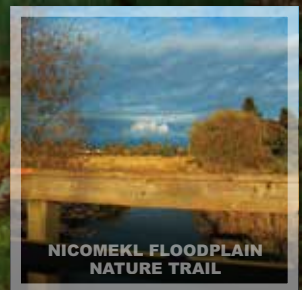
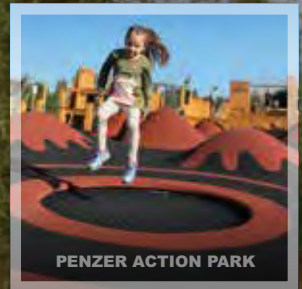


# Discover Simonds

LANGLEY CITY NEIGHBOURHOOD PROFILE



SENDALL GARDENS



The **Simonds 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 **Simonds** NEIGHBOURHOOD

Schools are central  
to community life

Simonds neighbourhood is delineated  
around Simonds Elementary School at  
20190 48 Avenue, Langley.







**SIMONDS  
POPULATION  
3,200**

OUT OF 25,885 PEOPLE  
IN LANGLEY CITY OR  
12% OF THE POPULATION



**1,140  
RESIDENCES**

OUT OF 11,840 LANGLEY CITY  
DWELLING UNITS. OR  
10% OF HOMES IN THE CITY



**LAND AREA  
15%**

152.9 HA OUT OF 1,025 HA  
IN LANGLEY CITY



**2X MORE  
PARKLAND**

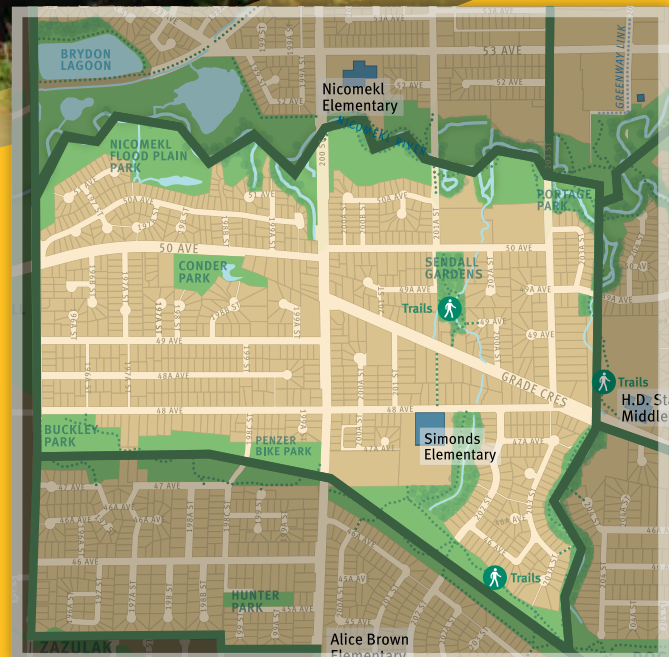
SIMONDS: 10.13 HA/1,000 PEOPLE  
LANGLEY CITY: 5.109 HA/1,000 PEOPLE

The Present

## Simonds is an established community

Simonds neighbourhood is characterized by predominately single family detached homes with limited redevelopment.

This neighbourhood enjoys the greatest park space per capita in the City and an affluent, family-oriented community.



*The Simonds Neighbourhood is bordered by 196 Street and the Surrey border in the west, Muckle Creek in the east (near 203 Street), the Nicomekl River in the north (near 51 Street), and the BC Hydro right-of-way in the south (near 46 Avenue).*



## Simonds enjoys two times more parkland

Simonds offers 32.8 hectares of park space or 10.13 ha per 1,000 people compared to the City overall at 5.109 ha per 1,000 people.

### **PENZER ACTION PARK**

This park features a children's natural adventure playground, a multi-use sports court, a custom concrete pump track and parkour course — the largest in Canada!

### **SENDALL GARDENS**

This park features 1.5 ha of botanical gardens, a tropical greenhouse, two duck ponds and nature trails.

### **BUCKLEY PARK**

This neighbourhood park features a playground and two soccer fields with lights.

### **CONDER PARK**

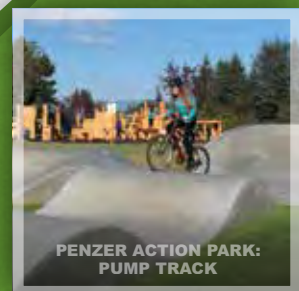
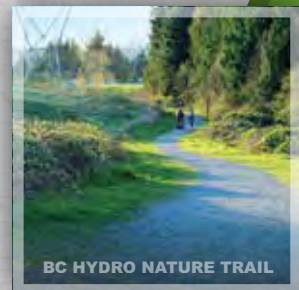
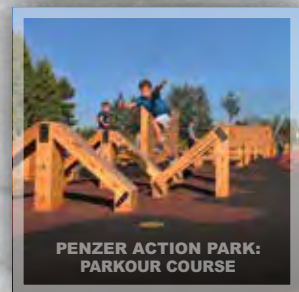
This park features a playground, a baseball diamond with covered seating, and a duck pond.

### **NICOMEKL FLOODPLAIN TRAILS**

This trail network connects to other City parks including Portage Park and Pleasantdale Creek nature trail.

### **BC HYDRO NATURE TRAILS**

These nature trails along the BC Hydro right-of-way connect to several Langley City parks and trails, including Uplands Dog Off-Leash Park.





## Simonds is distinctly residential

Most structures in the Simonds neighbourhood are either single family detached houses (68%) or attached homes such as duplexes and row houses (31%).

About 84% of homes were built in the 1970s and 1980s with very few properties earmarked for redevelopment. There were only 25 properties out of 1,160 homes (2%) that have been redeveloped since 2013.

The remaining land use is predominantly parks, schools and roads, with 32.8 hectares of parkland, which is two times more parkland per capita (10.13 ha/1,000 people) than Langley City overall (5.109 ha/1,000 people).



RECENT REDEVELOPED HOMES



68% SINGLE FAMILY DETACHED HOUSES



31% ROW HOMES

**89% OWN**  
THEIR HOME  
AND 67% STAY LONGER THAN 5 YEARS

**HIGHER**  
PROPERTY VALUES  
THAN MOST OF LANGLEY CITY  
AVERAGE ASSESSED PROPERTY VALUE:  
\$846,701 SINGLE FAMILY DETACHED (2018)

### HOMES BY PERIOD OF CONSTRUCTION

| PERIOD         | LANGLEY CITY |      | SIMONDS |      |
|----------------|--------------|------|---------|------|
| 1960 or before | 515          | 4%   | 40      | 3%   |
| 1961 to 1980   | 4,560        | 39%  | 740     | 64%  |
| 1981 to 1990   | 1,965        | 17%  | 275     | 24%  |
| 1991 to 2000   | 2,695        | 23%  | 80      | 7%   |
| 2001 to 2005   | 595          | 5%   | 0       | 0%   |
| 2006 to 2011   | 860          | 7%   | 10      | 1%   |
| 2011 to 2016   | 655          | 6%   | 20      | 2%   |
| TOTAL          | 11,840       | 100% | 1,160   | 100% |

### SINGLE FAMILY PROPERTY ASSESSMENTS 2018

| AVERAGE ASSESSMENT | LANGLEY CITY |  | SIMONDS   |  |
|--------------------|--------------|--|-----------|--|
| Land               | \$724,020    |  | \$739,368 |  |
| Improvements       | \$104,246    |  | \$107,332 |  |
| TOTAL              | \$828,267    |  | \$846,701 |  |

### HOUSING TENURE

| TENURE | METRO VANCOUVER |     | LANGLEY CITY |     | SIMONDS |     |
|--------|-----------------|-----|--------------|-----|---------|-----|
| Owned  | 612,005         | 64% | 7,340        | 62% | 1,035   | 90% |
| Rented | 348,700         | 36% | 4,505        | 38% | 120     | 10% |

### DWELLING UNITS

| TYPE            | LANGLEY CITY |       | SIMONDS |       |
|-----------------|--------------|-------|---------|-------|
| Single Detached | 2,735        | 23.1% | 770     | 67.5% |
| Semi-Detached   | 315          | 2.7%  | 15      | 1.3%  |
| Row House       | 1,090        | 9.2%  | 125     | 11.0% |
| Duplex          | 5            | 0.0%  | 0       | 0.0%  |
| Apt >5 Storeys  | 40           | 0.3%  | 0       | 0.0%  |
| Apt <5 Storeys  | 6,795        | 57.4% | 10      | 0.9%  |
| Other Attached  | 855          | 7.2%  | 225     | 19.7% |
| Moveable        | 5            | 0.0%  | 0       | 0.0%  |
| Total           | 11,840       | 100%  | 1,140   | 100%  |

### BUILDING PERMITS 2013-2017

|  | LANGLEY CITY  | SIMONDS      |
|--|---------------|--------------|
| # of Permits                           | 1,482         | 95           |
| Total Value                            | \$283,047,871 | \$11,112,838 |
| Residential                            | \$179,090,065 | \$11,112,838 |
| Non-Residential                        | \$103,957,806 | \$0          |
| Housing Starts (SINGLE FAMILY)         | 71            | 25           |
| Housing Starts (MULTI-FAMILY / SUITES) | 927           | 25           |
| Housing Units Demolished               | 143           | 9            |



# Simonds is a diverse, family-oriented community

Simonds represents 15% of Langley City's population with 3,245 people out of 25,080 and a population density of 2,093 people/km<sup>2</sup> as opposed to 2533.6/km<sup>2</sup> in the City overall.



**65%**  
**COUPLES**

61% FAMILIES WITH CHILDREN  
39% COUPLES WITHOUT CHILDREN



**9%**  
**MULTI-CULTURAL**

MOTHER TONGUE IS NEITHER  
ENGLISH NOR FRENCH



**LARGEST AGE GROUP**  
**40-59**  
**YEARS (30%)**  
COMPARED TO 13%  
SENIORS (65+ YEARS)



**24%**  
**CHILDREN**  
AGE 0 - 19 YEARS

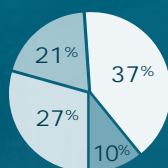
| POPULATION BY AGE GROUP |              |      |         |      |
|-------------------------|--------------|------|---------|------|
| AGE                     | LANGLEY CITY |      | SIMONDS |      |
| 0 to 9                  | 2,715        | 10%  | 385     | 12%  |
| 10 to 19                | 2,475        | 10%  | 375     | 12%  |
| 20 to 29                | 3,215        | 12%  | 365     | 11%  |
| 30 to 39                | 3,805        | 15%  | 440     | 14%  |
| 40 to 49                | 3,395        | 13%  | 440     | 14%  |
| 50 to 59                | 3,615        | 14%  | 515     | 16%  |
| 60 to 69                | 3,295        | 13%  | 420     | 13%  |
| 70 to 79                | 1,900        | 7%   | 180     | 6%   |
| 80 +                    | 1,470        | 6%   | 75      | 2%   |
| TOTAL                   | 25,885       | 100% | 3,200   | 100% |

| FAMILY HOUSEHOLDS        |              |      |         |      |
|--------------------------|--------------|------|---------|------|
| POPULATION               | LANGLEY CITY |      | SIMONDS |      |
| Couples without children | 2,980        | 43%  | 375     | 39%  |
| Couples with children    | 2,600        | 38%  | 475     | 49%  |
| Lone-parent families     | 1,335        | 19%  | 110     | 11%  |
| Total Families           | 6,910        | 100% | 965     | 100% |
| Average size             | 2.8          |      | 2.9     |      |





## Simonds is one of Langley City's more affluent neighbourhoods



**GOOD JOBS**  
**37%**  
BUSINESS & PROFESSIONAL



**1.6X**  
**HIGHER INCOME**  
THAN LANGLEY CITY

27% SALES & SERVICE  
21% TRADES & MANUFACTURING  
10% HEALTH & SCIENCES

AVERAGE HOUSEHOLD INCOME: \$110,563



**POST-SECONDARY EDUCATION**  
**57.3%**  
COMPARED TO CITY AT 54.3%  
(POPULATION 25+)



**STRONG EMPLOYMENT**  
74.6 PARTICIPATION RATE  
COMPARED TO 63.9% IN BC

### AVERAGE HOUSEHOLD INCOME

|                    | BC       | LANGLEY CITY | SIMONDS   |
|--------------------|----------|--------------|-----------|
| Average Household  | \$90,354 | \$70,629     | \$110,563 |
| Median Household   | \$69,979 | \$60,357     | \$103,558 |
| \$100,000 and over | 32%      | 23%          | 53%       |

### EDUCATION ATTAINMENT

| (FOR POPULATION 25+)                | LANGLEY CITY |       | SIMONDS |       |
|-------------------------------------|--------------|-------|---------|-------|
| No Certificate/Diploma/Degree       | 1,915        | 13.5% | 150     | 7.8%  |
| High School Diploma                 | 4,585        | 32.2% | 675     | 35.2% |
| Trade Certificate/Apprenticeship    | 1,645        | 11.6% | 250     | 13.0% |
| Other non-University Certificate    | 3,375        | 23.7% | 475     | 24.7% |
| College Diploma (BELOW BACHELORS)   | 440          | 3.1%  | 70      | 3.6%  |
| University Degree (ABOVE BACHELORS) | 2,260        | 15.9% | 305     | 15.9% |

### TOP INDUSTRIES (BY LABOUR FORCE)

|                                   | BC  | METRO VANC. | LANGLEY CITY | SIMONDS |
|-----------------------------------|-----|-------------|--------------|---------|
| Retail trade                      | 12% | 11%         | 14%          | 13%     |
| Healthcare/Social Assistance      | 11% | 10%         | 9%           | 10%     |
| Construction                      | 8%  | 7%          | 11%          | 10%     |
| Manufacturing                     | 6%  | 6%          | 10%          | 9%      |
| Educational Services              | 7%  | 8%          | 7%           | 8%      |
| Professional/Scientific/Technical | 8%  | 10%         | 5%           | 6%      |
| Wholesale Trade                   | 3%  | 4%          | 5%           | 6%      |
| Accommodation/Food Services       | 9%  | 8%          | 7%           | 5%      |
| Public Administration             | 5%  | 4%          | 4%           | 5%      |

## Established in 1908, Simonds was named for a fallen WW1 soldier

The first Europeans reached this land in the winter of 1824. A decade later, the first farm, the Hudson Bay Company Farm, was established in Langley Prairie. In the 1860s, quarter sections of land (160 acres) were granted to settlers in the area now known as Langley City. The area was heavily forested, requiring significant logging to create any productive farm land. By 1908, the first subdivision consisting of 12 lots ranging in size from 3 to 20 acres, was approved by Reeve D.W. Poppy in what is today known as the Simonds neighbourhood.

In 1908, the Vancouver, Victoria and Eastern Railway, part of the Great Northern Railway system, was con-

structed along what is now the Grade Crescent and 50 Avenue alignment. By 1929, the railway ceased operating and the lands were converted into a road. In 1952, the BC Electric Company acquired a right-of-way along the southern edge of the neighbourhood for electric transmission lines.

Throughout the first half of the century, small scale subdivisions creating plots for family farms continued, though much of the land remained undeveloped and uncleared. Small

lot subdivision activity peaked in the 1970s with the availability of sanitary sewer service. In fact, two-thirds of all residential lots existing in Simonds neighbourhood today were created between 1970 and 1979.

In 1959 Simonds Elementary School opened on 48 Avenue (Simonds Road) becoming the first school in the City located south of the Nicomekl River. The school was named for R. Hazelette Simonds, the son of a local farmer who was killed in World War One.

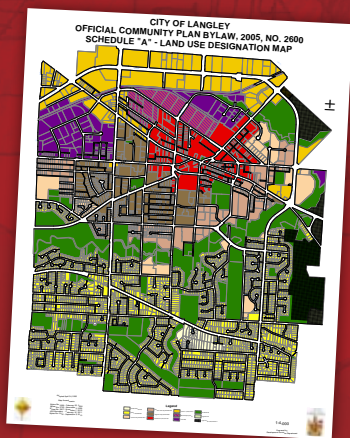


# The Past

# The Future

## Official Community Plan

Under the City's existing Official Community Plan Bylaw No. 2600 (adopted in 2006), approximately 56% of Simonds' land area is designated for residential use with the remaining land set aside for parks, schools and roads.



### LAND USE DESIGNATIONS

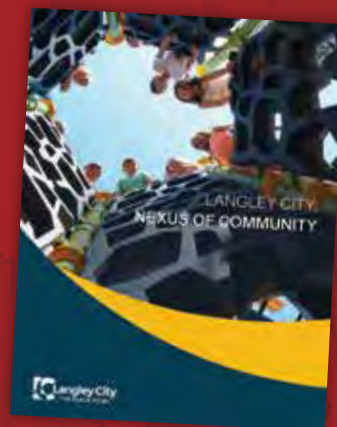
| LAND USE (HA)              | LANGLEY CITY |        | SIMONDS |        |
|----------------------------|--------------|--------|---------|--------|
| Urban Residential          | 233.26       | 22.75% | 81.36   | 53.20% |
| Low Density MF Residential | 32.88        | 3.21%  | 4.16    | 2.72%  |
| Institutional              | 200.79       | 19.58% | 37.84   | 24.75% |
| Other                      | 558.42       | 54.46% | 29.56   | 19.33% |
| All Uses                   | 1025.35      | 100%   | 152.92  | 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](http://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](http://LANGLEYCITY.CA)**

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**Langley City**  
THE PLACE TO BE