



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

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**



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lands in order to maximize employment and taxation benefits.

8.0 PARKS & RECREATION



Douglas Park

8.1 Background

Parks and recreation play a crucial role in creating quality of life for city residents. The City of Langley has been creating park land and recreational facilities since its incorporation in 1955. Today the City features 25 parks on 128 hectares (316 acres) of land as well as a recreation centre, a community centre, a seniors centre, an outdoor swimming pool, twin ice rinks, several playgrounds and 11 kilometres of nature trails. City residents also share in the use of a major athletic park with Township of Langley residents.

City Council adopted a *Parks, Recreation and Culture Master Plan* in 2014 in order “to prepare a comprehensive and clear 10-year...plan that will provide direction to City staff and Council...” This plan embraces the major recommendations of the PRC Master Plan.

8.2 Policies

Policy 8.2.1

- ⇒ **Maintain, enhance and expand the open space system shown in the Parks and Open Space Map (Schedule “D”).**

Policy 8.2.2

- ⇒ **Support and implement the recommendations of the 2014 *Parks, Recreation and Culture Master Plan*, including the following:**

(a) Trails, Paths and Sidewalks

- ⇒ **Expand the trail system to provide greater connectivity;**
- ⇒ **Collaborate with Kwantlen Polytechnic University on the development of a trail**



City of Langley Parks