

04. 203 STREET STATION AREA

The future SkyTrain Station at 203 Street will be a powerful catalyst for significant redevelopment. Located in proximity to the Civic Centre and the Downtown Langley core, the area is in a prime location with many underused properties with low density commercial and car-oriented uses. A new planned transit exchange at this important terminus to the SkyTrain line will require careful urban design considerations and the surrounding area's land uses and connections will require strong integration with the station and exchange to encourage people to use this important infrastructure.

VISION

A high density, mixed use, transit-oriented hub which supports key destinations such as the Civic Centre and Downtown Langley core to create a complete, vibrant Downtown area.

POLICIES

- 3.1. Locate the 203 Street SkyTrain Station, bus transit exchange and associated transit infrastructure in this area, maximize multimodal access to these facilities and the redevelopment potential of adjacent properties, and ensure public realm areas are designed to be pedestrian-friendly and safe and create a memorable, highly usable and amenity-rich 'gateway experience' for transit users.
- 3.2. Develop a public open space near the northeast corner of the Fraser Highway and 203 Street intersection. This open space will include a plaza and/or park a minimum of 30 metres wide, and with direct and level pedestrian connections to the 203 Street SkyTrain Station entrance plaza and Transit Exchange pedestrian waiting area(s), and direct sightlines between Fraser Highway and the SkyTrain Station entrance. Design adjacent development and transit infrastructure to border and integrate with this space, complete with active ground floor commercial uses, residential units and features that animate this space throughout the day and evening and provide 'eyes on the street' surveillance.

- 3.3. Locate a community and/or a transit policing office adjacent to the 203 Street SkyTrain station and transit exchange, preferably bordering the public open space and/or SkyTrain station access and transit exchange waiting area.
- 3.4. Enable adjacent development to directly interface with and screen the 203 Street Skytrain Station, transit exchange and any bus parking facilities with multiple bays. Unscreened bus parking areas fronting Fraser Highway and 203 Street are prohibited.
- 3.5. Create a new street connection between 203 Street and 203A Street, in line with the 203 Street and Industrial Avenue intersection and subject to confirmation of street design and configuration by the City.

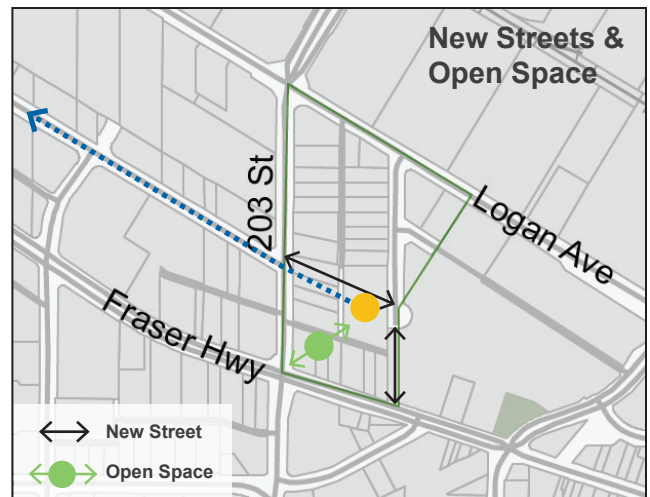
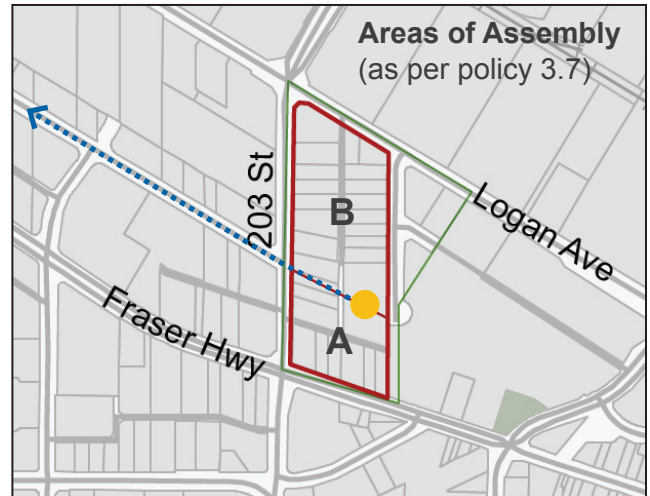
3.6. Extend 203A Street to Fraser Highway to provide access for the transit exchange and redevelopment in this area.

3.7. Require the assembly of properties into viable redevelopment parcels (as shown in the adjacent “Areas of Assembly” map):

3.7.1 **Area A** - Properties fronting Fraser Highway and south of the 203 Street SkyTrain Station are required to be assembled into a single redevelopment parcel and/or consolidated into a single master-planned development concept with the SkyTrain station and related transit infrastructure.

3.7.2 **Area B** - Properties north of the 203 Street SkyTrain station are required to be assembled into redevelopment parcels that are a minimum of 0.35 hectares (about 0.9 acres).

3.7.3 All redevelopment proposals are required to consider the redevelopment of adjacent properties and identify how new buildings and open spaces will relate and integrate with each other, and how vehicular and underground parking designs relate to and if applicable, provide access to adjacent properties.



- 3.8. Encourage regional office and hotel uses to locate in this area.
- 3.9. Require commercial ground floors along major street frontages.
- 3.10. Design transit operations and parking facilities in a manner that minimizes noise, idling and access impacts to adjacent residents and businesses.