

GREATER LANGLEY

Patterns of Work

Patterns of Movement

Patterns of Nature

Patterns of Neighbourhood



Systems Strategies

GREATER LANGLEY - PATTERNS OF WORK

Sustainable Strategies - Summary

Zoning Mosaic: Integrating commercial, industrial, and mix-use residential at the town centre increases opportunities for residents to live and work close to home. Breaking up the current zoning into smaller blocks will integrate use and ensure existing uses are preserved while adding more jobs and residents to the town centre. Many town centres risk losing industrial zoning as the demand for commercial/ service jobs increase. A zoning mosaic will accommodate for a more flexible use of land, and incremental growth and change over time.

Dense Centres: Increasing the density of existing town centres will provide work and living for a growing population while reducing the need to sprawl.

Build up, not out: By building up the district centre, we can reduce automobile use, create an economy of means through reduced road construction and repair, and reduce growth impacts on the Agricultural Land Reserve.

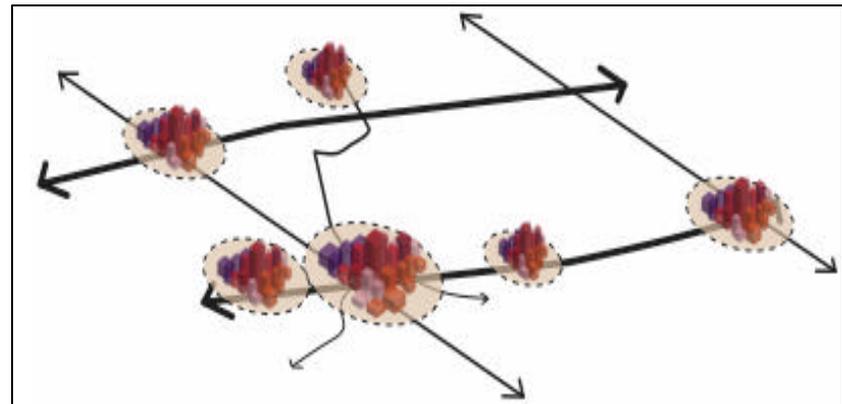
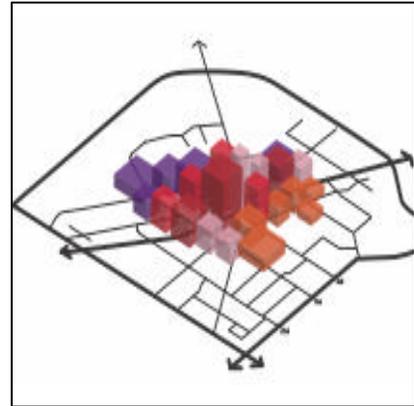
ZONING MOSAIC:

Within the town centre, integrate industrial, commercial, mix-use commercial/residential and high density residential zoning.



DENSE CENTRES:

Minimize sprawl through the densification of the existing town centre.



BUILD UP, NOT OUT:

Build up existing district centres rather than build out with greenfield development.

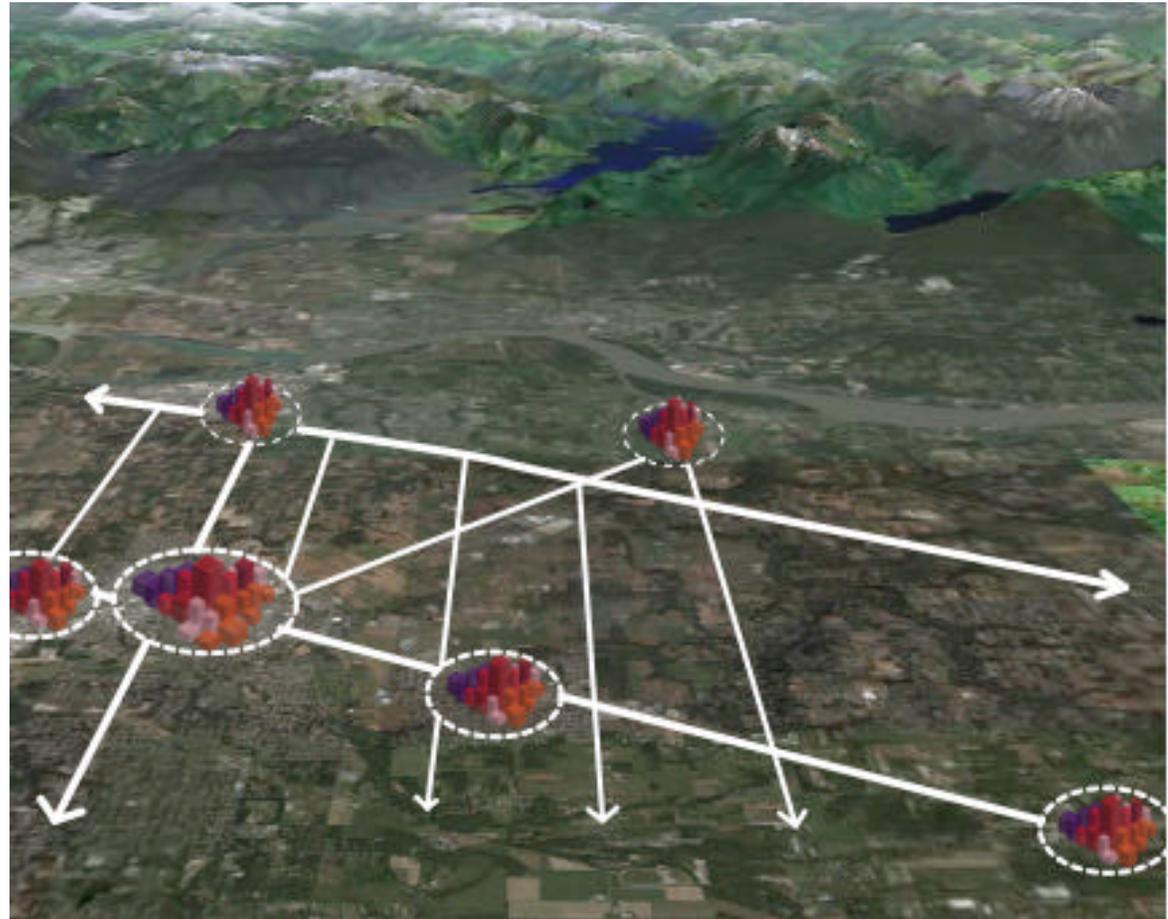
GREATER LANGLEY - PATTERNS APPLIED

Strategies Applied - Summary

This image shows the future of the Greater Langley Area as district centres densify and expand their commercial and business opportunities. To accommodate for a doubling of population, Greater Langley must build up, not out, to ensure the protection of the surrounding ALR land.

At the present time, Langley operates as a farming community, but it is developing into a bedroom community for the City of Vancouver. In order to grow sustainably, Langley needs to ensure that its residents can live and work in the region. As such, town centres within the region must accommodate for a diverse range of employment and business opportunities.

Given that the pattern of needed growth is infill rather than sprawl, existing commercial and business areas must be rezoned for flexible growth. Each district within the Greater Langley area should build up a commercial and business town centre. Each town centre will give its community an "identity and an anchor" and will provide opportunities to live, work and play.



PATTERNS APPLIED: Build up, not out while densifying the district centre The above image illustrates the potential district work/live centres in the Greater Langley area.

Systems Strategies

GREATER LANGLEY - PATTERNS OF MOVEMENT

Sustainable Strategies - Summary

Connect the centres: An integrated, sustainable transportation network is envisioned that connects communities within the region as well as to the larger Greater Vancouver Regional District using all modes of transportation.

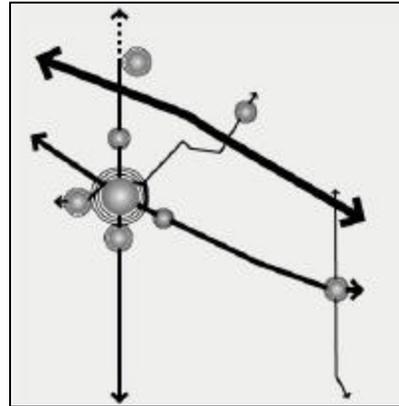
Design for people first: Rather than meeting the needs of automobiles first, design to emphasize access and use by and for humans. Ensure that streets and greenways are at a comfortable scale for pedestrians and bicyclists by creating narrow streets with close building setbacks.

Parking lots should occur behind buildings such that the buildings face the street, with front doors and windows providing eyes on the street. Street trees should be planted as they complete the walking corridor.

Increase flow: On larger parcels, break buildings into smaller envelopes. This will serve to decrease their footprint thereby increasing stormwater infiltration rates. This will also allow healthier movement of water, air and people on the parcel and can potentially help to integrate the larger pattern of movement.

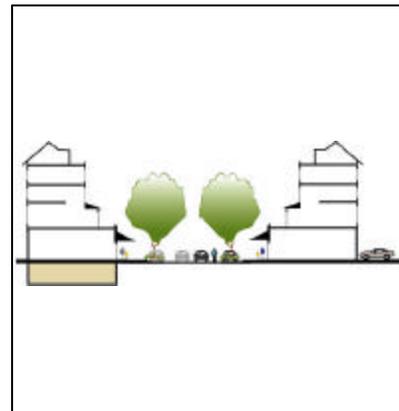
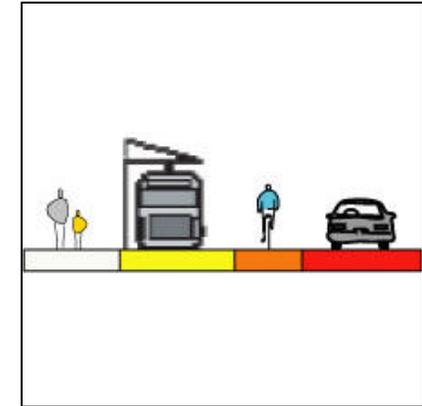
DISTRICT:

Connect the flow of materials, goods and residents within and between communities as well as to the whole region.



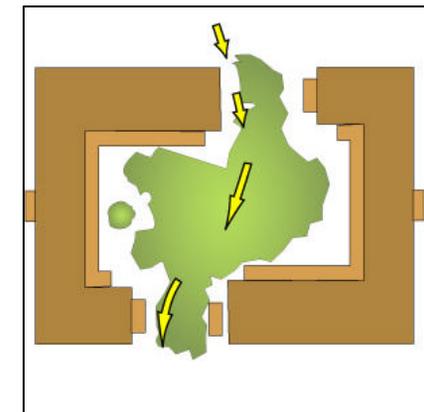
CORRIDOR:

Create an integrated, sustainable street system that acknowledges all methods of travel including pedestrians, bicycles, transit and automobiles.



BLOCK:

Create narrow streets as they encourage animated use. Streets should be at a comfortable scale for pedestrians and cyclists.



PARCEL:

Maintain flow between large parcels, connecting to existing street network where possible.

GREATER LANGLEY - PATTERNS APPLIED

Strategies Applied -Summary

Creating an integrated network of all forms of movement for both humans as well as for wildlife health is one of the key priorities for further development in the region. Strategies include:

Transit: The enhancement of transit opportunities through increased bus routes and stops as well as the future development of a light-rail passenger service along existing rail corridors.

Bicycles: Addition of bike lanes and routes throughout the Greater Langley Area, in particular, running parallel to major traffic routes.

Pedestrians: Infilling of large commercial blocks to make people-friendly main streets in business areas, in particular along the Fraser Highway and 200th Street.

Wildlife: Maintenance of existing green corridors and continuous additions as opportunities arise.



PATTERNS APPLIED: Integrated Networks

The above image illustrates an integrated, sustainable street and greenway system that acknowledges all methods of travel including pedestrian, bicycle, transit and automobile as well as providing opportunities for wildlife movement.

Systems Strategies

GREATER LANGLEY – PATTERNS OF NATURE

Sustainable Strategies - Summary

Green Connections: Green infrastructure comes in all shapes and sizes, but its functionality as a key component of a sound ecological community relies on its interconnectivity. Connecting greenspaces from backyards to parks, to each other and to larger system promotes restoration of natural processes, increased infiltration and reduction of impact to habitat and water quality.

Retrofit and Redirect: Greenspaces such as golf courses and schoolyards are prime candidates to become key components of community green infrastructure. Often these spaces will need to be reshaped and retrofit to accept stormwater from urban systems for infiltration.

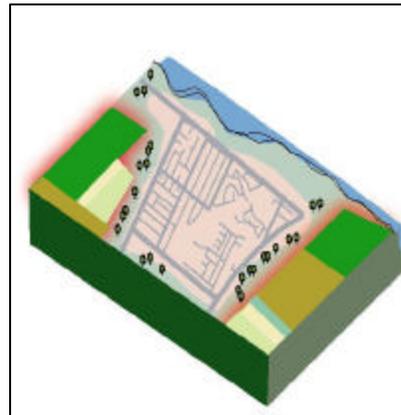
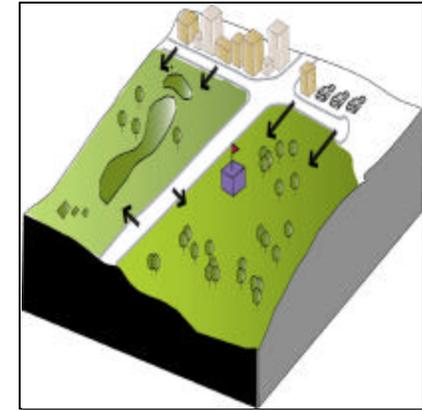
Protect the Edge!!: 75% of Greater Langley is zoned as Agricultural Land Reserve. Past development however has badly fragmented parts of the ALR, resulting in narrow 'fingers' of protected lands, bordered by urban and suburban land uses. As population increases, so does pressure on the edges of the ALR as well as these 'fingers'. Protecting the edges maintains the integrity of the ALR as green infrastructure, as well as promoting denser development in existing or previously developed areas.

Reveal, Restore, Revive: Revealing lost waterways promotes the healing of natural drainage systems to become key components of green infrastructure. Restoring these corridors revives ecological and human flows through the system and region, and can ultimately become integral elements of social infrastructure

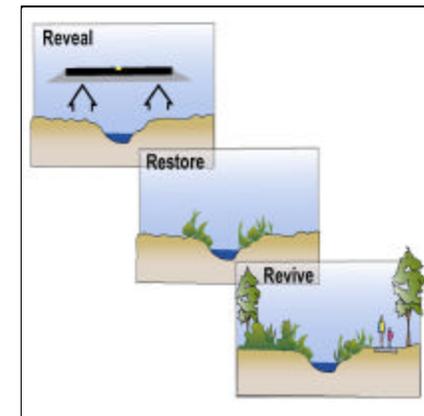
GREEN CONNECTIONS:
Connect all scales of green infrastructure from local systems, to the larger regional systems.



RETROFIT AND REDIRECT:
Retrofit existing green space to accept stormwater run-off for infiltration. Golf courses and school yards are prime candidates.



PROTECT THE EDGE!!:
Protecting the gradually fragmenting edges insures ALR integrity and promotes denser development.



REVEAL, RESTORE, REVIVE:
Revealing lost waterways enhances green infrastructure and promotes human interaction with nature.

GREATER LANGLEY – PATTERNS APPLIED

Strategies Applied - Summary

The image right illustrates the potential for restoring and healing the green infrastructure systems near the City of Langley, and is pattern that remains valid for the Greater Langley area. Langley has several significant riparian areas protected as 'Green Zone' by the GVRD Livable Regions Strategic Plan, such as the Nicomekl River and Murray Creek (indicated in dark green). Greater opportunities exist however to expand this protection, by connecting and restoring existing green infrastructure of various scales (indicated in light green) to the larger systems, creating complete ecosystems, and enhancing the functionality of the green infrastructure.

The image also depicts an example of the fragmented nature of some of Langley's ALR lands. As population in region continues to increase, the edges of the ALR are pressured as prime candidates for expanded development. As an example, protecting the edges of the ALR around Langley City not only protects agricultural land, but maintains vital green infrastructure.



PATTERNS APPLIED: Green connections and protect the edge!

The above image illustrates potential green connections near Langley City Centre. Existing 'Green Zone' areas are indicated in dark green, while arrows propose new connections to existing, but fragmented, green infrastructure. ALR lands are also vital to green infrastructure, as illustrated in light yellow, with the sensitive edge highlighted in red.

Systems Strategies

GREATER LANGLEY – PATTERNS OF NEIGHBOURHOOD

Sustainable Strategies - Summary

Five Minute Walk: Proximity to amenities is a key component of complete communities. Within approximately 400 m, or a five minute walk, each household should be able to access all amenities vital for social health and well being. This includes community gathering places, parks and greenspace, transit, and simple retail commercial.

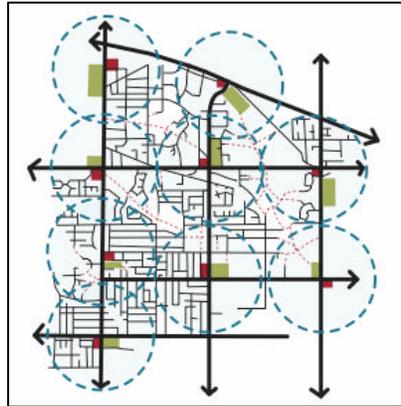
Flexible Zoning: Traditional zoning can result in a segregation of land uses within a community. The fabric of community is created through diversity, which can be facilitated through flexible zoning at a regional, neighbourhood and block scale. For example, flexible zoning within a block of housing parcels provides diverse local living solutions resulting in social and economic diversity, reducing the costs to each individual household within the block, as well as creating an interesting face to the street.

Smart Park(ing): Within mixed zoned activity centres, reconfiguring parking away from traditional parking lots bordering the streets to parking on the streets, and smaller, fragmented parking lots can increase development density within the block, as well as increasing local street energy by pushing building fronts closer to the roads.

Layered Living: Creating layered housing options such as the basement suite or infill housing on a parcel increases local density while providing discrete family spaces. The rental units created facilitates affordable home ownership for young and growing families, as well as increasing the social and economic diversity of the area and beginning the trend towards a complete community. Layered living can also include providing live/work solutions within the same parcel, increasing commercial and business diversity in the community.

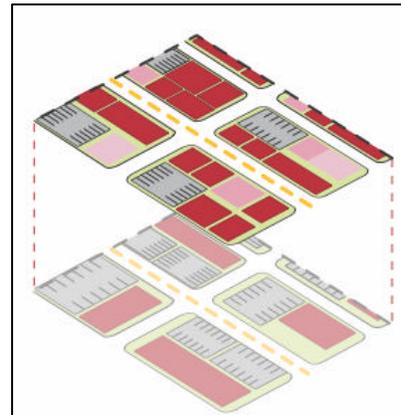
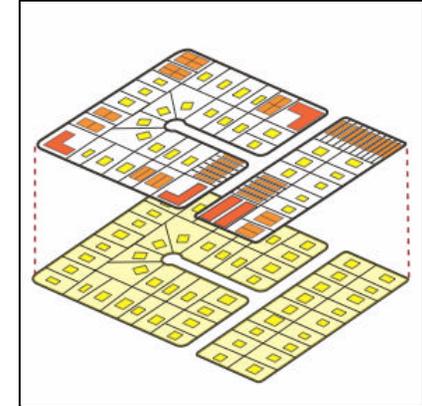
FIVE MINUTE WALK:

Designing communities with local amenities such as greenspace and commercial areas within a short walk improves social infrastructure.



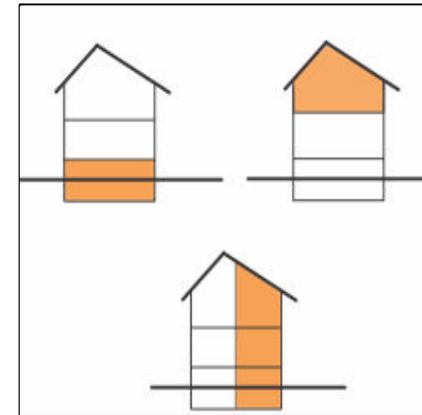
FLEXIBLE ZONING:

Avoid segregating land uses by incorporating flexible zoning.



SMART PARK(ING):

Reconfigure large parking lots to smaller lots and capitalize on street parking.



LAYERED LIVING:

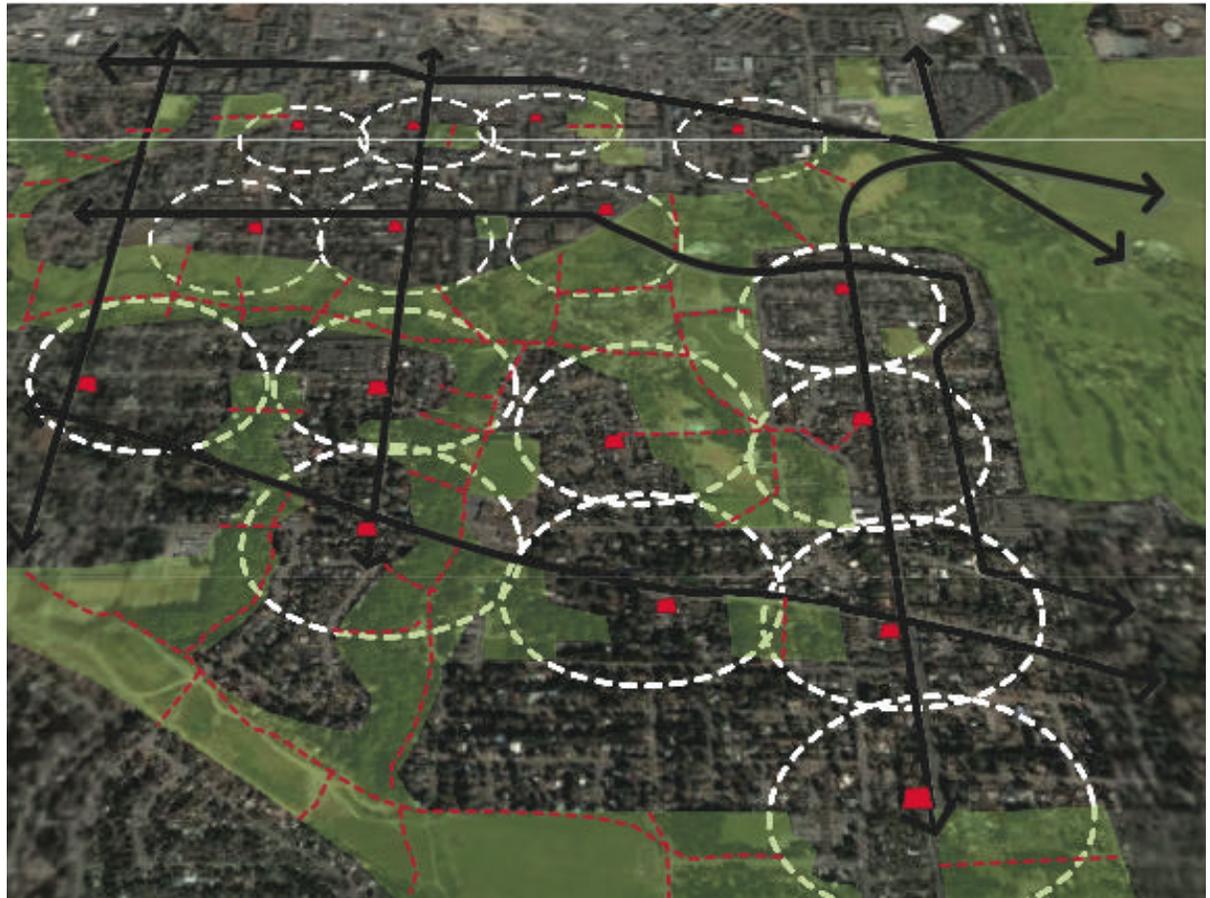
Alternative housing solutions within existing parcels can increase densities and build community.

GREATER LANGLEY – PATTERNS APPLIED

Strategies Applied – Summary

The image to the right illustrates a series of 400m radius circles in white, with the concept of providing each household in Langley City and outlying town centres with vital community amenities within an approximately five minute walk. These amenities include protected greenspace under the Livable Region Strategic Plan's "Green Zone", community gathering centres, connections to regional transit systems as well as local commercial/retail.

As population increases and sustainable development principles applied, neighbourhoods can be developed to become a series of smaller centres, utilizing existing and revitalized greenspace as well as new business, commercial and institutional developments as social infrastructure ensuring the health and completeness of the community.



PATTERNS APPLIED: Five minute walk to all social amenities

The image above illustrates the pattern of the five minute walk, noting community amenities such as local gathering places, greenspace, and proposed pathways for improved movement and accessibility within each 400m radius.