



City of Langley turning vision into action



“Dead centre of the entire region, the City of Langley is a great strategic location and a great place to do business. The City of Langley reviewed, processed and approved our Development Permit Application in 13 days! That has to be a record!”

CHRISTIAN CHIA, PRESIDENT/CEO,
OPENROAD AUTO GROUP LTD

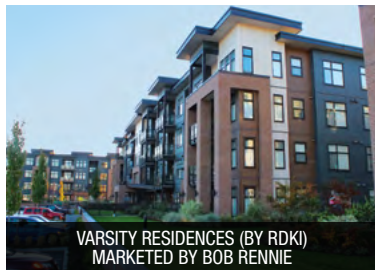
PORSCHE



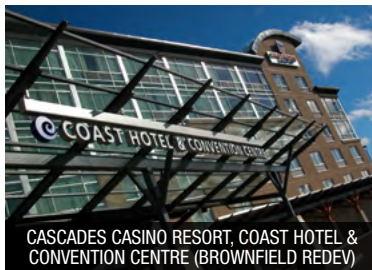
“THE COLLECTION” — AUDI, BMW, INFINITI, JAGUAR, LAND ROVER, MERCEDES-BENZ, AND PORSCHE ... *Canada’s First Luxury Auto Mall*



CACTUS CLUB CAFE LANGLEY
(BROWNFIELD REDEVELOPMENT)



VARSITY RESIDENCES (BY RDKI)
MARKETED BY BOB RENNIE



CASCADES CASINO RESORT, COAST HOTEL &
CONVENTION CENTRE (BROWNFIELD REDEV)



NEW MCBURNEY PLAZA
DOWNTOWN LANGLEY

Great Developments and Award-Winning Success make the City of Langley ... *the place to be*

“We chose the City of Langley to build a world class restaurant in the best location within the marketplace.”

JIM STEWART, EXECUTIVE VICE PRESIDENT, CACTUS CLUB RESTAURANTS

“If I had to describe the City of Langley in two words, its ‘future proofing.’ They build for tomorrow, not just for today.”

BOB RENNIE, RENNIE MARKETING SYSTEMS

Come and discover what makes
the City of Langley the place to be!

And ask about our Business Sector Profiles.
Visit www.city.langley.bc.ca

T: 604 514 2800 | E: info@langleycity.ca



AWARD WINNING SUCCESS

- 2015 Sustainable Communities Award, Federation of Canadian Municipalities
- 2014 UBCM Open for Business Award: BC Small Business
- 2014 BCEDA Community Award: Brownfield Redevelopment Strategy
- 2013 CUI Brownie Award: Brownfield Redevelopment Strategy
- 2013 UBCM Open for Business Award: BC Small Business
- 2013 NAIOP Municipal Excellence Award
- 2013 CUI Brownie Award: Brownfield Redevelopment Strategy
- 2013 UBCM Open for Business Award: BC Small Business
- 2013 NAIOP Municipal Excellence Award
- 2010 PIBC Award of Excellence: Downtown Master Plan
- 2009 EDABC Award: Downtown Master Plan

STRATEGIC ADVANTAGES

- CENTRAL LOCATION: Heart of BC’s Lower Mainland
- GROWING POPULATION: - 275,000 people in trade area - 16.6% averaged growth in trade area - project to double by 2026
- TRADE POTENTIAL: \$3.84 billion in trade area
- AFFLUENT DEMOGRAPHICS: Household Income: \$95,477 in Primary Trade Area — higher than BC average: \$81,595
- LOW LEASE RATES: \$7 – \$9 (2014 Colliers Market Report)
- LOWEST TAX: commercial to residential taxes in Metro Vancouver (2014 NAIOP)
- FAST APPROVAL TIMES: one of the best in Metro Vancouver (2014 NAIOP)
- PROGRESSIVE DEVELOPMENT
- SUPPORTIVE Business Community and Local Government

City of Langley

POPULATION: 26,500

CENTRAL LOCATION

Centrally located in the Lower Mainland, the City of Langley is situated among the province's top investment towns in Metro Vancouver, according to The Real Estate Investment Network's (REIN™). The area provides convenient access to 4 USA border crossings, 2 international airports (including a local municipal airport), international and regional railways, Canada's largest seaport and a comprehensive highway network.

GROWING POPULATION

While the City of Langley is only 10 square kilometers with a population of about 26,500, it enjoys a much larger trading population of about 275,000 people within 15 km (2012, *Retail Trade Area Analysis, Colliers International*). Averaged area growth over the last census period was about 16.6% and population projections in the area are expected to double by 2026, according to the Real Estate Investment Network. The City of Langley is also part of Metro Vancouver with a population of 2.3 million, and neighbours an additional population of 278,000 in the Fraser Valley.

STRONG MARKET

The City of Langley, which is designated as one of Metro Vancouver's Regional City Centres, provides a trading expenditure potential of \$3.38 billion. (*Retail Trade Area Study, 2012*). Wealthy residents in the primary trade area show a household income of \$95,477, which is higher than BC average of \$81,595. High traffic counts of 52,000 vehicles per day demonstrate that the city is one of the most active industrial, commercial, and service land bases in the region. And as such, development, primarily in commercial and residential sectors, continues its upward trend. In fact, this area is designated to outperform other areas in the decade to come, according to the Real Estate Investment Network.

LOW COSTS

The City of Langley enjoys housing costs that are nearly 75% lower than the City of Vancouver (West) and retail leasing costs about 7 to 10 times less than Downtown Vancouver. An average single family detached home in the City of Langley is \$482,000, compared to \$1.8 million in Vancouver (West). (2014 BC Assessment Authority). Likewise, commercial lease space averages between \$10 to \$13/sq.ft. in Langley, whereas Downtown Vancouver retail space can be as

high as \$200/sq.ft. (*Colliers 2014 Market Report*). Taxes rates (commercial to residential) in the City of Langley are also the lowest in Metro Vancouver. (2014 NAIOP Development Cost Survey)

AMENITIES

The City of Langley enjoys access to a number of amenities and key infrastructure. The city enjoys one of the best shopping areas in the region; 300 acres of parks; popular entertainment facilities like the Cascades Casino and Convention Centre; and a world-class education system, including Kwantlen Polytechnic University and the world-renowned Langley Community Music School.

SUPERB LIFESTYLE

Above all else, the City of Langley is a great place to live, work and play. It is a warm, family-oriented community with the density and all the amenities of a major urban center, yet with close proximity to the rural countryside and wide, open spaces. With one of the highest standards of living in the world, the people here enjoy abundance and prosperity in a relaxed and friendly community.

STREAMLINED AND BUSINESS-FRIENDLY

In addition to receiving multiple awards for Municipal Excellence (NAIOP 2013) and "Open for Business" (UBCM 2013 and 2014), the City of Langley also remains one of the fastest in development approval processing. (2014 NAIOP).

PROGRESSIVE VISION FOR THE FUTURE

The City of Langley is the first community in BC to implement a Brownfield Redevelopment Strategy. This forward-thinking approach has earned the City multiple awards: the 2015 Sustainable Communities Award (FCM); the 2014 BCEDA Community Award, and the 2013 CUI Brownie Award. This strategy further complements the City's award-winning, visionary Downtown Master Plan (2010 PIBC and 2009 BDEDA awards).

CONTACT:

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