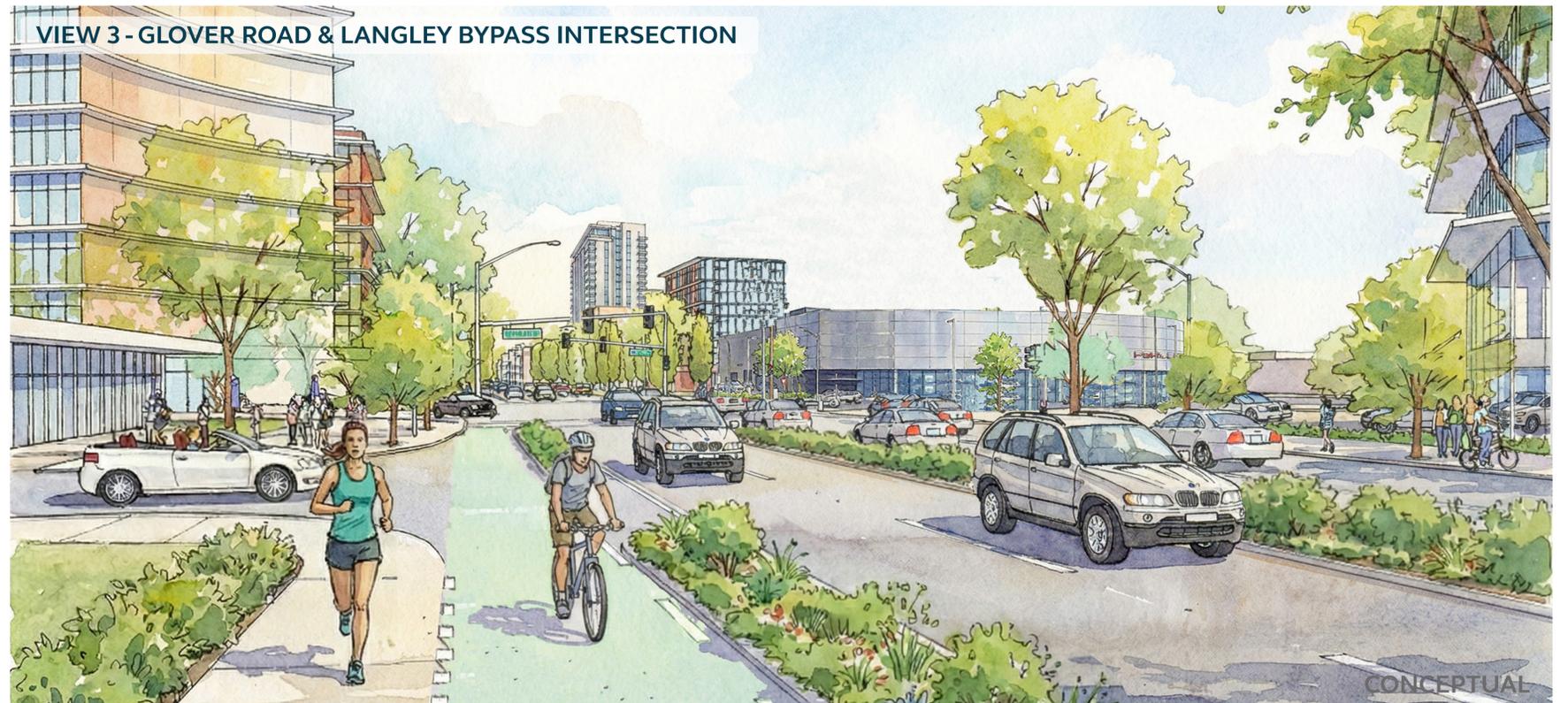
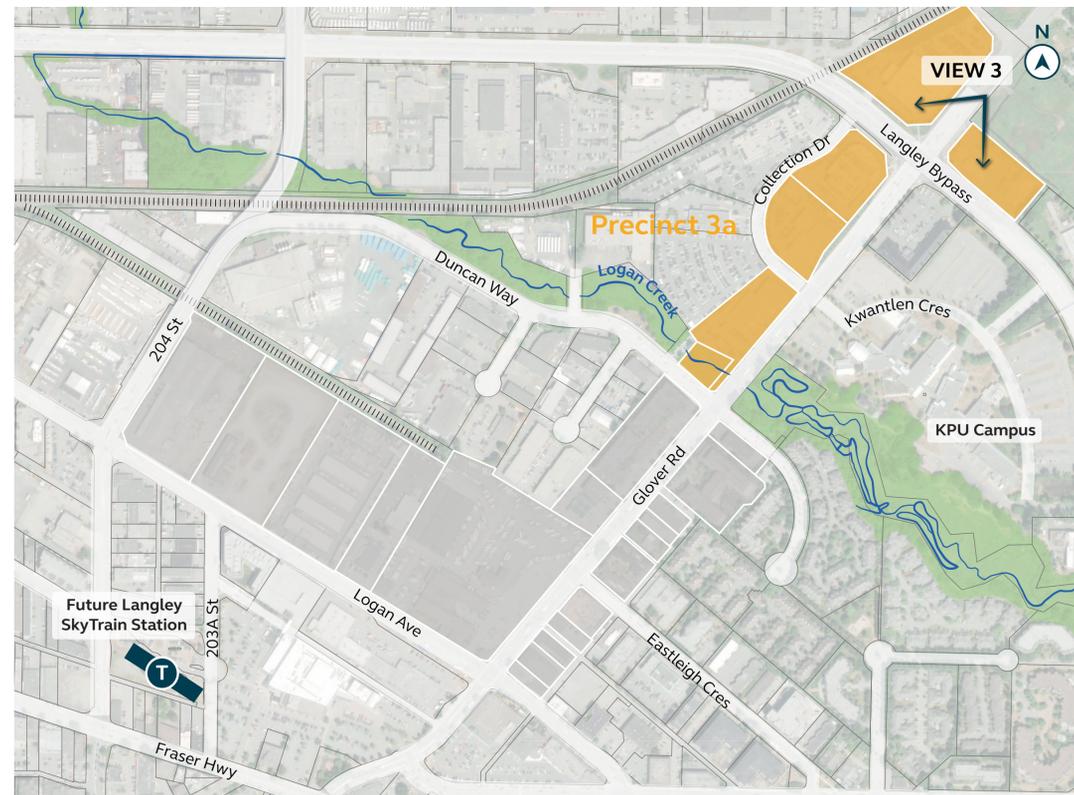
Corner sites at the Langley Bypass and Glover Road intersection cater to businesses that benefit from the high visibility and accessibility.

### Corner Definition

This vision requires well defined edges at key intersections with reduced setbacks to shift to a more walkable neighbourhood and support the intensification of the adjacent University District.

### Key Policy Directions

- ✓ Target innovative businesses in light industrial and production industries.
- ✓ Encourage the stacking of light industrial floors for intensive and efficient use of land.
- ✓ Support enhancement of Collection Drive and intersections.
- ✓ Maintain protection of Logan Creek and Glover Road swale and look for enhancement opportunities.

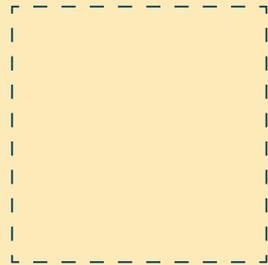


# FEEDBACK

What do you like about Precinct 3a?

What could be improved?

Write what you like on a **green** sticky note. Write any concerns or possible improvements on a **red** sticky note.



# DESIGN CONCEPT

## PRECINCT 3B - AN INNOVATIVE EDUCATION

### Destination Point

Precinct 3b occupies the University District with KPU campus – a destination point and an active transportation connection between other key destinations (SkyTrain and Downtown) – through the planned upgrade of Glover Road and Logan Avenue.

### KPU Campus Plan

Revitalization of Kwantlen Crescent, under the KPU 2050 Campus Plan, will form a celebrated entry point, that accommodates all modes of travel, and builds campus identity with landmark buildings, frontages and open spaces.

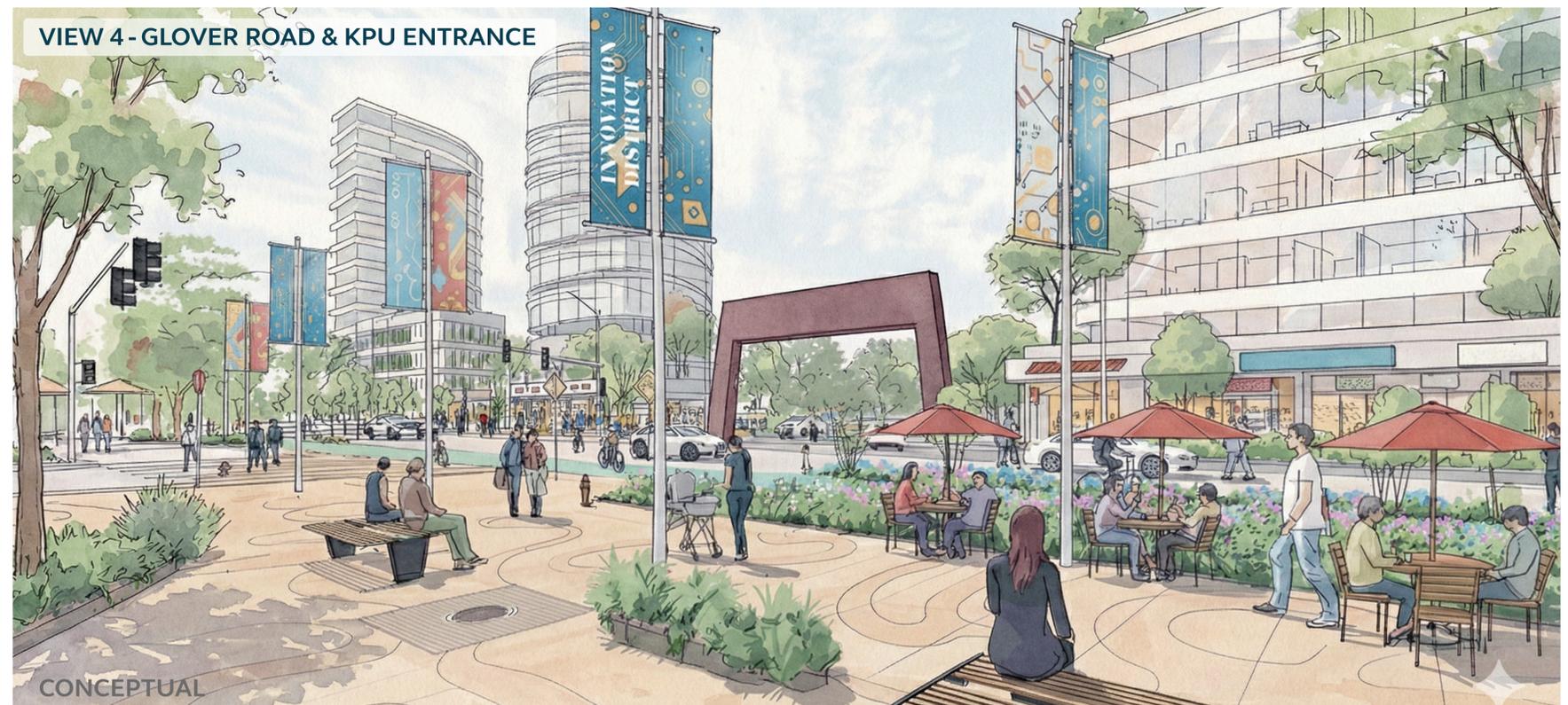
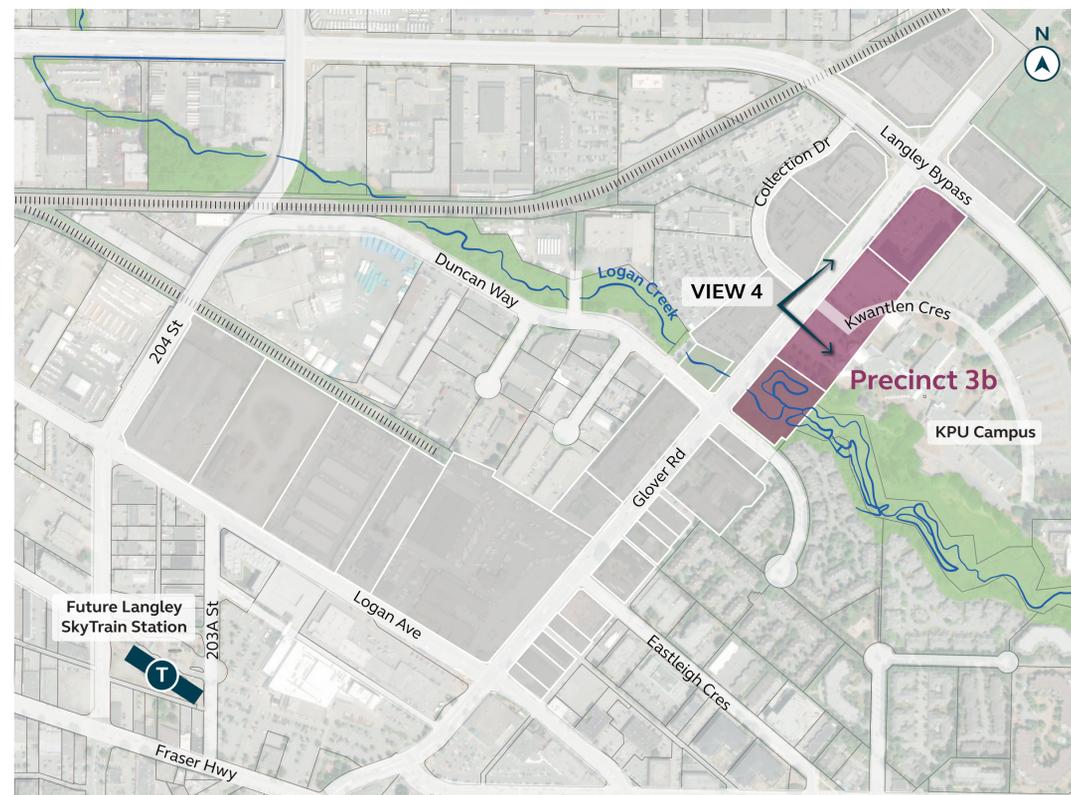
### Hub Building and Gateway

Precinct 3b will introduce a second landmark hub building along Glover Road with shared community spaces for gathering and innovation, complemented by an adjoining plaza that activates the precinct and university.

Together these will be designed to foster creative collisions and unplanned encounters, reinforcing the Innovation District's philosophy of diverse uses, ideas, and people in vibrant shared spaces.

### Key Policy Directions

- ✓ Enable and implement the KPU 2050 Official Campus Plan:
  - Enhance campus identity and street presence by replacing surface parking with compact development and a welcoming frontage along Glover Road.
  - Redesign Kwantlen Crescent as a gateway entrance that prioritizes pedestrians and cyclists.
  - Protect natural ecosystems and increase biodiversity.
  - Create opportunities to represent Indigenous Peoples in through design.
- ✓ Establish second Hub Building within KPU campus.
- ✓ Create a large park/plaza space adjacent the Hub.

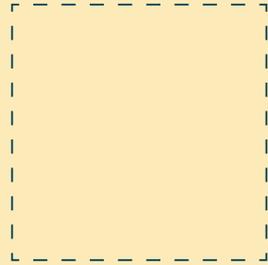


# FEEDBACK

What do you like about Precinct 3b?

What could be improved?

Write what you like on a **green** sticky note. Write any concerns or possible improvements on a **red** sticky note.



# DESIGN GUIDELINES

## TO FOLLOW NEXT

### Purpose of Design Guidelines

Design Guidelines provide council-approved direction on **'how'** to implement policies. They offer best practice guidance for achieving high-quality development outcomes to help people make decisions and understand requirements.

**Guidelines set the standard for the desired form and character of new development, guiding how it should look and what it should include.**

### Vision Alignment

Once policies are finalized, Design Guidelines will be added to enable the implementation of the vision of the Area Plan policies.

The Design Guidelines will provide detail on how design can foster innovation and innovative businesses, while also creating a transit-oriented, complete, and vibrant urban community - **ensuring that future growth reflects the vision.**

### Application

Design Guidelines are intended to **guide future architectural applications** within the Innovation District. This includes all future residential, commercial, and mixed-use projects.

These guidelines focus on what is experienced by the public - including frontages, interfaces with the street, impacts on the local community, etc.

### Key Guidelines Topics

#### Building Design

Key spatial conditions of buildings and how they address the site, like where are they placed, dimensions, and orientation.

#### Frontages

How buildings interface with the streetscape and public realm, creating interesting and active ground floors that encourage walking.

#### Servicing and Utilities

Integrated servicing and utilities in a way that is functional but avoids impacting primary frontages, pedestrian movement or the visual quality of development.

#### Building Articulation & Materiality

The external design of building façades that ensures development is high quality, consistent and responsive to prominent street faces.

#### Streetscape & Public Realm

How streets, open spaces and the space around buildings function and be attractive, like the inclusion of amenities and parking.

#### Sustainable Landscaping

A planting and stormwater management approach that is specific to the area and builds resilience.

#### Safety

Incorporating design principles that reinforce personal safety and manage the impacts of anti-social behaviour.

#### Precinct Guidelines

Specific guidelines that pertain to outcomes within a Precinct, like the look and feel of the Hub building.

