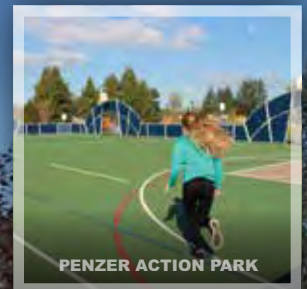
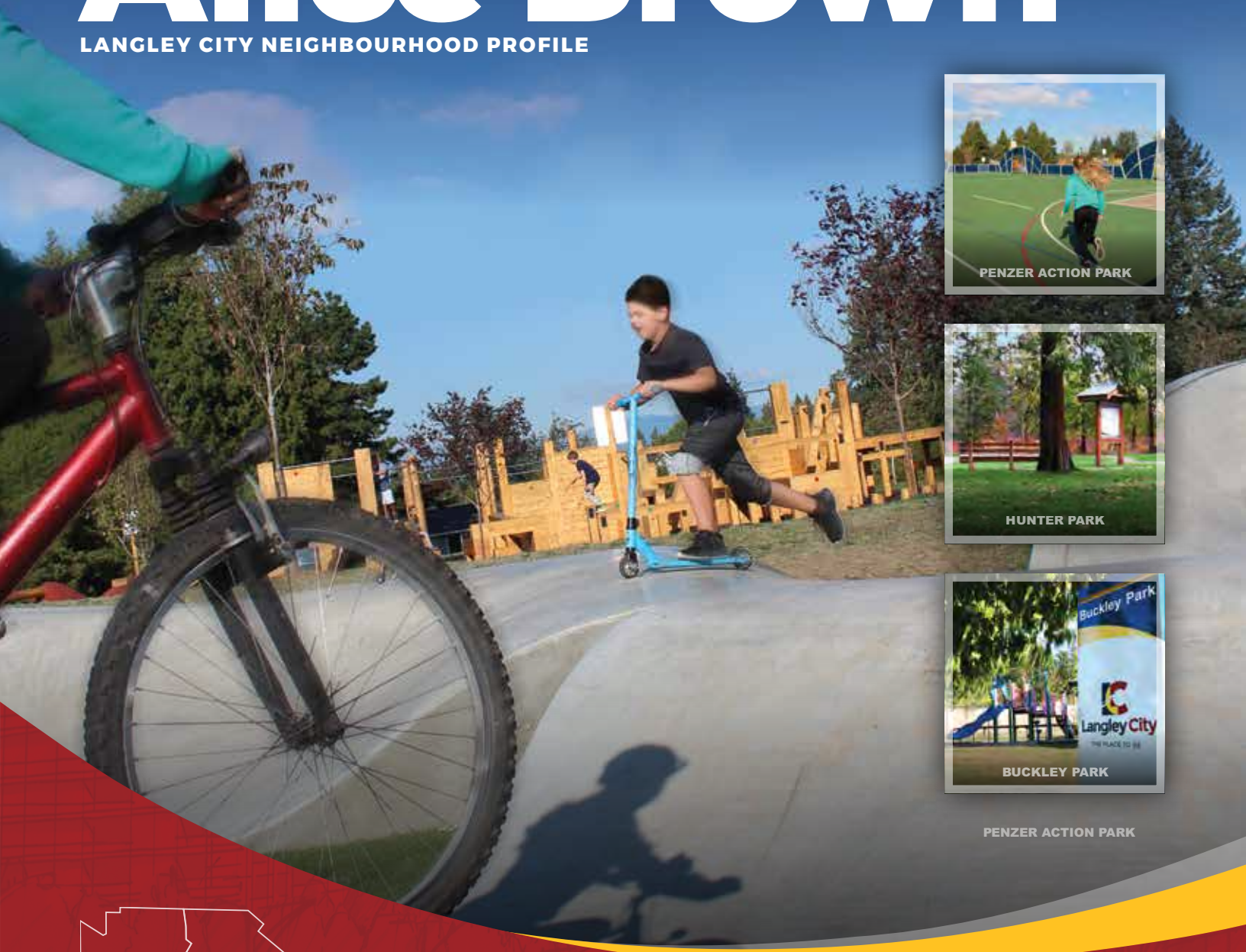


Discover Alice Brown

LANGLEY CITY NEIGHBOURHOOD PROFILE



PENZER ACTION PARK



HUNTER PARK



BUCKLEY PARK

PENZER ACTION PARK



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

to Welcome **Alice Brown** NEIGHBOURHOOD

Schools are central
to community life

Alice Brown neighbourhood surrounds Alice Brown
Elementary School located at 20011 44 Avenue.





ALICE BROWN POPULATION

1,715

OUT OF 25,885 PEOPLE
IN LANGLEY CITY OR
17% OF THE POPULATION



600

RESIDENCES

OUT OF 11,840 LANGLEY CITY
DWELLING UNITS OR
5% OF HOMES IN THE CITY



LAND AREA

7%

71.5 HA
OUT OF
1,025 HA
IN CITY



13.8%

PARKSPACE

+ BC HYDRO GREENSPACE
+ NEARBY PENZER ACTION PARK

Alice Brown is the City's smallest neighbourhood

Alice Brown is a well-established, stable community characterized by single family detached homes and park space. It is the City's smallest neighbourhood at 71.5 hectares or only 7% of the City's overall area. Other than Alice Brown Elementary School and Penzer Action Park at the border of the neighbourhood, Alice Brown is a quiet residential community.



The Alice Brown Neighbourhood is bordered by the greenspace along the BC Hydro right-of-way in the north around 47 Avenue, the City of Surrey at 196 Street in the west, the Township of Langley at about 44 Avenue in the south, and about 204 Street in the east.

Alice Brown is a quiet residential community with access to amenity-rich parkspace

Alice Brown is a tranquil neighbourhood consisting mostly of single family homes and park space.

Along the northern border of the Alice Brown neighbourhood are three notable greenspaces.

BUCKLEY PARK

Buckley Park is located at 196 Street, between 47 and 48 Avenue. It features a playground, two soccer fields with lights, and a natural wooded area with trails.

BC HYDRO GREENSPACE

The BC Hydro right-of-way offers acres of nature, with trails connecting to several Langley City parks and trails.

PENZER ACTION PARK

Penzer Action Park is located at the boundary of Alice Brown at 198C Street and 47 Avenue. The park includes a children's natural adventure playground, a multi-use sports court, a custom concrete pump track and parkour course — the largest parkour course in Canada!

HUNTER PARK

In the heart of the community, Hunter Park is located at 199 Street and 45A Avenue. This park is surrounded by mature trees and includes a grass meadow, trails, and a playground.



Alice Brown is a stable residential community

Land use in Alice Brown is predominately single family residential (63.4%) and parkland (13.8%). All homes are detached houses, with 82.5% designated as single family and another 17.5% as secondary suites or other apartment. Unlike other Langley City neighbourhoods, there is no multi-family residential zoning.

About 91% of homes were built in the 1970s and 1980s with only two housing starts in the last five years.

More residents (68%) stay in Alice Brown longer than 5 years, as compared to most other Langley City neighbourhoods, with 90% owning their home.




90% OWN
THEIR HOME
AND 68% STAY LONGER THAN 5 YEARS


AFFORDABLE HOUSING
SINGLE FAMILY HOUSING ASSESSMENTS WERE \$826,343 COMPARED TO \$828,267 IN THE CITY

HOMES BY PERIOD OF CONSTRUCTION

PERIOD	LANGLEY CITY		ALICE BROWN	
1960 or before	515	4%	35	6%
1961 to 1980	4,560	39%	495	83%
1981 to 1990	1,965	17%	45	8%
1991 to 2000	2,695	23%	25	4%
2001 to 2005	595	5%	0	0%
2006 to 2011	860	7%	0	0%
2011 to 2016	655	6%	0	0%
TOTAL	11,840	100%	600	100%

SINGLE FAMILY PROPERTY ASSESSMENTS 2018

AVERAGE ASSESSMENT	LANGLEY CITY		ALICE BROWN	
Land	\$724,020		\$731,212	
Improvements	\$104,246		\$95,131	
TOTAL	\$828,267		\$826,343	

HOUSING TENURE

TENURE	METRO VANCOUVER		LANGLEY CITY		ALICE BROWN	
Owned	612,005	64%	7,340	62%	540	90%
Rented	348,700	36%	4,505	38%	60	10%

DWELLING UNITS

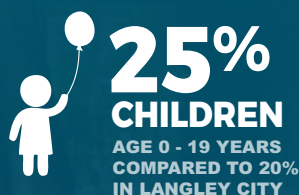
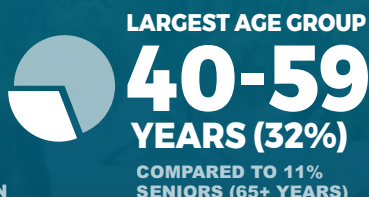
TYPE	LANGLEY CITY		ALICE BROWN	
Single Detached	2,735	23.1%	495	82.5%
Semi-Detached	315	2.7%	0	0%
Row House	1,090	9.2%	0	0%
Duplex	5	0.0%	0	0%
Apt >5 Storeys	40	0.3%	0	0%
Apt <5 Storeys	6,795	57.4%	0	0%
Other Apartment	855	7.2%	105	17.5%
Moveable	5	0.0%	0	0%
Total	11,840	100%	600	100.0%

BUILDING PERMITS 2013-2017

	LANGLEY CITY	ALICE BROWN
# of Permits	1,482	54
Total Value	\$283,047,871	\$2,663,267
Residential	\$179,090,065	\$2,663,267
Non-Residential	\$103,957,806	\$0
Housing Starts (SINGLE FAMILY)	71	2
Housing Starts (SUITES OR MULTI-FAMILY)	927	7
Housing Units Demolished	143	2

Alice Brown is a young family-oriented community

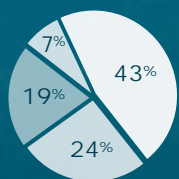
Alice Brown has 11% of Langley City's population, with 1,715 people out of 25,885. Alice Brown also has one of the lowest population densities with 2398.6 people/km² as opposed to 2533.6/km² in the City overall.



POPULATION BY AGE GROUP				
AGE	LANGLEY CITY		ALICE BROWN	
0 to 9	2,715	10%	200	12%
10 to 19	2,475	10%	230	13%
20 to 29	3,215	12%	205	12%
30 to 39	3,805	15%	230	13%
40 to 49	3,395	13%	270	16%
50 to 59	3,615	14%	275	16%
60 to 69	3,295	13%	205	12%
70 to 79	1,900	7%	85	5%
80 +	1,470	6%	15	1%
TOTAL	25,885	100%	1,715	100%

FAMILY HOUSEHOLDS				
POPULATION	LANGLEY CITY		ALICE BROWN	
Couples without children	2,980	43%	185	36%
Couples with children	2,600	38%	265	52%
Lone-parent families	1,335	19%	55	11%
Total Families	6,910	100%	510	100%
Average size	2.8		3	

Alice Brown residents enjoy good jobs with high incomes



GOOD JOBS
43%
BUSINESS & PROFESSIONAL

24% TRADES & MANUFACTURING
19% SALES & SERVICE
7% HEALTH & SCIENCES



STRONG EMPLOYMENT
5.7% UNEMPLOYMENT
COMPARED TO BC AT 6.7%



POST-SECONDARY EDUCATION
59%

COMPARED TO CITY AT 54.3%
(POPULATION 25+)



1.5X HIGHER INCOME
THAN LANGLEY CITY

AVERAGE HOUSEHOLD INCOME: \$106,411. HIGHER THAN METRO VANCOUVER: \$96,423

AVERAGE HOUSEHOLD INCOME

	BC	LANGLEY CITY	ALICE BROWN
Average Household	\$90,354	\$70,629	\$106,411
Median Household	\$69,979	\$60,357	\$101,777
\$100,000 and over	32%	23%	52%

EDUCATION ATTAINMENT

(FOR POPULATION 25+)	LANGLEY CITY		ALICE BROWN	
No Certificate/Diploma/Degree	1,915	13.5%	80	8.2%
High School Diploma	4,585	32.2%	325	33.3%
Trade Certificate/Apprenticeship	1,645	11.6%	160	16.4%
Other non-University Certificate	3,375	23.7%	215	22.1%
College Diploma (BELOW BACHELORS)	440	3.1%	30	3.1%
University Degree (ABOVE BACHELORS)	2,260	15.9%	165	16.9%

TOP INDUSTRIES (BY LABOUR FORCE)

	BC	METRO VANC.	LANGLEY CITY	ALICE BROWN
Construction	8%	7%	11%	14%
Retail trade	12%	11%	14%	12%
Educational services	7%	8%	7%	11%
Manufacturing	6%	6%	10%	8%
Administrative and support	4%	5%	5%	8%
Other services	5%	5%	5%	6%
Healthcare/Social Assistance	11%	10%	9%	6%
Transportation/Warehousing	5%	6%	6%	5%
Wholesale Trade	3%	4%	5%	5%

Most Alice Brown small-lot development began in the 1960s

The first Europeans reached this land in the winter of 1824. A decade later the first farm, the Hudson Bay Company Farm, established in Langley Prairie (now Langley City) with most settlers arriving in the 1860. The area was heavily forested, requiring significant logging to create any productive farm land.

The first residential development of any significant scale in the Alice Brown neighbourhood occurred in 1911 when the original quarter-section of land on the west side of 200 Street (then known as Griffith Road) was subdivided into 30 five-acre lots. In 1952, the BC Electric Company acquired a right-of-way across the northern edge of the

neighbourhood for electric transmission lines that remain a prominent feature on the landscape today.

In the late 1960s, small lot residential development began in earnest and continued at a rapid pace through the 1970s. A major catalyst for subdivision development was the construction of a sanitary sewer system south of the Nicomekl River in 1971. By the end of the 1970s, approximately 500 lots had been created in the neighbourhood.

In 1973, the City purchased a 0.775 ha (1.91 acres) parcel considered to be

“ideal for a small beauty spot and some children’s playground space” for \$25,000. The site was named Hunter Park after George Hunter, a long time resident and farmer.

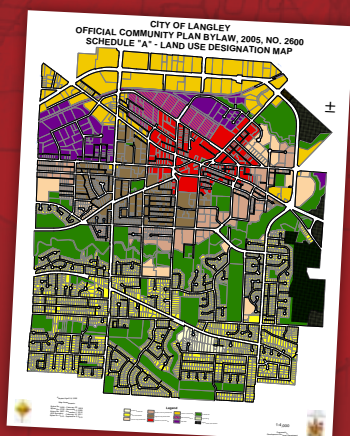
Alice Brown Elementary School was opened in September 1977 to serve the growing population of the City neighbourhood as well as the adjacent Brookwood area in the Township of Langley. The school was named for one of Langley’s outstanding teachers who taught from 1924 to 1971.

The Past

The Future

Official Community Plan

Under the City's existing Official Community Plan Bylaw No. 2600 (adopted in 2006), approximately 63% of Alice Brown's land area is designated for single family residential use with the remaining land set aside for parks, schools and roads.



LAND USE DESIGNATIONS

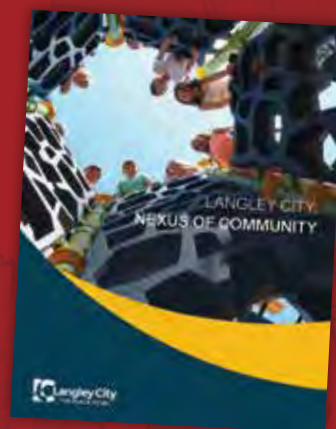
LAND USE (HA)	LANGLEY CITY		ALICE BROWN	
Urban Residential	233.26	22.75%	45.28	63.31%
Institutional	200.79	19.58%	12.02	16.81%
Other	591.30	57.67%	14.22	19.88%
All Uses	1025.3	100%	71.51	100%

THE FUTURE

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

LEARN MORE

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



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

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

VISIT LANGLEYCITY.CA

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Langley City
THE PLACE TO BE