

City of Langley

BRITISH COLUMBIA • CANADA



Community Profile
Site Selector Database



COMMUNITY PROFILE

This Community Profile is intended to provide new business investors with an overview of the state of the economy and quality of life in the City of Langley. Additional market studies, reports and documents are also available. Contact the City of Langley for more information: 604-514-2800 or city.langley.bc.ca.

SITE SELECTOR DATABASE

The information in the shaded columns is formatted according to International Standards for Site Selection. These industry site selection standards for North America include over 1,200 data elements. This standard was developed by a joint committee, comprised of members from the American Economic Development Council (AEDC), the Council for Urban Economic Development (CUED) and the Economic Developers Association of Canada (EDAC) along with six of the nation's top corporate site selectors.

EXCHANGE RATE

Unless otherwise indicated, all dollar amounts are expressed in Canadian funds using a rate of:
\$1 CDN = \$0.8625 USD (\$1 USD = \$1.1594 CDN)

SOURCE: Bank of Canada, December 2014

PRODUCED AND PUBLISHED BY: City of Langley: Development Services and Economic Development Department. COPYRIGHT, 2014

LIMIT OF LIABILITY/DISCLAIMER OF WARRANTY: The author and publisher have used their best efforts in preparing this document. They make no representation or warranties with respect to the accuracy or completeness of this material and specifically disclaim any implied warranties or merchantability or fitness for any particular purpose and shall in no event be liable for any loss of profit or any other commercial damage including but not limited to special, incidental, consequential or other damages.

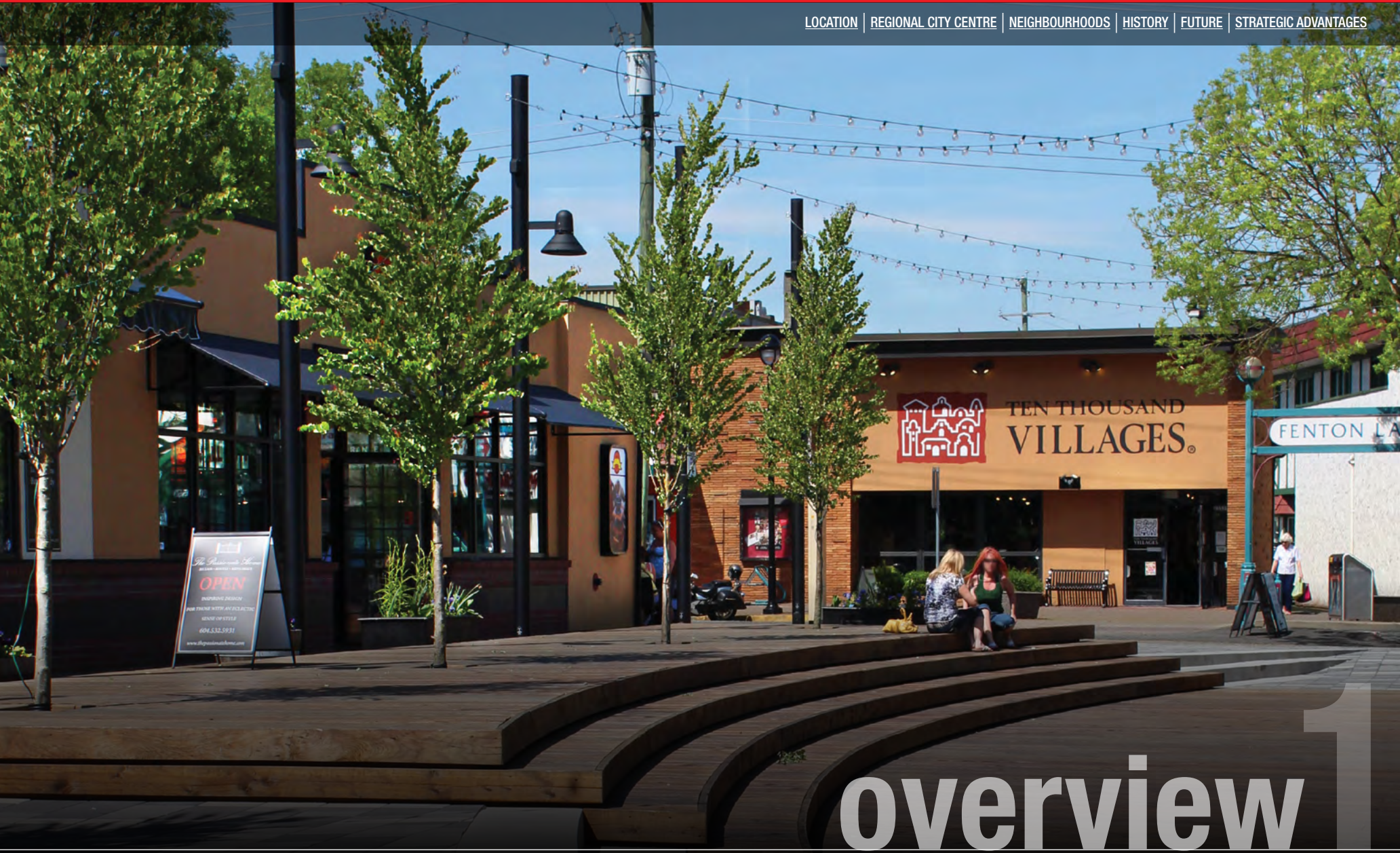


table of contents

This interactive PDF document is hyperlinked for easy navigation. All the pages in this table of contents are hyperlinked. The navigation bar across the top links to the chapter headers. The chapter header pages have secondary navigation which links to content within the chapter. The arrow in the bottom right corner links to the subsequent page. In addition, some maps and other underlined content elements are hyperlinked.

1. OVERVIEW	4	7. TRANSPORTATION	36
• Location	5	• Distance to Major Centres	37
• Regional City Centre	6	• Highways & Trucking	38
• Neighbourhoods	6	• Railroads	38
• Neighbourhood Map	7	• Airports	39
• History	8	• Ports	40
• Future	9	• Customs	40
• Strategic Advantages	9	• Warehouses	41
		• Couriers	41
2. QUALITY OF LIFE	10	8. UTILITIES	42
• Climate	11	• Water & Sewer	43
• Crime Rates	12	• Electric Power	44
• Emergency Services	12	• Natural Gas	44
• Culture and Recreation	13	• Telecommunications	44
• Schools	14	• Waste	45
• Health	14		
3. DEVELOPMENT	16	9. BUSINESS RESOURCES	46
• Housing	17	• Business Services	47
• Commercial	19	• Research Base	48
• Industrial	20	• Community Services	49
• Development Plans	21	• International Resources	50
• Development Costs	21		
4. DEMOGRAPHICS	22	10. GOVERNMENT	52
• Population	23	• Municipal	53
• Households	25	• Regional	54
• Household Income	25	• Provincial	54
		• Federal	54
5. LABOUR FORCE	26	11. TAXATION	56
• Employment	27	• Income Tax	57
• Payroll Costs	29	• Sales Tax	57
• Leading Employers	29	• Property Tax	58
• Labour Quality	29		
6. EDUCATION	30	OTHER	59
• Public Education	31	• Regional Map	59
• Higher Education	32	• Key Contacts	59





overview 1

MCBURNNEY PLAZA, DOWNTOWN LANGLEY

OVERVIEW: THE CITY OF LANGLEY

complete, compact community

Located in Southwestern British Columbia, Canada, the City of Langley is one of Metro Vancouver's dynamic and thriving Regional City Centres. With significantly lower costs than downtown Vancouver, many businesses relocate to Langley for easy access to affluent markets and a higher return on investment.

Within just 10 square kilometers (4 square miles), the City of Langley contains six established residential neighbourhoods, a natural wetland of regional significance, parkland exceeding 300 acres, high density residential development, a revitalized pedestrian-oriented downtown, a regional shopping centre and one of the most active industrial and service commercial land bases found in the Lower Mainland.

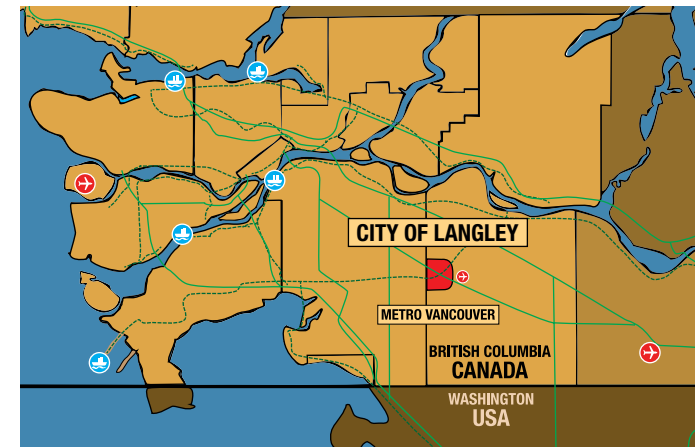
Location

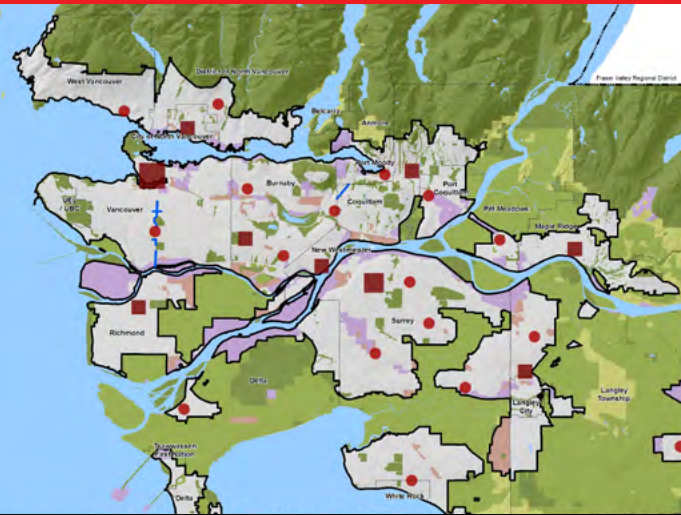
The City of Langley is part of the Metro Vancouver Regional District. It is situated on the southwest mainland coast of British Columbia, Canada.

The City of Langley is neighbored in the north, east and south, by the Township of Langley and the City of Surrey in the west.

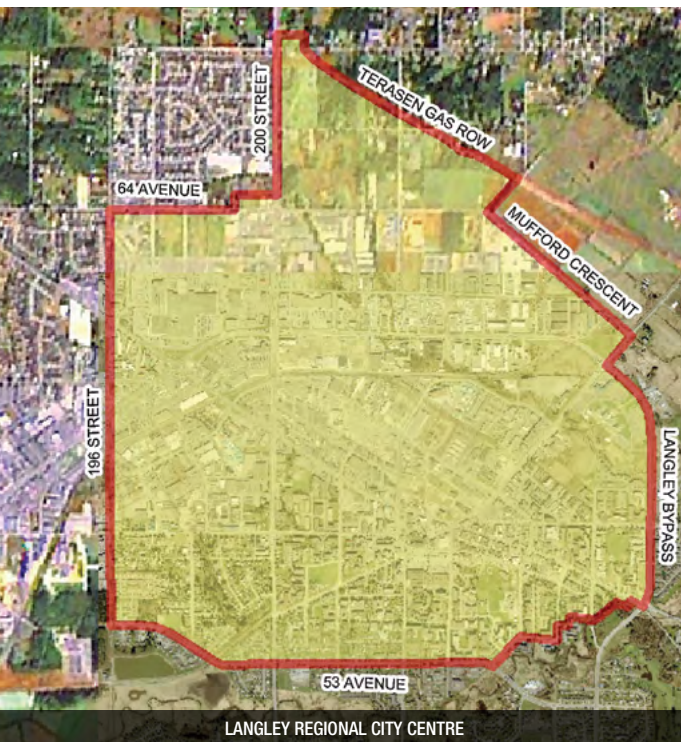
It is transected by the Fraser Highway and Highway #10. It is centrally located 15 minutes from the USA border and the TransCanada highway. It is also centrally located between the Vancouver International Airport and the Abbotsford International Airport.

Multiple international sea ports are also within a short distance.





URBAN CENTRES SHOWING POPULATION DENSITY



LANGLEY REGIONAL CITY CENTRE

Regional City Centre

The Metro Vancouver Regional District, governing authority for the region, has designated much of the City of Langley as a “Regional City Centre” as part of their Regional Growth Strategy. This designation gives the City of Langley higher priority in the development of employment and services, higher density housing, commercial, cultural, entertainment, institutional and mixed uses, as well as transit.

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

Langley’s status as a Regional City Centre in Metro Vancouver solidifies its place in the long-term growth and prosperity of the region.

Neighbourhoods

The City has identified six neighbourhoods based on existing elementary school catchment areas established by School District No. 35.

- Alice Brown Neighbourhood
- Blacklock Neighbourhood
- Douglas Neighbourhood
- Nicomekl Neighbourhood
- Simonds Neighbourhood
- Uplands Neighbourhood

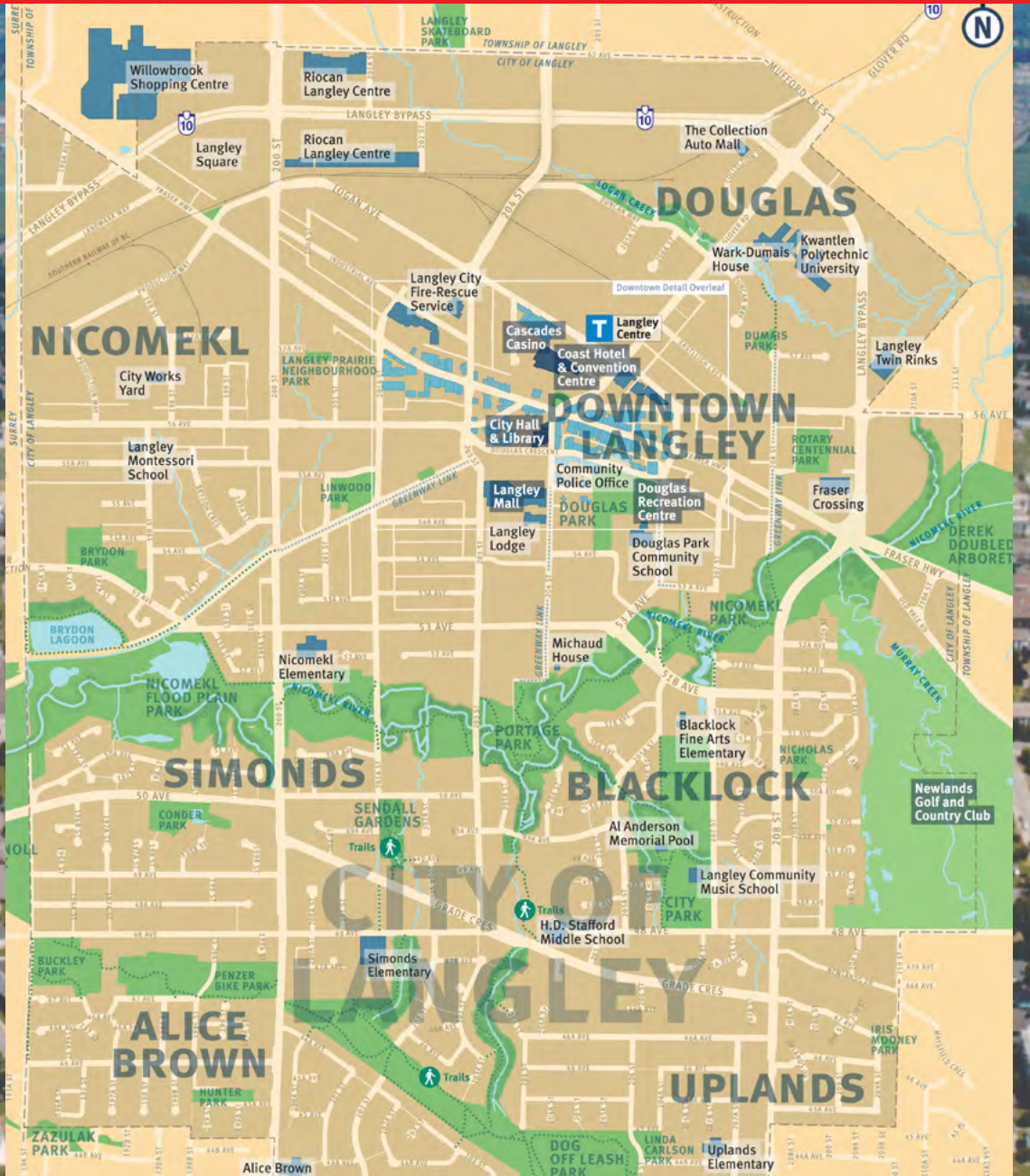
The two most northern neighbourhoods, Douglas and Nicomekl, are predominantly characterized by an active commercial/industrial core and complemented with multi-family residential housing. The Nicomekl neighbourhood features the busy 200th Street corridor near Willowbrook Mall, and the Douglas neighbourhood features pedestrian-friendly, historic downtown Langley with more than 500 boutiques, restaurants and services.

These two neighbourhoods comprise much of the dynamic and vibrant Urban Centre, as defined by Metro Vancouver, ranging from 53rd avenue to 64th avenue. These areas have experienced the most growth and development over the past several decades, particularly in multi-family residential development and mixed-use residential/commercial development.

The remaining neighbourhoods south of 53rd avenue predominantly feature single-family detached homes, complemented with amenities such as the Al Anderson Memorial Pool and the Langley Community Music School in City Park. Many of the structures built in these neighbourhoods were constructed in the 1970s and 1980s, creating a well established community with limited new growth.

The City of Langley has produced 6 neighbourhood profiles that provide a more detailed look at these distinctive districts. These documents are available in print by calling 604.514.2800 or can be downloaded at city.langley.bc.ca.





History

In 1858, 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 on the site of present day City of Langley.

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 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.

Innes Corners grew gradually. In 1895 Yale Road was extended to New Westminster and made passable for buggies. In 1910, the 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 director of the Hudson's Bay Company.

Transportation access made Langley Prairie the commercial hub of the surrounding region. Construction of the Fraser Highway in the 1920s and the Patullo Bridge across the Fraser River in 1937 contributed to its steady growth. In the 1950s residents of the Langley Prairie community grew upset that this commercial and business centre for the region was not receiving its fair share of services. On March 15, 1955, this area seceded from the Township and the City of Langley was established.

Today, despite this jurisdictional separation, the two municipalities cooperate in the provision of a number of services, including policing and the planning of Langley's Regional City Centre.

For more information, visit city.langley.bc.ca.



LANGLEY PRAIRIE (C. 1930)



BC ELECTRIC RAILWAY, "LANGLEY PRAIRIE" STATION AT YALE ROAD (FRASER HIGHWAY) (C. 1920)

Future

Sustainable development is the key word for Langley's future. Building with the future in mind, the City of Langley focuses on creating a complete, compact community that incorporates greenery and pedestrian-friendly walkways as well as mixed-use multi-family residential, commercial and industrial buildings along the urban corridor, which is centred along the #10 Highway Langley Bypass, the Fraser Highway, and 200th Street.

The City also focuses on sustaining and maintaining its well-established residential communities south of 53rd Avenue. Improvements to parks, roads and infrastructure are the only planned developments for these stable single-family neighbourhoods.

To guide future development, the City of Langley has created the [Downtown Master Plan](#), which complements the [Official Community Plan](#). More information on future development is covered in the [Development chapter](#) of this document, starting on [page 16](#).

The City of Langley's Downtown Master Plan highlights a Vision for the Future that supports sustainable development, pedestrian-friendly walkways, and a focus on creating a complete, compact community.

Strategic Advantages

The City of Langley is a desirable site selection for property developers and business investors primarily because of the following strategic advantages:

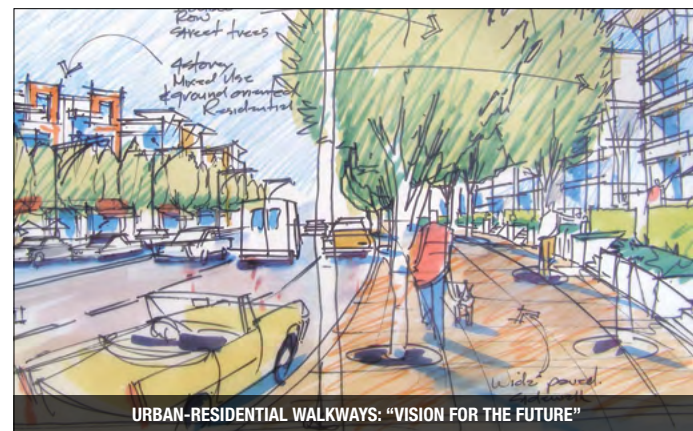
- **CENTRAL LOCATION:** At the heart of the Lower Mainland, the City of Langley connects to major highways, the US border crossing, and the new Golden Ears bridge.
- **TRADE POTENTIAL:** City of Langley businesses enjoy a \$3.84 billion trading potential
- **GROWING POPULATION:** There are about 275,000 people in the trade area. The City enjoys an area growth rate of 16.6% with forecasts for the population to double by 2026.
- **AFFLUENT DEMOGRAPHICS:** Household Income in the City of Langley's primary trade area is \$95,477, as compared to BC average: \$81,595.
- **LOW COSTS:** The City has the Lowest Commercial to Residential Taxes in Metro Vancouver, according to the 2014 NAIOP Development Cost Survey.

The City of Langley also has one of the lowest commercial and industrial land costs/lease rates in Metro Vancouver at about \$7-\$9 per square foot. (2014 Colliers Market Report)

- **FAST APPROVAL TIMES:** The City of Langley is known for streamlined approvals, with one of the best approval times in region. (2014 NAIOP Development Cost Survey)
- **AWARD-WINNING LOCAL GOVERNMENT**
- **SUPPORTIVE BUSINESS COMMUNITY**



LANGLEY MALL AREA: "VISION FOR THE FUTURE"



URBAN-RESIDENTIAL WALKWAYS: "VISION FOR THE FUTURE"



TRANSIT HUB: "MASTER TRANSPORTATION PLAN"



quality of life ²

NICOMEKL RIVER TRAIL

CHAPTER 2

superb quality of life

The City of Langley is one of the best places in the world to live. Continuously rated tops in all of the international rankings, the west coast of Canada is one of the most desirable places to live, work and play. Mild climate, clean, safe communities, and a strong economy are only a few of the reasons that the City of Langley is “the place to be” ... for work, for business, and for life.

As part of Metro Vancouver, the City of Langley enjoys all the advantages of a world-class urban centre. Consistently rated tops around the world for its infrastructure, healthcare, education, culture, recreation, clean environment, stable government, safe communities, strong economy, and multiple amenities, the City of Langley offers an unparalleled quality of life.

CLIMATE

The City of Langley 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 Georgia Strait to the west, the City enjoys a temperate climate. The mild winters bring plenty of precipitation, but only ten days of snow on average, keeping the area green all year long. Annual precipitation is generally over 1000 mm. The average winter high is about 7°C (44.6°F). Summers in Langley usually see very little rain, with an average high of about 21.5°C (70.7°F). The City receives over 1800 hours of bright sunshine and has nearly 200 frost-free days each year. The first frost is usually in November, while the last frost falls near late March or early April.



SITE SELECTOR DATABASE

Quality of Life

CLIMATE

Location
Latitude: 49°6 - North
Longitude: 122°39 - West

Average Daily Temperature in Celsius by Month

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
DAILY MAXIMUM											
7.3	8.9	11.5	13.8	17	19.3	21.5	21.8	19.3	14.2	9.3	6.4
DAILY MINIMUM											
1.9	2.4	4.1	6.2	9.1	11.5	13	13	10.3	7.2	4	1.2
DAILY AVERAGE											
2.2	4.4	6.3	8.6	11.8	14.2	16.7	17	14.2	9.8	5.1	2.7

Annual Average Temperature

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

Annual Average Precipitation

Rainfall: 1,077.8 mm
Snowfall: 30.4 cm

Elevation (above sea level): 15 m (49 ft)

SOURCE: Environment Canada, 1981 - 2010 average temperatures (accessed 2014)
www.climate.weatheroffice.ec.gc.ca/climate_normals (white rock station)



SITE SELECTOR DATABASE

CRIME RATE

The City of Langley is unique in the region, having very small political boundaries, and functionally servicing a much larger population from the Township of Langley and Surrey. As such, statistics can give a distorted view of the actual community. Statistics would be more realistic if they were based on the population of the City's functional service area, instead of only based on a population of 27,595 within the City's limits.

At the very least, an averaged area crime rate between these three communities would give a more realistic picture:

CRIME RATE PER 100,000 POPULATION (AREA): 10,626

CITY OF LANGLEY 2013	Index	%
Police officers 100,000 people:	195.7	
Actual incidents 2013	4181	
Rate per 100,000 population	15,753	
Crime severity index	168.51	-13.38
Violent crime severity index	108.22	-26.48
Non-violent crime severity index	190.1	-10.07

* SOURCE: Stats Canada (2013 data; accessed 2014)

EMERGENCY SERVICES

Emergency assistance in the City of Langley is available by dialing 9-1-1 for Police, Fire and Ambulance.

POLICE

The City of Langley 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 the City of Langley 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 Federal 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 through 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 the City of Langley, including Block Watch, Citizens Crime Watch Patrol, Bike/Foot Patrol, Speed Watch, Loss Prevention Programs, and Wanders Program. 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.

Through coordinated efforts with the City of Langley, the RCMP are showing a 10% reduction in index property crimes within the City in 2014, as compared to 2013. More comprehensive information on RCMP services in Langley can be found on their website: langley.rcmp.ca.

FIRE

The City of Langley Fire Hall is located at 5785 203rd Street. Langley's Fire & Rescue team consists of 20 staff who maintain shift coverage of 4 firefighters on duty twenty-four hours per day. This First Response Team is also backed up by a compliment of 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 to any fire or medical emergency. In addition to Emergency Response, the Fire Department has a Public Education and Fire Prevention Program. Visit: city.langley.bc.ca.

CULTURE AND RECREATION

ATTRACTIONS AND EVENTS

Located in the heart of the Lower Mainland, the City of Langley is central to a variety of attractions, events, and activities. Some of the City's most notable events include the *Good Times Cruise-In* Car Show (September), one of the top ten car shows in North America, and the *Arts Alive Festival*, (August) which attracts thousands of artists and art enthusiasts from around the region.

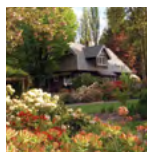
Other major local attractions in the area include the Fort Langley National Historic Site, the Greater Vancouver Zoo, and the Canadian Museum of Flight. Learn more. Visit Tourism Langley: tourism-langley.ca.



LANGLEY GOOD TIMES CRUISE-IN

PARKS & RECREATION

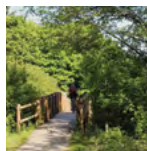
The City of Langley has 24 parks and open space areas totalling 140 hectares (346 acres). The City's parks are equipped with a full range of fields, nature areas, trails and picnic facilities. Some of the City's outstanding parks and recreation facilities include the following:



SENDALL GARDENS offers a scenic stroll through cultivated gardens, a nature walk along a creek trail, a duck pond, as well as a tropical greenhouse.



AL ANDERSON OUTDOOR POOL in City Park includes a waterpark, picnic tables and barbecue facility. The Langley Community Music School is also located in City Park.



NICOMEKL RIVER TRAIL follows the serpentine course of the Nicomekl River as it flows from east to west through the City. Trails are ideal for walking or biking.



DOUGLAS PARK in Downtown Langley, with its iconic band shell, is the City's main event destination. This park is home to the Douglas Recreation Centre, which offers numerous recreational programs. This park also features an adventure playground, tennis courts, a waterpark, and a bowling green.

RECREATION CENTRES	
Douglas Recreation Centre	20550 Douglas Crescent
Timms Community Centre	20399 Douglas Crescent
Al Anderson Memorial Pool	4949 207th Street
Langley Senior Recreation & Resource Centre	20605 – 51B Avenue
Langley Twin Rinks	5700 Langley Bypass
PARKS	
Brydon Park	53 Avenue & 198 Street
Buckley Park	48 Avenue & 196 Street
City Park	207 Street between 48 & 51B Ave.
Conder Park	50 Avenue & 198 Street
Douglas Park	Douglas Crescent & 206 Street
Dumais Park	57 Avenue & 208 Street
Hunter Park	45A Avenue & 199 Street
Iris Mooney Park	47 Avenue & 209A Street
Langley Rotary Centennial Park	5500 – 208 Street
Linwood Park	Michaud Crescent & 201A Street
Municipal Athletic Park (Township)	42 Avenue & 209A Street
Nicholas Park	50A Avenue & 209 Street
Nicomekl Park	54 Avenue & 208 Street
Penzer Park	47 Avenue & 198C Street
Portage Park	51A Avenue & 204 Street
Sendall Gardens	50 Avenue & 201A Street
SWIMMING POOLS	
Al Anderson Memorial Pool (outdoor)	4949 – 207 Street
W.C. Blair Recreation Centre (indoor)	22200 Fraser Hwy
Walnut Grove Recreation Centre (indoor)	8889 Walnut Grove Drive



SCHOOLS

The City of Langley is part of the larger [Langley School District #35](#). Within the City of Langley, there are six elementary schools and one middle school with a combined enrollment of more than 2,000 students.

The City of Langley is also home to [Kwantlen Polytechnic University](#) with a total enrollment of 2,300 students and more than 120 programs.

More descriptive information on Langley schools and other educational institutions in and around the City of Langley can be found on [page 31](#) of this document.

HEALTH SERVICES

The City of Langley is served by **Langley Memorial Hospital** (located at 22051 Fraser Highway) which is operated by [Fraser Health](#). Langley Memorial is a full service community hospital with 166 beds and 224 for extended care. The hospital offers Level 1 services such as acute care beds in general medicine and surgery, emergency services, outpatient ambulatory care procedures and clinics, a pediatric program, obstetrical care, as well as lab and radiology services. **LMH employs 1,683 people, including management & support staff, facilities, nursing and paramedical.** There are more than a hundred physicians with admitting privileges at the hospital.

The City of Langley is served by five drop-in medical clinics, to help alleviate emergency room wait times. Additional drop-in medical clinics are also available in the Township of Langley.

OTHER HEALTH SERVICES

Fraser Health in Langley also provides Community Health Services, including Public Health, Home Healthcare, Mental Health and Continuing Care. These include community health nurses, child and school health services, licensing of community care facilities, preschools and child care centres, immunization, speech and hearing clinics, health and nutrition education, mental health services, continuing care services and services for senior citizens.

Fraser Health also operates the Langley Health Protection Office which includes services such as Environmental Health, Food Safety Program, and Recreational Water Safety.

RESIDENTIAL CARE AND ASSISTED LIVING

For people who are no longer able to stay at home safely, the City of Langley offers several residential care and assisted living facilities.

The recently expanded [Langley Lodge](#) is a publicly funded 156-bed, six-storey residential care facility located in Downtown Langley. Fraser Health also operates [Langley Gardens](#), a privately funded and publicly subsidized 92-bed multistorey building, as well as the [Marrwood](#), [Rosewood](#), [Maple Hill](#) and [Cedar Hill](#) residential care facilities, located on the same site as Langley Memorial Hospital. Other public and private facilities include [Highland Lodge](#), [Magnolia Gardens](#), and [Manoah Manor](#).

[Memorial Cottage](#) is a mental health residential care facility located on the grounds of Langley Memorial Hospital.

[Langley Seniors Village](#) is an assisted living facility.

CULTURE AND RECREATION

No. of Enclosed Regional Malls 1

No. of Religious Institutions 94
 - Protestant: n/a
 - Catholic: 3
 - Synagogues: 0
 - Other: n/a

Sports: 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

Culture: Top Five Annual Events

EVENT DATE
Jazz Festival: May
Community Day: June
Canada Day: July 1
Arts Alive: August
Cruise-In Car Show: September

No. of Cultural Places & Amenities

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

Recreational Outlets (15 minute drive)

NAME	ACTIVITIES
Golf (9 courses):	Golf, Mini-golf & Putting
Swimming (4 pools):	Swimming

SCHOOLS

Education
 Number of School Districts: 1
 Name of School District(s): Langley (#35)

Public Schools

- Elementary (K-5/7): 6 in City (30 in Greater Langley)
 - Middle (6-9): 1 in City (3 in Greater Langley)
 - Secondary (8/9-12): 8 in Greater Langley
 - Total Enrollment: 2,000 in City (20,592 in Greater Langley)

SOURCE: 2014, Langley School District #35

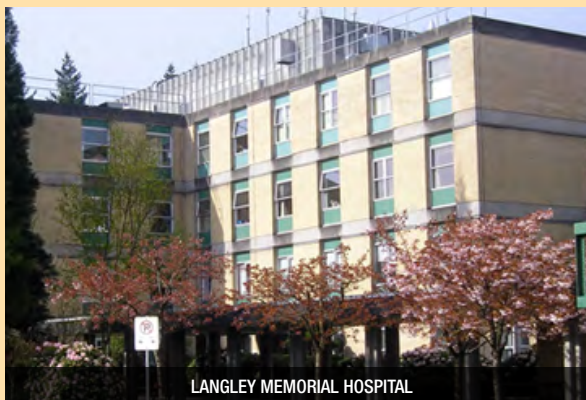
Number of High School Graduates: 2,300
 Graduate numbers include all public and private schools in the district for 2013/2014 school year.

SOURCE: 2014, Langley School District #35

Spending per Student (CDN\$)
 - Operating: \$7,943 CDN
 Based on preliminary district budgets for 2014/15 operating budget.
SOURCE: 2014, Government of BC

Student Teacher Ratios
 - Elementary School Enrollment: 18:1
 - Secondary School Enrollment: 17:1
 - Secondary School Enrollment: 24:1

SOURCE: 2014, Langley School District #35



LANGLEY MEMORIAL HOSPITAL

Grade 12 Provincial Examinations
 English 12 Provincial Exam
 - Participation Rate (%): 100%
 - Average Score (%): 70% with A, B, C+
 - Average Score (%): 28% with C, C-
 - Success Rate (%): 98%

Math 12 Provincial Exam
 - Participation Rate (%): n/a
 - Average Score (%): n/a
 - Success Rate (%): n/a

SOURCE: 2014, British Columbia Ministry of Education

Private Schools

Elementary School Enrollment
 - No. of Schools: 7
 - Total Enrollment: n/a
 Secondary School Enrollment
 - No. of Schools: 3
 - Total Enrollment: n/a

SOURCE: 2014, BC Ministry of Education

Enrollment data is for full-time equivalents.

HEALTH

Hospitals
 - No. of Hospitals: 1
 - No. of Teaching Hospitals: n/a
 - No. of Beds: 166
 - No. of Outpatient Clinics: 6
 Comments: Mental Health and Public Health Clinics on grounds.
SOURCE: 2014, Fraser Health Authority

Physicians & Dentists in the Area
 - Physicians: 158
 - Dentists: 55
SOURCE: 2014, BC Doctor Directory, and CanPages



development 3

LANGLEY POWER CENTRE (FORMER BROWNFIELD SITE)

DEVELOPMENT: CITY OF LANGLEY

growth and prosperity

As part of Metro Vancouver, the City of Langley's growth and development are affected by regional trends. As land prices climb in Vancouver, industry and residents seek affordable land in suburban communities such as the City of Langley. A growing population of affluent residents and skilled workers, combined with proximity to markets, has made the City of Langley an attractive area for business investment and property development.

Housing

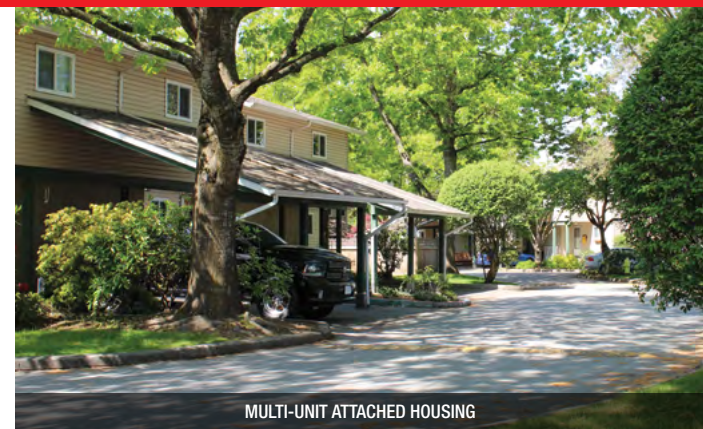
The City of Langley has experienced significant growth in multi-family residential developments. In fact, of the 11,315 dwelling units in the City, a significant 75% (or 8,510 units) were multi-family housing, while the remaining 25% (or 2,810 units) were single-family housing.

Most of the multi-family housing developments are concentrated around the commercial core of the City, north of the Nicomekl River. Approximately 50% of the dwellings in this area were built since 1991, demonstrating the recent growth of this type of high density housing.

Single family housing in the City is generally located in the suburban residential area south of the Nicomekl River. Most of the homes in these neighbourhoods were built in the 1970s and 1980s, and there is very little redevelopment in these neighbourhoods.

Approximately 65% of all homes are owned in the City with an average mobility rate of 52% within the last five years. The average monthly shelter costs for owned dwellings in the City of Langley is \$1,186, while the cost for rental dwellings is \$877, as compared to \$1,089 in Vancouver.

Apartment vacancy rates in the Langley area have



MULTI-UNIT ATTACHED HOUSING



MULTI-FAMILY HIGH DENSITY RESIDENTIAL HOUSING



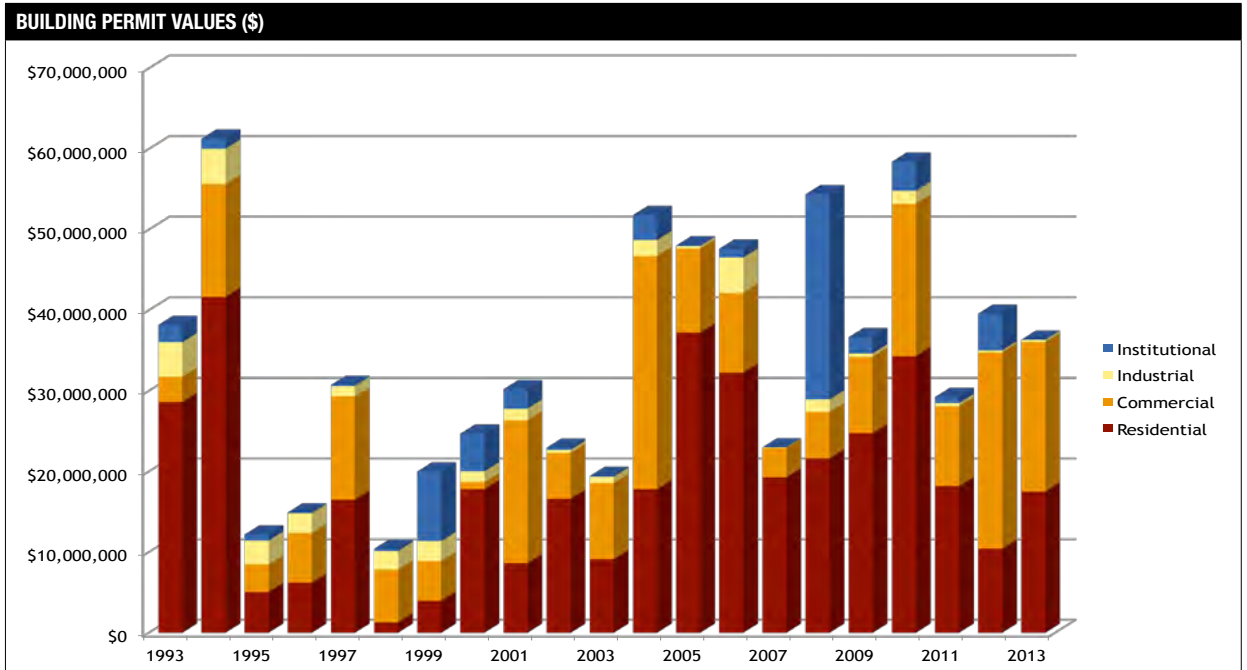
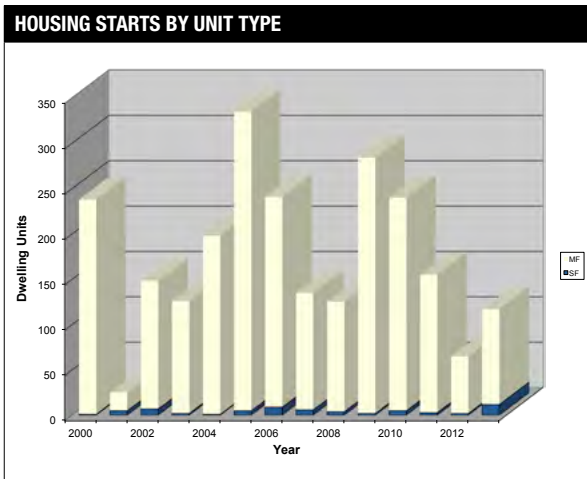
SINGLE-FAMILY RESIDENTIAL HOME

historically remained below or near the average rate for the Metro Vancouver area, which was 1.8% in Spring 2014 according to CMHC's Rental Market Report.

AVERAGE 2014 SINGLE FAMILY PROPERTY ASSESSMENTS		
LAND	IMPROVEMENTS	TOTAL
\$334,243	\$130,398	\$464,641

MOBILITY OF POPULATION (MOVED IN LAST 5 YEARS)		
Non-movers	11,170	48%
Movers	11,900	52%

HOUSING STARTS & TOTAL VALUE (2009 - 2013)	
# of Permits	1,306
Housing Starts	864
Housing Units Demolished	52
Residential	\$105,968,471.40
Non-Residential	\$104,102,087.78
Total Value	\$210,070,559.18



Commercial Development

The City of Langley has 4,589,701 square feet of commercial floorspace. The growing population of the City of Langley and its trade area has stimulated the ongoing development of the retail and service industries. These commercial businesses are primarily located in Langley's two major commercial districts: the Downtown Core and the Willowbrook retail node.

The **Downtown Core** is the traditional central business district located in the heart of the City. This pedestrian-oriented area provides a unique shopping destination.

The City of Langley continues to work with the Downtown Langley Business Association (DLBA) to revitalize the downtown core and enhance its attractiveness to pedestrians and businesses.

Downtown Langley has a growing hip and trendy feel that makes it a burgeoning cultural and social centre for Langley. The City's vision for the future includes more public and private entertainment and recreation/social facilities. Residential infilling and densification of the downtown core and surrounding neighbourhoods are also being encouraged in order to ensure a permanent local population base and maintain around-the-clock vibrancy in the area.

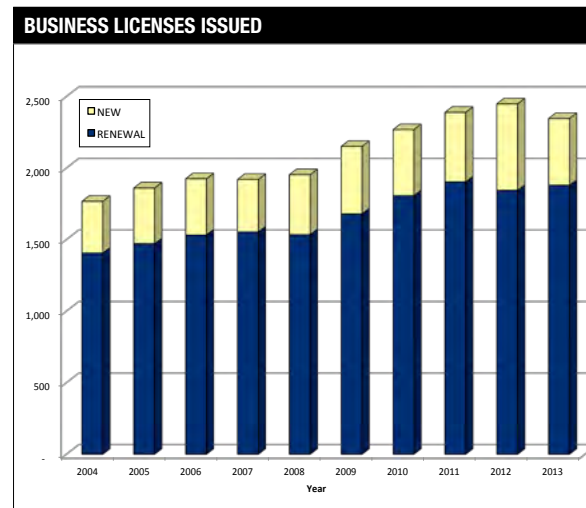
The **Willowbrook** retail node is essentially an automobile-oriented commercial district focused around the Willowbrook Mall, 200th Street and the Langley Bypass. The Willowbrook node and the Downtown Core combined form a major part of the Langley Regional City Centre, one of Metro

Vancouver's Urban Centres (reference [page 6](#)).

Retail Trade Area studies show that this area has a regional Primary and Secondary Trade Area of about 275,000 people, which generates a spending potential of \$3.84 billion. More information can be found in the City of Langley's Retail Trade Area Analysis, visit www.city.langley.bc.ca.

Costs of commercial property for lease range from about \$10 to \$13 per square foot for retail space, according to NAI Commercial. Office space is about \$9 per square foot according to Colliers 2014 Market Report.

Business Licenses in the City of Langley remain strong, increasing regularly each year, with nearly 2500 licenses issued in 2013, of which about 500 were new. Many businesses have been here for years and continue to enjoy growing profits.



Industrial/Mixed-Employment Land

The City of Langley has more than 2.5 million square feet of industrial floorspace on 195 acres or 79 hectares, a portion of which is now designated as Mixed-Employment thereby opening the doors to new opportunities. Almost one quarter of this inventory was constructed recently as relatively low land prices (about \$7 per square foot) and development cost charges make the area attractive to a wide variety of industrial land users. There are four industrial planning areas in the City.

INDUSTRIAL PLANNING AREAS

The **Production Way Industrial Area** is the largest in the City and includes 1.3 million square feet of building floorspace on 43 hectares (106 acres) of land along the west edge of the City adjacent to the City of Surrey. Because it enjoys close proximity to the Fraser Highway and the Willowbrook retail/service node, it is a prime location for industrial operations — 95% of the land is currently developed. Major industries include, plastics manufacturing, metal fabrication and clothing manufacturing industries.

The **Duncan Way Industrial Area** is comprised of approximately 32.0 hectares (79 acres) of land on the north side of the Langley Bypass. This is the second largest industrial area in the City and contains nearly 700,000 square feet of floorspace. The Duncan Way area contains a broad range of industrial operations from large manufacturers to small start-up shops. This area would be ideal for light industrial redevelopment that complements the City of

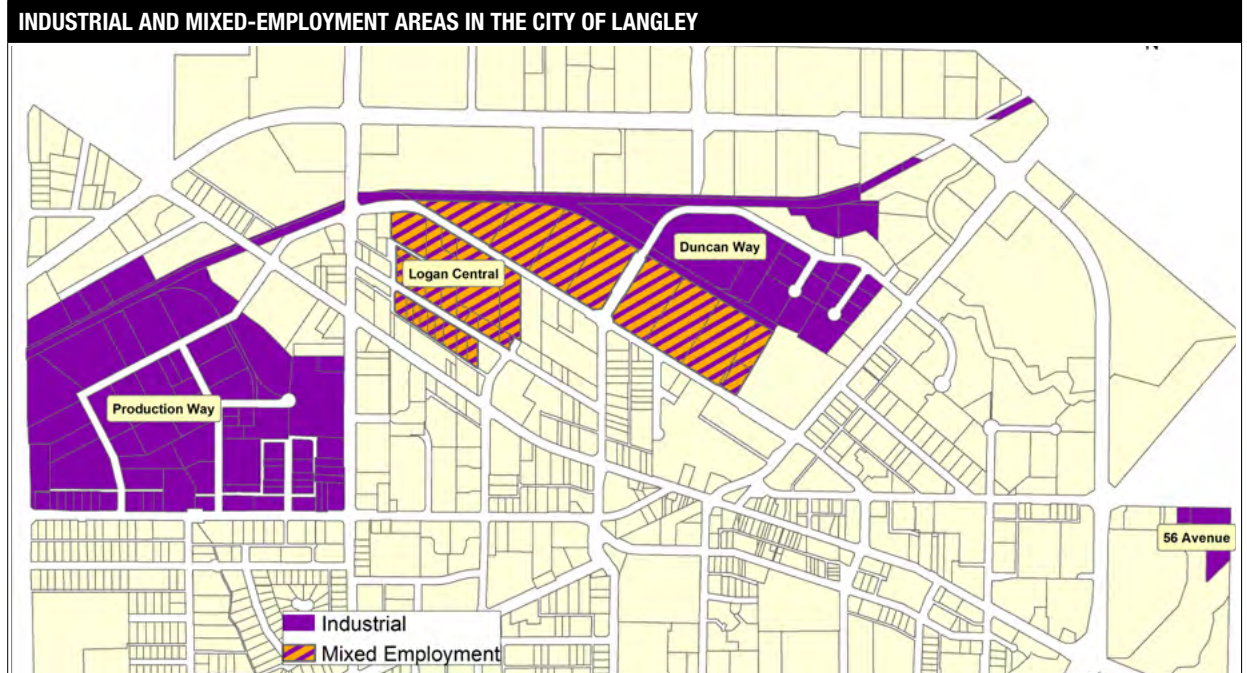
Langley's vision for the future of the Downtown Core.

The **Logan Central Industrial Area** is a 7.5 hectare (19 acre) mixed-employment area between the commercial uses on Fraser Highway and the larger industrial operations on Logan Avenue and Duncan Way. This area is largely characterized by small multi-tenant buildings, housing workshops and automotive service businesses. This area would also be ideal for light industrial uses with retail store-fronts.

The **56 Avenue Industrial Area** contains 1.4 hectares (3.5 acres) of land and is located at the east edge of the City. It is currently developed as a mini-storage warehouse.



INDUSTRIAL AREA: CKF BUILDING ON 200TH STREET



Development Plans

In Metro Vancouver’s Regional Growth Strategy, *Metro Vancouver 2040 – Shaping Our Future*, the City of Langley is projected to increase in population by almost 50% and increase in housing demand by nearly 70%.

The main areas for projected development is primarily the historic downtown core and the area north of the Nicomekl River. 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, an improved transit hub and transportation network, as well as

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

the new Timms Community Centre (under construction).

In addition to the Official Community Plan (OCP), multiple development strategies, plans, and reports have been created to support future development. These include, but are not limited to:

- Downtown Master Plan
- Public Realm Plan
- Wayfinding Strategy
- Retail Trade Area Analysis
- Brownfield Redevelopment Strategy

Learn more about the City’s Vision for the Future. Download documents at city.langley.bc.ca.

COMPETITIVE DEVELOPMENT COST CHARGES				
UNIT	CITY (DCC BYLAW 2482)	GVS&DD (REGIONAL SEWER DCC)	SD No. 35 (SCHOOL SITE ACQUISITION)	TOTAL
RESIDENTIAL				
SINGLE FAMILY DWELLING LOT	\$18,409.00	\$1,731.00	\$737.50	\$20,877.50/ lot
TOWNHOUSE DWELLING UNIT	\$14,503.00	\$1,515.00	\$663.75	\$16,681.75/unit
APARTMENT 1 DWELLING UNIT	\$9,549.00	\$1,082.00	\$590.00	\$11,221.00/unit
APARTMENT 2 DWELLING UNIT	\$9,549.00	\$1,082.00	\$516.25	\$11,147.25/unit
APARTMENT 3 DWELLING UNIT	\$9,549.00	\$1,082.00	\$442.50	\$11,073.50/unit
COMMERCIAL				
GROSS FLOOR AREA (SQ FT)	\$6.8330	\$0.8110		\$7.6440/sq ft
INDUSTRIAL				
GROSS FLOOR AREA (SQ FT)	\$3.0333	\$0.8110		\$3.8443/sq ft
OTHER NON-RESIDENTIAL				
GROSS FLOOR AREA (SQ FT)		\$0.8110		\$0.8110/sq ft

SOURCE: 2014 City of Langley



ARTS & CULTURAL CENTRE



NEW TIMMS COMMUNITY CENTRE (UNDER CONSTRUCTION)



ENTERTAINMENT DISTRICT WITH CHILDREN'S MUSEUM AND FESTIVAL PARK

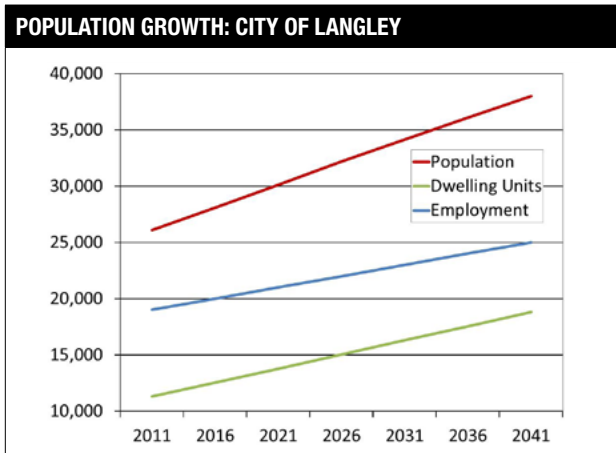


LANGLEY RESIDENTS AND GUESTS AT GOOD-TIMES CRUISE-IN

DEMOGRAPHICS: CITY OF LANGLEY

thriving community

Only 10 square kilometres, the population in the City of Langley is around 26,500. However, the economic area of the City of Langley is actually much larger, extending into parts of the Township of Langley and the City of Surrey, forming the Langley Regional City Centre, which services a trade area of 275,000 people, generating a spending potential of \$3.84 billion.



Population

The population of the City of Langley is currently estimated at 26,301 (BC Stats, 2013). Add the estimated regional primary trade area population of 155,000 (within 10-15 minutes driving time), and the population of 90,000 from the regional secondary trade area (within 20 minutes) and the City of Langley enjoys a trading population of about 275,000. (2012, Retail Trade Area Analysis, Colliers International)

The City of Langley has enjoyed a steady five-year growth rate at 6.2% over the last census period. It is important to keep in mind that growth in the City of Langley is limited by its geographic boundaries of only 10 square kilometres. As such, this census data does not give a true indication of the actual growth in the area. In fact, surrounded by the Township of Langley and the City of Surrey, the City of Langley enjoys the benefits of an averaged area growth rate of 16.6%. And this growth is expected to continue as population projections in Langley are expected to double by 2026, according to the Real Estate Investment Network.

To meet this growing demand, the City of Langley has significantly increased its multi-family housing developments north of the Nicomekl River, of which about 25% has been built in the last decade.





SITE SELECTOR DATABASE

Demographics

POPULATION BY AGE GROUP

AGE	2006	2011	% CHANGE
0 - 14:	3,900	3,965	n/a
15 - 24:	3,150	2,920	n/a
25 - 44:	6,790	7,240	n/a
45 - 64:	5,840	6,715	n/a
65 - Older:	3,930	4,240	n/a
TOTAL:	23,606	25,081	6.2%

SOURCE: 2011, Statistics Canada Census (accessed 2014)

% DISTRIBUTION BY AGE GROUP

AGE	2006	2011	% CHANGE
0 - 14:	16.4%	15.8%	0.6%
15 - 24:	13.7%	11.6%	-2.1%
25 - 44:	28.9%	28.9%	0.0%
45 - 64:	24.5%	26.8%	2.3%
65 - Older:	16.5%	16.9%	0.4%
TOTAL:	100.0	100.0	n/a

Median Age (yrs): 40.4

SOURCE: 2011 Census, Statistics Canada (accessed 2014)

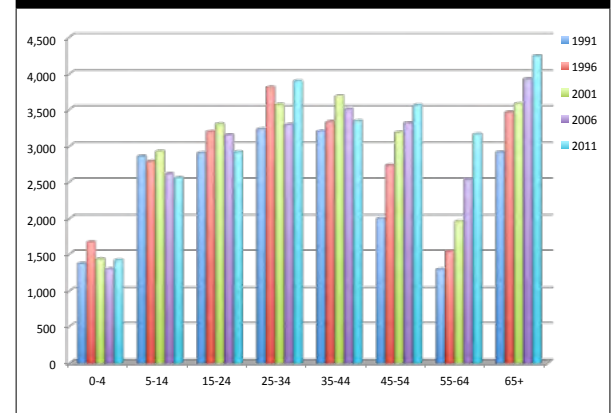
POPULATION DENSITY

The City of Langley's population density is 2,454.6 people per square kilometre, which is one of the reasons that the City has earned the title of Regional City Centre within Metro Vancouver.

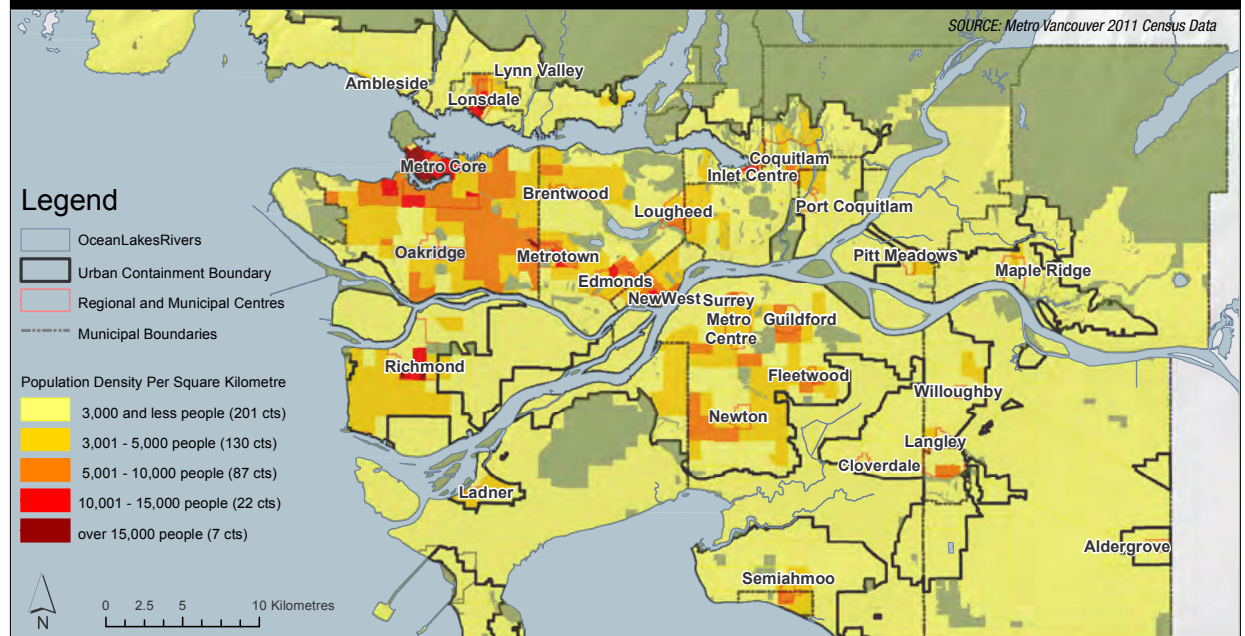
POPULATION BY AGE GROUP

About 83% of the City of Langley's population is under the age of 64; within this number about 27.5% of the City's population is under the age of 24. These numbers are indicative of the fact that the City of Langley is a desirable, family-oriented community.

POPULATION GROWTH BY AGE (1991 TO 2011)



POPULATION DENSITY METRO VANCOUVER



The City of Langley also has a healthy portion of seniors at 16.9% of the population as compared to 14% in Metro Vancouver as a whole. This is in part due to the fact that Langley offers a lower cost of living and a desirable, community-oriented environment.

Households

Generally speaking, the City of Langley 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.

In 2011, the City of Langley had 11,315 private households, about 75% of which were part of a multi-family residential development. There were 6,615 families in the City of Langley. Approximately 80% of these families were headed by two parents; the remaining 20% were headed by a single parent. The average family size was 2.9 people.

HOUSEHOLD INCOME

The average family income in the City of Langley in 2011 was \$77,507. Residents south of the Nicomekl River, living in single-family detached homes, had an average family of \$99,512 which is comparable to Metro Vancouver at \$99,723. Residents living in multi-family residential complexes north of the river tended to have lower incomes.

According to the Census, 19.2% of families in the City of Langley live in low income households. (Low income is

defined by Statistics Canada as an income level where 59% or more of gross income goes to the essentials of shelter, food and clothing.) By comparison, the incidence of persons in low income households in Metro Vancouver is 17.4%.

This disparity may in part be due to the fact that the City of Langley has significant growth in multi-family residential developments providing some of the most affordable housing in Metro Vancouver. In addition, the City of Langley has a higher percentage of seniors with retirement incomes.

Equally of interest is that about 29% of the population have a family income of \$80,000 and over, demonstrating that the City of Langley enjoys a fairly sizeable, affluent population.

FAMILIES		
POPULATION	CITY OF LANGLEY	%
Married Couples	4,250	64.2%
Common-Law	1,060	16.0%
Single Parent	1,305	19.7%
TOTAL	6,615	100

AVERAGE HOUSEHOLD INCOME		
	GVRD	CITY OF LANGLEY
Median Household \$	\$63,347	\$50,231
Average Household \$	\$83,666	\$61,288
Average Family \$	\$99,723	\$77,507



SITE SELECTOR DATABASE

Household Income

FAMILY INCOME (2010):

Average Family Income:	\$70,977
Median Family Income:	\$71,930

HOUSEHOLD INCOME (2010):

Average Household Income:	\$61,288
Median Household Income:	\$50,231

SOURCE: 2011 Census, Statistics Canada (accessed 2014)

HOUSEHOLD INCOME DISTRIBUTION (2010)

Household Income

	Number	\$80,000+	\$20K to \$80K	Under \$20K
City:	11,315	29.0%	52.3%	18.6%

SOURCE: 2011 NHS, Statistics Canada (accessed 2014)



labour force 5

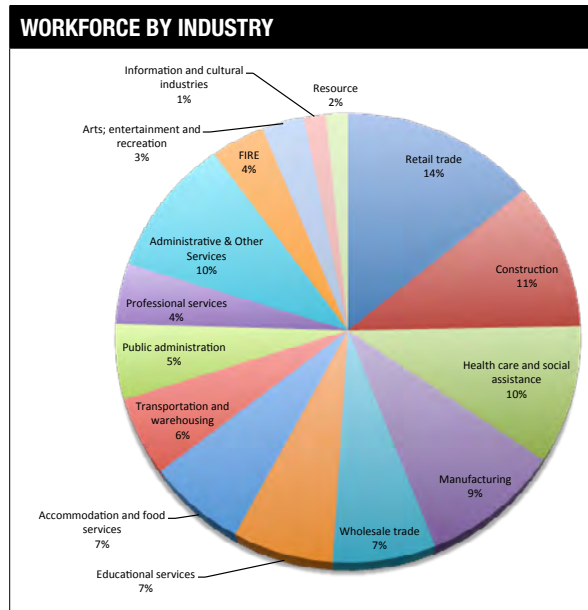
LABOUR FORCE: CITY OF LANGLEY

highly skilled workforce

Since the City of Langley is only 10 square kilometres, the resident workforce appears rather small. In fact, there are more jobs in the City of Langley than there is a resident workforce. However, since the City of Langley is part of a larger Regional City Centre and is situated in the heart of a growing and prosperous community, the workforce includes residents in the Township of Langley, the City of Surrey and the City of Abbotsford among others.

Employment

In 2011, the City's total labour force amounted to approximately 13,505 individuals, representing a participation rate of 65.8% and an unemployment rate of 6.7%, which is comparable to the rest of Metro Vancouver. These individuals were employed in a wide range of industries reflecting the diversified nature of the Metro Vancouver economy.



SITE SELECTOR DATABASE

Labour Force

LABOUR FORCE BY INDUSTRY

INDUSTRY	LABOUR FORCE	
Retail trade	1860	14%
Construction	1420	11%
Health care and social assistance	1310	10%
Manufacturing	1260	9%
Wholesale trade	920	7%
Educational services	900	7%
Accommodation and food services	885	7%
Other services (except public administration)	770	6%
Transportation and warehousing	745	6%
Public administration	710	5%
Administrative; Waste Mgt; Remediation services	570	4%
Professional; scientific and technical services	560	4%
Arts; entertainment and recreation	400	3%
Finance and Insurance	360	3%
Information and cultural industries	210	2%
Real estate and rental and leasing	155	1%
Agriculture; forestry; fishing and hunting	140	1%
Utilities	70	1%
Management of companies and enterprises	25	0%
Mining; quarrying; and oil and gas extraction	0	0%

TOTAL: 13,285

SOURCE: 2011, Statistics Canada



SITE SELECTOR DATABASE

EMPLOYMENT BY OCCUPATION

	NUMBER	%
- Management	1,230	9%
- Business & Finance	2,180	16%
- Natural & Applied Sciences	545	4%
- Health:	725	5%
- Education, Law, Social, Gov't	1435	11%
- Arts & Culture	210	2%
- Sales & Service	3395	26%
- Trades, Transport, Equipment Operators	2640	20%
- Primary Industry	240	2%
- Processing, Manufacturing, Utilities	675	5%

SOURCE: 2011, BC Stats, Community Profiles: www.statcan.ca (accessed 2014)

EMPLOYMENT VS. PLACE OF RESIDENCE

Langley Labour Force	13,505
Langley Jobs (estimated) *	19,000
Residents commuting outside Langley	14%

SOURCE: 2011, Stats Canada: (accessed 2014)

* Langley Jobs: City of Langley, Official Community Plan, Estimation for 2011

UNEMPLOYMENT RATE

Unemployment Rate: - 6.7% (Langley City)
 - 7.1% (Metro Vancouver)

SOURCE: 2011, BC Stats, Community Profiles: www.statcan.ca (accessed 2014)

LABOUR PARTICIPATION RATE

	MALE	FEMALE	TOTAL
Participation	69.5%	62.4%	65.8%
Employment	65.2%	57.8%	61.4%

* Work at Home Labour Force: 570

SOURCE: 2011, NHS, Stats Canada: www.statcan.ca (accessed 2014)

SITE SELECTOR DATABASE

Payroll Costs

WORKERS COMPENSATION

Average Cost for All Industries per \$100 Payroll: \$1.70 (cdn)

* NOTE: Rates set by employer's business activity. Applies up to maximum gross earnings of \$62,400 CDN per year.

Average Rate for Office Workers per \$100 Payroll: \$0.14 (cdn)

* NOTE: There is no separate rating for office occupations in British Columbia. The applicable industry rating applies to all workers. Rates for Business Services range from \$0.08 - \$0.70 per \$100 of payroll (average \$0.30). Applies up to maximum gross earnings of \$62,400 CDN per year.

Maximum Weekly Benefit: \$1,032.44 (cdn)

* 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 \$78,600 CDN per year.

SOURCE: 2015 Rates, [Worksafe BC](#)

EMPLOYMENT INSURANCE

Taxable Base: Gross Payroll

* 55% up to a gross per worker salary of \$48,600 CDN per year

Percentage Rate (Employer Premium)

- Average Among Employers 2.632%

- Average Among Employees: 1.88 %

* NOTE: Employers deduct \$1.88 for each \$100 of an employee's salary, up to the maximum insurable earnings of \$48,600.

The maximum contribution amount for each employee is \$913.68.

- Maximum Weekly Benefit: \$514 CDN

SOURCE: 2014, [Service Canada](#)

SOCIAL INSURANCE: CANADA PENSION PLAN

Taxable Base: Gross Payroll

* NOTE: Based on gross salary up to \$51,100 per year, basic exemption of \$3,500. Both employers and employees are required to contribute to the Canada Pension Plan (CPP).

Rate (Employer Premium): 4.45%

* NOTE: Employer premium equal to employee premium to a total of 9.9%.

Maximum Annual Employer Contribution

per Employee : \$2,356.20

* NOTE: Employer contribution matches employee contribution.

* SOURCE: 2014, [Service Canada](#)

Leading Employers

SECTOR	COMPANY	PRODUCT/ SERVICE	EMPLOY- MENT
Hospitality	Cascades Casino/ Convention Centre	Gaming Hotel	550
Industry	Canada Bread	Food Processing	314
Retail	Safeway (two locations)	Grocery	310
Education	Kwantlen Polytechnic University <i>* Langley Campus only</i>	School	300*
Industry	CKF	Manufacturing	250
Education	Langley School District (City only) <i>* Langley School District (Greater Langley)</i>	School	250* 2500
Retail	The Bay	Department Store	180
Retail	Sears Canada Inc.	Department Store	180
Retail	Price Smart	Grocery	170
Public	Langley City	Government	112
Industry	Ipex Inc.	Plastics Manf.	100
Retail	Preston Chevrolet/Buick/GMC	Automotive Dealer	90
Retail	Army & Navy Dept. Store	Department	75
Industry	National Glass Ltd.	Glass Manf.	70

SOURCE: 2014, [City of Langley](#)

Labour Quality

WORKFORCE EDUCATION ATTAINMENT (AGED 24+)

No certificate; diploma or degree	11.7%
High school diploma or equivalent	30.6%
Postsecondary certificate; diploma or degree	57.6%
- Apprenticeship or trades certificate or diploma	15.1%
- College certificate or diploma	21.8%
- University certificate or diploma below bachelor level	6.3%
- University degree at bachelor level or above	14.3%
• Bachelor's degree	10.3%
• Above bachelor level	4.0%

SOURCE: 2011, [Statistics Canada \(accessed 2014\)](#)





education 6

KWANTLEN POLYTECHNIC UNIVERSITY

EDUCATION CITY OF LANGLEY

world-class educational system

The City of Langley is one of the best places in the world to learn. Langley's "collaborative culture, teacher leadership, overall student performance, and parent participation" have placed Langley among the "highest performing" areas in British Columbia, according to the Provincial Review Team. In fact, the City of Langley schools are so highly regarded that they regularly attract hundreds of students from around the world. As an educational leader, the City of Langley continues to create innovative programs that attract the attention and accolades of educators from across the province.

Public Education System

The City of Langley is part of the larger Langley School District #35, which is the eighth largest school district in BC with an enrollment of about 20,000 students. Within the City of Langley, there are six elementary schools and one middle school with a combined enrollment of about 2,000 students.

In addition to academics, Langley schools focus on social development, personal growth, and community involvement. The district has two schools focused on Fine Arts Programming, and multiple other schools with English as a Second Language (ESL) (enrollment: 925), French Immersion (enrollment: 1433), and special education programs.

MUSIC SCHOOL

The City of Langley is also home to the Langley Community Music School, a world-renowned non-profit school, funded in part by government and charities. The 19,000 sq. ft. school, with 250-seat recital hall, spacious classrooms, and teaching studios, has an annual enrollment of about 1,000 students. The school has earned both national and international acclaim for their comprehensive and innovative programs for students of all ages.



SITE SELECTOR DATABASE

Closest Elementary and Secondary Schools

GREATER LANGLEY

- Total Public Schools:	49
- Public Elementary School Enrollment :	11,053
- Public Secondary School Enrollment:	8,528
- Public Student Teacher Ratio:	18:1

* NOTE: The Langley School District includes schools from both the City of Langley and the Township of Langley. For more information on school spending and achievement, see page 15 in the Quality of Life section.

CITY OF LANGLEY SCHOOLS

Alice Brown Elementary:	20011 - 44 Avenue
Blacklock Fine Arts Elementary:	5100 - 206 Street
Douglas Park Community:	5409 - 206 Street
Nicomekl Elementary:	20050 - 53 Avenue
Simonds Elementary:	20190 - 48 Avenue
Uplands Elementary:	4471 - 207A Street
H.D. Stafford Middle School:	20441 Grade Crescent

* SOURCE: 2014 School District #35 (Langley)

Higher Education

The City of Langley 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 a new instructional brewing laboratory.

Kwantlen Polytechnic University offers a variety of university degrees, vocational and career programs, including a Bachelor of Arts, Business, Horticulture, Health Science, Environmental Protection, Music, and their latest ... B.C.'s first Diploma in Brewing and Brewery Operations program.

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

In the Township of Langley, there is also Trinity Western University which offers full academic programs, following

a Christian doctrine. Other major educational institutions are listed in the Site Selector Database (the content in the shaded sections on the following pages).

ADULT EDUCATION

There are a number of additional educational options for adults in the Langley area. The Langley Education Centre (LEC) offers courses in adult basic education, including a high school graduation program, computer courses and career preparation. The Learning in Langley brochure outlines these courses and is delivered to Langley homes.

The Langley Education Centre also offers courses in adult ESL for people registered in the high school graduation program. Both day and night classes are available.

EDUCATIONAL ATTAINMENT

Education levels in the Langley area have increased slightly since the last census. Relatively more people are graduating from high school and completing trade certificates and non-university programs.

Higher Education

CLOSEST FOUR YEAR INSTITUTIONS

KWANTLEN POLYTECHNIC UNIVERSITY

www.kpu.ca

Campus Address: 20901 Langley Bypass Langley, BC
Mailing Address: 12666 - 72 Ave, Surrey, BC V3W 2M8
Contact Number: 604-599-2100
Distance : 0 km

	ENROLLMENT (2014) 19,000 students annually		
	Total	Full Time	Part Time
All Campuses*	12,330	8,850	3,480
Langley Campus**	2,230	n/a	n/a

* All Campuses: Langley, Richmond, Surrey, and the new Cloverdale Trades and Technology Centre. ** About 77% of Langley campus students are enrolled in undergraduate university courses.

DEGREES AND CREDENTIALS AWARDED (2012/13)

Total	Bachelor's	Associate	Diploma	Certificate
	Degree	Degree	or Post	Other
2,270	708	130	586	883

PROGRAMS OFFERED

120 Programs, including 14 Bachelor's Degrees and Trades & 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.

SOURCE: 2014 Kwantlen Polytechnic University

EDUCATION ATTAINMENT

(FOR POPULATION 25+)	CITY OF LANGLEY	
No Certificate, Diploma or Degree	1,630	11.7%
High School Diploma	4,260	30.7%
Trade Certificate	2,105	15.2%
College Diploma	3,900	28.1%
University Degree	1,990	14.3%



LANGLEY COMMUNITY MUSIC SCHOOL

SITE SELECTOR DATABASE

TRINITY WESTERN UNIVERSITY

www.twu.ca

Campus Address: 7600 Glover Road, Langley, BC, V2Y 1Y1
 Contact Number: 604-888-7511
 Distance: 4 miles

ENROLLMENT (2013/14) 3,600 students

	Full Time	Part Time
Undergraduate	1,690	250

ENROLLMENT (2013/14)

	Full Time	Part Time
Graduate	540	n/a

PROGRAMS OFFERED

This Christian university offers 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: 2014, Trinity Western University

UNIVERSITY OF THE FRASER VALLEY

www.ucfv.ca

Campus Address: 33844 King Rd, Abbotsford, BC, V2S 7M8
 Contact Number: 888-504-7441 or 604-504-7441
 Distance : 19 miles / 30km

* Campuses include Abbotsford, Clearbrook, Chilliwack, Mission and Hope.

Enrollment (2011): 15,000 students (all campuses)

Total	Full Time	Part Time
15,788	6,953	8,835

DEGREES AND CREDENTIALS AWARDED (2011)

Total	Master's Degree	Bachelor's Degree	Diploma & Dev.	Certificate & Other
9,710	51	4207	2403	3049

PROGRAMS OFFERED

80 programs. Programs include: 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: 2014, University of the Fraser Valley

SIMON FRASER UNIVERSITY

www.sfu.ca

Surrey Campus: 250-13450 102nd Avenue, Surrey, BC
 Contact Number: 778.782.7400
 Distance: 12 miles/19 km (Surrey campus)
 * Main Campus is in Burnaby. Other Campuses include Vancouver and Surrey. The Surrey Campus (Central City/Whalley) supports about 6,000 students.

ENROLLMENT: 37,915 students

UNDERGRADUATES (2013/14)

Total	Full Time	Part Time
30,182	16,010	14,172

GRADUATES (2013/14)

Total	Grad Diploma	Master's Degree	Doctorate	Other Credential
5,422				

DEGREES AND CREDENTIALS AWARDED (2013/14)

Total	Doctorate Degree	Master's Degree	Bachelors Degree	Other Credential
6,363	179	937	5,240	7

PROGRAMS OFFERED

SFU offers more than 100 undergraduate and 45 graduate programs, providing Bachelors, Masters and Doctorate degrees, including Graduate Diplomas and Certificates. Programs include 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: 2014, Simon Fraser University.





UNIVERSITY OF BRITISH COLUMBIA

www.ubc.ca

Campus Address: 2329 West Mall, Vancouver, BC V6T 1L4
Contact: 604.822.2211
Distance: 36 miles / 59 km
* Two campuses in Vancouver and the Okanagan

ENROLLMENT: 58,284 students
Vancouver Campus: 49,896
Okanagan Campus: 8,388

UNDERGRADUATES (2013/14) - Vancouver Only

Total	Full Time	Part Time
39,984		

GRADUATES (2013/14) - Vancouver Only

Total	Full Time	Part Time
9,912		

DEGREES AND CREDENTIALS AWARDED (2013/14)

Total	Doctorate	Master's Degree	Bachelor's Degree	Diploma
12,010	508	2311	1926	498

PROGRAMS OFFERED

UBC offers Bachelors, Masters and Doctorate degrees, including Graduate Diplomas and Certificates. Programs include: Accounting, Agricultural Sciences, Applied Science, Anthropology, Archaeology, Architecture, Arts, Astronomy, Atmospheric Science, Audiology and Speech Sciences, Biology, Biophysics, Biotechnology, Commerce and Business Administration, Chemical Engineering, Chemistry, Civil Engineering, Cognitive Systems, Computer Science, Community and Regional Planning, Dentistry, Ecology, Economics, Education, Film, Finance, Food, Forestry, Geography, Geophysics, History, Human Kinetics, Journalism, Law, Library, Marketing, Mathematics, Mechanical Engineering, Medicine, Music, Nursing, Occupational and Environmental Hygiene, Pharmaceutical Sciences, Physics, Statistics, Science, Social Work and Family Studies, Visual Arts, and more.

SOURCE: 2014, University of British Columbia

CLOSEST COMMUNITY AND TECHNICAL COLLEGES

BRITISH COLUMBIA INSTITUTE OF TECHNOLOGY

www.bcit.ca

Campus Address: 3700 Willingdon Ave.
Burnaby, BC V5G 3H2
Contact: 604-434-5734
Distance: 25 miles (main campus)

* Other Campuses: Vancouver, Richmond, North Vancouver, Delta
* Satellite Locations: Langley, Maple Ridge, Kelowna, Burnaby, Maple Ridge, Delta

ENROLLMENT

Total	Full Time	Part Time
48,000	18,000	30,000

* This is number is the estimate for all campuses and satellite locations.

DEGREES AND CREDENTIALS AWARDED (2013/14)

Total	Masters Degree	Bachelor's Degree	Diploma	Certificate
6646	5	782	2,408	3,451

PROGRAMS OFFERED

Master of Building Science, Applied Science, Engineering, Graduate Certificate in Business Administration. Bachelors in Science, Science Nursing, Health Science, Business Administration, Engineering, Technology, Interior Design. Diplomas, Advanced Diplomas, Advanced Certificates, Associate Certificates, and other Certificates. Program areas include Applied & Natural Sciences, Business & Media, Computing & IT, Engineering, Health Sciences, and Trades & Apprenticeship (including plastics, printing, web design, machining, among others).

SOURCE: 2014, BC Institute of Technology

SITE SELECTOR DATABASE

DOUGLAS COLLEGE

www.douglascollege.ca

Campus Address: Box 2503 - 700 Royal Ave.
New Westminster, BC (Main)
Contact: 604.527.5400
Distance: 18 miles
* Other Campuses: Coquitlam, Surrey

ENROLLMENT

Total	Credit Courses	Short-Term	International
24,000	14,000	10,000	1,500

DEGREES AND CREDENTIALS AWARDED (2012)

Total	Bachelor's Degree	Associate Degree	Diploma	Certificate
2067	446	290	807	490

PROGRAMS OFFERED

Public college offering Bachelor's Degrees, Associate Degrees and Career Diplomas in Arts, Science, Business, Nursing, Health, Education, Languages, Technology, Psychology, Hospitality, Physical Education, Performing Arts, and more.
SOURCE: 2014, Douglas College

LANGARA COLLEGE

www.langara.bc.ca

Campus Address: 100 West 49th Avenue, Vancouver (main)
601 West Broadway, Vancouver
Contact: 604.323.5511
Distance: 30 miles

ENROLLMENT

Total	Full Time	Part Time
21,000	n/a	n/a

PROGRAMS OFFERED

Public college offering Baccalaureate degrees, post-degree, associate degrees, diplomas, certificates in Arts, Business, Science & Technology, Humanities & Social Sciences & Health
SOURCE: 2014, Langara College

VANCOUVER COMMUNITY COLLEGE

www.vcc.ca

Head Office: 1155 East Broadway, Vancouver, BC
604.871.7000 or 1.866.565.7820
Distance: 30 miles

ENROLLMENT: 22,000 annually

PROGRAMS OFFERED

Public college providing Associate Degrees, Diplomas and Certificates in developmental education, adult basic education, English language programs, special education, vocational, career, technical, academic, and continuing education programs.
SOURCE: 2014 Vancouver Community College

SPROTT-SHAW COMMUNITY COLLEGE

www.sprottshaw.com

Surrey Campus: 217 - 9801 King George Boulevard, Surrey, BC
Contact: 604.310.HIRE (4473) or 604.583.1004
Distance: 12 miles (Surrey Campus)
* 13 locations across BC, including Abbotsford, Maple Ridge, New Westminster, Richmond, Port Coquitlam, and Vancouver.

ENROLLMENT: 4,500 annually (all locations)

PROGRAMS OFFERED

Private college offering more than 110 Career Focused College Programs in the areas of Business and Administration, Child and Family Development, Health and Community Support, Tourism and Hospitality Management, and Trades.
SOURCE: 2014, Sprott Shaw Community College

VANCOUVER CAREER COLLEGE

www.vcccollege.ca

Campus Address: 13401 - 108 Ave, Central City, Surrey, BC
Contact: 1.800.651.1067
Distance: 17 miles

* 6 campuses: Vancouver, Burnaby, Surrey, Abbotsford, Coquitlam, Kelowna.

ENROLLMENT: 5,000 annually (all locations)

PROGRAMS OFFERED

Private college offering 34 career training programs in business, health-care, art and design, legal and skilled trades.
SOURCE: 2014, Vancouver Career College





transportation 7

TRANSPORTATION: CITY OF LANGLEY

multi-modal transportation

Centrally located in the Lower Mainland of Southwestern British Columbia, the City of Langley is ideally situated for transportation and distribution to local, regional and international destinations.

Centrally located in the Lower Mainland, the City of Langley is ideally situated for transportation and distribution to a 8.5 million regional population in the Pacific Northwest (250 km radius, including US cities) and beyond.

AIR TRANSPORT

The City of Langley is centrally located between the Vancouver International Airport (50 km), the Abbotsford International Airport (20 km) and the Bellingham, USA, International Airport (50 km). Langley also has a Regional Airport with providing chartered flights.

WATER TRANSPORT

Only 20 km from the Pacific Ocean, shipping by water is also easily accessible through Port Metro Vancouver's ocean or river terminals in Vancouver, Delta and Surrey.

LAND TRANSPORT

Transportation by land is also equally accessible with major highways connecting the City of Langley to the TransCanada Highway, four nearby USA border crossings and CN Rail and Southern Railway of BC.



SITE SELECTOR DATABASE

Transportation

DISTANCE TO MAJOR CENTRES

Vancouver:	44 km / 27 miles
Victoria:	113 km / 38 miles
Whistler:	167 km / 103 miles
Ferry Terminal at Horseshoe Bay	67 km / 42 miles
Ferry Terminal at Tsawassen	63 km / 39 miles
Kelowna:	347 km / 216 miles
Calgary:	929 km / 577 miles
Edmonton:	1114 km / 692 miles
USA Border Crossing:	9.6 km / 6 miles
Seattle:	116 km / 72 miles
Bellingham:	52 km / 32 miles



TRANS CANADA HIGHWAY #1

Highways & Trucking

#10 Highway

Highway Type: Intercity
 Highway Code: n/a
 Located within community? (Yes or No): Yes
 - Miles/KM from Community: 0 km
 - Direction: West/East

Trans Canada Highway #1

Highway Type: Interprovincial
 Highway Code: Interstate (US)
 Located within community? (Yes or No): No
 If No then:
 - Miles from Community: 10 (north)
 - Kilometres from Community: 14
 - Direction: West/East

Highway #15

Highway Type: International
 (connects to USA border crossing)
 Highway Code: n/a
 Located within community? (Yes or No): No
 If No then:
 - Miles from Community: 5 (west)
 - Kilometres from Community: 8 (west)
 - Direction: North/South

MOTOR CARRIERS/TRUCKS

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

Railroads (by Rail Carrier)

CN Rail

Main or Branch Line: www.cn.ca
 Shortline or National: Branch & Main
 Distance to Nearest Switching Yard: National & Shortline
 * Note: CN purchased BC Rail in 2004. within region

CP Rail

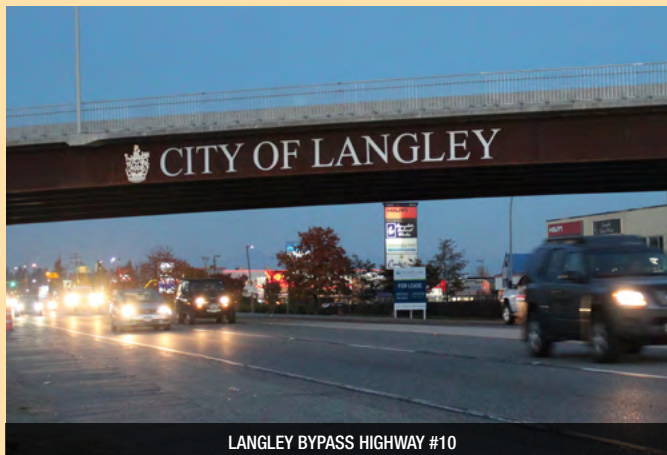
Main or Branch Line: www.cpr.ca
 Shortline or National: Branch & Main
 Distance to Nearest Switching Yard: National & Shortline
 within region

Southern Railway of British Columbia

Main or Branch Line: www.sryrallink.com
 Shortline or National: Branch
 Distance to Nearest Switching Yard: Shortline
 within region

Burlington Northern Santa Fe

Main or Branch Line: www.bnsf.com
 Shortline or National: Branch
 Distance to Nearest Switching Yard: National
 148 km



LANGLEY BYPASS HIGHWAY #10



RAILWAY IN CITY OF LANGLEY INDUSTRIAL AREA

Closest Commercial Airports

Abbotsford International Airport

www.abbotsfordairport.ca

Hub Status :	International
Distance from the Community:	20 km
Hours of Operation:	Flight Service 24 hours,
Tower 7 am - 11 pm	
No. Of Runways:	2
Runway Lengths:	9600 ft
Helicopter Pad:	Yes
Carriers (Names) Serving Airport	WestJet, Orca Airways
Passenger:	Island Express
Air Cargo:	n/a
Closure due to Inclement Weather	0 days in last 3 years
Flight Information:	
Weekly Non-Stops to All Cities Served:	50 - 75
Flights to Largest Cities Served	Weekly Nonstop Flights
Vancouver	n/a
Victoria	n/a
Nanaimo	n/a
Calgary, AB (YYC)	n/a
Edmonton, AB (YEG)	n/a
Puerto Vallarta, Mexico (PVR) (seasonal)	n/a
Number of Passengers Annually:	490,636

Vancouver International Airport

www.yvr.com

Hub Status:	International
Distance from the Community:	45 km
Hours of Operation:	
No. Of Runways:	3
Runway Lengths:	3018 m, 3597 m, 2225 m
Helipad:	Yes
Carriers (Names) Serving Airport	
Passenger:	51
Air Cargo:	18
Closure due to Inclement Weather	0 days in last 3 years
Flight Information	
Weekly Non-Stops to All Cities Served:	63
Flights to Largest Cities Served	Weekly Nonstop Flights
Toyko	21
Seoul	14
New York	21
Mexico City	7
Total Passengers (annually)	16,411,261

Vancouver Harbour Flight Centre

vhfc.ca

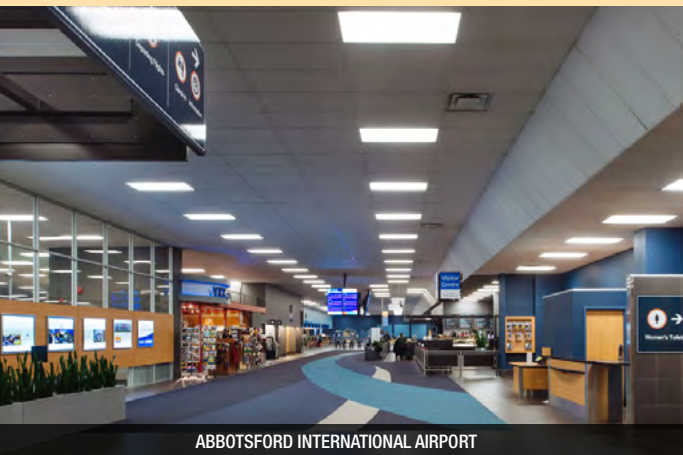
Hub Status :	Commercial
Distance from the Community:	45 km
Hours of Operation:	n/a

No. Of Runways:	2
Runway Lengths:	n/a
Carriers (Names) Serving Airport	
Passenger:	4
Air Cargo:	0
Closure due to Inclement Weather	0 days in last 3 years
Flight Information	
Weekly Non-Stops to All Cities Served:	336
Flights to Largest Cities Served	Weekly Nonstop Flights
Nanaimo Area	84
Greater Victoria	231
Seattle	7
Gulf Islands	14

GENERAL AVIATION AIRPORTS

Langley Regional Airport

Distance from the Community:	Located in Community
No of Runways:	2
Runway Lengths:	640 m, 716 m
Carriers: Charter	n/a
Full Instrument Landing Capabilities:	Yes
Hours of Operation:	8:00 am - 10:00 pm
No of days Closed due to Inclement Weather in the Last 3 Years: 0	



ABBOTSFORD INTERNATIONAL AIRPORT



VANCOUVER INTERNATIONAL AIRPORT



LANGLEY REGIONAL AIRPORT

Closest Ports

Port Metro Vancouver

Distance from the Community:	20 km - 40km
Location of Port:	Surrey, Delta, Vancouver
Type of Port:	Ocean and Fraser River
Channel Depth:	Minimum - 10 meters/33 feet
	River North Arm: 15 feet
	River Middle Arm: 12 feet
Turning Basin:	Unlimited
Shallow Water Barging Facilities:	Yes
Deep Water Barging Facilities:	Yes
General Cargo Facilities:	Yes
Containerized Facilities:	Yes
Storage Facilities:	Yes
Highways Serving Port:	#1, #1A, #7A, #99A, #99, #91 #17 (with new South Fraser Perimeter Road)
Railways Serving Port:	CP Rail, CN Rail, BC Rail, Burlington Northern Sante Fe Railroad Southern Railroad of British Columbia

www.portmetrovancover.com

SOURCE: 2014, *Port Metro Vancouver and Chamber of Shipping*

Custom Port of Entry in the Area

Truck Border Crossing

Services Available:	n/a
Site Location:	Surrey, BC/Blaine, WA
Type of Entry Point:	Highway #15
See Definitions:	

Peace Arch Border Crossing

Services Available:	n/a
Site Location:	Surrey, BC/Blaine, WA
Type of Entry Point:	Highway #99
See Definitions:	

Aldergrove Border Crossing

Services Available:	n/a
Site Location:	Langley, BC/ Lynden, WA
Type of Entry Point:	264 Street, Langley
See Definitions:	

Sumas Border Crossing

Services Available:	n/a
Site Location:	Abbotsford, BC/ Sumas, WA
Type of Entry Point:	Highway 9, Abbotsford
See Definitions:	

Abbotsford Airport

Services Available:	AREO-GEN, CPA
Site Location:	Abbotsford
Type of Entry Point:	Airport
See Definitions:	

Vancouver International Airport

Site Location:	Richmond
Type of Entry Point:	Airport

Warehouses (in Metro Vancouver)

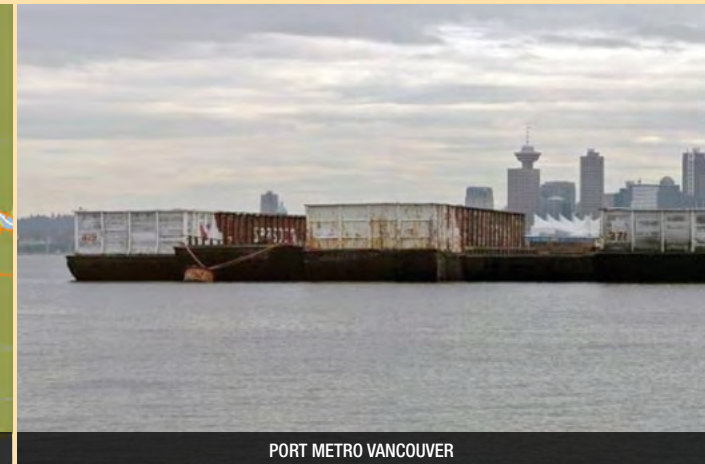
Number of Bonded Warehouses:	50
Number of Public Warehouses:	300



PEACE ARCH PARK AND BORDER CROSSING



PORT METRO VANCOUVER TERMINALS AND RAILWAYS



PORT METRO VANCOUVER

SITE SELECTOR DATABASE

Overnight Express
SERVICE AVAILABILITY

PUROLATOR

Latest Pick-Up Time: 3:30 pm
 Earliest Delivery: 9:00 am, 10:30 am, 12:00 pm
 Next Day Delivery Guarantee: Yes
 Saturday Delivery: Yes

DHL

Latest Pick-Up Time: 2:45 pm
 Earliest Delivery: 9:00 am
 Next Day Delivery Guarantee: Yes
 Saturday Delivery: Yes
 Comments: Time and delivery territories are approximate, please call the service provider for specific information.

FEDERAL EXPRESS

Latest Pick-Up Time: 1:00 pm
 Earliest Delivery: 10:30 am, 12:00 pm, 5:00 pm
 Next Day Delivery Guarantee: Yes
 Saturday Delivery: Yes
 Comments: Time and delivery territories are approximate, please call the service provider for specific information.

UPS

Latest Pick-Up Time: 12:00 pm
 Earliest Delivery: 8:00 am, 10:30 am, 1:30 pm
 Next Day Delivery Guarantee: Yes
 Saturday Delivery: Yes
 Comments: Time and delivery territories are approximate, please call the service provider for specific information.





utilities 8

UTILITIES: CITY OF LANGLEY

economical and abundant

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.

The City of Langley, as part of Metro Vancouver, shares in this abundant resource.

WATER

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 and are responsible for water mains and quality once it enters municipal mains. The source water for the City of Langley primarily comes from the Coquitlam watershed, and is then stored in basins within the City limits.

SEWER AND DRAINAGE

The *Greater Vancouver Sewerage and Drainage Act* of 1956 forms the basis for the present regional authority. The District is responsible for the construction, maintenance, and the operation of major trunk and interceptor sewers, pumping stations and waste-water treatment plants through the Lower Mainland. The District is divided into four sewerage areas, and the City of Langley 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 2014 are 7.52 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 11.27 cents per kWh for the balance of the electricity used during the billing period. Visit BC.HYDRO.COM.

NATURAL GAS

Fortis BC supplies natural gas primarily for heating and hot water. As of 2014, residential rates are \$0.389 per day for the basic charge, plus a delivery charge of \$3.621/GJ, a midstream charge of \$1.303/GJ, and a cost of gas of \$3.781/GJ. Visit FORTISBC.COM.

TELEPHONE

Landline phone service is provided by Telus and Shaw. At Telus, the average residential rate for a single telephone line is \$30/month. Shaw is the same. 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 \$40 - \$45 per month.

OTHER MUNICIPAL SERVICES

GARBAGE COLLECTION & RECYCLING:

The City of Langley contracts out its solid waste collection services. Recycling services are provided by the non-profit, [Multi Material BC \(MMBC\)](#). As part of an effort to reduce waste and encourage recycling, single family homes may place unlimited recycling and green waste, including food scraps, at the curbside every week. Residents may also place two containers of garbage, displacing not more than 80 litres each, at the curbside every second week. Extra containers can be placed out for collection if they are affixed with an extra item sticker. Stickers are available Langley City Hall, Timms Community Centre and Douglas Recreation Centre. To learn more about the City of Langley's Garbage and Recycling program, visit city.langley.bc.ca.

There are also two Waste Transfer Stations in the area: one at 192 and 97th Street in Surrey and another at 1070 272nd 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 56th Avenue in Aldergrove (www.lapsbc.ca). Requests for non-emergency services related to barking dogs and unlicensed dogs are assigned to the City's Bylaw Enforcement Officers.

Utility

WATER & SEWER

Water Availability Major Source:

Coquitlam Watershed, Capilano Lake and Seymour Lake

% of Population served from the source:

100% approx.

Water Treatment

Name of Provider:

Metro Vancouver:
Greater Vancouver Water District (GVWD)
419 Million Gallons per Day (District)

Rated Capacity:

Average Daily Demand:

Peak Demand:

Consumption:

- Annual Flat Fee

- Basic Rate

Cost per 1000 Gallons

- Industrial Users:

n/a
487 Million Gallons per Day (District)

\$50 (City of Langley)
\$1.12 per cubic meter (City of Langley)

10% discount if the bill is paid within 30 days

Sewer Connection Fee

- Industrial Users:

n/a

Sewer Treatment

Provider:

Type of Service:

Rated Capacity:

Average Daily Demand (mgd):

Peak Demand:

Cost per 1000 Gallons:

Sewer Connection Fee:

Consumption

- Annual Flat Fee

- Basic Rate

* Based on 80% of water consumption.

Metro Vancouver:
Greater Vancouver Water District (GVWD)
Not Available

327 Million Gallons per Day (District)

327 Million Gallons per Day (District)

n/a

n/a

n/a

\$50 (City of Langley)

\$0.90 per cubic meter * (City of Langley)

SOURCE: 2014, *Metro Vancouver* and *City of Langley*

SITE SELECTOR DATABASE

ELECTRIC POWER

Provider: BC Hydro (www.bchydro.com)
Communities Served: -Serves 94% of all British Columbia's residents including Vancouver CMA.

Company-Net Importer or Exporter of Power: -Net Exporter
% of Reserve Margin Including Generation & Net Purchases: -8% as per WSCC guidelines plus an additional 8% surplus

Average Electrical Service Availability Index
- Most Recent Year: -99.961
Average Electrical Service Availability Index
- Last Five Years: - 99.967

Name of 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 - \$CDN (2014) - BUSINESS RATES
Among the Lowest in North America.

SMALL GENERAL SERVICE RATE

Basic Charge (per day)	\$0.2129
Energy Charge (per kWh)	\$0.1012
Minimum Charge (per day (equal to the Basic Charge))	\$0.2129
Discounts:	available
Rate Rider:	5%

MEDIUM GENERAL SERVICE RATE

Visit [BC Hydro](#) for more information

LARGE GENERAL SERVICE RATE

Visit [BC Hydro](#) or more information

TRANSMISSION RATE

Visit [BC Hydro](#) or more information

SOURCE: 2014, [BC Hydro](#)

NATURAL GAS

Provider: Fortis BC (www.fortisbc.com)
Rate Territory: Lower Mainland: For Business

7 Rate Classes Available
RATE 2: (less than 2000 GJ annually):
Basic Charge: \$0.8161 per day

RATE 3: (more than 2000 GJ annually):
Basic Charge (per day) \$4.3538
Delivery charge per GJ \$2.479
Midstream charge per GJ \$1.114
Cost of gas per GJ \$3.781

SOURCE: 2014, [Fortis BC](#)

TELECOMMUNICATIONS

Provider: Telus (www.telus.com)
Address: #5-3777 Kingsway, Burnaby, BC V5H 3Z7

Service Characteristics of the Office

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

LANDFILL & WASTE MANAGEMENT

Nearest Licenced Hazardous Waste Disposal Site
- There are no hazardous waste disposal sites in British Columbia.

No. of Licensed Hazardous Waste Haulers

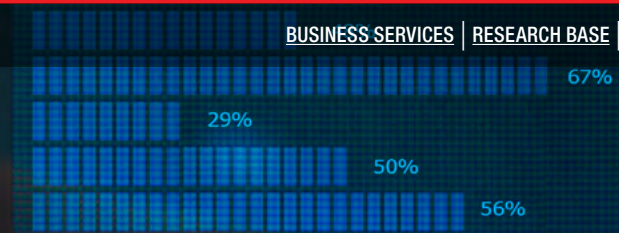
Serving the Area (District): 78

Landfill Location(s)

Burnaby Incinerator	- No constraints/Capacity Left - No plans for new capacity
Cache Creek Landfill	- 25 years of Capacity (expanded in 2010)
Vancouver Landfill (located in Delta)	- 25 years of Capacity Left - approved expansion/development of Gas Production System

SOURCE: 2014, [City of Vancouver](#), and [Metro Vancouver](#)



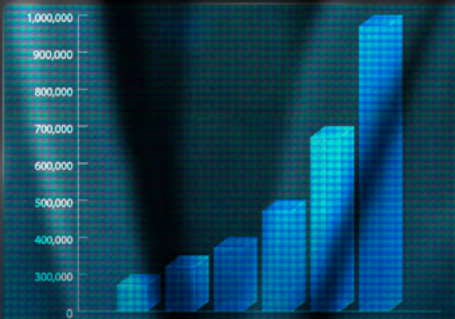


Technology is not equivalent to the money. When we are seeking the answer of "the business owner that" that which provides it is not itself a free that can be shared at the other level.

But this much remains correct: modern means to an end. That is why the testing of technology conditions every attempt the right relation to technology.

Technology is not equivalent to the money. When we are seeking the answer of "the business owner that" that which provides it is not itself a free that can be shared at the other level.

But this much remains correct: modern means to an end. That is why the testing of technology conditions every attempt the right relation to technology.



business resources 9

RESOURCES: CITY OF LANGLEY

services and support

The City of Langley, as part of Metro Vancouver, enjoys easy access to a variety of amenities, business services, and organizations.

Business Services

CITY OF LANGLEY

The City of Langley is dedicated to providing full-circle customer service for prospective business investors. If you don't find what you need easily, city staff will help you get what you need to make your relocation experience a smooth and enjoyable venture. Visit: city.langley.bc.ca

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.



SITE SELECTOR DATABASE

Research Base (Metro Vancouver)

Kwantlen Polytechnic University:

Provides research support and funding / scholarships in a variety of areas, including Psychology, Statistics, Ethics, Accounting and more.

University of British Columbia:

Allan McGavin Sports Medicine Centre (Medical); Atherosclerosis Specialty Laboratory (Medical); Biomedical Research Centre (Medical); Biotechnology Laboratory (Genetics) Botanical Garden (Botany); Centre for Human Settlements (Community Development); Coal and Mineral Processing Laboratory (Mining); Committee on Polar and Alpine Research (Environmental/Social); Fisheries Centre (Fisheries); G.F. Strong Research Laboratory for Medical Research (Medical); Herbarium (Botany); Institute for Resources and Environment (Environmental); Institute of Applied Mathematics (IAM) (Mathematics); Institute of Asian Research (Social/Economic); Institute of International Relations (International Relations); Interdisciplinary Hydrology Programme (Environmental); Kinsmen Laboratory of Neurological Research (Medical); Laboratories of Neurophysiology (Physiology); McDonald Research Wing (Medical); Mineral Deposit Research Unit (Mining); Museum of Anthropology (Anthropology); Poultry Research Centre (Poultry); Sustainable Development Research Institute (Environmental); VGH/UBC Eye Care Centre (Medical); Bioinformatics Centre (Medical)

Non-Profit Research Facilities:

B.C. Research Inc. (BCRI) (Environmental/Engineering); British Columbia Cancer Research Centre (Medical); Department of Cancer Endocrinology (Medical); Forintek Canada Corporation (Forestry); Terry Fox Laboratory for Hematology/Oncology (Medical); The Fraser Institute (Economic/Policy); Vancouver Aquarium Research Department (Marine Biology); Vancouver Cancer Centre (Medical); Canada's Michael Smith Genome Sciences Centre (Medical); Advanced Therapeutics (Medical)

Government Research Facilities:

BC Research Institute for Child and Family Health-Cytogenetics (Biology); Fisheries and Oceans Canada (Fisheries); Fisheries Research and Development Section (Government/University: Fisheries); Cancer Imaging (Medical); Canadian HIV Trials Network (Government/Non-profit: Medical- facilitates HIV/AIDS clinical trial activity in Canada); SARS Accelerated Vaccine Initiative (SAVI) (Government/Nonprofit/University: Medical - working to fast-track the development of a SARS vaccine); BCNET (Innovation Infrastructure - provides higher learn-

TOURISM LANGLEY

Tourism Langley provides business and marketing support for tourism businesses. Visit tourism-langley.ca.

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 the resources, skills and businesses. Learn more about what make 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

SERVICE CANADA

Service Canada a department of the Canadian Government that provides information on employment insurance, hiring, education, funding, and other resources for employers, employees and immigrants. Visit servicecanada.gc.ca.

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: www.wd.gc.ca.

COMMUNITY FUTURES DEVELOPMENT ASSOCIATION OF B.C.

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, Self Employment Program (SEP), Workshops & Coaching, Visit communityfutures.ca or the local branch: southfraser.com.

BUSINESS DEVELOPMENT BANK OF CANADA

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

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, and TD/Canada Trust.

MEDIA

In addition to [*The Vancouver Sun*](#) and [*The Province*](#), two local newspapers serve the City: the [*Langley Times*](#) (twice weekly) and the [*Langley Advance*](#) (twice weekly).



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

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

Community Services

SERVICE CLUBS AND ORGANIZATIONS

Langley's clubs and organizations cover the full spectrum of interests, with something for nearly everyone's taste. Service groups such as the Elks Club, Kinsmen and Kinettes Clubs, Lions Club and Rotary Club are well represented in the area. Whether it's gardening, pets, chess, camera, Oddfellows, Brownies or bridge, there are clubs and associations for all ages and all interests.

SENIORS RESOURCE CENTRE

Established in 1980, 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. There is also 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 Lions Senior Citizens Housing Society](#) sponsors housing complexes for seniors throughout the Langley area totalling about 700 units, much of which is subsidized. Public and private facilities, including [Highland Lodge](#), [Langley Lodge](#), [Magnolia Gardens](#), and [Manoah Manor](#), provide another 200 plus housing units for seniors. Please

SITE SELECTOR DATABASE

ing institutions, research facilities and health organizations in the province of British Columbia with access to the provincial high-speed research network)

Simon Fraser University:

Behavioural Ecology Research Group (Environmental); Centre for Environmental Biology (Environmental/Pest Management); Centre for Policy Research on Science and Technology (Technology/Policy); Centre for the Study of Government and Business (Government); Chemical Ecology Research Group (Environmental); Environmental Physiology Unit (Physiology); Gerontology Research Centre (Gerontology); Institute of Fisheries Analysis (Fisheries); Institute of Molecular Biology and Biochemistry (Genetics); Laboratory for Computer and Communications Research (Computers); Medical Biophysics Department (Medical)

University/Industry Research Facilities:

Canadian Genetic Diseases Network (Medical); Centre for Metallurgical Process Engineering (Metals); TRIUMF (University: Physics); Brain Research Centre (University: Medical); BC Institute of Technology, Photovoltaic Energy Applied Research Lab (PEARL) (University: Energy Technologies)

SOURCE: Leading Edge BC

Business Support Services (Metro Vancouver)

Number of Business Support Services	
Tool & Die:	24
Machine Shop:	200
Welding:	207
Office Equipment Service & Repair:	103
Temporary Employment Services:	160
No. Import/Export Brokers:	110
No. of International Courier Services:	83
No. Freight Forwarders:	n/a



contact the British Columbia Housing Management Company for more information: www.bchousing.org.

LANGLEY COMMUNITY SERVICES

Langley Community Services Society (LCSS) provide residents with counselling, family services, education, settlement, integration and substance use services, and the provision of information and resources, like information on registered daycares. 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.

LANGLEY ARTS COUNCIL

The Langley Arts Council is 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. Thirty organizations are currently affiliated with the Council, which meets every third Wednesday of the month to review the activities of member groups. Visit langleyarts.org.

LANGLEY COMMUNITY MUSIC SCHOOL

In 2001, the Langley Community Music School opened a \$2.1 million facility at 4899 - 207 Street in City Park. The 1,798 square metre (19,354 square feet) facility includes a 210-seat recital hall, a large classroom and numerous studios and offices. Visit langleymusic.com.

SITE SELECTOR DATABASE

International Resources

INTERNATIONAL SUPPORT SERVICES (METRO VANCOUVER)

Foreign Banks with Local Branches or Offices	17
Import/Export Brokers	110
International Courier Services	83
Language Translation Firms	48
Freight Forwarders	n/a

INTERNATIONAL BUSINESS ASSOCIATIONS

Business Association:	n/a
- Country Orientation:	
- Contact Name:	
- Title:	
- Address:	
- City:	
- Postal Code:	
- Phone Number:	
- No. of Members:	
- Comments:	

FINANCIAL

Foreign Banks w/Branches or Offices in the Area:	17
Canadian Banks in the Area w/International Departments:	n/a
US Banks in the Area w/International Departments:	n/a
Foreign Consulates by Country	
- Country:	
- Orientation:	
- Address:	
- City:	
- Postal Code:	
- Phone #:	
- Description:	
- Comments:	

LANGUAGES

MOTHER TONGUE	
English	20,705
French	335
Other	3,365
German	375
Spanish	315

SITE SELECTOR DATABASE

Sino-Tibetan, n.i.e.	295
Korean	235
Tagalog (Filipino)	180
Dutch	175
Mandarin	155
Polish	125
Vietnamese	125
Punjabi	110
Chinese, n.o.s.	100

Schools w/Instruction Solely
 in another Language: n/a

No. of Language Translation
 Firms in the Area: 3
SOURCE: 2011, Statistics Canada, (accessed 2014)

AIR TRANSPORTATION SERVICE TO SPECIFIC COUNTRIES/REGIONS

Name of Closest International Airport
- Abbotsford International Airport
 Distance to Airport 25 Kilometres / 15 Miles
 - Non-stops to BC Cities: Vancouver, Victoria, Nanaimo; Alberta Cities:
 Calgary, Edmonton; Mexican Cities: Puerto Vallarta
 - Connecting Flights across Canada, USA, Mexico, Cuba and Caribbean
SOURCE: 2014, Abbotsford International Airport

Name of Closest International Airport
- Vancouver International Airport
 Distance to Airport 50 Kilometres / 31 Miles
 - Canadian/US destinations 75
 - International destinations 33
SOURCE: 2014, Vancouver International Airport

Name of Closest International Airport
- Bellingham International Airport
 Distance to Airport 50 Kilometres / 30 Miles
 - Flights by Alaskan Airlines, Allegiant Air, and Frontier Airlines
SOURCE: Bellingham International Airport



LANGLEY CITY LIBRARY

The Fraser Valley Regional Library has one branch in the City of Langley, located at 20399 Douglas Crescent in the downtown core. (There are also numerous Library branches throughout the Township of Langley).

The City Library offers a variety of programs and services for children and adults. The extensive information resources include books, newspapers, magazines, telephone and business directories, maps and pamphlets, vehicle

repair manuals, large print books, language kits, books in other languages, legal guides, encyclopedias audio 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, printing and other uses.

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



LANGLEY CITY COUNCIL (LEFT TO RIGHT):
COUNCILLORS JACK ARNOLD, PAUL ALBRECHT, RUDY STORTEBOOM,
MAYOR TED SCHAFFER, COUNCILLORS GAYLE MARTIN, VAL VAN DEN BROEK, AND DAVE HALL.

government 10

GOVERNMENT

business-friendly government

The City of Langley is “Open for business.”

The 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.

Municipal Government

Municipal government in British Columbia consists of an elected Mayor and Council that serve three-year terms. The Mayor and Councillors are responsible for establishing policies for the community and passing bylaws based on these policies. Elections are held throughout the province every fourth year on the third Saturday in November, and the next election is scheduled for 2018.

While the Mayor and Councillors are responsible for establishing policy, 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, to name only a few.

CITY OF LANGLEY: SENIOR MUNICIPAL OFFICIALS

Chief Administrative Officer:	F. Cheung
Director of Corporate Services:	D. Leite
Director of Engineering, Parks and Environment:	R. Bomhof
Director of Development Services and Economic Development:	G. Minchuk



Director of Recreation, Culture
and Community Services: K. Hilton
Chief Building/License Inspector: D. Zahara
Fire Chief: R. Thompson
RCMP Superintendent: M. Power

Regional Government

www.metrovancouver.org

The City of Langley is part of the *Metro Vancouver*, the regional governmental body that administers several services, such as regional planning, water and sewage treatment, solid waste and recycling, regional parks and transportation. Metro Vancouver is a political body and corporate entity operating on behalf of 23 member municipalities. Metro Vancouver is comprised of four separate corporate entities: Greater Vancouver Regional District (GVRD), Greater Vancouver Sewerage & Drainage District (GVS&DD), 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 38 directors, each of whom is an elected councillor from one of the municipal or First Nations councils.

For more information about Metro Vancouver and its activities, visit metrovancouver.org.

Provincial Government

www.gov.bc.ca

The province is committed to ensuring that BC offers a highly competitive business climate that allows small businesses, investors, entrepreneurs and job creators to succeed and prosper. More information on the most current and popular services and information for BC businesses can be found on their website.

Federal Government

canada.ca

Information and business resources can be found through the Government of Canada website.



Government

City Government

Form (Structure): City (Mayor/Council)
No. of Elected Officials: 7
Mayor
- Name: Ted Schaffer
- Year Elected: November 14
- Next Election Date: third Saturday in November, 2018
Councillors: Jack Arnold, Paul Albrecht, Rudy Storteboom, Gayle Martin, Val Van den Broek, and Dave Hall.

Chief Administrative Officer: Francis Cheung

Regional District Government (Similar to US County)

Name of Regional District: Metro Vancouver
Form (Structure): Regional (Board of Directors)
No. of Officials: 23 member municipalities
- Next Election Date: third Saturday in November, 2014
Regional District Manager/CAO: Greg Moore, Metro Vancouver Board Chair

Provincial Government (Similar to US State Government)

Form: British Parliamentary
No. of Elected Officials:
- Legislature Assembly (MLAs): 34 members
How often does the legislature convene?
The legislature convenes from February May and from Oct. to Nov.

Premier (Similar to US Governor)

Name: Christie Clark
Party Affiliation: British Columbia Liberal Party
Year Elected: 2013
Current Term Expiration Date: June 2013
Allowed to Run for Another Term: Yes
Next Election Date: May 2017

SITE SELECTOR DATABASE

Provincial Government Representation

Total Members of Legislative Assembly

-(MLAs) Serving the Area 2

MLAs by Electoral District

Electoral District Name: Langley

- Name of MLA: Mary Polak

- Party Affiliation: British Columbia Liberal Party

Electoral District Name: Fort Langley-Aldergrove

- Name of MLA: Rich Coleman

- Party Affiliation: British Columbia Liberal Party

Federal Government Representation

Members of Parliament Representing the Area: 1

Members of Parliament (MPs) Serving the Area by Riding

Riding Name: Langley

- Name of MP: Mark Warawa

- Party Affiliation: Conservative Party of Canada

- Year Elected: 2011

- Current Term Expiration Date: November 2015

- Next Election Date: On or Before October 15, 2015

Senators

In Canada, there are ordinarily 105 Senators appointed by the Governor General on the advice of the Prime Minister. Senators are chosen to represent the various provinces and territories of Canada and are appointed until the age of 75. British Columbia currently has six senators: Larry Campbell, Mobina Jaffer, Nancy Green Raine, Gerry St. Germain, Yonah Martin, and Richard Neufeld.

SOURCE: 2014, Wikipedia and Government of Canada





taxation 11

TAXATION reducing taxes

The City of Langley, the Province of BC, and the Government of Canada are all committed to reducing taxation.

- *The City of Langley consistently keeps tax increases at a minimum. In fact, the City of Langley has the lowest commercial to residential tax ratios in Metro Vancouver (2014 NAIOP Development Cost Survey)*
- *There are no provincial payroll taxes, no capital tax, and no property tax on most production machinery or equipment.*
- *Federal tax laws only require employers to pay 4.95% of payroll for social security taxes and 2.63% for employment insurance.*
- *Tax credits to train employees are also available.*

Taxation

THE FOLLOWING DATA IS THE SAME FOR ALL COMMUNITIES IN BRITISH COLUMBIA

* SOURCE: 2014, KPMG

Income Tax

CORPORATE INCOME TAX/FRANCHISE TAX

	Small Business	Mfg	Non-Mfg
Federal			
Rate (range)	11.0%	15%	15%
Formula (e.g. Sales, Property & Payroll)	N/A	N/A	N/A
Accelerated Depreciation permitted	Yes	Yes	Yes

	Small Business	Mfg	Non-Mfg
Provincial			
Rate (range)	2.5%	11%	11%
Formula (e.g. Sales, Property & Payroll) Sales & Payroll	Sales & Payroll	Sales & Payroll	Sales & Payroll
Federal Tax Deductible	No	No	No

Local
British Columbia has no local corporate income taxes.

Total Federal and Provincial Corporate Income Tax	Small Business	Mfg	Non-Mfg
	13.5%	26.0%	26.0%

PERSONAL INCOME TAX RATE (RANGE)

	Federal	Provincial (State)	Local
Capital Gains	7.50% - 14.50%	2.53% - 7.35%	N/A
Earned Income	15.00% - 29.00%	5.06% - 14.70%	N/A
Unearned Income (e.g. Dividend)	0.00% - 14.55%	0.00% - 3.92%	N/A

SOURCE: 2014 Trade & Invest BC, Economic Regional Profiles

LOCAL OCCUPATION TAX (PAID BY EMPLOYEE)

Not Applicable

LOCAL WAGE TAX (PAID BY EMPLOYER)

Not Applicable

Sales Tax

SALES/USE TAX RATE RATE

Federal (Goods and Service Tax) — GST
- 5%

* GST on business inputs is fully recoverable

Local - N/A

* British Columbia has no local sales tax

Provincial (State) Sales Tax — PST

- 7%

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

Visit the [Government of BC](#)

Total (Effective Combined Rate) Business

- 12%

* GST on business inputs is fully recoverable

SALES/USE TAX RATE BY UTILITY

Electric Power	5% GST is fully recoverable
Natural Gas	5% GST is fully recoverable
Fuel Oil	5% GST is fully recoverable
Water	0%
Sewer	0%
Hazardous Waste	5% GST is fully recoverable

TELEPHONE SUBJECT TO SALE/USE TAX

Type	Rate
Local	5% GST is fully recoverable
Long Distance In State	5%
Long Distance Out of State	5%

* Toll free inbound service is tax-exempt. GST is fully recoverable.

* Toll free inbound service is tax-exempt. GST is fully recoverable.

MACHINERY & EQUIPMENT SUBJECT TO SALES/USE TAX

Type	Rate
Production	0%
Non-Production	7%
Pollution Control	0%
Office Furniture/Fixtures/Equipment	0%

* Equipment used directly in software development is tax exempt. GST is fully recoverable

* GST is fully recoverable

* GST is fully recoverable



SALES/USE TAX ON TANGIBLE PROPERTY

Type	Rate
Office Building	
Construction Materials	7%
* GST is fully recoverable	
Industrial Building	
Construction Materials	7%
* GST is fully recoverable	
Manufacturers' Raw Materials	0%
* No sales/use tax on manufacturer's raw materials.	
Standard Software	7%
* GST is fully recoverable	
Custom Software	7%
* GST is fully recoverable	

SALES/USE TAX ON INTANGIBLE PROPERTY

Type	Rate
Accounts Receivable	0%
Capital Stock	0%
Stock/Bond Transaction Fee	0%

Property Taxes

PERSONAL PROPERTY TAX RATES:

\$ per \$1000 Assessed Personal Property (M&E, Inventory, other) - Municipal
- British Columbia does not have personal property taxes.

PROVINCIAL PROPERTY TAX EFFECTIVE RATE:

\$ PER \$1000

Not Applicable: School, Hospital, and other Provincial-level property tax rates are included in the Real Property Tax Rates

REGIONAL TAX REQUISITIONS

Regional Tax Rates for Metro Vancouver (otherwise known as the Greater Vancouver Regional District (GVRD)) are indicated in the next chart on Municipal Property Tax Rates. See GVRD.

MUNICIPAL PROPERTY TAX RATES

Property Class	General	GVRD	School	GVTA	BCAA	MFA	Total
Residential	3.8857	0.0612	1.9622	0.3315	0.0619	0.0002	6.3027
Utility	40.0000	0.2141	13.6000	2.7417	0.5115	0.0007	57.0680
Support Housing	3.8857	0.0612	0.1000	1.5232	0.0000	0.0002	5.5703
Light Industry	9.8114	0.2080	6.0000	1.7007	0.1755	0.0007	17.8963
Business/Other	8.8827	0.1499	6.0000	1.4508	0.1755	0.0005	16.6594
Rec/Non-profit	8.8827	0.0612	3.4000	0.3170	0.0619	0.0002	12.7230

* dollars of tax per \$1,000 taxable value (2014)

Downtown Revitalization
Business Improvement Area Levy \$1.01259 (2014)

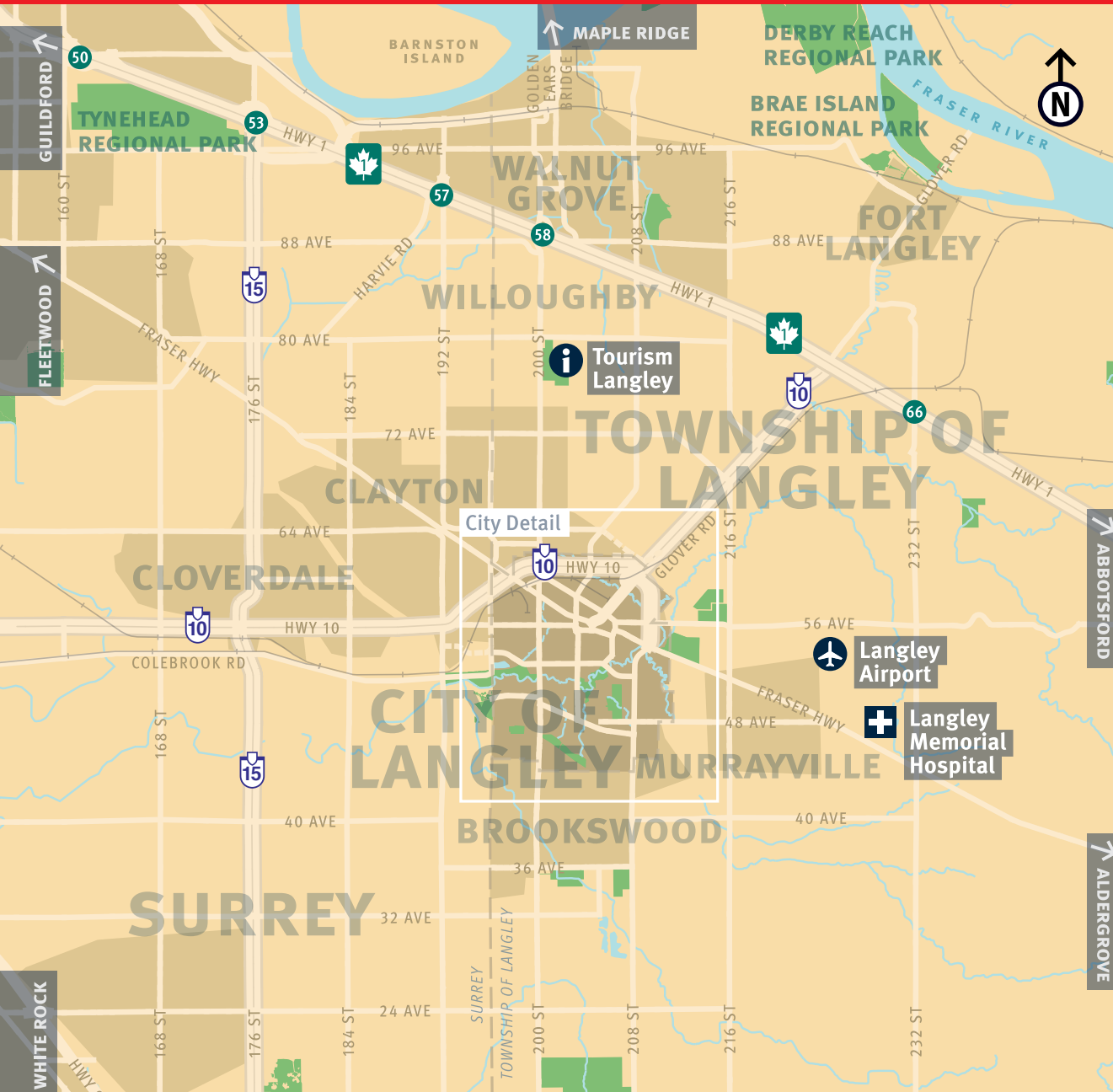
SOURCE: 2014, City of Langley

MUNICIPAL PROPERTY TAX RATES:

\$ per \$1000 of Assessed Property
(Land/Buildings)

Municipality	Business	Light Industry	Major Industry	Residential
Vancouver	16.22554	21.21011	42.16658	3.71677
Surrey	15.00537	19.25602	20.59035	4.60163
Maple Ridge	20.2541	25.2395	46.4228	6.7711
Langley Township	17.84514	22.90636	18.01006	5.69048
Langley City	16.8007	22.7995	8.9764	6.2227

SOURCE: 2013 Property Tax Rates, Metro Vancouver (accessed 2014)



KEY CONTACTS

MUNICIPAL SERVICES

City Hall (20399 Douglas Crescent)	604-514-2800
RCMP (non-emergency)	604-532-3200
Langley City Fire-Rescue Service (non emergency)	604-514-2880
Al Anderson Memorial Pool (outdoor) - 4949 – 207 Street	604-534-3017

LIBRARIES

Langley City Library 20399 Douglas Crescent	604-534-3284
--	--------------

EDUCATION

Langley School District #35	604-534-7891
Kwantlen University College	604-599-2100
Trinity Western University	604-513-2019
Langley Education Centre	604-534-7155
Langley Community Music School	604-534-2848

HEALTH ORGANIZATIONS

Langley Memorial Hospital - 22051 Fraser Highway	604-534-4121
South Fraser Health Region (Langley Health Unit) - 22033 Fraser Highway	604-532-2300

CHAMBER OF COMMERCE

Greater Langley (www.langleychamber.com)	604-530-6656
--	--------------

DOWNTOWN LANGLEY BUSINESS ASSOCIATION

Downtown Langley Business Association (DLBA) (www.downtownlangley.com)	604-539-0133
--	--------------

TOURISM LANGLEY

www.tourism-langley.com	604-888-1477
--	--------------

OTHER GOVERNMENT ORGANIZATIONS

Township of Langley (www.tol.ca)	604-534-3211
City of Surrey (www.surrey.ca)	604-591-4011
Metro Vancouver Regional District (metrovancover.org)	604-432-6200

MAPS CAN BE DOWNLOADED AT CITY.LANGLEY.BC.CA

STRATEGIC ADVANTAGES

- **CENTRAL LOCATION:** At the heart of the Lower Mainland, the City of Langley connects to major highways, the US border crossing, and the new Golden Ears bridge
- **GROWING POPULATION:**
 - 275,000 people in trade area
 - 16.6% growth in area
 - projected to double by 2026
- **TRADE POTENTIAL:** \$3.84 Billion in trading potential
- **AFFLUENT DEMOGRAPHICS:**
Household Income: \$95,477 in the Primary Trade Area, compared to BC average: \$81,595
- **LOW COSTS:**
 - **LOWEST COMMERCIAL TO RESIDENTIAL TAX RATIOS IN METRO VANCOUVER** (2014 NAIOP Development Cost Survey)
 - **LEASE RATES:** One of the lowest commercial and industrial land costs and lease rates in Metro Vancouver: \$7-\$9 per square foot.
(2014 Colliers Market Report)
- **FAST APPROVAL TIMES:** The City of Langley's streamlined approvals are one the best in Metro Vancouver.
(2014 NAIOP Development Cost Survey)
- **AWARD WINNING LOCAL GOVERNMENT**
- **SUPPORTIVE BUSINESS COMMUNITY**



CITY OF
LANGLEY



LANGLEY CITY HALL
20399 Douglas Crescent
Langley V3A 4B3
TEL: 604-514-2800
FAX: 604-539-0194
EMAIL: info@city.langley.bc.ca

city.langley.bc.ca