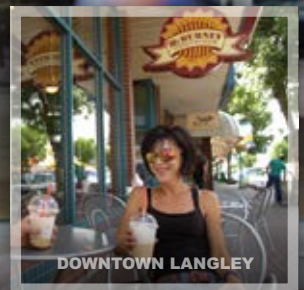
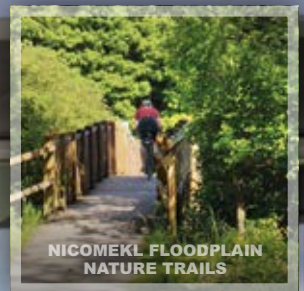


Discover Douglas

LANGLEY CITY
NEIGHBOURHOOD PROFILE



TIMMS COMMUNITY CENTRE
AND LANGLEY CITY HALL



The **Douglas Neighbourhood Profile** provides information and statistics on past, current and future neighbourhood characteristics to strengthen community identity and guide future development and services that enhance quality of life.


Langley City
THE PLACE TO BE

Welcome to Douglas NEIGHBOURHOOD

Schools are central to community life

Douglas neighbourhood is delineated
around Douglas Park Community School, an
elementary school located at 5409 206 Street.



**DOUGLAS
POPULATION
7,465**

OUT OF 25,885 PEOPLE
IN LANGLEY CITY OR
29% OF THE POPULATION



**3,945
RESIDENCES**

OUT OF 11,840 LANGLEY CITY
DWELLING UNITS OR
33% OF HOMES IN THE CITY



**LAND AREA
26%**

270.7 HA OUT OF 1,025 HA
IN LANGLEY CITY

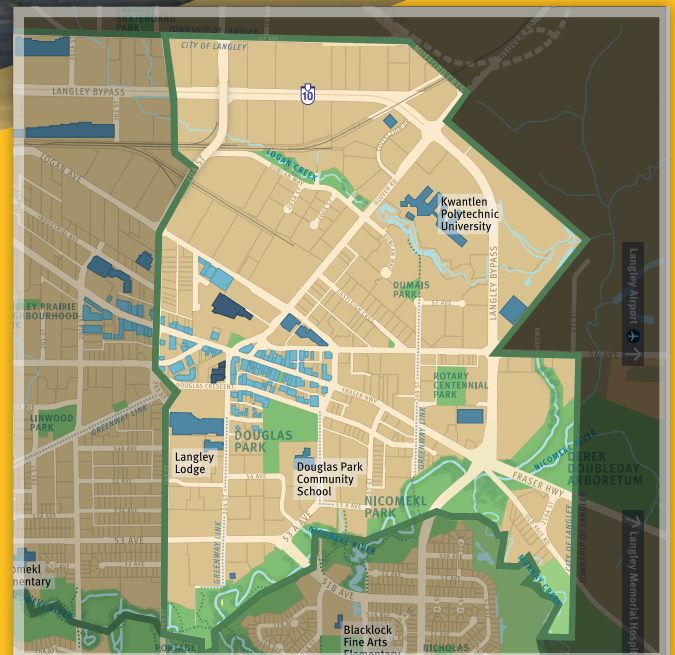


**500
SHOPS, SERVICES
& RESTAURANTS**

Douglas is the cultural heart of the City

Douglas neighbourhood has one of the highest population concentrations in Langley City, and is home to Downtown Langley, where the community gathers for special events and a more personalized, small-town shopping experience.

The community is populated by an equal mix of young and old, with 38% under 40 years and 38% over 60 years. With several seniors housing facilities, this neighbourhood continues to be home to the City's highest elderly population (65+) at 31% versus 19% in the City overall.



The Douglas Neighbourhood is bordered by the Nicomekl River in the south, 203 Street in the west, and neighbored by the Township of Langley at 62 street in the north and about 210 street, next to Murray Creek, in the east.



Douglas is the most culturally vibrant neighbourhood in Langley City

EVENTS

As the cultural centre of the City, the Douglas neighbourhood is host to dozens of events such as Arts Alive Festival, McBurney Plaza Summer Series, and the annual Community Day, among others.

RETAIL

In addition to Downtown Langley's hip and trendy pedestrian-friendly shopping district with about 500 stores, restaurants and services, Douglas neighbourhood includes Langley Mall, Fraser Crossing Shopping Plaza, and The Collection luxury automall.

HISTORY

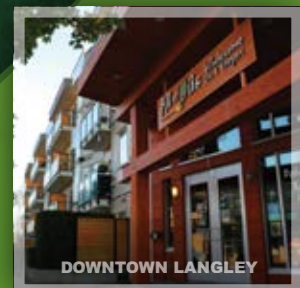
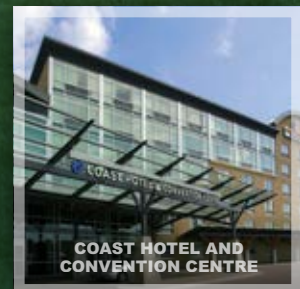
Take a trip back to the late 1800s and see the historic Michaud House by Portage Park. Also see the historic Wark/Dumais House on the grounds of Kwantlen Polytechnic University.

PARKS

Douglas Park is the City's central event park with bandshell, field, playground, waterpark, tennis courts, and bowling green. Other Douglas area parks include Logan Creek Park, Dumais Park, Rotary Centennial Park, Portage Park, and Nicomekl Floodplain.

MULTIPLE AMENITIES

- Kwantlen Polytechnic University
- Fraser Valley Regional Library (FVRL) at Langley City Hall
- Timms Community Centre and Douglas Recreation Centre
- Cascades Casino Resort, Coast Hotel, and Convention Centre
- Two residential care homes and multiple seniors housing
- Langley Twin Rinks



Multi-family residential, mixed-use and commercial characterizes the Douglas neighbourhood

Housing in Douglas neighbourhood is characterized mostly by multi-family residential complexes or apartments (83%) and attached homes (14.5%) built between the 1970s and the late 1990s (80%). Housing only represents 20% of the land use, while commercial-industrial uses comprise 37% of the lands. The area is ideal for a concentration of new mixed-use residential-commercial redevelopment.

This area is also home to two residential care homes: the Langley Lodge and Magnolia Gardens and several subsidized housing complexes for seniors.



MULTI-FAMILY RESIDENTIAL DEVELOPMENT

RESIDENTIAL-COMMERCIAL MIXED USE

SENIORS HOUSING

45% OWN
THEIR HOME
AND 46% STAY LONGER THAN 5 YEARS

HIGHER
LAND VALUES
THAN MOST OF LANGLEY CITY
A DESIRABLE DESTINATION, DOUGLAS LAND
VALUE IS 6% HIGHER THAN THE CITY OVERALL

HOMES BY PERIOD OF CONSTRUCTION

PERIOD	LANGLEY CITY		DOUGLAS	
1960 or before	515	4%	235	6%
1961 to 1980	4,560	39%	1,470	37%
1981 to 1990	1,965	17%	735	19%
1991 to 2000	2,695	23%	1,040	26%
2001 to 2005	595	5%	250	6%
2006 to 2011	860	7%	120	3%
2011 to 2016	655	6%	105	3%
TOTAL	11,840	100%	3,950	100%

SINGLE FAMILY PROPERTY ASSESSMENTS 2018

AVERAGE ASSESSMENT	LANGLEY CITY		DOUGLAS	
Land	\$724,020		\$767,128	
Improvements	\$104,246		\$38,426	
TOTAL	\$828,267		\$805,555	

HOUSING TENURE

TENURE	METRO VANCOUVER		LANGLEY CITY		DOUGLAS	
Owned	612,005	64%	7,340	62%	505	89%
Rented	348,700	36%	4,505	38%	60	11%

DWELLING UNITS

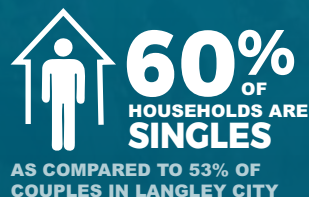
TYPE	LANGLEY CITY		DOUGLAS	
Single Detached	2,735	23.1%	40	1.0%
Semi-Detached	315	2.7%	80	2.0%
Row House	1,090	9.2%	495	12.5%
Duplex	5	0.0%	0	0.0%
Apt >5 Storeys	40	0.3%	40	1.0%
Apt <5 Storeys	6,795	57.4%	3,280	83.1%
Other Apartment	855	7.2%	10	0.3%
Moveable	5	0.0%	0	0.0%
Total	11,840	100%	3,945	100.0%

BUILDING PERMITS 2013-2017

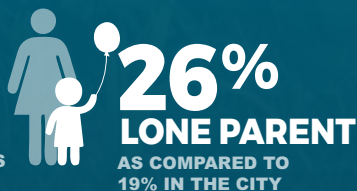
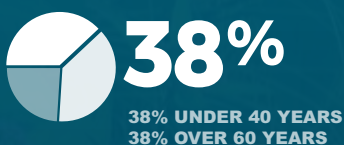
	LANGLEY CITY		DOUGLAS	
# of Permits	1,482		516	
Total Value	\$283,047,871		\$80,125,330	
Residential	\$179,090,065		\$20,305,753	
Non-Residential	\$103,957,806		\$59,819,577	
Housing Starts (SINGLE FAMILY)	71		1	
Housing Starts (MULTI-FAMILY / SUITES)	927		58	
Housing Units Demolished	143		4	

The Douglas neighbourhood is a diverse mix of young and old

Douglas is one of Langley City's largest population centres representing 29% of the population or 7,465 people out of 25,885, with a higher population density of 2757.7 people/km² as opposed to 2533.6/km² in the City overall.



BOTH YOUNG + OLD



POPULATION BY AGE GROUP

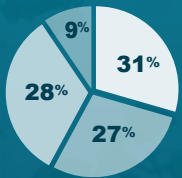
AGE	LANGLEY CITY		DOUGLAS	
0 TO 9	2,715	10%	655	9%
10 TO 19	2,475	10%	545	7%
20 TO 29	3,215	12%	775	10%
30 TO 39	3,805	15%	910	12%
40 TO 49	3,395	13%	805	11%
50 TO 59	3,615	14%	930	12%
60 TO 69	3,295	13%	1,060	14%
70 TO 79	1,900	7%	830	11%
80 +	1,470	6%	950	13%
TOTAL	25,885	100%	7,465	100%

FAMILY HOUSEHOLDS

POPULATION	LANGLEY CITY		DOUGLAS	
Couples without children	2,980	43%	795	47%
Couples with children	2,600	38%	450	27%
Lone-parent families	1,335	19%	445	26%
Total Families	6,910	100%	1,695	100%
Average size	2.8		2.6	



Douglas is one of Langley City's more relaxed neighbourhoods



GOOD JOBS
31%
BUSINESS & PROFESSIONAL

28% SALES & SERVICE
27% TRADES & TRANSPORT
9% HEALTH & SCIENCES



STRONG EMPLOYMENT
6.3% UNEMPLOYMENT
COMPARED TO BC AT 6.7%



POST-SECONDARY EDUCATION
47%
* POPULATION 25+

MORE 31% SENIORS
COMPARED TO 19% IN
THE CITY WITH AVERAGE
HOUSEHOLD INCOME \$49,379

AVERAGE HOUSEHOLD INCOME 2016

	BC	LANGLEY CITY	DOUGLAS
Average Household	\$90,354	\$70,629	\$49,379
Median Household	\$69,979	\$60,357	\$39,653
\$100,000 and over	32%	23%	10%

EDUCATION ATTAINMENT

(FOR POPULATION 25+)	LANGLEY CITY		DOUGLAS	
No Certificate/Diploma/Degree	1,915	13.5%	760	21.0%
High School Diploma	4,585	32.2%	1,155	32.0%
Trade Certificate/Apprenticeship	1,645	11.6%	360	10.0%
Other non-University Certificate	3,375	23.7%	785	21.7%
College Diploma (BELOW BACHELORS)	440	3.1%	75	2.1%
University Degree (ABOVE BACHELORS)	2,260	15.9%	480	13.3%

TOP INDUSTRIES (BY LABOUR FORCE)

	BC	METRO VANC.	LANGLEY CITY	DOUGLAS
Retail trade	12%	11%	14%	16%
Construction	8%	7%	11%	12%
Healthcare/Social Assistance	11%	10%	9%	10%
Manufacturing	6%	6%	10%	10%
Accommodation/Food Services	9%	8%	7%	9%
Wholesale Trade	3%	4%	5%	5%
Educational Services	7%	8%	7%	5%
Professional/Scientific/Technical	8%	10%	5%	5%
Public Administration	5%	4%	4%	3%

Established in the 1860s, Douglas is the historic core of the City

The first Europeans reached this land in the winter of 1824. A decade later, the first farm, the Hudson Bay Company Farm, was established in Langley Prairie, which is centred around the Douglas neighbourhood.

This historic core developed around the intersection of Yale Road (now Fraser Highway) and Smuggler's Trail (now Glover Road and Michaud Crescent) beginning in the 1860s. The neighbourhood developed out of parts of six quarter-sections of land granted by the Crown from 1868 to 1875. Adam Innes, Alexander Wark and Maximilien Michaud were early land owners and settlers who played prominent roles in the history of what was later called Langley Prairie.

Transportation improvements stimulated the development of the growing settlement. Yale Road was gradually improved from the 1870s and a two mile section was paved between Innes Corners (Fraser Highway/Glover Road) and Murrayville in 1922.

The arrival of the BC Electric Railway in 1910 had the most significant impact on the area's development, triggering a subdivision boom around the Langley Prairie train station (located near today's City Hall). As shops and businesses were attracted to the area,

Langley Prairie become an important commercial service centre for the lower Fraser Valley. And in 1955, Langley Prairie was incorporated as the municipality of Langley City.

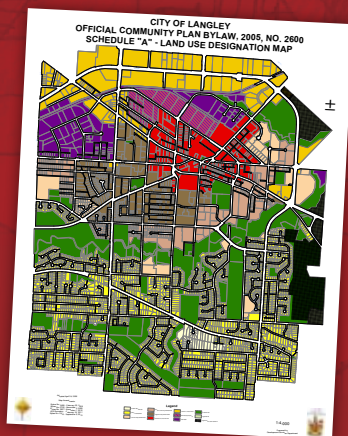
The first school in the area, called Prairie School, was opened in 1875 near the site of today's Innes Corners Plaza. By 1983, Douglas Park Community School opened. Douglas Park, originally called "Athletic Ground," was established in 1922 by the Langley Amateur Athletic Association and donated to the City in 1956.

The Past

The Future

Official Community Plan

Under the City's existing Official Community Plan Bylaw No. 2600 (adopted in 2006), approximately 27% of Douglas' land area is designated for commercial use, 20% for multi-family residential use and about 10% for industrial use.



LAND USE DESIGNATIONS

LAND USE (HA)	LANGLEY CITY		ALICE BROWN	
SF Residential	270.7	26.4%	45.3	63.4%
MF Residential	112.9	11.0%	0.0	0%
Park	128.1	12.5%	9.9	13.8%
School	20.4	2.0%	2.0	2.8%
Road	193.0	18.8%	13.3	18.6%
Other	300.2	29.3%	1.0	1.4%
Total	1025.3	100%	71.5	100%

THE FUTURE

In 2018, Langley City created a new place-making vision for the future called *Langley City: Nexus of Community*. This vision and its accompanying *Recommendations and Implementation Report* will guide work towards a new *Official Community Plan* beginning in 2019.

LEARN MORE

View the *Langley City: Nexus of Community*, *Official Community Plan*, *Strategic Plan*, *Downtown Master Plan*, *Community Profile*, and other *Neighbourhood Profiles* at langleycity.ca.



DOCUMENT SOURCES: 2016 Census, Statistics Canada; Langley City building data, Official Community Plan (OCP), and land-use information; *From Prairie to City: A History of the Langley City* by Warren Sommer; *Roads and Other Place Names in Langley, BC* by Maureen Pepin; and The Langley Centennial Museum and National Exhibition Centre.

**Discover why Langley
City is the Place to Be**

VISIT LANGLEYCITY.CA

20399 DOUGLAS CRESCENT
LANGLEY, BC, CANADA V3A 4B3

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Langley City
THE PLACE TO BE