

# The City of Langley is the place to be... for Residential Development

*"When Marcon started business in 1985, our first project was in the City of Langley. We decided to plant our roots, and for the past 31 years we have been operating our business from Langley, with many of our employees choosing to live here as well."*

*"In a time where affordability, civic amenities, and public transit are in high demand throughout the region, Langley is well positioned to offer these key lifestyle needs to current and future residents."*

*"With room for growth in this great community, we look forward to doing many future projects with the City of Langley."*

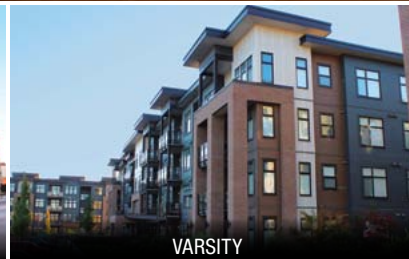
MARCON CONSTRUCTION



MERIDIAN



SERENADE



VARSITY



SONNET

PHOTOS: CITY OF LANGLEY PROJECTS COMPLETED BY VARIOUS DEVELOPERS

*As housing prices rise, increasing numbers of people seek affordable housing in the eastern portions of Metro Vancouver. With all the amenities of a major urban centre, the City of Langley has become a highly desirable location for further growth and redevelopment.*

## OPPORTUNITIES

The City of Langley has bountiful opportunities for High-Density, Medium-Density and Mixed-Use residential development. Primed for densification, the City of Langley is seeing significant redevelopment with almost all new housing starts in the multi-family residential segment with about 95% of growth occurring in and around the downtown area.

Population in the area is expected to double over the next 20 years, increasing the demand for multi-family residential and the businesses and services that support that population. With a focus on building sustainable and livable communities, mixed-use commercial/residential and work-live developments, particularly in the downtown core, are key opportunities.



*"Working with the City of Langley is both enjoyable and refreshing! City council and staff demonstrate a dedication to supporting the needs of developers, cutting the red tape, and streamlining approval processing. As a developer, taking a project through the various stages of rezoning to final occupancy permit, I was thoroughly impressed by the speedy, efficient and courteous manner with which we were treated. I look forward to developing more projects in the City as I see nothing but solid economic growth in its future. It's a pleasure to work with them."*

Dale Regehr, President and CEO  
TANIN DEVELOPMENTS LTD.

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PADDINGTON STATION



THE PLACE ON PARK AVENUE



BLU



THE MUSE: WORK-LIVE

*Only 10 square kilometers, the City of Langley is ideal for multi-family and mixed-use residential development.*

*"If I had to describe the City of Langley in two words, its 'future proofing.' They build for tomorrow, not just for today."*

Bob Rennie  
RENNIE MARKETING SYSTEMS

*"The City of Langley is one of our favourite jurisdictions to work with. They are willing to work with developers on streamlining approvals and pushing timelines. Market demand in the City is also very strong. All suites sell very quickly. The City of Langley is a very desirable place to be."*

Eric Poxleitner Principal  
KEYSTONE ARCHITECTURE

*"As a developer, we love the fact that the City is such a pleasure to work with. They believe in streamlining the permit and approval process, and their DCC costs are very competitive."*

*"With a great community, great location and abundant amenities, it is obvious that people love to live in Langley."*

Peter Warkentin, Principal  
QUADRA HOMES

## CENTRAL LOCATION

The City of Langley is part of the Metro Vancouver Regional District. Only 35 kilometers east of the City of Vancouver and the Vancouver International Airport, the City of Langley is located at the crossroads of several major highways and is close to three major USA border crossings, the Abbotsford International Airport, and BC Ferries.

## POPULATION

The City of Langley has a dense population of 26,000 people within its 10 square kilometers. As one of Metro Vancouver's Regional City Centres, it enjoys a primary trade area (15-minute radius) of 275,000 people. It is surrounded by Langley Township (population: 104,000) and Surrey (population: 463,000) with an averaged area 5-year growth rate in excess of 16.6%. The regional population is about 3 million people: Metro Vancouver: 2.3 million (9.3% growth over 5 years); and the Fraser Valley Regional District: 278,000 people (8% growth over 5 years). (2011 CENSUS)

## ECONOMY

The economy in the City of Langley remains strong with more jobs than the resident labour force. The City's primary trade area

represents a \$3.84 billion trade market. And the average household income in the primary trade area is about \$95,000, compared to the BC average of \$81,500.

## COST OF LIVING

Cost of living in Langley is significantly lower than Vancouver. Housing is about 50% lower than Vancouver, ranging from about \$260,000 for an apartment to about \$880,000 for a detached home.

(FRASER VALLEY REAL ESTATE BOARD & REAL ESTATE BOARD OF GREATER VANCOUVER, SEPT. 2016)

## RECREATION & ACTIVITIES

The City of Langley is home to 346 acres of park land and 11 kilometers of nature trails within its 10 square kilometers. Area facilities include the new Timms Community Centre, Douglas Park Recreation Centre, Newlands Golf & Country Club, Langley Seniors Resource Centre, an outdoor swimming pool and two local indoor pools, ice rinks, and multiple sports fields.

Popular local attractions include the Fort Langley National Historic Site, the Greater Vancouver Zoo, Cascades Casino Resort, the Canadian Museum of Flight, Wine Tours,

and Horseback riding. Popular events include the *Arts Alive Festival*, the *Langley Good Times Cruise-in Car Show*, and much more.

## EDUCATION

The City of Langley is home to 6 elementary schools and 1 middle school. The City is part of the larger Langley School District #35, which has a total enrollment of about 18,000 students in 40 elementary and secondary schools (2016). The City of Langley is also home to Kwantlen Polytechnic University (annual enrollment: 2,500), and close to Langley's Trinity Western University (annual enrollment: 4,000).

## DEVELOPMENT-FRIENDLY

The City of Langley is consistently ranked as having one of the lowest commercial to residential tax rates and one of the fastest approval times in Metro Vancouver. (NAIOP 2015). Local government and the business community are also very supportive.

## LOW DEVELOPMENT COST CHARGES (DCCS)

MULTI-FAMILY RESIDENTIAL APARTMENTS

City of Langley	\$11,221
City of Surrey	\$18,069
Township of Langley	\$14,437
City of Abbotsford	\$13,323

(VARIOUS SOURCES: 2016)

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