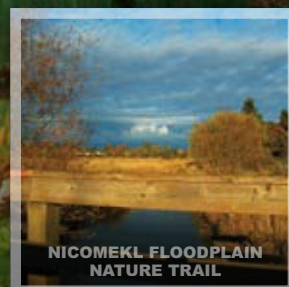
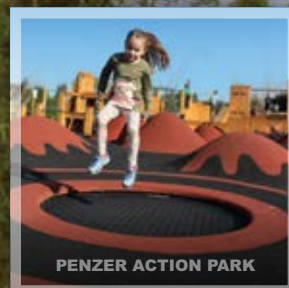


Discover Simonds

LANGLEY CITY NEIGHBOURHOOD PROFILE



SENDALL GARDENS



The **Simonds 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.

Welcome to **Simonds** NEIGHBOURHOOD

Schools are central
to community life

Simonds neighbourhood is delineated
around Simonds Elementary School at
20190 48 Avenue, Langley.





**SIMONDS
POPULATION
3,200**

OUT OF 25,885 PEOPLE
IN LANGLEY CITY OR
12% OF THE POPULATION



**1,140
RESIDENCES**

OUT OF 11,840 LANGLEY CITY
DWELLING UNITS. OR
10% OF HOMES IN THE CITY



**LAND AREA
15%**

152.9 HA OUT OF 1,025 HA
IN LANGLEY CITY



**2X MORE
PARKLAND**

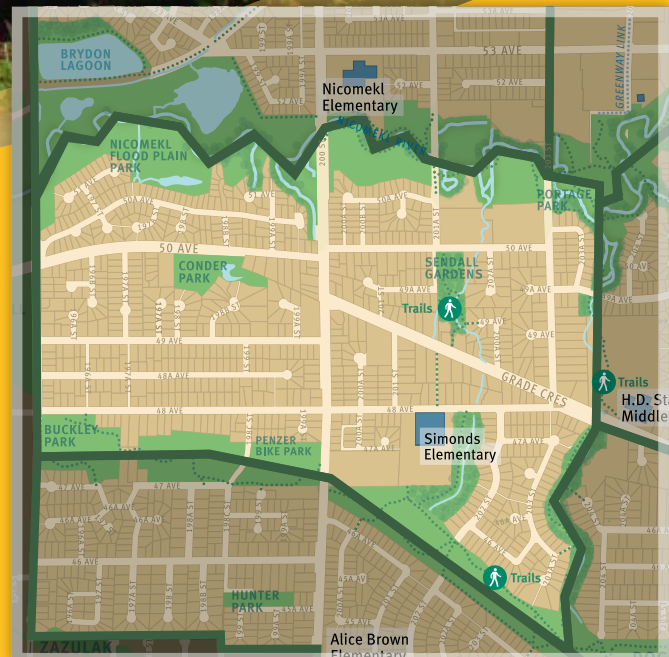
SIMONDS: 10.13 HA/1,000 PEOPLE
LANGLEY CITY: 5.109 HA/1,000 PEOPLE

The Present

Simonds is an established community

Simonds neighbourhood is characterized by predominately single family detached homes with limited redevelopment.

This neighbourhood enjoys the greatest park space per capita in the City and an affluent, family-oriented community.



The Simonds Neighbourhood is bordered by 196 Street and the Surrey border in the west, Muckle Creek in the east (near 203 Street), the Nicomekl River in the north (near 51 Street), and the BC Hydro right-of-way in the south (near 46 Avenue).

Simonds enjoys two times more parkland

Simonds offers 32.8 hectares of park space or 10.13 ha per 1,000 people compared to the City overall at 5.109 ha per 1,000 people.

PENZER ACTION PARK

This park features a children's natural adventure playground, a multi-use sports court, a custom concrete pump track and parkour course — the largest in Canada!

SENDALL GARDENS

This park features 1.5 ha of botanical gardens, a tropical greenhouse, two duck ponds and nature trails.

BUCKLEY PARK

This neighbourhood park features a playground and two soccer fields with lights.

CONDER PARK

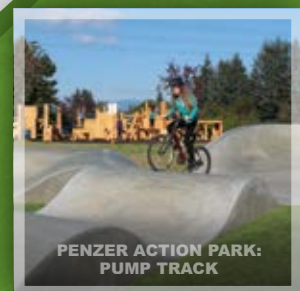
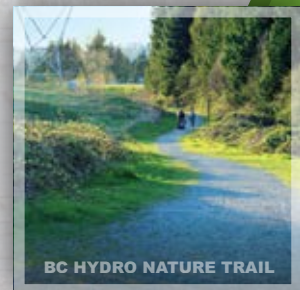
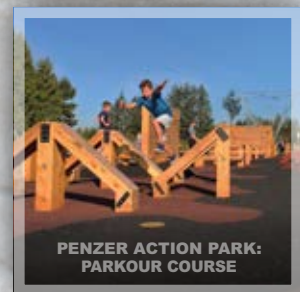
This park features a playground, a baseball diamond with covered seating, and a duck pond.

NICOMEKL FLOODPLAIN TRAILS

This trail network connects to other City parks including Portage Park and Pleasantdale Creek nature trail.

BC HYDRO NATURE TRAILS

These nature trails along the BC Hydro right-of-way connect to several Langley City parks and trails, including Uplands Dog Off-Leash Park.



Simonds is distinctly residential

Most structures in the Simonds neighbourhood are either single family detached houses (68%) or attached homes such as duplexes and row houses (31%).

About 84% of homes were built in the 1970s and 1980s with very few properties earmarked for redevelopment. There were only 25 properties out of 1,160 homes (2%) that have been redeveloped since 2013.

The remaining land use is predominantly parks, schools and roads, with 32.8 hectares of parkland, which is two times more parkland per capita (10.13 ha/1,000 people) than Langley City overall (5.109 ha/1,000 people).



RECENT REDEVELOPED HOMES



68% SINGLE FAMILY DETACHED HOUSES



31% ROW HOMES

89% OWN
THEIR HOME
AND 67% STAY LONGER THAN 5 YEARS

HIGHER
PROPERTY VALUES
THAN MOST OF LANGLEY CITY
AVERAGE ASSESSED PROPERTY VALUE:
\$846,701 SINGLE FAMILY DETACHED (2018)

HOMES BY PERIOD OF CONSTRUCTION

PERIOD	LANGLEY CITY		SIMONDS	
1960 or before	515	4%	40	3%
1961 to 1980	4,560	39%	740	64%
1981 to 1990	1,965	17%	275	24%
1991 to 2000	2,695	23%	80	7%
2001 to 2005	595	5%	0	0%
2006 to 2011	860	7%	10	1%
2011 to 2016	655	6%	20	2%
TOTAL	11,840	100%	1,160	100%

SINGLE FAMILY PROPERTY ASSESSMENTS 2018

AVERAGE ASSESSMENT	LANGLEY CITY		SIMONDS	
Land	\$724,020		\$739,368	
Improvements	\$104,246		\$107,332	
TOTAL	\$828,267		\$846,701	

HOUSING TENURE

TENURE	METRO VANCOUVER		LANGLEY CITY		SIMONDS	
Owned	612,005	64%	7,340	62%	1,035	90%
Rented	348,700	36%	4,505	38%	120	10%

DWELLING UNITS

TYPE	LANGLEY CITY		SIMONDS	
Single Detached	2,735	23.1%	770	67.5%
Semi-Detached	315	2.7%	15	1.3%
Row House	1,090	9.2%	125	11.0%
Duplex	5	0.0%	0	0.0%
Apt >5 Storeys	40	0.3%	0	0.0%
Apt <5 Storeys	6,795	57.4%	10	0.9%
Other Attached	855	7.2%	225	19.7%
Moveable	5	0.0%	0	0.0%
Total	11,840	100%	1,140	100%

BUILDING PERMITS 2013-2017

	LANGLEY CITY	SIMONDS
# of Permits	1,482	95
Total Value	\$283,047,871	\$11,112,838
Residential	\$179,090,065	\$11,112,838
Non-Residential	\$103,957,806	\$0
Housing Starts (SINGLE FAMILY)	71	25
Housing Starts (MULTI-FAMILY / SUITES)	927	25
Housing Units Demolished	143	9

Simonds is a diverse, family-oriented community

Simonds represents 15% of Langley City's population with 3,245 people out of 25,080 and a population density of 2,093 people/km² as opposed to 2533.6/km² in the City overall.



**65%
COUPLES**

61% FAMILIES WITH CHILDREN
39% COUPLES WITHOUT CHILDREN



**9%
MULTI-
CULTURAL**

MOTHER TONGUE IS NEITHER
ENGLISH NOR FRENCH



**LARGEST AGE GROUP
40-59
YEARS (30%)**
COMPARED TO 13%
SENIORS (65+ YEARS)



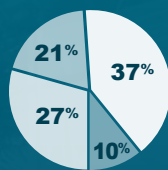
**24%
CHILDREN**
AGE 0 - 19 YEARS

POPULATION BY AGE GROUP				
AGE	LANGLEY CITY		SIMONDS	
0 to 9	2,715	10%	385	12%
10 to 19	2,475	10%	375	12%
20 to 29	3,215	12%	365	11%
30 to 39	3,805	15%	440	14%
40 to 49	3,395	13%	440	14%
50 to 59	3,615	14%	515	16%
60 to 69	3,295	13%	420	13%
70 to 79	1,900	7%	180	6%
80 +	1,470	6%	75	2%
TOTAL	25,885	100%	3,200	100%

FAMILY HOUSEHOLDS				
POPULATION	LANGLEY CITY		SIMONDS	
Couples without children	2,980	43%	375	39%
Couples with children	2,600	38%	475	49%
Lone-parent families	1,335	19%	110	11%
Total Families	6,910	100%	965	100%
Average size	2.8		2.9	



Simonds is one of Langley City's more affluent neighbourhoods



GOOD JOBS
37%
BUSINESS & PROFESSIONAL



1.6X
HIGHER INCOME
THAN LANGLEY CITY

27% SALES & SERVICE
21% TRADES & MANUFACTURING
10% HEALTH & SCIENCES

AVERAGE HOUSEHOLD INCOME: \$110,563



POST-SECONDARY EDUCATION
57.3%
COMPARED TO CITY AT 54.3%
(POPULATION 25+)



STRONG EMPLOYMENT
74.6 PARTICIPATION RATE
COMPARED TO 63.9% IN BC

AVERAGE HOUSEHOLD INCOME

	BC	LANGLEY CITY	SIMONDS
Average Household	\$90,354	\$70,629	\$110,563
Median Household	\$69,979	\$60,357	\$103,558
\$100,000 and over	32%	23%	53%

EDUCATION ATTAINMENT

(FOR POPULATION 25+)	LANGLEY CITY		SIMONDS	
No Certificate/Diploma/Degree	1,915	13.5%	150	7.8%
High School Diploma	4,585	32.2%	675	35.2%
Trade Certificate/Apprenticeship	1,645	11.6%	250	13.0%
Other non-University Certificate	3,375	23.7%	475	24.7%
College Diploma (BELOW BACHELORS)	440	3.1%	70	3.6%
University Degree (ABOVE BACHELORS)	2,260	15.9%	305	15.9%

TOP INDUSTRIES (BY LABOUR FORCE)

	BC	METRO VANC.	LANGLEY CITY	SIMONDS
Retail trade	12%	11%	14%	13%
Healthcare/Social Assistance	11%	10%	9%	10%
Construction	8%	7%	11%	10%
Manufacturing	6%	6%	10%	9%
Educational Services	7%	8%	7%	8%
Professional/Scientific/Technical	8%	10%	5%	6%
Wholesale Trade	3%	4%	5%	6%
Accommodation/Food Services	9%	8%	7%	5%
Public Administration	5%	4%	4%	5%

Established in 1908, Simonds was named for a fallen WW1 soldier

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. In the 1860s, quarter sections of land (160 acres) were granted to settlers in the area now known as Langley City. The area was heavily forested, requiring significant logging to create any productive farm land. By 1908, the first subdivision consisting of 12 lots ranging in size from 3 to 20 acres, was approved by Reeve D.W. Poppy in what is today known as the Simonds neighbourhood.

In 1908, the Vancouver, Victoria and Eastern Railway, part of the Great Northern Railway system, was con-

structed along what is now the Grade Crescent and 50 Avenue alignment. By 1929, the railway ceased operating and the lands were converted into a road. In 1952, the BC Electric Company acquired a right-of-way along the southern edge of the neighbourhood for electric transmission lines.

Throughout the first half of the century, small scale subdivisions creating plots for family farms continued, though much of the land remained undeveloped and uncleared. Small

lot subdivision activity peaked in the 1970s with the availability of sanitary sewer service. In fact, two-thirds of all residential lots existing in Simonds neighbourhood today were created between 1970 and 1979.

In 1959 Simonds Elementary School opened on 48 Avenue (Simonds Road) becoming the first school in the City located south of the Nicomekl River. The school was named for R. Hazelette Simonds, the son of a local farmer who was killed in World War One.

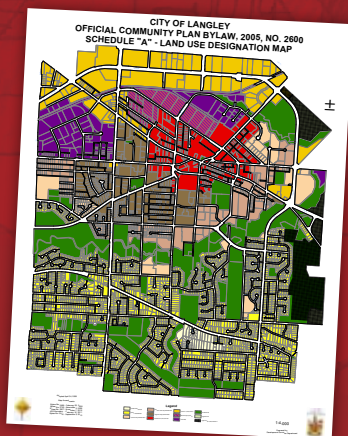


The Past

The Future

Official Community Plan

Under the City's existing Official Community Plan Bylaw No. 2600 (adopted in 2006), approximately 56% of Simonds' land area is designated for residential use with the remaining land set aside for parks, schools and roads.



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

© f i t T: 604 514 2800


Langley City
THE PLACE TO BE