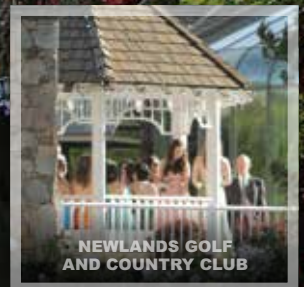


Discover Blacklock

LANGLEY CITY NEIGHBOURHOOD PROFILE



AL ANDERSON
MEMORIAL POOL



NEWLANDS GOLF
AND COUNTRY CLUB



LANGLEY SENIORS
RESOURCE CENTRE

LANGLEY COMMUNITY
MUSIC SCHOOL



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

Welcome to **Blacklock** NEIGHBOURHOOD

Schools are central
to community life

Blacklock neighbourhood surrounds
Blacklock Fine Arts Elementary School
located at 5100 206 Street.





**BLACKLOCK
POPULATION
2,730**

OUT OF 25,885 PEOPLE
IN LANGLEY CITY OR
11% OF THE POPULATION



**955
RESIDENCES**

OUT OF 11,840 LANGLEY CITY
DWELLING UNITS OR
8% OF HOMES IN THE CITY



**LAND AREA
14%**

142.4 HA
OUT OF
1,025 HA
IN CITY



**37%
GREENSPACE**

21.8% GOLF COURSE +
17.1% PARK (8.9 HA/1,000 PEOPLE)

Blacklock is predominantly a family-centered community

Blacklock neighbourhood is largely characterized by single family detached homes (36% of the land use) complemented by 17% park space and 22% golf course. Blacklock has the City's highest proportional representation of children, with more than 28% of the population aged 0 to 19 years.

Blacklock remains a well-established, stable community with limited redevelopment in the last five years.



The Blacklock Neighbourhood is bordered by the Nicomekl River in the north around 53 Avenue, 203 Street in the west, the Township of Langley at about 210 Street in the east through Newlands Golf Course, and Grade Crescent and 48 Avenue in the South.



The Blacklock neighbourhood is rich in amenities for all age groups

Blacklock is home to some of the City's top attractions and amenities.

SCHOOLS

MUSIC SCHOOL: The Langley Community Music School in City Park is an internationally-renowned non-profit music school for students of all ages.

FINE ARTS: The Blacklock Fine Arts Elementary School is a unique school in the district that integrates fine arts into the entire school curriculum.

MIDDLE SCHOOL: Blacklock is home to the City's only middle school, HD Stafford, which serves all Langley City catchment schools (grades 6 to 8).

RECREATION

CONCERT HALL: The Rose Gellert Hall at Langley Community Music School in City Park features professional concerts and world-renowned performers.

SENIORS RECREATION: The Langley Senior's Recreation and Resource Centre offers activities and resources for seniors.

GOLF: Newlands Golf & Country Club is the City's only golf course. It includes a restaurant, bar, and banquet facilities.

SWIMMING POOL: Al Anderson Memorial Pool is an outdoor pool in City Park.

PARKS

Blacklock enjoys the second highest amount of parkspace in the City at 8.9 ha/1,000 people.

City Park is Blacklock's largest park with Al Anderson Memorial outdoor pool, plus a waterpark, playground, lacrosse box, playing fields, and a covered picnic shelter that can accommodate 75 people.

The nature trails along Nicomekl River, Langley Creek and Pleasantdale Creek provides much of the City's more natural greenspace.

Nicholas Park features a playground, water park, jogging track, two picnic tables and a tennis court.



Blacklock is a stable residential community

Most structures in the Blacklock neighbourhood are either single family detached houses (71.7%) or attached homes such as duplexes and row houses (10.4%) with another 17.8% categorized as other apartment, such as secondary suites.

About 89% of homes were built in the 1970s and 1980s with limited redevelopment. Only 14 properties out of 925 homes (1.5%) have been redeveloped since 2013.

Blacklock has the largest portion of greenspace in the City with 17.1% dedicated to parks and 21.8% dedicated to golf course. There is no zoning for commercial or industrial uses.



RESIDENTIAL REDEVELOPMENT



SINGLE FAMILY RESIDENTIAL



TOWNHOUSES

89% OWN THEIR HOME
AND 69% STAY LONGER THAN 5 YEARS



AFFORDABLE HOUSING

SINGLE FAMILY HOUSING ASSESSMENTS WERE \$786,507 COMPARED TO \$828,267 IN THE CITY

HOMES BY PERIOD OF CONSTRUCTION

PERIOD	LANGLEY CITY		BLACKLOCK	
1960 or before	515	4%	25	3%
1961 to 1980	4,560	39%	565	61%
1981 to 1990	1,965	17%	255	28%
1991 to 2000	2,695	23%	60	6.5%
2001 to 2005	595	5%	0	0%
2006 to 2011	860	7%	15	1.6%
2011 to 2016	655	6%	0	0%
TOTAL	11,840	100%	925	100%

SINGLE FAMILY PROPERTY ASSESSMENTS 2018

AVERAGE ASSESSMENT	LANGLEY CITY		BLACKLOCK	
Land	\$724,020		\$684,043	
Improvements	\$104,246		\$102,465	
TOTAL	\$828,267		\$786,507	

HOUSING TENURE

TENURE	METRO VANCOUVER		LANGLEY CITY		BLACKLOCK	
Owned	612,005	64%	7,340	62%	825	89%
Rented	348,700	36%	4,505	38%	100	11%

DWELLING UNITS

TYPE	LANGLEY CITY		BLACKLOCK	
Single Detached	2,735	23.1%	685	71.7%
Semi-Detached	315	2.7%	30	3.1%
Row House	1,090	9.2%	70	7.3%
Duplex	5	0.0%	0	0.0%
Apt >5 Storeys	40	0.3%	0	0.0%
Apt <5 Storeys	6,795	57.4%	0	0.0%
Other Apartment	855	7.2%	170	17.8%
Moveable	5	0.0%	0	0.0%
Total	11,840	100%	955	100.0%

BUILDING PERMITS 2013-2017

	LANGLEY CITY	BLACKLOCK
# of Permits	1,482	68
Total Value	\$283,047,871	\$3,859,376
Residential	\$179,090,065	\$3,442,080
Non-Residential	\$103,957,806	\$417,296
Housing Starts (SINGLE FAMILY)	71	5
Housing Starts (SUITES OR MULTI-FAMILY)	927	9
Housing Units Demolished	143	4

Blacklock is a young family-oriented community

Blacklock has 14% of Langley City's population, with 2,730 people out of 25,885. Blacklock also has one of the lowest population densities with 1917.1 people/km² as opposed to 2533.6/km² in the City overall.



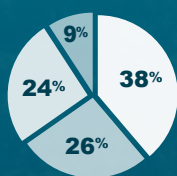
POPULATION BY AGE GROUP

AGE	LANGLEY CITY		BLACKLOCK	
0 TO 9	2,715	10%	420	15%
10 TO 19	2,475	10%	340	12%
20 TO 29	3,215	12%	290	11%
30 TO 39	3,805	15%	430	16%
40 TO 49	3,395	13%	410	15%
50 TO 59	3,615	14%	395	14%
60 TO 69	3,295	13%	265	10%
70 TO 79	1,900	7%	125	5%
80 +	1,470	6%	40	1%
TOTAL	25,885	100%	2,730	100%

FAMILY HOUSEHOLDS

POPULATION	LANGLEY CITY		BLACKLOCK	
Couples without children	2,980	43%	260	33%
Couples with children	2,600	38%	415	53%
Lone-parent families	1,335	19%	105	13%
Total Families	6,910	100%	780	100%
Average size	2.8		3.1	

Blacklock residents enjoy good jobs with high incomes



GOOD JOBS
38%
BUSINESS & PROFESSIONAL

26% SALES & SERVICE
24% TRADES & MANUFACTURING
9% HEALTH & SCIENCES



STRONG EMPLOYMENT

LOWEST UNEMPLOYMENT RATE IN THE CITY AT 4.1%



POST-SECONDARY EDUCATION
63%

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	BLACKLOCK
Average Household	\$90,354	\$70,629	\$101,215
Median Household	\$69,979	\$60,357	\$92,936
\$100,000 and over	32%	23%	43%

EDUCATION ATTAINMENT

(FOR POPULATION 25+)	LANGLEY CITY		BLACKLOCK	
No Certificate/Diploma/Degree	1,915	13.5%	160	10.9%
High School Diploma	4,585	32.2%	380	25.9%
Trade Certificate/Apprenticeship	1,645	11.6%	170	11.6%
Other non-University Certificate	3,375	23.7%	415	28.2%
College Diploma (BELOW BACHELORS)	440	3.1%	55	3.7%
University Degree (ABOVE BACHELORS)	2,260	15.9%	285	19.4%

TOP INDUSTRIES (BY LABOUR FORCE)

	BC	METRO VANC.	LANGLEY CITY	BLACK-LOCK
Retail trade	12%	11%	14%	14%
Construction	8%	7%	11%	13%
Healthcare/Social Assistance	11%	10%	9%	10%
Educational Services	7%	8%	7%	9%
Manufacturing	6%	6%	10%	8%
Other Services	5%	5%	5%	6%
Accommodation/Food Services	9%	8%	7%	6%
Wholesale Trade	3%	4%	5%	5%
Transportation	5%	6%	6%	5%

Settled in 1913, Blacklock remained rural until the 1970s

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.

In 1909, the Vancouver, Victoria and Eastern Railway opened a new line running along the southern edge of Blacklock neighbourhood on the alignment of today's Grade Crescent. Since there were no stations in the area, the railway's arrival did not contribute to the development of the neighbourhood in any significant way, with the exception of some houses

along Berry Road (208 Street) and Simonds Road (48 Avenue).

The neighbourhood owes its name to Dr. John Blacklock, a medical doctor from England who settled in Langley in 1913, and established a 40-acre dairy farm by 207 Street (which was formerly named Blacklock Road).

In 1958, Langley City purchased 28 acres of the Blacklock farm for \$28,000 for City Park. In 1961, Newlands Golf and Country Club opened. In 1971 and 1972, Langley City

opened the neighbourhood to small lot development with the installation of sanitary sewer lines in the entire area south of the Nicomekl River

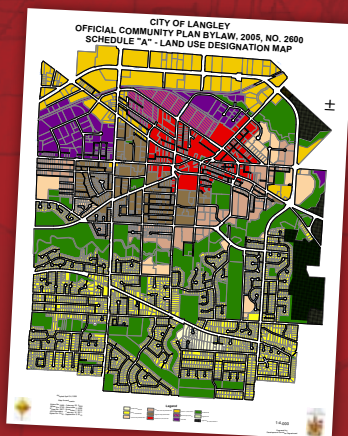
Roughly 90% of the existing homes in the neighbourhood were built over the next two decades. HD Stafford Middle School (then a Secondary School) was completed in 1970 and Blacklock Elementary School (now called Blacklock Fine Arts School) was finished in 1973 to provide for the population explosion south of the Nicomekl River.

The Past

The Future

Official Community Plan

Under the City's existing Official Community Plan Bylaw No. 2600 (adopted in 2006), approximately 37% of Blacklock's land area is designated for single family residential use with about 39% dedicated to greenspace including parks (17%) and golf course (22%).



LAND USE DESIGNATIONS

LAND USE (HA)	LANGLEY CITY		BLACKLOCK	
Urban Residential	233.26	22.75%	52.64	36.96%
Low Density MF Residential	32.88	3.21%	2.03	1.42%
Institutional	200.79	19.58%	63.90	44.86%
Other	558.42	54.46%	23.88	16.76%
All Uses	1025.35	100%	142.44	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