



Discover Langley City

**COMMUNITY PROFILE
AND SITE SELECTOR DATA**



Welcome to **Langley City**

Live. Work. Learn. Play.
Build and Invest in Langley City.

Centrally located in the heart of BC's Lower Mainland, Langley City offers easy market access, affordable housing, a supportive community, and all the amenities of a Metro Vancouver Regional City Centre.



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Langley City Overview

Situated in Southwestern British Columbia, Canada, Langley City is part of Metro Vancouver and a gateway to Asia-Pacific markets.

Offering all the advantages of Metro Vancouver, with some of the most affordable land prices in the region, Langley City has become a thriving hub of residential and commercial growth.



**TRADE AREA
POPULATION**
275,000

27,373 IN LANGLEY CITY'S 10² KM AREA



AFFORDABLE HOUSING

**60%
SAVINGS**

COMPARING THE AVERAGE SINGLE FAMILY
HOME IN LANGLEY CITY VS VANCOUVER

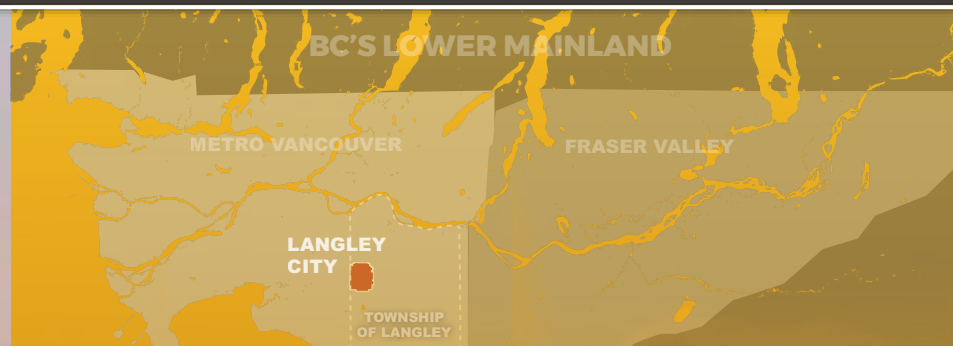


**REGIONAL CITY
Centre**



**STRONG
EMPLOYMENT**

- MORE JOBS THAN RESIDENT WORKFORCE
- STRONGER EMPLOYMENT RATE THAN BC
- HIGH HOUSEHOLD INCOME UP TO \$120,236 (UPLANDS)



Centrally located in BC's Lower Mainland region at the heart of a thriving population centre, Langley City provides easy access to regional and international markets.

Langley City is neighboured by the City of Surrey and surrounded by the separate municipality of the Township of Langley. It is transected by Highway 10 and the Fraser Highway and is 5 km from the TransCanada Highway 1.

LOCATION

LATITUDE	49°6 NORTH
LONGITUDE	122°39 WEST
ELEVATION	15 m (49 ft)

DISTANCES

Vancouver, BC	35 km	22 mi
Seattle, Washington, USA	193 km	120 mi
USA Border Crossing	14 km	9 mi
Vancouver International Airport	47 km	29 mi
Abbotsford International Airport	27 km	17 mi
Port Vancouver (Fraser Surrey Docks)	24 km	15 mi
Railway Stop (CP and CN)	0 km	0 mi
University (Kwantlen Polytechnic)	0 km	0 mi

VIEW MORE TRANSPORTATION DETAILS IN CHAPTER 7, TRANSPORTATION, ON PAGE 50.

BRITISH
COLUMBIA

LANGLEY CITY



CANADA

USA

Langley City Regional City Centre

LANGLEY CITY PRIMARY AND SECONDARY TRADE AREAS
(WHITE LINES) WITH AREA POPULATION CENTRES (RED BLOCKS)

Langley City is a regional destination, attracting trade from neighbouring communities and earning the title of Metro Vancouver Regional City Centre.

With population concentrations of around 2,534 people per square kilometre as compared to 381 people/km² in the Township, Langley City is home to a thriving population centre.

While Langley City is only 10 square kilometers (4 square miles) with a population of 27,363, it services a population that extends beyond municipal boundaries into the neighbouring Township of Langley and City of Surrey — creating an effective trading population of 275,000 people.

The historical trading centre of the area, Langley City serves as the central core provider of multiple amenities, services, and supplies for

area residents and businesses, including, but not limited to, the following:

SHOPPING: Langley City is known for its shopping, selection, and plenty of free parking. In addition to countless big box stores and plazas, Langley City is home to one of the region's largest enclosed malls, as well as Canada's first luxury automall, *The Collection*. It also offers the unique and hip shopping experience of Downtown Langley, with its friendly community appeal.

EDUCATION: Langley City is home to Kwantlen Polytechnic University and is also a central resource for nearby Trinity Western University.

BUSINESS & EMPLOYMENT: Langley City is one of the busiest commercial and industrial centres in the region. In fact, Langley City is a net importer of workers, where the number of jobs exceeds the size of the resident labour force.

ENTERTAINMENT: Langley City attracts area residents, and thousands of people across the region, to renowned events like Arts Alive. It is also home to Cascades Casino Resort, Coast Hotel and Convention Centre, and Newlands Golf and Country Club. The Timms Community Centre, plus 300 acres of parks and trails, complement the dozens of other area attractions.

Metro Vancouver Regional City Centres AND FREQUENT TRANSIT NETWORK

Langley's status as one of Metro Vancouver's Regional City Centres solidifies its place in the long-term growth and prosperity of the region.

The Metro Vancouver Regional District, the governing authority for the region, has designated much of Langley City as a "Regional City Centre." Langley City has acquired this designation because it is a "regionally-scaled activity hub" and "a transit-oriented community" that offers "diverse populations, a range of employment opportunities, public spaces, and lively cultural and entertainment amenities."

As a Regional City Centre in Metro Vancouver's *Regional Growth Strategy*, Langley City is destined as an area for more growth, development, services, and amenities.

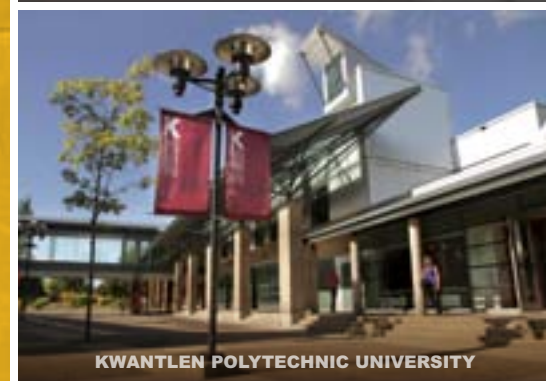
Already the City is seeing higher density housing, increased commercial activity and employment, more cultural, entertainment, and institutional amenities, along

with a commitment to install a new fixed rapid transit system to Downtown Langley.

For more information on Metro Vancouver's Urban Centres, visit metrovancover.org.



WILLOWBROOK SHOPPING CENTRE



KWANTLEN POLYTECHNIC UNIVERSITY



INDUSTRIAL-COMMERCIAL CORE



CASCADES CASINO RESORT



Strategic Advantages

Langley City is booming. Affordable housing, prolific development, and a thriving economy create high demand.

Langley City offers a perfect balance of advantages that make it the proverbial sweet spot.

THE SWEET SPOT

Housing affordability combined with abundant well-paying jobs enhance buying power. Access to affluent markets with low business costs maximize profits. A friendly and supportive community character combined with a multitude of

amenities make the City both inviting and vibrant. Unprecedented demand combined with streamlined government services create prolific development and a thriving economy.

Discover our “sweet spot” and learn why Langley City is ... the place to be.

TRANSIT DESTINATION

The Government of Canada, the Province of BC, and Translink has recently committed to extend Metro Vancouver’s fixed rapid transit system to connect to Langley City,

affirming its position as a regional destination. Engineering and planning on a new rail extension from Skytrain is slated to begin in 2020.

LOW COSTS

HOUSING: Langley has some of the most affordable housing prices in Metro Vancouver, with a benchmark home price (all properties) of \$821,900, which is about 60% of the cost of a home in Vancouver (\$1,371,500). (REAL ESTATE BOARD OF GREATER VANCOUVER AND FRASER VALLEY REAL ESTATE BOARD, JUNE 2018)

BUSINESS LEASE RATES: Langley City has one of the lowest commercial and industrial land costs and lease rates in Metro Vancouver at about \$7 to \$9 per square foot for industrial space and about \$17 per square foot for office space. Purchase rates are also about one third of the cost of Vancouver. (2018 COLLIERIES INDUSTRIAL AND OFFICE MARKET REPORTS)

TAXES: Langley City has one of the lowest commercial to residential tax rates in Metro Vancouver. (2017 NAIOP DEVELOPMENT COST SURVEY)



THRIVING ECONOMY

With a regional shopping centre, a revitalized pedestrian-oriented downtown, and one of the most active industrial and commercial land bases in the Lower Mainland, Langley City is thriving, with businesses enjoying a \$3.84 billion trading potential.⁴

WELL-PAYING JOBS

Langley City has more jobs than resident workforce. With the average household income of \$109,606 in Langley City south, and more than 36% of residents with jobs in business, management, and professions, Langley City offers good jobs.

GROWING POPULATION

While the City's population is 27,363⁵ within its 10 km square area, Langley City services a trade area population of 275,000 people.⁴ Langley City is among the region's fastest growing communities, with an area 5-year population growth rate of 8.8%.⁶

QUALITY OF LIFE

With more than 300 acres of parkland, including a natural wetland of regional significance, and multiple urban amenities, such as Timms Community Centre, Langley City provides that perfect balance of nature and urban amenities.

In fact, the area was ranked in the Top Five "Coziest Cities in Canada for 2018," according to Expedia hotel data and user reviews.

FRIENDLY COMMUNITY CHARACTER

Langley City is predominantly a family-oriented community, with 81% of the population designated as families and 20% of the population defined as children under 20 years old.

With affordable housing, Langley City also has a higher proportion of young urban singles as well as seniors.

While the Langley area is predominantly Caucasian (80%), the Metro Vancouver region is known as welcoming multi-cultural diversity.

PROLIFIC DEVELOPMENT

Langley City continues to see tremendous growth in high density residential development. In 2018, Langley City more than doubled its average annual construction value, up to \$113 million from a 10-year average annual construction value of \$48.6 million.⁷

STREAMLINED, AWARD-WINNING, DEVELOPMENT-FRIENDLY GOVERNMENT

Langley City Hall has received multiple awards for its innovative, business-friendly service, and continues to achieve top ranking for its streamlined, fast approval times.

SUPPORTIVE BUSINESS COMMUNITY

The Downtown Langley Business Association (DLBA) is one of the most active Business Improvement Associations (BIAs) in the region.



4. RETAIL TRADE AREA STUDY: COLLIERS INTERNATIONAL, 2014

5. 2017 BC STATS.

6. 2016 CENSUS: LANGLEY CITY, LANGLEY, TOWNSHIP AND SURREY.

7. 2018 LANGLEY CITY STATISTICS

The Past Langley City History

Originally established in 1873 as part of the larger District Municipality of Langley, Langley City separated and incorporated as a distinct municipality in 1955.

FIRST NATIONS

Langley was first inhabited by the Stó:lo First Nations, in particular the Kwantlen branch. Among the first Europeans to meet the Stó:lo was Simon Fraser, who recorded his impression of a Stó:lo village by Fort Langley as early as 1808.

THE BIRTHPLACE OF BC

The first European settlers arrived in Fort Langley around 1827 with the establishment of trading posts by the Hudson's Bay Company. In 1858, with the beginning of the Gold Rush and an influx of 30,000 miners, the Crown Colony of British Columbia was proclaimed at Fort Langley. Soon after, colonists were permitted to buy land

for ten shillings an acre and settlers began to arrive in the Langley area. Some were ex-miners or former Hudson's Bay Company (HBC) employees; others came from Ireland, Scotland and England via eastern Canada or the United States. The pioneers homesteaded beyond the great HBC farm and many of them settled 10 kilometres southwest of

Fort Langley, on the site of present day Langley City.

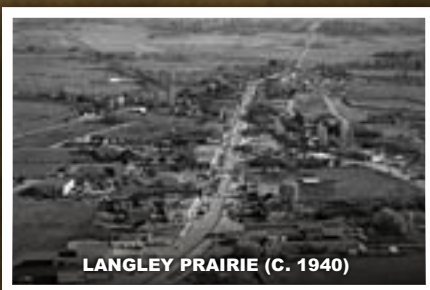
THE CITY'S FIRST SETTLERS

In the 1870s, Adam and William Innes were among the first to buy land here, at the junction of Smuggler's Trail (now Glover Rd) and Yale Rd (now Fraser Highway). The spot became known as Innes Corners.

Politics in this fledgling community kept Adam Innes busy. He was involved in the municipal incorporation of the Langley area in 1873 and was reeve (mayor) for seven one-year terms between 1874 and 1887. He was also secretary of the school board and donated land for one of the community's first schools.



LANGLEY PRAIRIE (C. 1930)



LANGLEY PRAIRIE (C. 1940)

A TRANSPORTATION NEXUS

“Innes Corners” grew gradually and significant transportation improvements made the Langley City area a commercial hub for the region.

In 1895 Yale Road was extended to New Westminster and made passable for buggies. In 1910, the inter-urban BC Electric Railway

between New Westminster and Chilliwack was built through the settlement to carry Valley produce to the Vancouver market. When the post office arrived in 1911, “Innes” Corners was renamed “Langley Prairie,” after Thomas Langley, a Hudson’s Bay Company director.

Construction of the Fraser Highway in the 1920s and the Patullo Bridge across the Fraser River in 1937 contributed to its steady growth.

CITY ESTABLISHED IN 1955

The growth of “Langley Prairie” led to an ever increasing demand for government services for this major business and service centre that is now known as Langley City. The

governing practices of the District Municipality of Langley at the time created challenges for the city centre to fully meet this high demand. As the issues could not be resolved, Langley Prairie was incorporated as a separate municipality and became Langley City on March 15, 1955.

CITY AND TOWNSHIP

Today the City and Township of Langley continue to operate separately but cooperatively on a number of initiatives, from policing to transportation.

Learn more about Langley’s history at Langley Centennial Museum.



Langley History Preserved

WARK-DUMAIS HOUSE

GLOVER ROAD AT KWANTLEN POLYTECHNIC UNIVERSITY

WARK FAMILY: The Wark family purchased the property in 1868. Notable family members include John Wark, who helped locate the original site for Fort Langley at Derby in 1824, and Robert James Wark who became Reeve of Langley from 1914 to 1918.

DUMAIS FAMILY: Albert Dumais bought the Wark property in 1925 and operated an impressive dairy farm until 1963.



MICHAUD HOUSE

51 AND 204 STREET, PORTAGE PARK, LANGLEY CITY

This home, once a thriving dairy farm, was built in 1888 by Joseph and Georgiana Michaud, Langley’s first French Canadian family.



NICOMEKL: BRYDON LAGOON



DOUGLAS: TIMMS COMMUNITY CENTRE



SIMONDS: SENDALL GARDENS



BLACKLOCK: LANGLEY MUSIC SCHOOL

The Present Langley City Neighbourhoods

Within Langley City's 10 square kilometre area, there are six distinct neighbourhoods, named after and delineated by existing elementary school catchment areas established by School District #35.

NORTHERN NEIGHBOURHOODS

The two most northern neighbourhoods, Nicomekl and Douglas, are separated from the rest of the City by the Nicomekl River Floodplain and trail system near 53 Avenue. This area is characterized by an active commercial-industrial core and complemented with multi-family residential housing.

Comprising much of the designated Metro Vancouver Regional City Centre area from 53 Avenue to 64 Avenue, these two neighbourhoods have experienced the most growth and development over the past several decades.

NICOMEKL

The Nicomekl neighbourhood includes the busy 200 Street corridor, Highway 10, and Fraser Highway from 196 Street to 204 Street. It features part of Willowbrook Mall, Production Way Industrial Area, Brydon Park with zipline, and Brydon Lagoon.

DOUGLAS

The Douglas neighbourhood features pedestrian-friendly, historic downtown Langley with more than 500 boutiques, restaurants and services surrounding Douglas Park. It is home to Timms Community Centre, Kwantlen Polytechnic

University, Cascades Casino Resort, Coast Hotel and Convention Centre, and Canada's first luxury automall, *The Collection*.

SOUTHERN NEIGHBOURHOODS

The remaining neighbourhoods south of 53 Avenue predominantly feature single family detached homes, extensive parks and trails, and some important community amenities.

Many of the homes built in these neighbourhoods were constructed in the 1970s and 1980s, creating a well-established community with limited new growth.





ALICE BROWN: PENZER ACTION PARK



UPLANDS: DOG OFF-LEASH PARK

SIMONDS NEIGHBOURHOOD

Simonds neighbourhood is bordered by the Nicomekl River (around 53 Ave) and the BC Hydro right-of-way (around 47 Ave), with both greenspaces providing a network of nature trails. Simonds includes Sendall Gardens, with tropical greenhouse, and Penzer Action Park, with bike obstacle course, parkour course, trampoline, multi-use court, and playground.

BLACKLOCK NEIGHBOURHOOD

Blacklock neighbourhood is also bordered by the Nicomekl River, with nature trails, and is complemented with amenities such as Al Anderson Memorial Pool, Langley Community Music School, Newlands Golf and Country Club, and the City's only middle school, H.D. Stafford.

ALICE BROWN NEIGHBOURHOOD

The Alice Brown neighbourhood is the City's smallest neighbourhood. It is bordered by Penzer Action Park and the BC Hydro right-of-way with nature trails (around 47 Avenue down to 44 Avenue). Alice Brown is predominantly a quiet community of single family homes.

UPLANDS NEIGHBOURHOOD

The Uplands area is also a quiet neighbourhood of mostly single family homes. It is bordered in the west by Pleasantdale Creek with nature trails (near 204 Street), and is between Grade Crescent and 44 Avenue. Uplands Dog Off-Leash Park, the City's largest gated dog park, is at the end of Langley City's nature trails along the BC Hydro right-of-way.



The Future Langley City Vision

Metro Vancouver's fixed rapid transit system will be connecting to Langley City, opening the floodgates to extensive business and redevelopment opportunities.

The Government of Canada, the Province of BC and Translink's commitment to connecting Langley City to Metro Vancouver's rapid transit system solidifies the City's position as a regional destination.

Langley City is already experiencing a massive redevelopment boom — breaking all previous records — as regional residents seek affordable housing and a better quality of life.

Now with a new planned fixed rapid transit connection, the City is poised for accelerated growth and redevelopment. Langley City has released its new place-making vision for the future called *Langley City: Nexus of Community with Recommendations and Implementation*



Report. This report will guide future updates to the Official Community Plan, Downtown Master Plan, Development Permit Guidelines, and Zoning Bylaws.

Key factors in this vision are focused on the concepts of density, diversity, sustainability, walkability, lifestyle, and connection. Top priorities include:

NEW TRANSIT HUB

A new rapid transit hub needs to be planned now, as a precursor to the coming fixed rapid transit line. This new hub will be a catalyst for commercial and residential development in the area.

DIVERSE HOUSING TYPES

Multi-family housing, as well as mixed-use commercial-residential buildings, remain a top development priority. The City's new *vision* document calls for more diverse housing mixes, including more ground-oriented development, to suit residents in all life-cycles.

DOWNTOWN REDEVELOPMENT

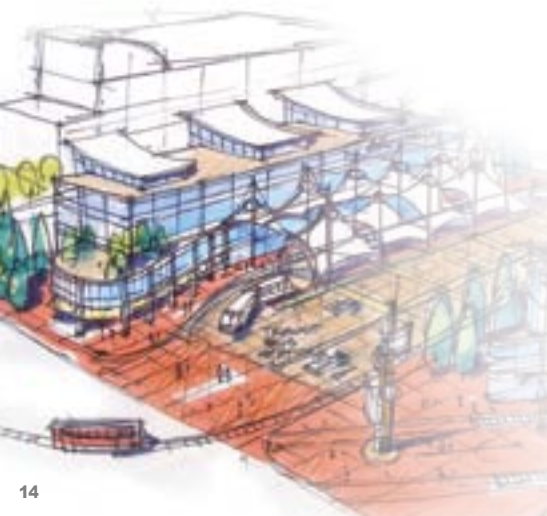
There is opportunity to replace and densify downtown commercial properties, while preserving the trendy, pedestrian-friendly atmosphere of the area. The City also supports a Downtown Façade Improvement Program, street beautification, and funding for public realm activities and events.


DESTINATION ATTRACTION

The City seeks a destination attraction like a Children's Museum and Performing Arts Centre to complement the City's Entertainment District, which includes Cascades Casino Resort, Coast Hotel and Convention Centre.

PLACE-MAKING

Building on an already-established strong sense of community, new development serves as a catalyst for implementing public realm





place-making attributes like walkable connections, bike paths, ecological green areas, pedestrian-oriented commercial pathways, and authentic social or cultural gathering places.

SAFE AND CLEAN

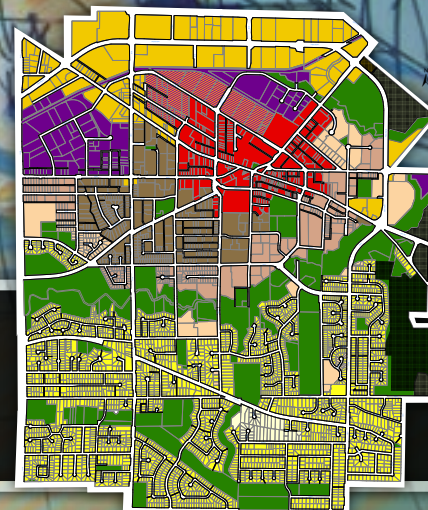
New development is dramatically improving the City's safety. CPTED (Crime Prevention Through Environmental Design) techniques, such as lighting and beautification, are being employed, creating a safe, clean, family-oriented environment.

ECONOMIC STRENGTH

Business in Langley City is booming, attracting more employees from other communities than its resident workforce. With a broad mix of commerce, industry, services and institutions, Langley City is committed to supporting its local businesses, preserving core areas, promoting emerging industries and driving growth in unique sectors.

LAND-USE DESIGNATIONS OFFICIAL COMMUNITY PLAN BYLAW NO. 2600

Estate Residential	High Density Residential	Industrial
Urban Residential	Downtown Commercial	Institutional/Recreational
Low Density Residential	Service Commercial	Agricultural
Medium Density Residential	Mixed Employment	Agricultural Land Reserve





Development



Development is booming in Langley City. Low overhead costs, affluent markets and a better quality of life are some of the top factors that are making Langley City one of the region's top growth areas.

Rated tops with streamlined approvals and with some of the lowest DCCs and lowest commercial to residential tax ratios in Metro Vancouver, Langley City is consistently one of the region's top development locations.¹

GROWTH DOUBLES IN LANGLEY CITY

In 2018, Langley City's annual construction value more than doubled, growing from a 10-year average of \$48.7 million to \$113 million — most notably in residential development. While only a fraction of the size of neighbouring municipalities, Langley City is a regional hotspot that attracts businesses and residents from across the area, earning the designation of a Metro Vancouver Regional City Centre.

¹ — SOURCE: 2017 NAIOP Development Cost Survey

DEVELOPMENT COST CHARGES (MAY 2018)

DEVELOPMENT	UNIT	CITY(I) DCC BYLAW NO. 2845	GVS&DD(II) REGIONAL SEWER DCC	SD 35(III) SCHOOL SITE ACQUISITION	TOTAL
Residential	Single Family Dwelling	\$18,409.00	\$5,428.00	\$737.50	\$24,574.50/ lot
	Townhouse Dwelling	\$14,503.00	\$4,695.00	\$663.75	\$19,861.75/unit
	Apartment ¹ Dwelling	\$9,549.00	\$3,530.00	\$590.00	\$13,669.00/unit
	Apartment ² Dwelling	\$9,549.00	\$3,530.00	\$516.25	\$13,595.25/unit
	Apartment ³ Dwelling	\$9,549.00	\$3,530.00	\$442.50	\$13,521.50/unit
Commercial	Gross Floor Area	\$6.83	\$2.67		\$9.5030/sq ft
Industrial	Gross Floor Area	\$3.03	\$2.67		\$5.7033/sq ft
Other (NON-RESIDENT)	Gross Floor Area		\$2.67		\$2.67/sq ft

SOURCE: Langley City, Greater Vancouver Sewerage and Drainage District, School District #35

(i) See Schedule "A" to "Langley City Development Cost Charges Bylaw, 2010, No. 2845". Commercial and Industrial DCC's shown in this table were converted from the metric units given in Bylaw No. 2845 (@ 1 m² = 10.7639104 ft²). In the event of any dispute, the fees listed in Schedule "A" of "Langley City Development Cost Charges Bylaw, 2010, No. 2845" shall prevail.

(ii) Please contact the Greater Vancouver Sewer and Drainage District for additional information.

(iii) Pursuant to School District #35 (Langley) Property Bylaw No. 2-2001A adopted February 25, 2014

APARTMENT DENSITIES

1 — 51-125 units/hectare
(21-50 units/acre)

2 — 126-200 units/hectare
(51-81 units/acre)

3 — >200 units/hectare
(>81 units/acre)

NOTE: VIEW PAGES 6-9 FOR MORE INFORMATION ON METRO VANCOUVER REGIONAL CITY CENTRES AND ON LANGLEY CITY STRATEGIC ADVANTAGES.



Residential Development

Residential growth has doubled in Langley City. Affordable housing and a superb quality of life create high demand.

Langley City has experienced significant growth in residential development.

In 2018 in particular, residential construction value peaked at \$92.3 million as compared to the average annual rate of \$27.8 million over the previous 10 years.

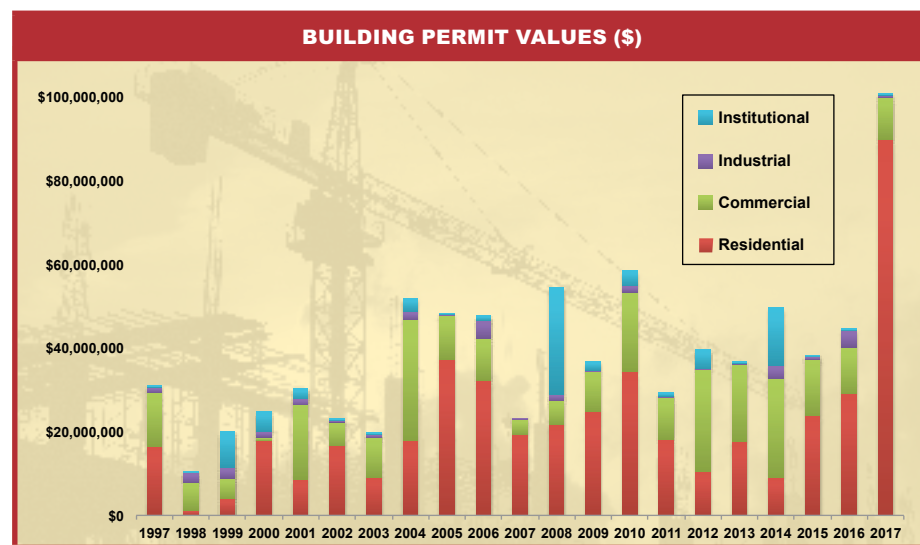
DWELLINGS

Of the 11,840 dwelling units in Langley City's 10 square kilometre area, a significant 77% (or 9,105

units) were multi-family housing or other attached housing, while the remaining 23% (or 2,735 units) were single family housing.

About 50% of the City's housing was constructed in the 1970s and 1980s. The neighbourhoods south of the Nicomekl River are comprised of mostly single family detached homes and these areas have seen little redevelopment (less than 2.6% since 2001).

The area north of the Nicomekl River, which includes Downtown Langley



and the City's busy commercial core, has seen the most residential redevelopment with 22.7% built since 2001 and 51.7% since 1991. The Nicomekl neighbourhood, in particular, has seen the greatest redevelopment with 33% growth since 2001 and 65% since 1991.

Since 2001, nearly \$420 million has been invested in housing and this represents more than 57% of all building permits in the City.

OCCUPANCY

Langley City residents are predominantly non-movers (54% over the last five years) with approximately 62% home ownership, as compared to 47% in Vancouver.

Apartment and townhouse vacancy rates in the Langley area is comparable to the rest of Metro Vancouver

with Langley City at 1.4% with 2,677 rental units, according to CMHC's 2017 Rental Market Report.

SHELTER COSTS

According to the 2016 Census, the average monthly shelter costs for an owned dwelling in Langley City was \$1,294 (compared to \$1,714) in Vancouver). The average cost for rental dwellings was \$860 in Langley City, as compared to \$1,296 in Vancouver.

Langley City property assessments for 2018 show the average home valued at \$724,020 for land and \$104,246 for the improvements for a total average home value of \$828,267, as compared to the cost of a home in Vancouver at \$1,372,000 (REAL ESTATE BOARD OF GREATER VANCOUVER), giving Langley City home owners a savings of 60%.



2017 SINGLE FAMILY REDEVELOPMENT



2018 TOWNHOUSE DEVELOPMENT

BUILDING PERMITS 2013-2017

NO. OF PERMITS	1,482
TOTAL VALUE	\$283,047,871
RESIDENTIAL	\$179,090,065
NON-RESIDENTIAL	\$103,957,806
HOUSING STARTS (SINGLE FAMILY)	71
HOUSING STARTS (MULTI-FAMILY / SUITES)	927
HOUSING UNITS DEMOLISHED	143

SOURCE: 2018, Langley City

HOMES BY PERIOD OF CONSTRUCTION

1960 OR BEFORE	515	4%
1961 TO 1980	4,560	39%
1981 TO 1990	1,965	17%
1991 TO 2000	2,695	23%
2001 TO 2005	595	5%
2006 TO 2011	860	7%
2011 TO 2016	655	6%
TOTAL	11,840	100%

DWELLING UNITS BY TYPE

SINGLE DETACHED	2,735	23.10%
SEMI-DETACHED	290	2.45%
ROW HOUSE	1,145	9.67%
DUPLEX	840	7.09%
APT >5 STOREYS	6,790	57.35%
APT <5 STOREYS	30	0.25%
OTHER ATTACHED	10	0.08%
MOVEABLE	10	0.08%
TOTAL	11,840	100%

SOURCE: 2016 Census



Commercial Development

From a mix of new commercial development in Langley City's busy Willowbrook retail node to hip and trendy Downtown Langley with high pedestrian traffic, Langley City offers diverse commercial opportunities.

With about 4.5 million square feet of commercial floorspace and burgeoning residential growth, Langley City continues to attract ongoing development of retail and service industries.

These commercial businesses are primarily located in Langley's two major commercial districts: the Downtown Langley Core in the Douglas neighbourhood and the Willowbrook retail node in the Nicomekl neighbourhood.

DOWNTOWN LANGLEY

The Downtown Core is the traditional central business district located in the heart of the City and has become the social and cultural centre for the City with a blossoming hip and trendy atmosphere.

Downtown Langley is home to a variety of events, organized by Downtown Langley Business Association (DLBA), that continuously attract customers to the area.

This area is also home to Cascades Casino Resort and Timms Community Centre. Timms is a 35,000 square-foot, state-of-the-art facility that offers a multitude of amenities including a gymnasium, multi-purpose rooms for fitness, ballroom dancing, games, and entertaining.

Langley City continues to work with developers on more residential infilling and densification of the downtown core and the surrounding neighbourhoods to maintain around-the-clock vibrancy.



WILLOWBROOK SHOPPING CENTRE



DOWNTOWN LANGLEY RETAIL



SHOPPING PLAZAS: POWER CENTRE



MIXED-USE COMMERCIAL-RESIDENTIAL

WILLOWBROOK RETAIL NODE

The Willowbrook retail node in the Nicomekl neighbourhood is mostly an automobile-oriented commercial district focused around Willowbrook Shopping Centre at 200 Street and the Langley Bypass, with multiple surrounding Shopping Plazas.

Willowbrook Shopping Centre is currently undergoing expansion to provide 200 stores and 840,000 square feet of retail space. The shopping centre services six million annual shopper visits with traffic counts of up to 68,000 vehicles daily.

REGIONAL CITY CENTRE

The Willowbrook retail node and the Downtown Core, combined with a small portion of the Township, form the Langley Regional City Centre, as designated by the Metro Vancouver Regional District (Reference page 6).

This designation acknowledges the Langley City Centre as a core

population and service centre in the region and as such earns higher status in the allocation of services and amenities to address future growth needs.

Acknowledging that Langley City services a regional trading population extending beyond its 10 square kilometre area, Colliers International identified in their *Retail Trade Area Analysis* that Langley City's Primary and Secondary Trade Area consists of about 275,000 people, which generate a spending potential of \$3.84 billion.

REAL ESTATE

Costs of commercial property for lease averages about \$11 to \$17 per square foot for retail and office space, according to NAI Commercial. Generally commercial lease rates in Downtown Langley are more affordable. Mixed-use industrial space averages about \$7 to \$11 per square foot.

Purchase rates, according to Collier's 2017 Metro Vancouver Commercial

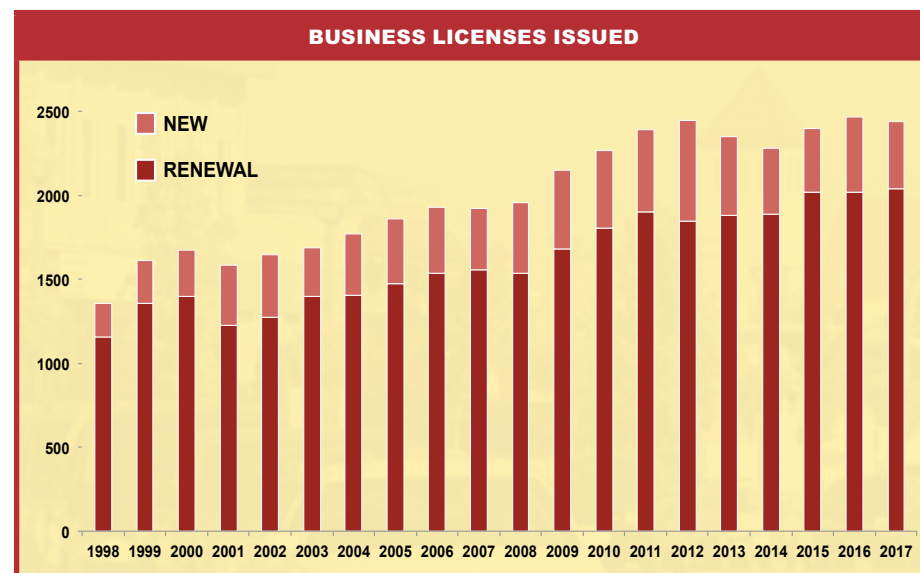
Strata Market Overview, were \$240 per square foot for Office Strata (versus Vancouver at \$782), and \$270 for Retail, and \$175 per square foot for Industrial space.

BUSINESS SUCCESS

Business Licenses in Langley City remain strong, increasing regularly each year, with nearly

2,500 business licenses issued in 2017, of which 300 to 500 new business licenses are issued each year with an average renewal rate of 80%.

Many businesses have been here for years and continue to enjoy growing profits. Forecasts remain strong with growing residential development.





Industrial Development

Langley City is particularly attractive to industrial tenants because of its flexible industrial guidelines and business-friendly government with streamlined approval processes.

DEVELOPMENT

Langley City actively promotes and encourages redevelopment of its industrial areas and brownfield lands and seeks to work with property developers on improvements, from remediation of brownfield sites to street and infrastructure improvements.

COSTS

Langley City has one of the lowest commercial and industrial land costs and lease rates in Metro Vancouver at about \$7 to \$9 per square foot for industrial lease space, according to 2017 *Colliers Industrial and Office Market Reports*.

Land for sale costs about \$2.3 million per acre (2018). Langley City does not have huge parcels of industrial land, as the largest parcel is just over 8 acres.

Development cost charges are also favourable, making the area attractive to a wide variety of industrial land users.

INDUSTRIAL LAND WITH MIXED-EMPLOYMENT

Langley City has about 2.75 million square feet of industrial floorspace on about 200 acres (81 hectares). While Langley City's industrial lands are relatively small, given that the City is only 10 square kilometres, the industrial land base forms an important part of the area's economy and produces about 2,200 jobs.

Langley City seeks to maintain its industrial lands, promote redevelopment and encourage intensification. Most recently Langley City has opened these industrial lands to

flexible Mixed-Employment opportunities such as multi-tenant industrial tenants with flex-office-retail space. These lands would be ideal for higher-order uses, such as scientific R&D or manufacturing.

ATTRACTION

Langley City is attractive to industrial tenants who seek easy access to local supplies, a strong workforce, and a comprehensive transit network, as well as easy access to regional and international markets.

In addition to the strategic advantages listed on page 8,



CKF PACKAGING



CANADA BREAD



Industrial Areas

PRODUCTION WAY INDUSTRIAL AREA

- LOCATION: West side of City, close to the Fraser Highway and the Willowbrook retail/service node; borders City of Surrey.
- 1.3 million square feet of floorspace on 106 acres (43 hectares) Largest Industrial Planning Area; 95% developed.
- USES: plastics manufacturing, metal fabrication and clothing manufacturing industries.

LOGAN CENTRAL

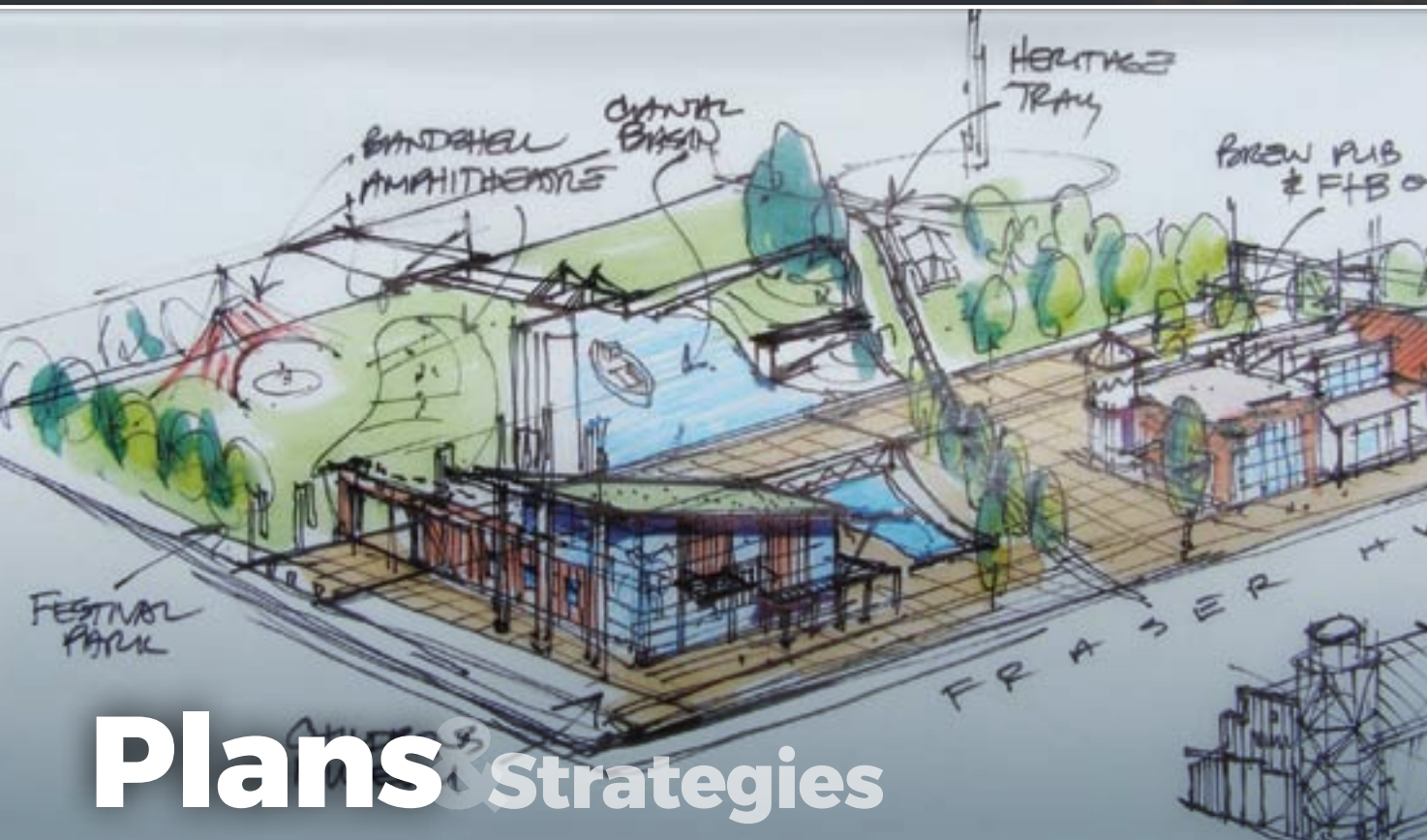
- LOCATION: North side of City; south of Duncan Way Industrial Area
- SIZE: 18 acres (7.5 hectare)
- USES: Mixed-employment area
 - Commercial/Light Industrial (on Fraser Highway): small multi-tenant buildings with retail store-fronts, such as housing workshops and automotive service businesses.
 - Large Industrial: along Logan Avenue and Duncan Way.

DUNCAN WAY INDUSTRIAL AREA

- LOCATION: North side of City near railroad, between Langley Bypass, Glover Road and Logan Avenue.
- 700,000 square feet of floorspace on 79 acres (32.0 hectares).
- USES: Broad range of industrial operations from large manufacturers to small start-up shops. This area would be ideal for light industrial redevelopment.

56 AVENUE INDUSTRIAL AREA

- LOCATION: East side of City; east of Langley Bypass on Highway 10
- 3.5 acres (1.4 hectares)
- USES: Currently developed as a mini-storage warehouse.



Plans & Strategies

With a new planned fixed rapid transit system and burgeoning demand for affordable housing, Langley City is one of Metro Vancouver's top growth areas.

METRO VANCOUVER REGIONAL GROWTH STRATEGY

As Langley City is one of Metro Vancouver's Regional City Centres, it will be the target of future growth and investment.

In Metro Vancouver's *Regional Growth Strategy, Metro Vancouver 2040 – Shaping Our Future*, Langley City is projected to increase its population by almost 50% and increase housing demand by nearly 70%. Visit metrovanancouver.org.

TRANSPORTATION PLANS

The Government of Canada, the Province of BC, and Translink have committed to investing in improving transportation to Langley City with a new fixed rapid transit system, extending service from SkyTrain. This investment will undoubtedly be a major catalyst to future investment.

Langley City will need to create a new transit hub, incorporating new commercial and residential developments.

Langley City's *Master Transportation Plan* (2014) also includes improved pedestrian and cycling transportation options, road and pathway infrastructure connectivity, and enhanced safety.

Also see the City's *Parks Recreation and Culture Master Plan* (2013) which details development and expansion plans of bike paths and trails, as well as parks and recreational facilities.

Also see the City's *Wayfinding Strategy*.

OFFICIAL COMMUNITY PLAN

The *Official Community Plan* (OCP) (2006) calls for more development in the area north of the Nicomekl River, including the historic Downtown Core. Development plans include more mixed-use residential/commercial buildings, multi-family residential housing, downtown destination retailing, value-added industrial arts, a cultural and entertainment centre, and an improved transit hub and transportation network.

Also see the City's *Bylaw & Zoning Change Brochure: Open the Door to New Possibilities*. Also see the *Corporate Strategic Plan*.

VISION: NEXUS OF COMMUNITY

Langley City has released a new place-making vision for the future in its document, *Langley City: Nexus of Community with a Recommendations and Implementation Report (2018)*. Starting in 2019, this report will guide future updates to the *Official Community Plan, Downtown Master Plan, Development Permit Guidelines*, and *Zoning Bylaws*.

It includes recommendations for transit hub improvements, the addition of more diverse housing types, more mixed-use areas, more zoning flexibility, and the continuation of Downtown redevelopment as highlighted in the *Downtown Master Plan (2010)*.

DOWNTOWN MASTERPLAN

Langley City seeks to revitalize downtown commercial properties and increase density, while preserving the trendy, pedestrian-friendly atmosphere of the area. The City also supports a *Downtown Façade Improvement Program* and street beautification.

The City continues to support a mixed-use Downtown Core with a

greater emphasis on walkability and liveability, improving linkages and enhancing safety.

The City also seeks to build on the Downtown's existing social and cultural character by attracting more entertainment facilities to complement the Downtown's public realm activities, like events and buskers.

See the following Downtown Master Plan Brochures:

- (1) *Our Vision for the Future*
- (2) *Urban Design & Economic Analysis*
- (3) *Public Realm Plan: From Grey to Green*

Also see the *Downtown Langley Revitalization Tax Exemption* brochure.

BROWNFIELDS AND SUSTAINABILITY

BROWNFIELD: Langley City has developed an award-winning *Brownfield Redevelopment Strategy (2013)* which provides property developers with guidelines on how to convert brownfield properties into virtual goldmines.

SUSTAINABILITY: Langley City is committed to protecting our environment through sustainability

initiatives. This includes the *Sustainability Framework (2010)*, the *Corporate Energy & Greenhouse Gas Emissions Plan* and *Climate Action Reporting*. Also see the *Environmentally Sensitive Areas Mapping Study*.

SOCIAL PLANNING

Langley City's *Social Plan* and *Affordable Housing Strategy* covers such factors as Affordable Housing, Homelessness, Residential Treatment, and Safety Education. The City has also conducted an *Accessibility and Inclusiveness Study* and a audit of *Downtown Businesses Accessibility Status*.


OTHER PLANS & STRATEGIES

Langley City's Development Services and Economic Development Department has produced several other documents that may be of interest to investors. These include:

- *Retail Attraction: Discover Retail Success in Downtown Langley*
- *Retail Trade Area Analysis 2012 and Presentation*
- *Downtown Langley Action Plan*
- *Business Recruitment and Retention Strategy 2016*
- *Industrial Business Attraction Study 2015*
- *Economic Development Strategy 2016*

AWARD WINNING

Federation of Canadian Municipalities (FCM)	2015 Sustainable Communities Award for Brownfield Redevelopment Strategy
Union of British Columbia Municipalities (UBCM)	2014 Open for Business Award, BC Small Business Roundtable
Canadian Urban Institute	2013 Brownie Award for "Brownfield Redevelopment Strategy"
Union of British Columbia Municipalities (UBCM) BC Small Business Round Table	2013 Open for Business Award for "Small Business Friendliness"
NAIOP Commercial Real Estate Development Association (Vancouver Chapter)	2013 Municipal Excellence Award for "Most Improved Municipality"
Planning Institute of British Columbia	2010 Award of Excellence for "Downtown Master Plan"
British Columbia Economic Development Association (BCEDA)	2009 Economic Development Award for "Downtown Master Plan"
British Columbia Economic Development Association (BCEDA)	2008 Marketing Award for "The Place to Be" Branding Project



Langley City serves a Regional Trade Area population of 275,000.

Langley City, with its 10² km municipal boundaries, is only a fraction of the size of its neighbouring communities. Its estimated population of 27,363 (2017 BC Stats) does not convey its true status as a Regional City Centre, which serves residents in Surrey and the Township of Langley.

Demographics



POPULATION CONCENTRATIONS (RED BLOCKS)
LANGLEY REGIONAL CITY CENTRE (SOLID WHITE LINE) | LANGLEY CITY (GREY LINE)
PRIMARY AND SECONDARY TRADE AREAS (DOTTED WHITE LINE)

The population in Langley City is characterized largely as a family-oriented community with land use south of the Nicomekl River comprised predominantly of single family detached homes. The northern portion of the community consists predominantly of commercial and industrial land with burgeoning multi-family residential development.

The southern portion of the community has a greater portion of young families with children under 19 years of age (26%) as compared to the more commercial northern section of the City (16%). The northern section also has more seniors over the age of 65 at 23.8% as compared to the southern side at 12.3%.

POPULATION			
	AREA	POPULATION	DENSITY
LANGLEY CITY	10 KM	25,888	2,534
LANGLEY CITY REGIONAL TRADE AREA	327 KM	275,000	1,107
LANGLEY TOWNSHIP	308 KM	117,285	381
SURREY	316 KM	517,887	1,634
VANCOUVER	115 KM	631,486	5,493
METRO VANCOUVER	2,883 KM	2,463,431	855
FRASER VALLEY	13,335 KM	295,934	22
LOWER MAINLAND	36,303 KM	2,832,000	78
BRITISH COLUMBIA	922,503 KM	4,648,055	5

SOURCE: 2016 Census, except the Langley City Regional Trade Area data, which is extracted from 2012 Environics data and PCensus, from Colliers Retail Trade Area Analysis, 2012.

Population

As a Metro Vancouver Regional City Centre, Langley City has a high population density of 2,534 people km² and services a trading area population of 275,000 people.

POPULATION BY AGE GROUP

AGE	%	2016	CHANGE
0 to 19	20%	5,190	
20 to 29	12%	3,215	
30 to 39	15%	3,805	
40 to 49	13%	3,395	
50 to 59	14%	3,615	
60 to 69	13%	3,295	
70 +	13%	3,370	
TOTAL	100%	25,885	3.2%

SOURCE: 2016 Census

The population of Langley City is estimated at 27,363 for 2017, according to BC Stats (25,888 in the 2016 Census). As one of Metro Vancouver's Regional City Centres, Langley City is a regional hub that services a much larger trading area population of about 275,000 people.

(2012, RETAIL TRADE AREA ANALYSIS, COLLIERS INTERNATIONAL)

GROWTH RATE

Langley City's Regional Trade area has enjoyed a five-year growth rate of 8.8% over the last census period.

Significant future growth in this area is projected with the installation of a new planned fixed rapid transit

system. Combined with its affordable housing, Langley City is one of Metro Vancouver's most desirable areas for residential growth.

As evidence of this growth and desirability, property development in Langley City broke all previous records in 2018 with construction values peaking at \$113 million from a total of 315 building permits issued for the year. That's more than double the 10 year average annual growth of \$48.7 million in permit values.

Projections for growth in the area remain strong. The Metro Vancouver Regional District projects in its

Regional Growth Strategy that the population in the area will increase 25% to 45% over the next 20 years.

POPULATION DENSITY

Langley City's population density is 2,533.6 people per square kilometre as compared to 380.8 people in the Township of Langley. This population density is one of the reasons that Langley City has earned the title of Regional City Centre within Metro Vancouver.

POPULATION BY AGE GROUP

The median age in Langley City is 42.2 years. About 81% of Langley City's population is under the age

of 64; within this number about 26% of the City's population is under the age of 24.

Langley City also has a reputation for representing a healthy portion of seniors at 19% of the population as compared to 15.5% in Vancouver. But this is not markedly different than BC's overall population with seniors representing 18.3% of the population.

Lower costs and a desirable, community-oriented environment make Langley City a desirable destination for both families and seniors.

Households

Families in Langley City's southern neighbourhoods live predominantly in single family detached homes with an average income of \$109,606, while northern Langley City households live mostly in multi-unit residential with an income of \$55,671.

Langley City has been experiencing the same population trends as the rest of Canada: households are smaller; more people live alone; couples have fewer children; and aging baby boomers are moving into seniors housing.

According to the 2016 Census, Langley City had 11,840 private households, of which about 77% were multi-family residential development. There were 6,910 families in Langley City. Approximately 81% of these families were headed by two parents; the remaining 19% were headed by a single parent. The average family size was 2.8 people.

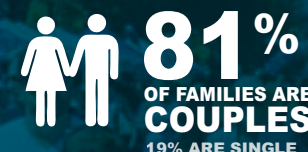
HOUSEHOLD INCOME

The average family income in Langley City in 2016 was \$70,629. Residents south of the Nicomekl River, most of whom are living in single family detached homes, had an average

household income of \$109,606 which is greater than Metro Vancouver at \$96,423. Residents living in multi-family residential complexes north of the river, many of whom are seniors, tended to have lower incomes.

According to the 2016 Census, 14.2% of residents in Langley City live in low income households (cut-offs, after tax). By comparison, the incidence of persons in low income households in Metro Vancouver is 13.9%. This is mostly due to the fact that Langley City has a slightly larger percentage of seniors, attracted by affordable housing.

Equally of interest is that about 35% of the population have a family income of \$80,000 and over, with 50% of the population in South Langley earning more than \$100,000. These figures demonstrate that Langley City enjoys a fairly sizeable, affluent population.



FAMILY HOUSEHOLDS

Couples without children	2,980	43%
Couples with children	2,600	38%
Lone-parent families	1,335	19%
Total Families	6,910	100%
Average size	2.8	

AVERAGE HOUSEHOLD INCOME

	BC	LC	LC - SOUTH	LC - NORTH
Average Household	\$90,354	\$70,629	\$109,606	\$55,671
Median Household	\$69,979	\$60,357	\$101,622	\$47,145
\$100,000 and over	32%	23%	50%	13%
\$25,000 and under	15%	19%	0.4%	25%

MOTHER TONGUE

English (official language)	21,140
French (official language)	300
Non-official Languages	3710
Aboriginal Languages	10
Slavic Languages (ie: Polish, Ukrainian)	425
German	355
Chinese languages (ie: Mandarin, Cantonese)	345

SOURCE: 2016 Census (accessed 2018)



4 Quality of Life

Langley City is one of the best places in the world to live. Continuously rated tops in all of the international rankings, Metro Vancouver is one of the most desirable places to live, work and play.

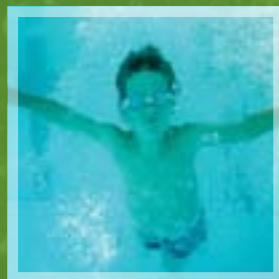
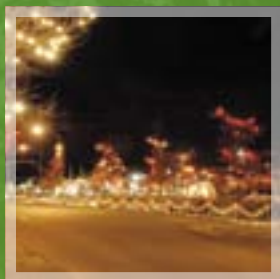
As part of Metro Vancouver, Langley City offers a mild climate, a clean environment, a strong economy, excellent education, health care, culture, and recreation, a stable government and safe communities.



Temperate Climate

Langley City is situated on the rich and fertile land of the Fraser Valley, only 24 km (15 miles) from the Pacific Ocean. With the mountains to the north and protected by Vancouver Island to the west, the City enjoys a temperate climate. The mild winters bring little snow, with 7 out of the annual 10 days leaving less than 0.2 cm of snow. Annual rainfall is generally over 1,000 mm, which is

moderately less than Vancouver, bringing only 45 days with more than 10 mm. The average winter high is about 7°C (44.6°F) with dry summers offering an average high of about 21.5°C (70.7°F). The City receives about 2,000 hours of bright sunshine and has about 250 frost-free days each year. The first frost is usually in November, while the last frost falls in March.



BRIGHT SUNSHINE
1937.5
HOURS

* VANCOUVER INTERNATIONAL AIRPORT



ELEVATION
49 FEET
15 METRES

ANNUAL AVERAGE TEMPERATURE

Daily Maximum	14.2 Celsius
Daily Minimum	7 Celsius
Daily Average	10.6 Celsius

ANNUAL AVERAGE WEATHER

Rainfall	1,077.8 mm
Snowfall	30.4 cm

AVERAGE DAILY TEMPERATURE BY MONTH (CELSIUS)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
MAX	7.3	8.9	11.5	13.8	17.0	19.3	21.5	21.8	19.3	14.2	9.3	6.4
MIN	1.9	2.4	4.1	6.2	9.1	11.5	13.0	13.0	10.3	7.2	4.0	1.2
AVG	4.6	5.7	7.8	10.0	13.1	15.4	17.2	17.4	14.8	10.7	6.7	3.8

SOURCE: Environment Canada, 1981 - 2010 average temperatures (accessed 2018)
www.climate.weatheroffice.ec.gc.ca/climate_normals/White_Rock_Station
https://climateatlas.ca/map/canada/ftp_2060_85#z=8&lat=49.56&lng=-121.59&city=455



Located in the heart of the Lower Mainland, Langley City is central to a variety of attractions, events, and recreational opportunities that attract people from across the region.

EVENTS

- Community Day (JUNE)
- McBurney Plaza Summer Series
- Food Truck Festival (JUNE)
- Canada Day Celebrations
- Bard in the Valley
- Movies in the Park
- Arts Alive (AUGUST)
- Fork and Finger (AUGUST)
- Magic of Christmas (DECEMBER)
- Rose Gellert Hall concerts at Langley Community Music School
- Remembrance Day
- Family Day
- Langley Walk
- Tri-it Triathlon

ATTRACTIONS

- Cascades Casino Resort and Coast Hotel and Convention Centre
- Newlands Golf and Country Club. Langley also offers eight other nearby golf courses and putting greens.
- Langley Community Farmers Market
- Indoor Go-Kart Racing (Fast Track)
- Indoor obstacle course and arcade (Great Escape and Chucky Cheese)
- Escape Room (Exit)
- Lazer Tag (Planet Lazer and Great Escape)
- Ice Rink (Langley Twin Rinks, plus two other ice rinks in Langley Township).

OTHER LANGLEY ATTRACTIONS

- Fort Langley National Historic Site
- Greater Vancouver Zoo
- Canadian Museum of Flight
- BC Farm Museum
- BC Centennial Museum
- Winery Tours
- Agritourism (such as Krause Berry Farm and Aldor Acres Pumpkin Patch)
- Thunderbird Equestrian Show Park
- Twilight Drive-In Movie Theatre
- Trampoline (Extreme Air Park)
- Regional Parks and Camping



INDOOR GO-KART TRACK



PENZER ACTION PARK



NICOMEKL NATURE TRAIL



TIMMS COMMUNITY CENTRE



TWIN RINKS



SENDALL GARDENS



AL ANDERSON MEMORIAL POOL



DOUGLAS PARK BANDSHELL

PARKS AND RECREATION

- **PENZER ACTION PARK:** parkour course, playground, multi-use sports courts, and 10,000 square feet of bike and skateboard track with dirt jumps, drops, wall rides, set-up jumps, a box, and a pump track.
- **SENDALL GARDENS:** cultivated gardens, tropical greenhouse, scenic nature walk along a creek trail, and duck pond.
- **AL ANDERSON MEMORIAL POOL:** outdoor pool, accompanied by a waterpark, picnic tables and barbecue facility in City Park.

There are also two nearby indoor pools: WC Blair and Walnut Grove, and two other Langley area outdoor pools.

- **TIMMS COMMUNITY CENTRE:** gymnasium, indoor track, weight room, spin room, fitness room, games room, multipurpose rooms and countless programs and events.
- **DOUGLAS PARK SPIRT SQUARE:** stage and band shell for central community events, Douglas Recreation Centre, adventure playground, tennis courts, waterpark, and bowling green.

- **UPLANDS DOG OFF-LEASH PARK:** 18 acre off-leash park with separate fenced area for small dogs.
- **NICOMEKL RIVER FLOODPLAINS:** nature area, river and ponds with walking and biking trails.
- **OTHER PARKS:** Langley City has 24 parks and open space areas totalling 140 hectares (346 acres). The City's parks are equipped with a full range of fields, nature areas, trails and picnic facilities.

To learn more, visit Discover Langley City at discoverlangleycity.com.

TOP FIVE ANNUAL EVENTS

Arts Alive	August
Community Day	June
Magic of Christmas	December
Downtown Langley Events	Summer
Rose Gellert Hall Concerts	Fall-Spring

CULTURAL PLACES & AMENITIES

Museums & Historic Sites	7
Dance Companies	n/a
Symphony Orchestras	1
Opera Companies	0
Theatre Companies	1

RECREATIONAL OUTLETS (15 KM)

Golf, Mini-Golf, Putting	9
Swimming Pools	4



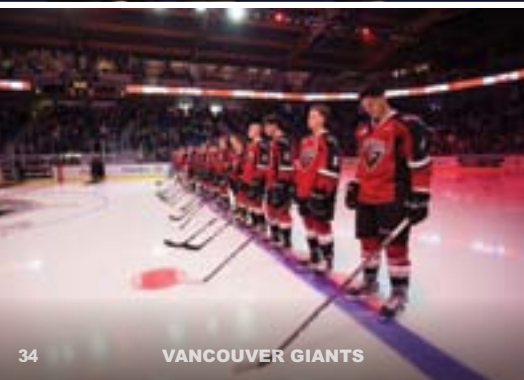
ARTS ALIVE FESTIVAL



ROSE GELLERT HALL AT LCMS



DANCE



VANCOUVER GIANTS

ARTS

Langley City is home to a very strong arts community. There are numerous facilities throughout the community that host special events and gallery shows. The City also continues to promote a long-term vision for a dedicated Performing Arts Centre.

LANGLEY ARTS COUNCIL: Langley City's arts community is represented by the Langley Arts Council, a non-profit society founded in 1968 to encourage and stimulate the development of the arts in the community. The Council is very active in the community, sponsoring scholarships, grants, cultural and multicultural events and heritage conservation programs. In addition to organizing events, they provide free workshops for members as well as help artists sell their artwork. Visit langleyarts.org.

PERFORMING ARTS: Langley City is home to the Theatre in the Country Dinner Theatre which currently hosts performances at various locations in the region. Langley is also home to Langley Players Drama Club.

While there are no professional dance troupes in the City, the area is home to more than 17 dance studios.

MUSIC

Professional orchestras, chamber musicians, soloists, and other musical attractions are hosted regularly at Langley's Rose Gellert Hall, a 210-seat recital hall, that is part of Langley Community Music School (LCMS), a 1,798 square metre (19,354 square feet) non-profit facility partially funded by government and charities.

Langley Community Music School offers world-renowned music education to students of all ages, with an annual enrollment of about 1,000 students. Visit langleymusic.com.

SPORTS

Within 10 square kilometres, Langley City is home to four parks with soccer fields, four parks with baseball diamonds, and two parks with tennis courts, plus several more parks with additional sport courts, like a lacrosse box. Numerous additional facilities spread into the Township of Langley.

Langley City is also close to Langley's McLeod Athletic Park with a 2,200 seat stadium, running track, baseball diamond, ball courts, and more.

The City is also close to the Langley Events Centre, a 322,312 square foot facility with arena bowl and stadium,

MAJOR & MINOR COLLEGE & PROFESSIONAL TEAMS

PROFESSIONAL	MAJOR	MINOR
Baseball	n/a	n/a
Basketball	n/a	n/a
Football	n/a	n/a
Hockey (JUNIOR A & SEMI-PRO)	n/a	3
Soccer	n/a	n/a
UNIVERSITY / COLLEGE	MAJOR	MINOR
Baseball	n/a	n/a
Basketball	n/a	4
Hockey	n/a	1
Soccer	n/a	4
Volleyball	n/a	2



LANGLEY THUNDER (SENIOR A LACROSSE)

multiple gymnasiums, and banquet hall. It is home to the Vancouver Giants of the Western Hockey League and several other minor and college teams headquartered in Langley.

SOCIAL AND SPORTS CLUBS

Langley's social clubs and organizations cover the full spectrum of interests, with something for nearly everyone. Service groups such as the Rotary Club, Langley Elks Club, Langley Kinsmen-Kinettes Clubs, and Langley Lions Club are well represented in the area.

Other notable clubs in the area include the Boys and Girls Clubs of Metro Vancouver, Girl Guides, Boy Scouts, Big Brothers and Sisters, and YMCA.

There are countless other clubs and associations for all ages and interests, such as gardening, swimming, chess, lawn bowling, ice skating, soccer, hockey, photography and more.

RELIGIOUS INSTITUTIONS

Langley City is home to 12 religious institutions: 10 Christian churches, 1 Catholic church, and 1 Mosque.

There are another 10 Christian churches nearby and nearly 100 Christian churches in the Greater

Langley area. In addition to St. Joseph's Catholic Church in Langley City, there are two other Catholic Churches located nearby in North Langley and in Cloverdale (Surrey).

The closest Hindu and Sikh Temple is about 5 km away in Cloverdale.

The closest Jewish Synagogue is about 15 km away in South Surrey and a Jewish Community Centre 26 km away in Coquitlam.

The closest Buddhist Temples are about 10 km away in Langley Township and Surrey.



SHOPPING

ENCLOSED MALL: Langley City shares one enclosed regional mall, Willowbrook Shopping Centre, with Langley Township. Attracting 6.9 million visitors each year, this 640,000 square feet (59,000 m²) facility is currently adding 190,000 square feet of retail space, increasing from 150 to 200 stores and services with anchor tenants such as the Hudson's Bay, H&M, Toys "R" Us, and Sport Chek. Neighbouring this mall are several shopping plazas including stores such as MEC, Safeway, and Red Robin.

SHOPPING PLAZAS: Langley City is dispersed with dozens of shopping plazas with ample free parking. At the southeast corner of 200 Street and the Highway 10 is the Langley Power Center, with Cactus Club Restaurant. This 233,000 square feet facility is

home to anchor tenants such as Marshalls, Winners, Golftown, and Michaels, with Rona across the road.

On the northeast corner of Highway 10 is the Riocan Centre with Leon's Furniture Centre, HomeSense, Indigo and other well-known brands. This shopping area features Milestones Restaurant across the parking lot and with Pier1 Imports and Sleep Country just across 201A Street.

There is also a recently redeveloped shopping plaza called Langley City Centre, located between 200 Street, Fraser Highway, and Highway 10, with anchor tenants such as Buy Buy Baby, Bed Bath & Beyond, and Structube.

Langley City is also home to Langley Mall (Douglas and 203 Street) with Opus Art Supply and Army & Navy,



POWER CENTRE PLAZA



MCBURNEY PLAZA DOWNTOWN LANGLEY



LANGLEY MALL



LANGLEY CITY CENTRE

among others. At Fraser Highway and Highway 10 is the Fraser Crossing plaza.

DOWNTOWN LANGLEY: Downtown Langley is home to over 500 shops, restaurants and services. This pedestrian-friendly area, with a hip and trendy ambience, is also the City's vibrant social and cultural centre, hosting frequent community events and attractions. Learn more at downtownlangley.com.

AUTOMALL: With plenty of space and high traffic counts, Langley City is home to Canada's first Luxury Auto Mall called *The Collection*.

Langley City is also home to a number of other notable motor and recreational vehicle dealerships.

LANGLEY CITY LIBRARY

The Fraser Valley Regional Library has one branch in Langley City, located in a complex including Langley City Hall and Timms Community Centre at 20399 Douglas Crescent. There are also numerous Library branches located nearby and throughout the Township of Langley.

In addition to a variety of books, newspapers, magazines, online audio books and CD/DVD/Blue-Rays,



LANGLEY SENIORS RECREATION AND RESOURCE CENTRE

the Langley City Library offers a variety of programs and services for children and adults. The Library also offers private meeting rooms and more than a dozen public-use computers with access to the internet and printing.

LANGLEY SENIORS RECREATION CENTRE

The Langley Senior Resources Society (lsrs.ca) offers a recreation centre for seniors and an adult day centre. The Society's recreation arm has approximately 1,000 members who enjoy a warm, home-like feeling in the Centre's many activity areas.

The Langley Senior Resources Society (lsrs.ca) is an umbrella agency for a variety of services and seniors groups, including Alzheimer's Support, Arthritis Society, Langley Hospice Society, Regional Disabled Persons Association, Meals on Wheels, and the Out Reach Program.

The Langley Lions Senior Citizens Housing Society (LLSCH) sponsors housing complexes for seniors throughout the Langley area, providing 625 subsidized housing units.

Other public and private facilities, including Highland Lodge, Langley Lodge, Magnolia Gardens, and Manoah Manor, providing another 200 plus housing units for seniors. Learn more at bchousing.org.

COMMUNITY RESOURCES

Langley Community Services Society (LCSS) provides information on community resources, such as information on settlement, integration and childcare resources.

LCSS also provides family services, education, counselling, and substance use services. Funded by the Government of British Columbia and the Government of Canada as well as numerous supporters, LCSS assists nearly 2,000 individuals, couples, and families on a yearly basis. Visit lcss.ca.



Health Services

LANGLEY MEMORIAL HOSPITAL

HEALTH

HOSPITALS	1
HOSPITAL ACUTE CARE BEDS	188
RESIDENTIAL CARE BEDS	720
EMERGENCY TREATMENT	49
OUTPATIENT CLINICS	4
PHYSICIANS IN AREA	191
DENTISTS IN AREA	67

SOURCES: 2018, Fraser Health Authority: <https://www.fraserhealth.ca/your-community/langley/about-langley#.W4b3mplNKi1R> and <https://www.fraserhealth.ca/Service-Directory/Locations/Langley/langley-memorial-hospital#.W4b9MJNKi1Q>

2018, College of Physicians and Surgeons of British Columbia

2018, <https://skipthewaitingroom.com/region/bc>

2018, <https://www.dentistdirectorycanada.ca/british-columbia-dentist-directory/langley-bc-dentists-directory/>

LANGLEY MEMORIAL HOSPITAL

Langley City is served by Langley Memorial Hospital (LMH) located at 22051 Fraser Highway. Langley Memorial Hospital is a full service community hospital operated by Fraser Health, offering 188 acute care beds, 49 emergency treatment areas, and 210 residential care beds.

LMH provides a range of primary, secondary and some specialty services, including 24/7 emergency, general and internal medicine, general surgery and select surgical specialities (such as orthopedic), critical care, obstetrics, pediatrics, and adult inpatient psychiatric care. Langley Memorial Hospital also offers day surgery and other

ambulatory, outpatient services. Diagnostic imaging, inpatient and outpatient laboratory services, and a full-service pharmacy support various hospital programs and their patients.

Langley Memorial Hospital (LMH) employs nearly 1,700 people, with more than 100 physicians with admitting privileges at the hospital, and services almost 50,000 annual visits.

MEDICAL CLINICS

Langley City is served by four local walk-in medical clinics to alleviate emergency room wait times.

Langley City is also home to the Langley Medical and Diagnostic Centre, including LifeLabs (blood testing) and Valley Imaging Clinic (X-Ray, Ultrasound, Mammography, MRI). Langley is also home to BC Child and Youth Mental Health and Langley Mental Health.

OTHER HEALTH CARE

Fraser Health also provides home health care, mental health, continuing care, and special care services for seniors and children. These include child and school health services, licensing of community care facilities, preschools and child care centres, immunization, speech and hearing clinics, health and nutrition education.

Fraser Health also operates the Langley Health Protection Office which includes services such as food safety, environmental health, and recreational water safety.

Langley City is also home to Community Living BC, a provincial crown corporation that funds services to adults with developmental disabilities.

RESIDENTIAL CARE AND ASSISTED LIVING

Langley offers 720 publicly funded residential care beds as well as privately funded and assisted-living facilities.

Langley Lodge is a publicly funded 139-bed, six-storey residential care facility located in Downtown Langley. Also in the City are five privately operated retirement homes, assisted living, or independent living facilities, with several more in the Township.

Fraser Health also operates several public and private residential care facilities in Langley. Four facilities, located on the same site as Langley Memorial Hospital, include Marrwood, Rosewood, Maple Hill and Cedar Hill. Also on the same site is Memorial Cottage, a mental health residential care facility. Several other facilities are located in the Township.



Community Safety

Clean streets, burgeoning redevelopment, and the nation's finest emergency personnel put Langley City among some of the safest places in the world to live, work, and play.

EMERGENCY SERVICES

Emergency assistance for police, fire and ambulance is available by dialing 9-1-1. Average response times are 5 to 10 minutes, depending on the severity of the incident and the location.

POLICE

Langley City is served by the Langley detachment of the Royal Canadian Mounted Police (RCMP), which includes a Community Police Office located in Downtown Langley. Langley RCMP has 182 regular members, 2 civilian members, 65 municipal staff,

51 auxiliary constables, and nearly 200 volunteers in all of its community programs. There are 50 regular members on contract to Langley City providing 24/7 first responder and specialized police service.

Langley is part of the larger Lower Mainland District Regional Police Service, which supplies police service to over 2 million people from Boston Bar to Pemberton. Langley also has 24/7 access to federally and provincially funded specialized support, including police dog

services, forensic identification service, tactical helicopters, IHIT and more.

In partnership with the community and local government, Langley RCMP works to reduce crime, primarily drug offences, road safety, property crime and youth. Their full time prolific offender enforcement team monitors high volume offenders, street level crime and "problem houses" which often harbour these offenders. This is augmented by a serious crimes unit that conducts vigorous investigation of person offences, such as assault and robbery.

To focus on youth issues there are four School Resource Officers who are responsible for bringing various programs into the local schools. The At Risk Youth Section, consisting of three constables, work in collaboration with a variety of community agencies to focus on youth who have challenges.

The RCMP community policing section provides additional services and programs in Langley City, including Block Watch, Citizens Crime Watch Patrol, Bike/Foot Patrol, Speed Watch, and Loss Prevention Programs. The RCMP Victim Services can provide emotional

support, information, referrals and assistance with the courts for people who have been the victim or witness of a crime or tragedy.

CRIME RATE

Langley City is unique in the region. Having very small municipal boundaries (10 km²), it is only 3% of the size of the neighbouring communities of Langley Township and Surrey. Yet Langley City is the heart of a Regional City Centre that serves populations extending beyond its municipal borders. It would provide a clearer statistical picture to include these neighbouring municipalities in the statistical profile. This more accurate picture shows that crime statistics in the Langley Regional Town Centre are comparable to the City of Vancouver.

CPTED — CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Langley City is seeing significant property development growth that is incorporating Crime Prevention Through Environmental Design (CPTED) Strategies. CPTED reduces crime, prevents losses, and creates safer environments through strategies focused on Natural Surveillance, Maintenance and Management, Territorial or Defensible Space, and Natural Access Control. CPTED principles have been shown to reduce crime up to 84%.¹

The Langley City RCMP Community Policing Office offers a free CPTED Business Assessment. Contact the Langley RCMP at 604.514.2870.

To learn more about RCMP services visit langley.rcmp.ca.

CRIME STATISTICS 2017

Police officers 100,000 people	197.6	
Actual Incidents: Langley City	5,608	
Persons Charged: Langley City	451	
Rate Charged per 100,000 pop *	1318	
Crime severity index *	128.2	-7.43%
Violent crime severity index *	95.65	1.55%
Non-violent crime severity index *	139.6	-9.2%

* Statistics for Langley City, Langley Township and Surrey
SOURCE: Stats Canada (2017 data; accessed 2018)



FIRE

Langley City Fire Hall, located at 5785 203 Street, is home to the 20-person Langley City Fire-Rescue Services team who maintain twenty-four hour shift coverage with four on duty firefighters. This First Response Team is also backed up by 22 paid-on-call firefighters. With three pumper trucks, 1 aerial platform, and a rescue vehicle, Langley City Fire-Rescue Service responds to about two thousand calls each year with an average five minute response time.

The Langley Emergency Program (LEP) is a collaboration between the City and Township of Langley, providing emergency planning, disaster response, and public education services. Visit langleyprepared.ca.

AMBULANCE

The BC Ambulance Service (BCAS) provides emergency pre-hospital treatment and transportation by ambulance to the public and visitors to BC. It holds a ground transportation fleet of over 700 vehicles including specially modified ambulances, 4x4 ambulances, gators, and bicycles. The BCAS also manages a fleet of six fixed-wing aircraft and four helicopters, chartering additional aircraft as needed.

BCAS employs more than 3,600 trained emergency services personnel including primary, advanced and critical care paramedics and emergency medical services dispatchers to provide first responder services and transportation to hospital.

1. US National Library of Medicine National Institutes of Health



Education

Langley City, British Columbia, Canada, is one of the best places in the world to learn — with Canada topping the OECD list as “the most educated country in the world.”

* Organisation for Economic Co-operation and Development (OECD)

Education

Top international rankings, a supportive culture, and diverse primary, secondary and post-secondary learning opportunities make Langley City one of the best places in the world to learn.

Canadians (specifically British Columbians) rank tops among the world's countries in Math, Reading and Science scores as well as Social Equity, according to the Organisation for Economic Co-operation and Development (OECD). Academically, it is placed third behind South Korea and Finland and is ahead of Japan (in 5th place) and the USA (in 14th place).

Within British Columbia, the BC Ministry of Education's Provincial Review Team attests that Langley School District's "collaborative

culture, teacher leadership, overall student performance, and parent participation" have placed Langley among the "highest performing" areas in British Columbia.

As an educational leader, Langley continues to create innovative programs that attract the attention and accolades of educators from across the province and around the world. This high regard is also evidenced by the fact that Langley schools attract a greater than average share of international students, according to OECD.



EDUCATION ATTAINMENT (25+ YEARS)

No Certificate/Diploma/Degree	1,915	13.5%
High School Diploma	4,585	32.2%
Trade Certificate/Apprenticeship	1,645	11.6%
Other non-University Certificate	3,375	23.7%
College Diploma (BELOW BACHELORS)	440	3.1%
University Degree (ABOVE BACHELORS)	2,260	15.9%

SOURCE: 2016 Census, Statistics Canada



Langley City's education system ranks tops in multiple areas — including academics, social well-being, and community involvement.

LANGLEY CITY PUBLIC SCHOOLS

ELEMENTARY SCHOOLS		2017/18 ENROLLMENT
Alice Brown Elementary	20011 44 Avenue	253
Blacklock Fine Arts Elementary	5100 206 Street	248
Douglas Park Community	5409 206 Street	248
Nicomekl Elementary	20050 53 Avenue	279
Simonds Elementary / U-Connect	20190 48 Avenue	162
Uplands Elementary	4471 207A Street	257
* 31 Public Elementary Schools in entire Langley School District #35		
MIDDLE SCHOOL		2017/18 ENROLLMENT
H.D. Stafford Middle School	20441 Grade Cresc	585
U-Connect at Simonds	20190 - 48 Avenue	
* 6 Public Middle Schools in entire Langley School District #35		
SECONDARY SCHOOLS		2017/18 ENROLLMENT
Langley Secondary School (CATCHMENT AREA SCHOOL)	21405 56 Avenue (LANGLEY TOWNSHIP)	847
U-Connect at Simonds	20190 48 Avenue	
* 11 Public Secondary Schools in entire Langley School District #35		

* SOURCE: 2017/18, Langley School District #35 and British Columbia Ministry of Education Profile SD35

PUBLIC EDUCATION SYSTEM

Langley City is part of the larger Langley School District #35, which is one of the top ten largest school districts in BC with an enrollment of nearly 22,000 students.

Within Langley City, there are six elementary schools and one middle school with a combined enrollment of about 2,025 students. Langley City is also home to a choice school called U-Connect located at Simonds Elementary, which offers standard K-12 curriculum in various formats from part-time classroom (2-3 days a week) with an online portion to full online training. U-Connect enrolment is not included in the above numbers. Langley City's catchment area

secondary school is Langley Secondary, located just beyond the municipal boundary in Langley Township.

The District employs over 2,800 teachers, support staff and administrators, and has an operating budget of over \$201 million.

PROGRAMS

The District has 48 schools providing International Baccalaureate, French Immersion, Fundamental, and alternative programs. The District has two schools focused on fine arts programming, and multiple other schools with English as a Second Language (ESL) and other special education programs.

WELL-BEING AND PERSONAL GROWTH

In addition to academics, Langley schools focus on social development, personal growth, and community involvement.

In 2016, Langley City south ranked high on the Ministry of Education's MDI Well-Being Index as compared to the majority of other neighbourhoods in Greater Langley.

(BC SCHOOL DISTRICT AND COMMUNITY REPORT, MIDDLE YEARS DEVELOPMENT INSTRUMENT (MDI)).

Langley City south also ranked tops on the presence of adult relationships in the home that promote well-being. Langley City south also ranked well for nutrition and sleep. Langley City north ranked well in strong peer relationships. Read the full report at SD35.bc.ca.

ADULT EDUCATION UPGRADING

For adults that need to upgrade their secondary education, Langley Education Centre (LEC) offers courses to help adults meet high school graduation requirements or upgrade their education. Courses include English, math, and sciences, as well as courses in computers, business, and career preparation. The Langley Education Centre also

offers courses in adult ESL for people registered in the high school graduation program. Both day, night and online classes are available.

PRIVATE K-12

Langley is home to several private K-7 and K-12 schools, including six Montessori K-7 Schools, five elementary and secondary Christian schools (K-12), and one nondenominational elementary school.

Within Langley City municipal boundaries is the Global Montessori School (K-7) at 19785 55A Avenue.

ADDITIONAL EDUCATION

Langley City is home to many private training centres that provide academic tutoring support and non-academic skills training to children.

One notable Langley City education centre is the Langley Community Music School (LCMS). With an annual enrollment of about 1,000 students, this world-renowned, non-profit music school offers comprehensive and innovative music programs for students of all ages. Visit langleymusic.com.

LANGLEY SCHOOL DISTRICT (#35)

SCHOOLS	48 Schools
• Elementary Schools (K-5/7)	29 (GREATER LANGLEY) • 6 (LANGLEY CITY)
• Elementary-Secondary (K-12)	5 (GREATER LANGLEY)
• Middle Schools (6-9)	3 (GREATER LANGLEY) • 1 (LANGLEY CITY)
• Secondary Schools (8/9-12)	11 (GREATER LANGLEY)
ENROLLMENT	21,892 (GREATER LANGLEY) • 2,025 (LANGLEY CITY)
• Elementary School Enrollment	12,481
• Secondary School Enrollment	9,066
• Other	345
CLASS SIZE	30 (MAXIMUM)
• Student-Teacher Ratio	18:1
• Elementary School Ratio	17:1
• Secondary School Ratio	24:1
OPERATING	
• Funding	\$8,421 CDN (PER STUDENT)
• Capacity	90.8%
HIGH SCHOOL GRADUATES	1,411
SCORES	
Participation Rate (%):	85%
• English 12 Provincial Exam	66% (2016/17)
• Math 10 Provincial Exam	60% (2016/17)

* SOURCE: 2017/18, Langley School District #35 and British Columbia Ministry of Education Profile SD35, and BC Education Reporting System





Higher Education

KWANTLEN POLYTECHNIC UNIVERSITY (0 KM) 20901 LANGLEY BYPASS LANGLEY, BC | 604-599-2100

ENROLLMENT	20,000 (ALL CAMPUSES)
• Full Time	12,340 (ALL CAMPUSES) • 2,240 LANGLEY CITY CAMPUS
• Part-Time	8,860 (ALL CAMPUSES)
• Other	3,490 (ALL CAMPUSES)
DEGREES AND CREDENTIALS AWARDED	
All Degrees	2,280
Bachelors Degree	718
Associate Degree	140
Diploma or Post	596
Certificate or Other	893
PROGRAMS OFFERED (120 PROGRAMS)	

14 Bachelor's Degrees and Trades and Technology Certificate programs, as well as co-op education programs. Program areas include: Nursing, Information Technology, Applied Arts, Psychology, Fashion, HR, Accounting, Entrepreneurial Leadership, Graphic Design, Interior Design, Journalism, Criminology, Horticulture, Science, Mathematics, Applied Sciences, Business, Brewery, and more. Trades Programs: automotive, electrical, drafting, and more.

* All Campuses: Langley, Richmond, Surrey, and Cloverdale.

** About 77% of Langley campus students are enrolled in undergraduate university courses.

SOURCE: 2018 Kwantlen Polytechnic University

HIGHER EDUCATION

Langley City is home to Kwantlen Polytechnic University (KPU). Opened in 1993, this \$30.4 million Langley campus is designed to accommodate 4,500 students. The campus houses an eight hectare Provincial Horticulture Training Centre with greenhouse, nurseries, and field lab; a 250-seat auditorium and music studios; a 19,500 square metre turf and golf green training facility; health simulation labs; and an instructional brewing laboratory.

Kwantlen Polytechnic University offers more than 120 university degrees, vocational and career programs, including a Bachelor of Arts, Business, Horticulture, Health Science, Environmental Protection, Music, and BC's first Diploma in Brewing and Brewery Operations program.

KPU has also partnered with the Langley School District to introduce the XCEL program for Grade 12 students wanting to get a jumpstart with advanced credit courses.

OTHER LANGLEY POST-SECONDARY

In addition to KPU, Langley is home to Trinity Western University. This private Christian university offers

full academic programs.

Langley is also home to several private career training institutes. (See chart on page 45).

NEARBY POST SECONDARY

There are more than 50 post-secondary educational institutions within a 60 km distance from Langley City. Top internationally-renowned publicly-funded universities include University of BC (UBC) and Simon Fraser University (SFU) with a new nearby Surrey campus — both offering full higher education to the doctorate level and more than 150 programs. In addition to Langley City's Kwantlen Polytechnic University, other publicly-funded universities offering Bachelors degrees, include the University of the Fraser Valley (UFV) and Capilano University. UFV also offers a master's degree.

Notable publicly-funded colleges include the British Columbia Institute of Technology (BCIT), Douglas College, Langara College, and Vancouver Community College.

There are also dozens of private career or language training institutions throughout Metro Vancouver and the Fraser Valley.

**TRINITY WESTERN UNIVERSITY (6 KM)**
7600 GLOVER ROAD, LANGLEY, BC, V2Y 1Y1 | 604-888-7511

ENROLLMENT	3,610
• Full Time	1,700
• Part-Time	260
• Graduate	550

DEGREES AND CREDENTIALS AWARDED

All Degrees	n/a
Bachelors Degree	n/a
Associate Degree	n/a
Diploma or Post	n/a
Certificate or Other	n/a

PROGRAMS OFFERED

Private Christian University: undergraduate degrees in 42 major areas ranging from business, education, and computer science to biology and nursing, and 16 graduate degrees including counselling, psychology, theology and administrative leadership.

SOURCE: 2018, Trinity Western University

SIMON FRASER UNIVERSITY (19 KM)
250-13450 102 AVENUE, SURREY, BC | 778.782.7400

ENROLLMENT	37,915 (ALL CAMPUSES) 6,000 (SURREY CAMPUS)
• Full Time	16,010
• Part-Time	14,172
• Graduate	5,422

DEGREES AND CREDENTIALS AWARDED

All Degrees	6,363
Doctorate Degree	179
Masters Degree	937
Bachelors Degree	5,240
Other	7

PROGRAMS OFFERED (100 UNDERGRADUATE • 45 GRADUATE PROGRAMS)

8 Faculties: Applied Sciences; Communication, Art and Technology; Arts and Social Sciences; Business Administration; Education; Environment; Health Sciences; and Science. Programs: Communications, Computing Science, Engineering Science, Kinesiology, Resource and Environmental Management, Archeology, Publishing, Canadian Studies, Community Economic Development, Contemporary Arts, Criminology, Economics, Education, English, French, Geography, Gerontology, History, Latin American Studies, Liberal Studies, Philosophy, Political Science, Psychology, Sociology and Anthropology, Women's Studies, Chemistry, Biological Sciences, Earth Sciences, Environmental Sciences, Mathematics and Statistics, Molecular Biology and Biochemistry and Physics.

SOURCE: 2018, Simon Fraser University. NB. All Campuses: Burnaby (MAIN), Vancouver, Surrey

UNIVERSITY OF THE FRASER VALLEY (30 KM)
33844 KING RD, ABBOTSFORD, BC, V2S 7M8 | 888-504-7441 OR 604-504-7441

ENROLLMENT	15,788
• Full Time	6,953
• Part-Time	8,835
• Graduate	n/a

DEGREES AND CREDENTIALS AWARDED

All Degrees	9,710
Masters Degree	51
Bachelors Degree	4,207
Diploma	2,403
Other	3,049

PROGRAMS OFFERED (80 PROGRAMS)

Master of Arts (Crim Justice), Bachelor of Arts (BA), Bsc, BACrim, BBA, BSocWork, BChild/Youth, B Computer Info, BA Adult Educ., BBA Aviation, Bnursing, and PDP, Associate of Arts, and more; and multiple vocational diplomas and certificates in fashion design, visual arts, social services, theatre, dental assisting, mechanics, trades (ie: electrical, plumbing), early childhood education, and more.

SOURCE: 2018, University of the Fraser Valley

* All Campuses: Abbotsford, Clearbrook, Chilliwack, Mission and Hope.

OTHER POST-SECONDARY EDUCATION**UNIVERSITIES (PUBLIC)**

University of British Columbia (UBC)	55 km
Capilano University	45 km

COLLEGES (PUBLIC)

Douglas College	28 km
British Columbia Institute of Technology (BCIT)	35 km
Langara College	50 km
Vancouver Community College	42 km

CAREER TRAINING (PRIVATE)

Academy of Learning Career College (LANGLEY CITY)	201 - 20621 Logan Avenue
Heli-College Canada Training Inc. (LANGLEY TOWNSHIP)	Langley Regional Airport
Catholic Pacific College	Glover Road
Northwest Baptist College & Seminary	Glover Road

* Multiple Private Career Training Schools are located throughout the community. Notable Private Training schools nearby (30 km) include Stenberg College, CDI College, Vancouver Career College, Sprott-Shaw Community College, Western Community College, and more.

<https://www2.gov.bc.ca/gov/content/education-training/post-secondary-education/find-a-program-or-institution/find-an-institution>



Labour & Employment

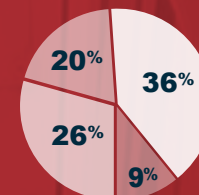


In 2018, Langley ranked in the province's Top Ten "Best Cities for Work in BC," according to BC Business. Top factors were good incomes, low household spending, proximity to work, and growth. Langley City, as a Regional City Centre, offers more jobs than resident workforce, attracting employees from surrounding communities.



STRONG EMPLOYMENT

65.6 PARTICIPATION RATE
COMPARED TO 63.9% IN BC



GOOD JOBS

36%

BUSINESS & PROFESSIONAL

26% SALES & SERVICE

20% TRADES & TRANSPORT

9% HEALTH & SCIENCES



54.3%

POST-SECONDARY
EDUCATION



GOOD INCOMES

\$109,606 AVERAGE
HOUSEHOLD INCOME IN
LANGLEY CITY SOUTH AS COMPARED
TO \$90,354 IN BRITISH COLUMBIA AND
\$55,671 IN LANGLEY CITY NORTH

MAJOR EMPLOYERS

COMPANY	SECTOR	PRODUCT/ SERVICE	EMPLOYEES
Cascades Casino Resort Coast Hotel & Convention Centre	Hospitality	Gaming	550
Canada Bread	Industry	Food Processing	335
Langley School District (City only) * Langley School District (Greater Langley)	Education	School	308 2800
CKF	Manufacturing	Packaging	291
Kwantlen Polytechnic University * Langley Campus only	Education	School	287
Safeway (two locations)	Retail	Grocery	207
Langley City (INCL. PART-TIME)	Public	Government	183
The Bay	Retail	Department Store	180
Save-On Foods	Retail	Grocery	135
Preston Chevrolet/Buick/GMC	Retail	Automotive Dealer	104
Ipex Inc.	Industry	Plastics Manf.	100
Corvista Enterprises	Business	Call Centre	85
Epiroc Drilling Tools	Manufacturing	Tools	85
Marshalls/Tjx Canada	Retail	Department Store	82
Army & Navy Dept. Store	Retail	Department	66

SOURCE: 2018, Langley City



Employment

AVERAGE HOUSEHOLD INCOME

	BC	LANGLEY CITY	LC SOUTH	LC NORTH
Average Household	\$90,354	\$70,629	\$109,606	\$55,671
Median Household	\$69,979	\$60,357	\$101,622	\$47,145
\$100,000 and over	32%	23%	50%	13%

LABOUR QUALITY

EDUCATION ATTAINMENT (AGE 25+)	LANGLEY CITY	
No Certificate/Diploma/Degree	1,915	13.5%
High School Diploma	4,585	32.2%
Trade Certificate/Apprenticeship	1,645	11.6%
Other non-University Certificate	3,375	23.7%
College Diploma (BELOW BACHELORS)	440	3.1%
University Degree (ABOVE BACHELORS)	2,260	15.9%

Langley City is home to a highly qualified and educated labour market with 36% of residents in management, business, and professions. Good wages in Langley City south show an average household income of \$109,606. Employment in the area is also much stronger with one of the lowest unemployment rates in the province at 4.5%.

EMPLOYMENT

In 2016, Langley City's total labour force amounted to approximately 13,220 individuals, representing a participation rate of 65.6% and an unemployment rate of 5.9%, which is comparable to the rest of Metro Vancouver.

Statistics from September 2018 show that employment in Lower Mainland BC has improved since the last Census. Currently BC has the lowest unemployment rate among all provinces, with the Lower Mainland region at about 4.5% as compared to 5.9% in BC overall. (Statistics Canada).

EMPLOYERS AND JOBS

Within Langley City's 10 square kilometre area, there are about 2,500 businesses providing an estimated

16,000 jobs. The top industries are Retail at 14%, Construction at 11% and Manufacturing at 10%, with 9% working in Health and Sciences.

Langley City employees also enjoyed top occupations, with the largest proportion, 36%, employed in business, management and the professions. Langley City also has a greater number of workers in Trades and Transport at 20% compared to Metro Vancouver at 13%.

INCOME

Langley City south residents enjoy a higher income of \$109,606 compared to the BC average of \$90,354. Northern Langley City residents, with a high percentage of seniors, had an average income of \$55,671.

LANGLEY CITY LABOUR FORCE

Langley Labour Force	13,220
Langley Jobs (estimated)	16,000
Residents commute outside region	5%

* SOURCE: 2016 Census Profile. Langley Jobs: Langley City, Official Community Plan, Estimation for 2016

EMPLOYMENT RATE

	BC	METRO VANCOUVER	LANGLEY CITY
Participation rate	63.9	65.7	65.6
Employment rate	59.6	61.8	61.7
Unemployment rate	6.7	5.8	5.9

* SOURCE: 2016 Census Profile. NOTE: Unemployment rate for the Lower Mainland as of 2018 is 4.5%

TOP OCCUPATIONS

	BC	METRO VANCOUVER	LANGLEY CITY
Sales and Service	25%	25%	26%
Trades, Transport, Operators	15%	13%	20%
Business, Finance, Admin	15%	17%	16%
Education, Law, Social, Gov't	11%	11%	10%
Management	11%	12%	10%
Health	7%	6%	5%
Applied Sciences	7%	8%	4%

TOP INDUSTRIES (BY LABOUR FORCE)

	BC	METRO VANCOUVER	LANGLEY CITY
Retail trade	12%	11%	14%
Construction	8%	7%	11%
Manufacturing	6%	6%	10%
Health Care/Social Assistance	11%	10%	9%
Educational Services	7%	8%	7%
Accommodation/Food Services	9%	8%	7%
Professional/Scientific/Technical	8%	10%	5%
Wholesale Trade	3%	4%	5%
Public Administration	5%	4%	4%

PAYROLL COSTS

WORKERS COMPENSATION

Employer Cost Calculation

(Industry's base premium rate
+/- your experience rating)
x Your assessable payroll
= Your total premiums

Industry Base Premium Rate

* NOTE: Rates set by employer's business activity. Rate listed shows cost for Accounting firm at \$0.14 to the cost for a Bridge Construction firm of \$6.81. Special Hazards like Roofing can be about \$12. Applies up to maximum gross earnings of \$82,700 CDN per year.

\$0.14 - \$6.81

USE WORKSAFE BC CALCULATOR: <https://www.worksafebc.com/en/insurance/know-coverage-costs/find-classification-industry-rate>

Maximum Weekly Benefit

* NOTE: Maximum per employee set at 90% of average net earnings (after deductions for income taxes, Canada Pension Plan & Employment Insurance), up to a maximum wage of \$82,700 CDN per year.

\$1,095.48

SOURCE: 2018 Rates, Worksafe BC

EMPLOYMENT INSURANCE

Taxable Base

Gross Payroll

* 55% up to a gross per worker salary of \$51,700 CDN per year

Annual Employer Premium

1.66%

* NOTE: Employers must deduct EI premiums from employee's insurable earnings. In addition, Employers must pay 1.4 times amount of employee's premium. Stop deducting when reach annual maximum.

\$1,201.51 max

Annual Employee Premium (1.66%)

\$858.22 max

Maximum Weekly Benefit:

\$547

SOURCE: 2018, Service Canada

SOCIAL INSURANCE: CANADA PENSION PLAN (CPP)

Taxable Base:

Gross Payroll

* NOTE: Based on gross salary up to \$55,900 per year, basic exemption of \$3,500. Both employers and employees are required to contribute to the Canada Pension Plan (CPP).

Rate

4.95%


Maximum Annual Contribution: Employer and Employee

* NOTE: Employer contribution matches employee contribution. Use Payroll Deductions Online Calculator

\$2,593.80

* SOURCE: 2018, Service Canada

For more information visit Service Canada at canada.ca and WorkSafeBC at worksafebc.com.



The Government of Canada, the Province of BC and Translink have committed to fund a fixed rapid transit system connecting to Langley City, cementing Langley City's position as a Metro Vancouver regional destination.

Transportation

Road

Located in Metro Vancouver, Langley City provides easy access to regional, national and international markets via land, air and sea.

ROAD

Langley City has historically been a car culture, where 86% of residents commute to work by car or truck.

Langley City is close to several major highways, with Highway 10 transecting the community, crossing the busy 200 Street corridor, and connecting to the TransCanada Highway 1 and Highway 15.

USA BORDER CROSSINGS: There are four nearby USA Border Crossings. The closest border crossing is the Pacific Highway crossing at 176 Street (also known as Highway 15). This crossing is largely used by the region's trucking transport, as well as passenger car traffic.

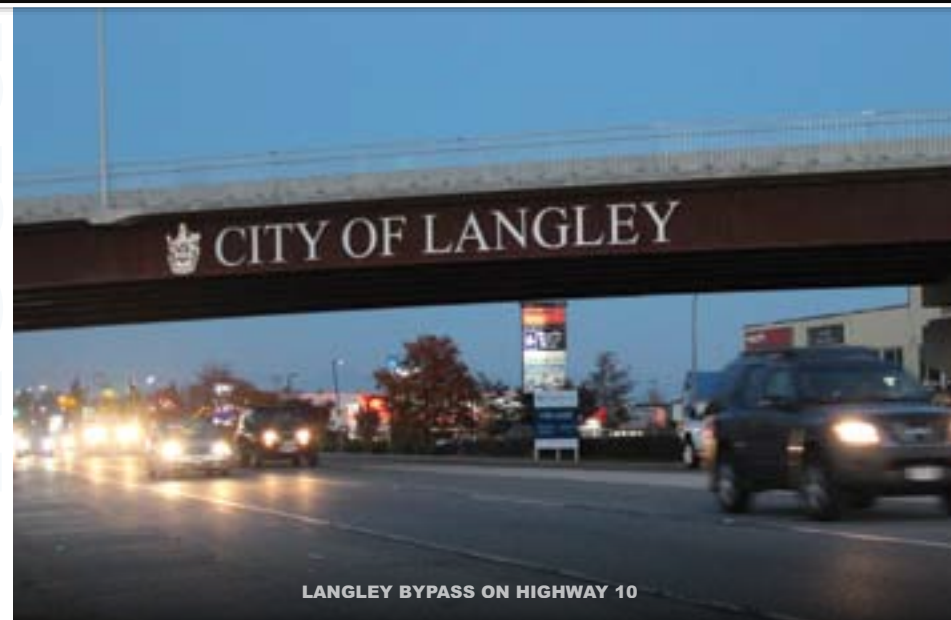
The next closest border crossing

(2 km further west) is Peace Arch, which is for passenger cars only.

Another border crossing at 264 Street in Langley is also well used for transportation to Bellingham, WA and the I-5. There is also another border crossing in the Sumas area of Abbotsford that is less widely used.

BIKE & PEDESTRIAN TRAFFIC

Langley City is promoting a more livable and walkable community with better bike transportation routes. There already are well-established nature trails throughout the City, providing leisurely access to various points. Recent street improvements, adding bike lanes, walking paths, and more traffic safety measures, has markedly improved Langley City's access for cyclists and pedestrians.



LANGLEY BYPASS ON HIGHWAY 10

DISTANCES

Vancouver, BC	35 km	22 mi
Seattle, Washington, USA	193 km	120 mi
USA Border Crossing	14 km	9 mi
Vancouver International Airport	47 km	29 mi
Abbotsford International Airport	27 km	17 mi
Langley Regional Airport	2 km	1.2 mi
Port Vancouver (Fraser Surrey Docks)	24 km	15 mi
BC Ferries Terminal	45 km	28 mi
CP Railway Station	0 km	0 mi
CN Railway Distribution Center	24 km	15 mi
University (Kwantlen Polytechnic)	0 km	0 mi
University (Trinity Western)	5 km	3 mi
Langley Memorial Hospital	3 km	1.8 mi

LATITUDE: 49°6 NORTH | LONGITUDE: 122°39 WEST | ELEVATION: 15 M (49 FT)

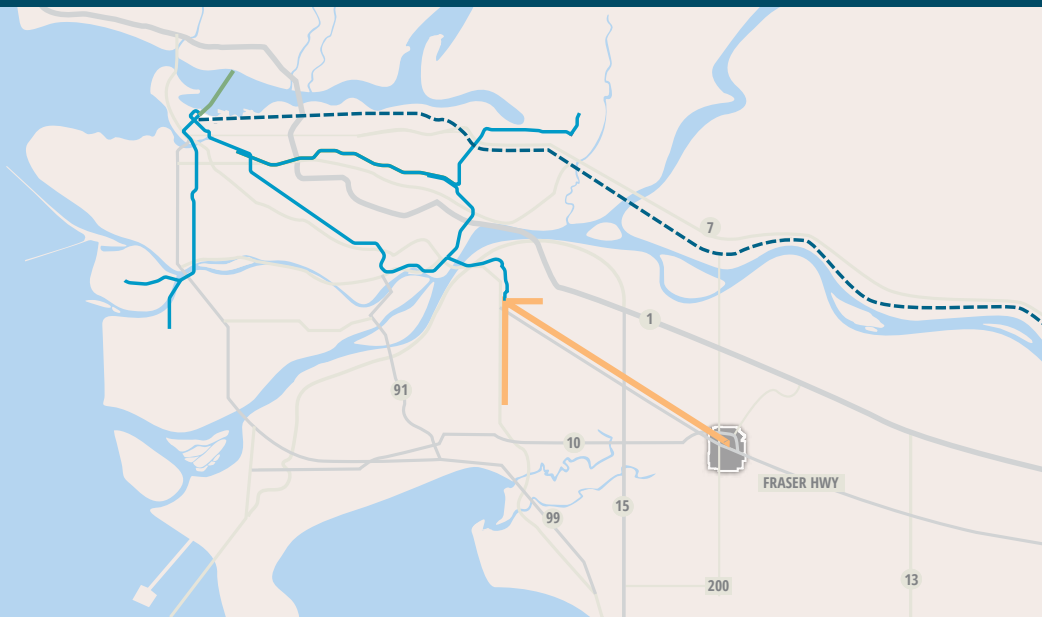


TRANSIT SYSTEM

The Government of Canada, the Province of BC and Translink have committed to investing in a fixed rapid transit system connecting to Langley City. The project is expected to enter the planning stage in 2019.

LANGLEY CENTRE BUS SERVICE: Langley City is serviced by 15 bus routes providing more than 50 stops within Langley City's 10 square kilometre area.

METRO VANCOUVER TRANSIT + PLANNED FIXED RAPID TRANSIT TO LANGLEY CITY



LANGLEY CITY TRANSIT



HIGHWAYS & TRUCKING

HIGHWAY	TYPE	DIRECTION	DISTANCE
Highway 10	Intercity	West/East	0 km
Fraser Highway	Intercity	West/East	0 km
Highway 1 Trans Canada	National	West/East	14 km
Highway 15 (US HIGHWAY 539)	International	North/South	8 km
Highway 99 (INTERSTATE 5)	International	North/South	15 km
Highway 91	Intercity	North/South	18 km

MOTOR CARRIERS/TRUCKS

No. of Common Carriers Serving the Area	16
No. of Common Carriers with Local Terminals	2

Transit

Rail

RAIL TRANSPORT

Langley City is transected by a railway used for shipping by CPR, CN Rail and Southern Railway of BC, among others. While there is no designated railway station in Langley, there is a stop and rail shipping can be arranged from Langley.

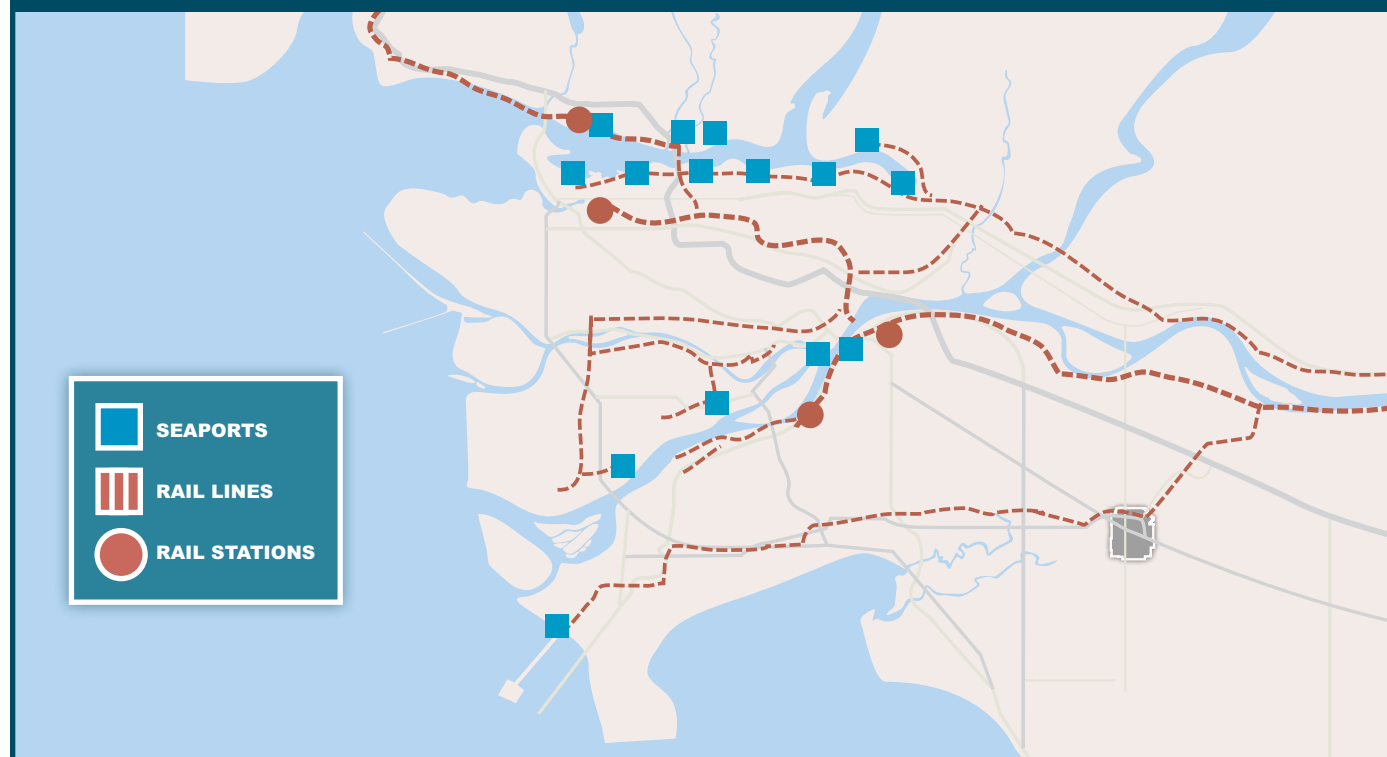
PASSENGER TRAIN: Currently, there are no passenger trains travelling through Langley City. The closest passenger rail stations for Via Rail are in Abbotsford and Vancouver, which provides routes across Canada, with links to Seattle, WA, Portland, OR, and Los Angeles, CA, in partnership with Amtrak.



RAILROAD STATIONS

CN Rail <i>cn.ca</i>	National & Shortline Branch & Main	15 km
Canadian Pacific Railway <i>cn.ca</i>	National & Shortline Branch & Main	20 km
Southern Railway of BC <i>sryrailink.com</i>	Shortline Branch	36 km
Burlington Northern Santa Fe <i>bnsf.com</i>	National & Branch	36 km

METRO VANCOUVER RAILWAY + STATIONS + SEAPORTS



SEA PORTS

PORT	WATER	SERVICES	SERVED BY
Port Metro Vancouver (20 km - 40 km)	Ocean and Fraser River Channel Depth: Minimum - 10 meters/33 feet River North Arm: 15 feet River Middle Arm: 12 feet Turning Basin: Unlimited	Barging <i>(Shallow Water & Deep Water)</i> Cargo Containerized Storage	RAILWAYS: CPR, CN, Burlington Northern Sante Fe Railroad, Southern Railroad of BC HIGHWAYS: #1, #1A, #7A, #99A, #99, #91, #17 <i>(South Fraser Perimeter Road)</i>

portmetro
vancouver.com

CUSTOMS PORT OF ENTRY

PORT	LOCATION	SERVICES
Pacific Crossing	Highway 15 176 Street. Surrey, BC Blaine, WA	Cargo Passenger Immigration
Peace Arch Crossing	Highway 99, Surrey, BC Blaine, WA	Passenger Immigration
Aldergrove Border Crossing	264 Street, Langley, BC Lynden, WA	Passenger Immigration
Sumas Border Crossing	Highway 9, Abbotsford, BC Sumas, WA	Passenger Immigration
Airports	Vancouver International Airport, Abbotsford International Airport, Langley Regional Airport	AREO-GEN, CPA

WAREHOUSES

Bonded Warehouses	2 - 10
Public Warehouses	50

OVERNIGHT EXPRESS

	PICK-UP	DELIVERY	OPTIONS
PUROLATOR	3:30 pm latest	9:00 am earliest	Next Day Saturday
DHL	2:45 pm latest	9:00 am earliest	Next Day Saturday
Federal Express	1:00 pm latest	10:30 am earliest	Next Day Saturday
UPS	12:00 pm latest	8:00 am earliest	Next Day Saturday

WATER TRANSPORT

Only 20 km from the Pacific Ocean, Langley City provides easy access to shipping by water via Port Metro Vancouver's ocean or river terminals in Vancouver, Delta and Surrey (20 - 40 km).

BC FERRIES: BC Ferries is also open to truck transportation as well as passenger car traffic and pedestrian

traffic. BC Ferries has a terminal in Tsawwassen (44 km) and Horseshoe Bay in North Vancouver (67 km from Langley City). Most BC Ferry routes connect Vancouver Island and surrounding islands with BC's mainland. They also provide routes from Victoria to the USA, connecting to the Olympic Peninsula and mainland Washington.

Sea & River

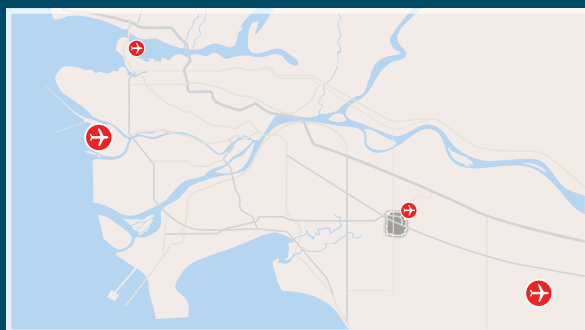
Air

AIR

Langley City is centrally located between Vancouver International Airport (50 km), Abbotsford International Airport (20 km) and Bellingham International Airport (50 km). Langley also has a Regional Airport providing chartered flights. There are also float plane flights from Vancouver Harbour Flight Centre near Downtown Vancouver.



AIR CANADA ROUTES FROM VANCOUVER



LANGLEY REGIONAL AIRPORT TERMINAL EXPANSION

AIRPORTS

AIRPORT	CARRIERS	SERVICES	DESTINATIONS	STATISTICS
Vancouver International Airport (45 km) <i>yvr.com</i>	55 passenger 12 Air Cargo	24 hrs 3 runways: 3,030 m, 3,505 m, 2225 m 3 Helipads Customs	Toyko Seoul New York London Hong Kong	* 24,166,122 passengers * 330,839 air traffic movements
Abbotsford International Airport (20 km) <i>abbotsfordairport.ca</i>	5 passenger (ie: Westjet & Air Canada) * adding Winnipeg & Las Vegas	24 hrs 3 runways: 1524 m Helipad Customs	Victoria Kelowna Alberta Ontario Mexico	* 677,653 passengers * 127,134 air traffic movements
Vancouver Harbour Flight Centre (45 km) <i>vhfc.ca</i>	3 passenger 3 charter	18 seaplane slips	Victoria Seattle Whistler Sechelt Gulf Islands	* 54,169 air traffic movements
Langley Regional Airport (0 km) <i>ynj.tol.ca</i>	Charter	7am - 10pm 2 runways: 640 m, 836 m 3 Helipads US Customs	Regional Tour	* 75,293 air traffic movements



8 Utilities

Langley City, like the rest of British Columbia, has abundant water and power resources. It is more economical and reliable than anywhere else in the world. Water quality in British Columbia is also among the best in the world.

As part of the Metro Vancouver regional district, Langley City enjoys the same utility services as the rest of Vancouver.

WATER SOURCE

The Metro Vancouver Regional District is responsible for the quality of source water in the three watersheds in the Lower Mainland. The municipalities purchase water from the Metro Vancouver regional authority and are responsible for water mains and quality once it enters municipal mains. The source water for Langley City primarily comes from the Coquitlam watershed located in the Northshore mountains. This water is treated and transported through a maze of underground pipes crossing the Fraser River at two locations passing through the City of Port Coquitlam, Pitt Meadows, the Township of Langley and the City of Surrey eventually supplying Langley City.

Langley City's reservoir, located at 200A Street and 47A Avenue, is the size of a football field and contains 22,700,000 litres of water. The size of the reservoir is designed to serve the City for extended periods if there should be a major watermain break in the supply network.

More information is available at langleycity.ca under Engineering.

SEWER

Based on the Greater Vancouver Sewerage and Drainage Act (1956), the Metro Vancouver Regional District is responsible for the construction, maintenance, and operation of major trunk and interceptor sewers, pumping stations and waste-water treatment plants through the Lower Mainland.

WATER

Source	Coquitlam Watershed, Capilano Lake and Seymour Lake with Storage Reservoir in Langley City
Population served	100%
Treatment	Metro Vancouver: Greater Vancouver Water District (GVWD)
Capacity	419 Million Gallons per Day (District)
Peak Demand	487 Million Gallons per Day (District)
Industrial User	10% discount if the bill is paid within 30 days
Peak Demand	487 Million Gallons per Day (District)

WATER CHARGES (LANGLEY CITY)

Low-volume Annual Flat Fee	\$75.00
Consumption (per CM)	\$1.23
High-volume Bi-monthly Flat Fee (before discount)	\$13.89
Consumption (per CM) (before discount)	\$1.37

SEWER

Provider	Metro Vancouver: Greater Vancouver Water District (GVWD)
Capacity	327 Million Gallons per Day (District)
Daily Demand (mgd)	n/a
Peak Demand	327 Million Gallons per Day (District)
Daily Demand (mgd)	n/a

SEWER CHARGES (LANGLEY CITY)

Low-volume Annual Flat Fee	\$75.00
Low-volume Consumption (per CM, 80% of water)	\$1.11
High-volume Bi-monthly Flat Fee \$ 13.89 (before discount)	\$13.89
High-volume Consumption (per CM, 80% of water) (before discount)	\$1.23

SOURCE: 2018, Metro Vancouver and Langley City

ELECTRICITY

Provider	BC Hydro (bchydro.com)
Communities Served	Serves 94% of all British Columbia's residents including Vancouver CMA
Importer or Exporter	Net Exporter
% of Reserve Margin Including Generation & Net Purchases	8% as per WSCC guidelines plus an additional 8% surplus
Average Electrical Service Availability Index	99.961
Average Electrical Service Availability Index	99.967
Power Pool Membership	Formal membership in WSCC, WSPP, Power Pool of Alberta (PPA), MAPP. Also active in SPP & CalPX.
State Electric Power Deregulated	Wholesale competition allowed
AVERAGE COST PER kWh	Among the Lowest in North America
SMALL GENERAL SERVICE RATE	\$0.2129 Basic Charge (per day) \$0.1012 Energy Charge (per kW) \$0.2129 Minimum Charge (per day)
Discounts	available
Rate Rider	5%
MEDIUM GENERAL SERVICE RATE	Visit BC Hydro for more information
LARGE GENERAL SERVICE RATE	Visit BC Hydro for more information
TRANSMISSION RATE	Visit BC Hydro for more information

SOURCE: 2018, BC Hydro

NATURAL GAS

Provider	Fortis BC (fortisbc.com)
Rate Territory	Lower Mainland: For Business 7 Rate Classes Available
RATE 2: (less than 2000 GJ):	\$0.8161 per day (Basic Charge) annually
RATE 3: (more than 2000 GJ):	\$4.3538 Basic Charge (per day)
Delivery charge per GJ	\$2.479
Midstream charge per GJ	\$1.114
Cost of gas per GJ	\$3.781

SOURCE: 2018, Fortis BC



LANGLEY CITY WATER PUMPING STATION

The District is divided into four sewerage areas, and Langley City belongs to the Fraser Sewerage Area, which also serves communities from Burnaby to Maple Ridge and White Rock. The City is responsible for the collection and conveyance of waste to Metro Vancouver lines.

ELECTRICITY

Electricity is supplied by BC Hydro, a Crown corporation. Residential rates as of Fall 2018 are 8.84 cents per kWh for the first 1,350 kWh used over an average two-month billing period. Those that use more than that amount pay 13.26 cents per kWh for the balance of the electricity used during the billing period. Visit bchydro.com.

NATURAL GAS

Fortis BC supplies natural gas primarily for heating and hot water. As of Fall 2018, residential rates are 40.85 cents per day for the basic charge, plus a delivery charge of \$4.296/GJ, a storage charge of \$0.758/GJ, and a cost of gas of \$1.549/GJ. Visit fortisbc.com.

TELEPHONE

Landline phone service is provided by Telus or Shaw. The average residential rate for a single telephone line is about \$15 - \$25/month, depending on selected services and whether the services are packaged with other services like internet. The entire Metro Vancouver area is a toll free call zone.

There are also multiple mobility companies that provide excellent cell phone coverage for the area, including but not limited to Telus Mobility, Rogers, Bell, Fido, Vonage, and Wind.

INTERNET

Internet service is provided by Shaw or Telus, with starting prices at about \$80 per month. These fibre optic systems provide download speeds of about 50 mbps with a monthly quota of 450 GB, depending on the selected service. Package discounts may apply.

WASTE

Langley City contracts out its solid waste collection services to Emterra. Recycling collection in Langley City is managed by Recycle BC.

Recycling and green waste is collected every week; garbage is collected every second week.

GREEN WASTE (unlimited): bones, meat, egg shells, leftovers, kitchen grease, soiled paper napkins, leaves, grass clippings, branches tied into bundles, and more.

RECYCLING (unlimited): Paper, cardboard, glass, plastics, tin. Forbidden items include paint cans, plastic bags, chemicals, medications, and more.

GARBAGE: (not more than 80 litres each). Stickers for extra containers can be obtained at Langley City Hall, Timms Community Centre and Douglas Recreation Centre. Do not discard food wastes, recycling items, medications, construction materials, and other items into household garbage.

For more information on recycling collection visit Recycle BC or contact Emterra at 604.599.8651 or askmebc1@emterra.ca. For information on garbage collection, please contact Emterra at 604.635.0999 or col@emterra.ca.

GARBAGE & RECYCLING DUMP: There are two Waste Transfer Stations in the area: one at 192 and 97 Street in Surrey and another at 1070 272 Street in Aldergrove.

ANIMAL CONTROL

Animal control services are provided under contract by the Langley Animal Protection Society (LAPS) which operates from the Langley Animal Shelter located at 26220 56 Avenue in Aldergrove (lapsbc.ca). Requests for non-emergency services related to barking dogs and unlicensed dogs are assigned to the City's Bylaw Enforcement Officers.

TELECOMMUNICATIONS

Provider	Telus (telus.com) Shaw (shaw.ca)
Switch Technology:	Digital
Fiber Service Provided	Yes
100 Mbps LAN Service	Yes
Monitoring	Remotely
ISDN Available	Yes
ADSL Available	Yes
ADSL Available from this Switch	Yes
Central Office on Self-Healing Fiber Ring	Yes
Dual Feed from Two Separate Switching Offices	Yes
Multiple Route Diversity	Yes

SOURCE: 2018 Telus/Shaw

WASTE

Hazardous Waste Disposal Site	There are no hazardous waste disposal sites in British Columbia
No. of Licensed Hazardous Waste Haulers	78
LANDFILL: Burnaby Incinerator	No constraints/Capacity Left - No plans for new capacity
LANDFILL: Cache Creek Landfill	25 years of Capacity (expanded in 2010)
LANDFILL: Vancouver Landfill (located in Delta)	25 years of Capacity Left approved expansion/development of Gas Production System

SOURCE: 2018, Metro Vancouver



Taxation

Langley City, the Province of BC, and the Government of Canada are all committed to reducing taxation, and continue to demonstrate a tax competitiveness that ranks among the best in North America.

Competitive Tax

- Langley City consistently keeps tax increases at a minimum. In fact, Langley City has one of the lowest commercial to residential tax ratios in the Lower Mainland Region of BC. (2017 NAIOP DEVELOPMENT COST SURVEY)
- British Columbia has one of the lowest general corporate income tax rates in the G7.
- Tax credits and exemptions provide savings in areas such as research and development, small business, training, film, interactive digital media, foreign, and more.
- There is no capital tax and no property tax on most production machinery or equipment, with fully refundable federal sales tax.
- British Columbia has the lowest provincial personal income taxes in Canada for individuals earning up to \$125,000.
- Federal tax laws only require employers to pay 5.1% of payroll for social security taxes and 1.66% for employment insurance.
- Only one-half of capital gains (net of capital losses) are taxable.

EFFECTIVE CORPORATE INCOME TAX RATES

	MANUFACTURING	DIGITAL (2-SECTOR AVERAGE)	R&D	CORPORATE SERVICES
British Columbia	15.6%	14.7%	0.0%*	21.0%
San Diego, California	31.8%	31.7%	18.7%	35.6%
Portland, Oregon	31.8%	36.9%	21.9%	41.3%
Seattle, Washington	26.7%	31.5%	18.5%	34.6%

* R&D tax credits eliminate all income tax liabilities.

SOURCE: KPMG, Competitive Alternatives - Special Report: Focus on Tax, 2016 edition (accessed 2018)

PERSONAL INCOME TAX

	CANADA	BC
Marginal Tax Rate (%)	15% - 33%	5% - 16.8%
Basic Personal Amount (\$)	12,069	10,682

CORPORATE INCOME TAX

	CANADA	BC
Tax Rate Limit	500	500
Net General Rate and M&P Rate	15.0%	12.0%
Net General Rate (Small Business Deduction)	10.0%	12.0%
Up to SBD limit	10.0%	2.0%

* There are a number of tax savings, credits and exemptions that can significantly lower corporate income tax.

SALES TAX (%)

	GST (CANADA)	PST (BC)
Sales Tax (%)	5%	7%

* GST on business inputs is fully recoverable

* PST Exemptions include: production machinery and equipment, direct materials, catalysts, reagents, software development equipment, construction labour.

* British Columbia has no municipal, no regional sales tax, and no personal property taxes.

MUNICIPAL PROPERTY TAX 2018

PROPERTY CLASS	GENERAL	GVRD	SCHOOL	GVTA	BCAA	MFA	TOTAL
1) Residential	2.4854	0.048	1.2411	0.2115	0.0403	0.0002	4.0265
2) Utility	40	0.1681	13.4	2.4557	0.5037	0.0007	56.5282
3) Support Housing	2.4854	0.048	0.1	0	0	0.0002	2.6336
5) Light Industry	7.9285	0.1633	4.2	1.162	0.1241	0.0007	13.5786
6) Business/Other	7.6775	0.1177	4.2	0.9396	0.1241	0.0005	13.0594
8) Rec/Non-profit	8.5996	0.048	2.5	0.1858	0.0403	0.0002	11.3739
9) Farm	2.4854	0.048	7	0.3458	0.0403	0.0002	9.9197

DOWNTOWN LANGLEY BIA LEVY

Business Improvement Levy 2018	\$ 0.8749
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SOURCE: 2018, Langley City



10 Business Resources

As part of Metro Vancouver, Langley City enjoys easy access to various amenities, business services, and organizations.

From marketing and financial services to research and employer support, abundant business resources and support organizations are available.

GREATER LANGLEY CHAMBER OF COMMERCE

Business development services are administered by the Greater Langley Chamber of Commerce. They provide access to BC's One-Stop business name approvals, City and Intermunicipal Licensing, business development services, as well as training and marketing opportunities. They also provide other member benefits like insurance and payment processing. For more information on their resources, visit langleychamber.com.

DOWNTOWN LANGLEY BUSINESS ASSOCIATION

The Downtown Langley Business Association (DLBA) helps downtown businesses through customer and business marketing efforts, such as event coordination and advertising campaigns. Visit downtownlangley.com.

LANGLEY CITY HALL

Langley City Hall is dedicated to providing full-circle customer service for prospective business investors and property developers.

Langley City's *Development Services and Economic Development* department conducts business visitations and hosts familiarization tours as part of their business attraction and retention efforts. They also help fast-track business and development permits to help make the relocation experience a smooth process. Visit langleycity.ca.

DISCOVER LANGLEY CITY TOURISM

Tourism in Langley City is provided by Discover Langley City. This organization provides business and marketing support for tourism businesses. Visit discoverlangleycity.com.



BUSINESS SUPPORT SERVICES

Tool & Die	24
Machine Shop	200
Welding	207
Office Equipment Service & Repair	103
Temporary Employment Services	160
No. of International Courier Services	83
No. Freight Forwarders	47

FOREIGN BANKS & IMPORT/EXPORT BROKERS

Foreign Banks with Local Branches or Offices	13
Import/Export Brokers	106

SOURCE: 2018 Langley City Research



TRADE AND INVEST BC

Trade and Invest British Columbia is the official BC welcome for investors. With representatives locally and around the globe, they work with international enterprises to help them build strong links to British Columbia's resources, skills and businesses. Learn more about what makes British Columbia an attractive place to work and invest. Visit britishcolumbia.ca.

INDUSTRY CANADA

Industry Canada is a department of the Canadian Government that supports Canadian businesses and

consumers. Program areas include developing industry and technology capability, fostering scientific research, setting telecommunications policy, promoting investment and trade, promoting tourism and small business development, and setting rules and services that support the effective operation of the marketplace. Visit ic.gc.ca

WORKBC

WorkBC is a BC government service that offers resources for both employees and employers. For employers, their services include labour market information, employee

training, funding programs, and multiple other resources. For employees, their services include exploring careers choices, a career toolkit, training programs, job postings and more. The closest WorkBC Employment Services Centre is located at 101-5783 176A Street, Surrey, BC. Visit workbc.ca.

SERVICE CANADA

Service Canada is an institution of the Canadian Government that provides information on employment insurance, hiring, skills and development training, funding opportunities, regulations, and other resources for

employers, employees and immigrants. Service Canada also manages Social Insurance Numbers, Employment Insurance Benefits, and various employment initiatives, such as their Job Bank.

The closest Service Canada Centre is located at #102 - 8747 204 Street, Langley. Visit servicecanada.gc.ca.

WORKSAFE BC

WorkSafeBC is responsible for enforcing the Occupational Health and Safety Regulation and providing insurance coverage and support for employers and workers in the case of injury or disease. Visit worksafebc.com.

EMPLOYMENT AGENCIES AND RELATED SERVICES

The Greater Langley Chamber of Commerce provides a list of employment agencies and related services on their website. View Chamber of Commerce listings.

WESTERN ECONOMIC DIVERSIFICATION

A department of the Government of Canada, Western Economic Diversification Canada (WD) works to strengthen Western Canada's

economy through business support and economic development, including research, training, and funding programs. Visit wd.gc.ca.

COMMUNITY FUTURES DEVELOPMENT ASSOCIATION OF BRITISH COLUMBIA

Community Futures South Fraser (CFSF) is a not-for-profit Corporation funded by the Federal Government through Western Economic Diversification. They help with Business Start-up Loans, Business Advisory Services, Self Employment Program (SEP), Workshops and Coaching. Visit southfraser.com.

BUSINESS DEVELOPMENT BANK OF CANADA (BDC)

BDC provides small and medium-sized businesses with flexible financing, affordable consulting services and venture capital. Unlike a bank, the BDC bases loans on cash flow and quality management. BDC supports the needs of entrepreneurs at every stage of growth. Visit bdc.ca.

FINANCIAL INSTITUTIONS

Langley is home to all the major banks, including but not limited to: Bank of Montreal, Bank of Nova Scotia, CIBC, Canadian Western

Bank, HSBC, Tangerine, Royal Bank of Canada, ScotiaBank, Westminster Savings, Bank of Montreal, Coast Capital, Envision Financial, VanCity, and TD/Canada Trust.

MEDIA

In addition to the main Metro Vancouver papers, The Vancouver Sun and The Province, Langley City is served by a local newspaper: the Langley Advance Times, which is published twice weekly.

CBC, CTV, Global, and City TV, among others may be available with a digital antenna, depending on the reception in your area.

Shaw Cable and Telus offer cable television services, as well as internet, in Langley City.

RESEARCH

There are many research support, funding, and scholarships available in BC. Topic areas includes medical, biology, sports medicine, botany, genetics, psychology, statistics, business, ethics, accounting, economics, mining, environmental, fisheries, social, anthropology, mathematics, physics, and more.

A large portion of BC Research institutes operate out of BC universities, hospitals or government institutes.

Some notable BC Research Institutes include: (1) BCNET: high-speed optical network capabilities, education and research. (2) Centre for Drug Research and Development: clinical developments and commercialization. (3) FPIInnovations: scientific solutions to support the Canadian forest sector's global competitiveness. (4) Genome BC: genomics and proteomics research projects. (5) Michael Smith Foundation for Health Research. (6) MITACS - Mathematics of Information Technology and Complex Systems. (7) Ocean Networks Canada. (8) Pacific Institute for Climate Solutions. (9) TRIUMF: Canada's national particle accelerator centre, and leading international subatomic physics research center.

Learn more about research and investment opportunities at the BC

Provincial government website: gov.bc.ca.

LIBRARY

The Langley City Library offers a variety of programs and services to support businesses. To support research efforts, the library offers an extensive information resource that includes books, newspapers, magazines, telephone and business directories, maps and pamphlets, repair manuals, legal guides, encyclopedias audio books, large print books, and videos.

In addition to several terminals for searching the Library catalogue, there are also more than a dozen computers for public use enabling Internet access and printing.


The Library also has a meeting room that is available on a first-come, first serve basis.

The Vancouver Public Library also provides research services through InfoAction at pwp.vpl.ca/infoaction.

TRANSLATION FIRMS

Translation Firms in the Area	3
Translation Firms in Region	68

SOURCE: 2018 Langley City Research



Langley City is served by four governments: municipal, regional, provincial and federal — each managing different services for residents and businesses, and each dedicated to promoting economic growth and business development.

Government



MUNICIPAL GOVERNMENT

Municipal government in British Columbia consists of an elected Mayor and Council that serve four-year terms. The Mayor and Councillors are responsible for establishing policies for the community and passing bylaws based on these policies. Municipal employees are

responsible for translating policy into action and administering various municipal services such as engineering, building permits, licensing, planning, and parks and recreation, and more.

Langley City is a separate municipality from the Township of Langley, which has its own Mayor and Council. Learn more about Langley City at langleycity.ca.

Langley City's business-friendly officials are committed to streamlining development processes and reducing business costs as part of its overall goal to attract new businesses and further strengthen the local economy.



LANGLEY CITY COUNCIL (LEFT TO RIGHT): COUNCILLORS RUDY STORTEBOOM, ROSEMARY WALLACE, GAYLE MARTIN, MAYOR VAL VAN DEN BROEK, AND COUNCILLORS TERI JAMES, NATHAN PACHAL, AND PAUL ALBRECHT.

LANGLEY CITY MUNICIPAL GOVERNMENT

Members	7 (1 mayor and 6 councillors)
Mayor	Val Van Den Broek (elected October 2018)
Next Election Date	third Saturday in October, 2022

LANGLEY CITY SENIOR MUNICIPAL OFFICIALS

Chief Administrative Office (CAO)	Francis Cheung
Director of Corporate Services/Deputy CAO	Darren Leite
Director of Engineering, Parks and Environment	Rick Bomhof
Director of Development Services and Economic Development	Gerald Minchuk
Director of Recreation, Culture and Community Services	Kim Hilton
Fire Chief	Rory Thompson
RCMP Superintendent	Murray Power

REGIONAL GOVERNMENT

Langley City is part of *Metro Vancouver*, the regional governmental body that administers several services, such as regional planning, transportation, infrastructure, water and sewage treatment, solid waste and recycling, air quality, environment, regional parks, and some subsidized housing. Its focus is on sustainable growth and economic prosperity, while maintaining a healthy environment.

Metro Vancouver is a political body and corporate entity operating on behalf of the 23 communities in the region. Metro Vancouver consists of four separate corporate entities: Greater Vancouver Regional District (GVRD), Greater Vancouver Sewerage and Drainage District (GVSD), Greater Vancouver Water District (GVWD), and Metro Vancouver Housing Corporation (MVHC), each with its own members.

The general governing body, the GVRD, is composed of 23 members governed by 40 directors, each of whom is an elected councillor from one of the municipal or First Nations councils. Learn more at metrovancover.org.

PROVINCIAL GOVERNMENT

The Province of British Columbia government, with parliament headquartered in Victoria, is made up of ministries, agencies and Crown corporations.

Ministries are responsible for public policy and government services like health care, education, transportation, forests and the environment.

Provincial Agencies (such as authorities, boards, commissions, corporations and councils) are occupied mostly with regulation like WorkSafeBC. And BC Crown corporations (owned by, but operated independently from government) provide services such as BC Hydro, Innovate BC, Destination BC, the Industry Training Authority, among others.

For business in particular, the Ministry of Jobs, Trade, and Technology offer such services as WelcomeBC, Trade and Invest BC, WorkBC, Small Business BC, and BizPal (one-stop business registration). They also promote the Provincial Nominee Program for immigrants and provide data through BC Stats and DataBC.

To learn more visit: gov.bc.ca. For business, start with Trade and Invest BC at britishcolumbia.ca.



REGIONAL DISTRICT GOVERNMENT: METRO VANCOUVER

Members	23 member municipalities (with 40 members on Board of Directors)
Regional District Manager/CAO	Greg Moore, Metro Vancouver Board Chair
Next Election Date	third Saturday in October, 2022

PROVINCIAL GOVERNMENT: PROVINCE OF BRITISH COLUMBIA

Form:	British Parliamentary
Members	34 Members of the Legislature Assembly (MLA)
Legislature Convenes	February to May and from Oct. to Nov.
Premier of BC (SIMILAR TO GOVERNOR)	John Horgan (elected July 2017)
Party Affiliation	New Democratic Party (coalition with Green Party)
Next Election Date	October 2021
Allowed to Run for Another Term	Yes

PROVINCIAL GOVERNMENT REPRESENTATION SERVING AREA

Members Serving Area	2 Members of Legislative Assembly (MLA)
Langley Electoral District MLA	Mary Polak, BC Liberal Party
Fort Langley-Aldergrove Electoral District	Rich Coleman, BC Liberal Party



FEDERAL GOVERNMENT

The Government of Canada, with parliament headquartered in Ottawa, Ontario, also has ministries, agencies and Crown corporations, like the provincial government.

The federal government takes care of bigger picture items, such as defence, international trade, foreign

affairs, immigration, taxes, health and benefits, employment, business, and much more.

To learn more, visit: canada.ca. In particular, visit investcanada.ca and destinationcanada.com. Also visit servicecanada.com for information on Employment Insurance and related services.

FEDERAL GOVERNMENT: GOVERNMENT OF CANADA

Form	British Parliamentary
Members (lower house)	338 Members of Parliament (MP)
Legislature Convenes	February to May and from Oct. to Nov.
Senators (upper house)	105 Senators
Prime Minister (SIMILAR TO PRESIDENT)	Justin Trudeau (elected November 2015)
Party Affiliation	Liberal Party
Next Election Date	October 2021
Allowed to Run for Another Term	Yes

** The Government of Canada retains the monarchy of Queen Elizabeth II, represented by Governor General Julie Payette (appointed October 2017). The crown, however, does not actively participate in the legislative process other than the formality of Royal Assent.*

FEDERAL GOVERNMENT REPRESENTATION SERVING AREA

Members Serving Area	2 Members of Parliament (MP)
Langley City - Cloverdale	John Aldag, Liberal Party of Canada (elected 2015)
Langley - Aldergrove	Mark Warawa, Conservative Party of Canada (elected 2004)
BC Senators	6 Members: Larry Campbell, Mobina Jaffer, Yonah Martin, Yuen Pau Woo, Richard Neufeld, and Nancy Green Raine,

SOURCE: 2018, Wikipedia and Government of Canada

Contacts

MUNICIPAL SERVICES

Langley City Hall — 20399 DOUGLAS CRESCENT	604-514-2800
Langley City Development Services & Economic Development	604-514-2815
RCMP Langley Detachment — 22180 48A AVENUE	604-532-3200
RCMP Langley City Community Police Office — 100, 20408 DOUGLAS CRES.	604-514-2870
Langley City Fire-Rescue Service — 5785 203 STREET	604-514-2880

COMMUNITY FACILITIES

Langley City Library (Fraser Valley Regional Library) 20399 DOUGLAS CRES	604-514-2850
Al Anderson Memorial Pool (outdoor) — 4949 207 STREET	604-534-3017
Timms Community Centre — 20399 DOUGLAS CRESCENT	604-514-2940
Douglas Recreation Centre — 20550 DOUGLAS CRESCENT	604-514-2865

EDUCATION

Langley School District — #35 4875 222 STREET	604-534-7891
Kwantlen University College — 20901 LANGLEY BYPASS	604-599-2000
Trinity Western University — 7600 GLOVER ROAD	604-888-7511
Langley Education Centre — 21405 56 AVENUE	604-534-7155
Langley Community Music School — 4899 207 STREET	604-534-2848

HEALTH ORGANIZATIONS

Langley Memorial Hospital — 22051 FRASER HIGHWAY	604-534-4121
South Fraser Health Region: Langley Health Unit — 22033 FRASER HWY	604-532-2300

BUSINESS ASSOCIATIONS

Greater Langley Chamber of Commerce — LANGLEYCHAMBER.COM	604-371-3770
Downtown Langley Business Association — DOWNTOWNLANGLEY.COM	604-539-0133
Discover Langley City (Tourism) — DISCOVERLANGLEYCITY.COM	604-674-9733
Tourism Langley (Township) — TOURISM-LANGLEY.COM	604-371-1477

“As a Metro Vancouver Regional City Centre, Langley City is the place to be. Attracting and servicing a 275,000 trade population, Langley City is a desirable regional destination providing plenty of jobs and business opportunities.

With a new fixed rapid transit system, affordable housing, and abundant urban amenities, Langley City provides that proverbial sweet spot of larger buying power and a great quality of life.

We invite you to come and discover why Langley City is one of the region's top growth areas. Langley City is 'the place to be.'

MAYOR VAL VAN DEN BROEK
LANGLEY CITY HALL

LANGLEY CITY HALL
TIMMS COMMUNITY CENTRE
LANGLEY CITY LIBRARY

Discover why Langley City is the Place to Be

VISIT LANGLEYCITY.CA

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LANGLEY, BC, CANADA V3A 4B3

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THE PLACE TO BE