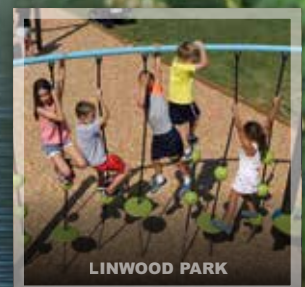


Discover Nicomekl

LANGLEY CITY NEIGHBOURHOOD PROFILE



BRYDON LAGOON



The **Nicomekl 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 **Nicomekl** NEIGHBOURHOOD

Schools are central
to community life

Nicomekl neighbourhood is delineated around
Nicomekl Elementary School at 20050 53 Avenue.





**NICOMEKL
POPULATION
9,080**

OUT OF 25,885 PEOPLE
IN LANGLEY CITY OR
35% OF THE POPULATION



**4,645
RESIDENCES**

OUT OF 11,840 DWELLING
UNITS OR 39% OF HOMES
IN LANGLEY CITY



**LARGEST
LAND AREA
29%**

301.3 HA
OUT OF
1,025 HA
IN CITY



**42.4%
COMMERCIAL
INDUSTRIAL**

Nicomekl is shaping the future

Nicomekl neighbourhood is the most populous in Langley City and is destined for further growth. Already, this area has seen the most residential growth, representing 80% of all housing starts over the last five years.

New multi-family residential apartments and rowhouses are opening the area to an increase in the young urban adult population, aged 20 to 39 years. Affordable housing, with easy access to abundant retail opportunities and employment areas, combined with parks and nature trails, make it a popular investment location.



The Nicomekl Neighbourhood is bordered by the Nicomekl River in the south around 52 Avenue, 203 Street in the east, the Township of Langley at 62 Street in the north, and the City of Surrey at 198 Street in the west.



From a busy commercial corridor to quiet residential streets, Nicomekl is one of the most diverse neighbourhoods in the City.

Nicomekl has it all — a busy commercial corridor, industrial employment lands, pedestrian-friendly boutique shopping, new multi-family housing, quiet single family neighbourhoods, and plenty of parks and greenspaces.

RETAIL

Nicomekl is home to Willowbrook Mall, Langley Riocan Power Centre, and multiple retail plazas and establishments neighbouring the busy 200th street corridor and the Langley Bypass. Nicomekl is also home to the western gateway of hip and trendy pedestrian-friendly Downtown Langley.

INDUSTRIAL

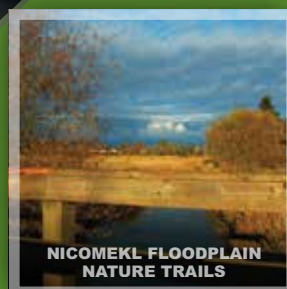
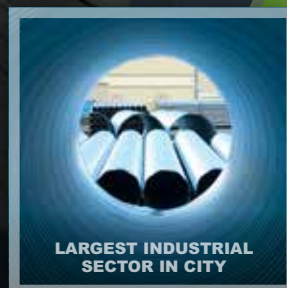
Nicomekl is home to the City's largest industrial area (106 acres) with multiple establishments lining Production Way and Industrial Avenue.

RESIDENTIAL

As affordable housing and a great quality of life remain in demand, Nicomekl is experiencing significant residential redevelopment from single family homes to high-density multi-family residential apartments and medium-density townhomes.

PARKS

A popular feature of Nicomekl is Brydon Lagoon and the Nicomekl floodplain trails. Other parks, playgrounds, and fields include Brydon Park (with zip line), Linwood Park (with dog park), and Langley Prairie Park.



Nicomekl is Langley City's fastest growing neighbourhood

Nicomekl has enjoyed tremendous growth, comprising 80% of all the City's housing starts over the last 5 years.

Most of the housing stock in Nicomekl is multi-family residential or apartments (80.3%) or attached homes (12.7%). The bulk of housing (64%) was constructed from the 1970s to 1990s. The area has seen significant redevelopment with 33% of housing built since 2001 — that's about 74% of the City's residential development.

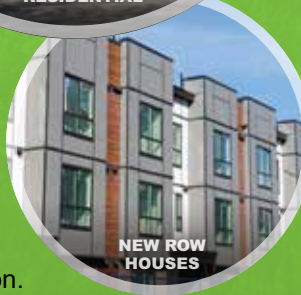
Nicomekl is predominantly characterized by commercial-industrial uses (42.4%) with housing representing only 17.4% of land use. There remains plenty of opportunity for more multi-family residential development as well as commercial-industrial densification.



MULTI-FAMILY APARTMENT COMPLEX



SINGLE FAMILY RESIDENTIAL



NEW ROW HOUSES


57% OWN
THEIR HOME
AND 46% STAY LONGER THAN 5 YEARS


MOST AFFORDABLE
PROPERTY VALUES
SINGLE FAMILY HOUSING ASSESSMENTS WERE \$758,762 COMPARED TO \$828,267 IN THE CITY

HOMES BY PERIOD OF CONSTRUCTION

PERIOD	LANGLEY CITY		NICOMEKL	
1960 or before	515	4%	145	3%
1961 to 1980	4,560	39%	875	19%
1981 to 1990	1,965	17%	610	13%
1991 to 2000	2,695	23%	1,465	32%
2001 to 2005	595	5%	330	7%
2006 to 2011	860	7%	705	15%
2011 to 2016	655	6%	510	11%
TOTAL	11,840	100%	4,635	100%

SINGLE FAMILY PROPERTY ASSESSMENTS 2018

AVERAGE ASSESSMENT	LANGLEY CITY		NICOMEKL	
Land	\$724,020		\$678,277	
Improvements	\$104,246		\$80,484	
TOTAL	\$828,267		\$758,762	

HOUSING TENURE

TENURE	METRO VANCOUVER		LANGLEY CITY		NICOMEKL	
Owned	612,005	64%	7,340	62%	2645	57%
Rented	348,700	36%	4,505	38%	1990	43%

DWELLING UNITS

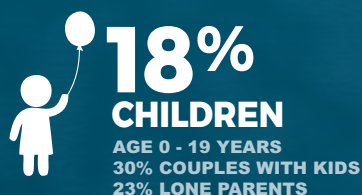
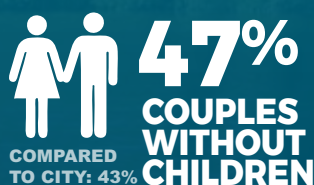
TYPE	LANGLEY CITY		NICOMEKL	
Single Detached	2,735	23.1%	310	6.7%
Semi-Detached	315	2.7%	190	4.1%
Row House	1,090	9.2%	400	8.6%
Duplex	5	0.0%	0	0.0%
Apt >5 Storeys	40	0.3%	0	0.0%
Apt <5 Storeys	6,795	57.4%	3,500	75.3%
Other Apartment	855	7.2%	230	5.0%
Moveable	5	0.0%	10	0.2%
Total	11,840	100%	4,645	100.0%

BUILDING PERMITS 2013-2017

	LANGLEY CITY	NICOMEKL
# of Permits	1,482	602
Total Value	\$283,047,871	\$166,614,470
Residential	\$179,090,065	\$122,893,536
Non-Residential	\$103,957,806	\$43,720,934
Housing Starts (SINGLE FAMILY)	71	2
Housing Starts (MULTI-FAMILY / SUITES)	927	797
Housing Units Demolished	143	105

Nicomekl has the City's highest population of young adults

Nicomekl is the largest population centre in the City, representing 33% of the population or 9,080 people out of 25,885, and the City's highest population density of 3013.6 people/km² as opposed to 2533.6/km² in the City overall.



POPULATION BY AGE GROUP

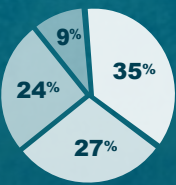
AGE	LANGLEY CITY		NICOMEKL	
0 to 9	2,715	10%	865	10%
10 to 19	2,475	10%	715	8%
20 to 29	3,215	12%	1,410	16%
30 to 39	3,805	15%	1,590	18%
40 to 49	3,395	13%	1,205	13%
50 to 59	3,615	14%	1,210	13%
60 to 69	3,295	13%	1,140	13%
70 to 79	1,900	7%	585	6%
80 +	1,470	6%	360	4%
TOTAL	25,885	100%	9,080	100%

FAMILY HOUSEHOLDS

POPULATION	LANGLEY CITY		NICOMEKL	
Couples without children	2,980	43%	1,160	47%
Couples with children	2,600	38%	730	30%
Lone-parent families	1,335	19%	565	23%
Total Families	6,910	100%	2,455	100%
Average size	2.8		2.6	



Nicomekl is the City's hub of commercial-industrial activity



GOOD JOBS
35%
BUSINESS & PROFESSIONAL

27% SALES & SERVICE
24% TRADES & MANUFACTURING
9% HEALTH & SCIENCES



STRONG EMPLOYMENT
6.4% UNEMPLOYMENT
COMPARED TO BC AT 6.7%

27% EARN \$80+K

WITH AVERAGE HOUSEHOLD INCOME \$61,963

POST-SECONDARY EDUCATION

54%

ON PAR WITH CITY AT 54%
(POPULATION 25+)

AVERAGE HOUSEHOLD INCOME

	BC	LANGLEY CITY	NICOMEKL
Average Household	\$90,354	\$70,629	\$61,963
Median Household	\$69,979	\$60,357	\$54,637
\$100,000 and over	32%	23%	16%

EDUCATION ATTAINMENT

(FOR POPULATION 25+)	LANGLEY CITY		NICOMEKL	
No Certificate/Diploma/Degree	1,915	13.5%	695	13.0%
High School Diploma	4,585	32.2%	1,760	32.8%
Trade Certificate/Apprenticeship	1,645	11.6%	595	11.1%
Other non-University Certificate	3,375	23.7%	1,280	23.9%
College Diploma (BELOW BACHELORS)	440	3.1%	180	3.4%
University Degree (ABOVE BACHELORS)	2,260	15.9%	845	15.8%

TOP INDUSTRIES (BY LABOUR FORCE)

	BC	METRO VANC.	LANGLEY CITY	NICOMEKL
Retail trade	12%	11%	14%	14%
Manufacturing	6%	6%	10%	11%
Healthcare/Social Assistance	11%	10%	9%	9%
Construction	8%	7%	11%	9%
Transportation	5%	6%	6%	8%
Educational Services	7%	8%	7%	7%
Accommodation/Food Services	9%	8%	7%	7%
Professional/Scientific/Technical	8%	10%	5%	5%
Wholesale Trade	3%	4%	5%	5%

Nicomekl is one of the City's oldest neighbourhoods.

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 neighbourhood's development closely followed improvements to local transportation routes. In 1910 the BC Electric Railway opened its new line (known as the Interurban) along what is now Michaud Crescent and Glover Road. A flurry of subdivision activity followed over the next two years with 45 new lots created west of the rail line along Yale Road (Fraser Highway),

Hunter Road (now 200 Street) and New McClellan Road (56 Avenue).

The neighbourhood continued to grow as Yale Road became first an important provincial, and later national, route. Commercial development followed and evolved into today's Downtown Langley. The Interurban passenger service terminated in 1950 and the rail line was moved north to its current location in the mid-1960s, stimulating industrial development along Logan Avenue and Production Way.

At the same time, apartment buildings began to replace single family houses in the neighbourhood, a process that continues today.

Langley Prairie School, the neighbourhood's first school, was a one room, one teacher schoolhouse located at the southeast corner of what is now 200 Street and 56 Avenue. In 1915, it moved to 20060 Fraser Highway. The building remained there until 1995. In 1975, Nicomekl Elementary School opened at 200th and 53rd Avenue.

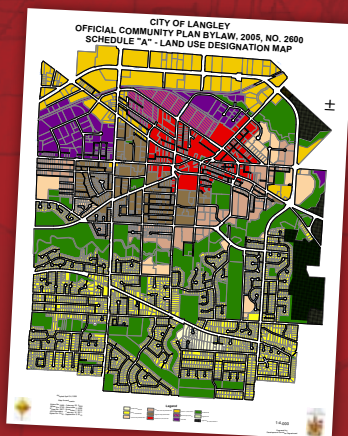


The Past

The Future

Official Community Plan

Under the City's existing Official Community Plan Bylaw No. 2600 (adopted in 2006), Nicomekl's land area is designated principally for commercial (26%), industrial (13%) and multifamily residential (26%) land uses.



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.



LAND USE DESIGNATIONS

LAND USE (HA)	LANGLEY CITY		NICOMEKL	
MF Residential	142.61	13.91%	77.92	25.86%
Downtown Commercial	53.57	5.22%	14.78	4.91%
Service Commercial	101.89	9.94%	60.56	20.10%
Mixed Employment	21.56	2.10%	14.61	4.85%
Industrial	57.05	5.56%	41.60	13.81%
Institutional	200.79	19.58%	24.74	8.21%
Other	447.87	43.68%	67.07	22.26%
Total	1025.35	100%	301.27	100%

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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THE PLACE TO BE