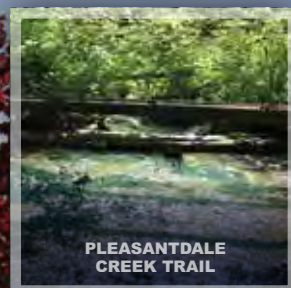


Discover Uplands

LANGLEY CITY NEIGHBOURHOOD PROFILE



UPLANDS DOG
OFF-LEASH PARK



The **Uplands 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 Uplands NEIGHBOURHOOD

Schools are central
to community life

Uplands neighbourhood surrounds Uplands
Elementary School located at 4471 207A Street.





**UPLANDS
POPULATION
1,700**

OUT OF 25,885 PEOPLE
IN LANGLEY CITY OR
7% OF OUR POPULATION



**560
RESIDENCES**

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



**LAND AREA
8%**

86.5 HA
OUT OF
1,025 HA
IN CITY



**13%
PARKSPACE**

FEATURING THE UPLANDS
DOG OFF-LEASH PARK



Uplands is an affluent family-oriented community

Uplands neighbourhood is predominantly characterized by single family detached homes (65% of the land use), with 13% of the land for parkspace, mostly consisting of the Uplands Dog Off-Leash Park.

Uplands neighbourhood is the most affluent community in the City with an average household income of \$120,236. Uplands also has the highest property assessment value average of \$924,001 for single family residences.

Uplands is bordered by Grade Crescent and 48 Avenue in the north, 203 Street in the west, and the Township of Langley at about 44 Avenue in the south and about 210 Street in the east.



The Uplands neighbourhood provides acres of parkland, with the Uplands Dog Off-Leash Park as a major area attraction

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

UPLANDS DOG OFF-LEASH PARK

This 18-acre fenced park includes trails, benches, washroom, and a separate fenced small dog area.

PLEASANTDALE CREEK NATURE TRAILS

This greenway along Pleasantdale Creek provides a nature trail connecting the Uplands Dog Off-Leash Park to the Nicomekl River.

LINDA CARLSON PARK

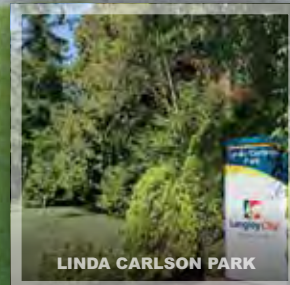
This park provides nature trails and green space behind Uplands Elementary.

IRIS MOONEY PARK

This neighbourhood park features a playground.

BC HYDRO NATURE TRAILS

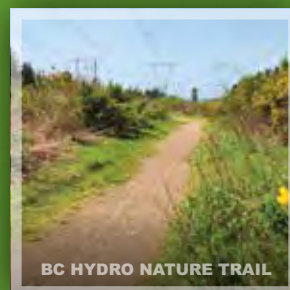
Trails along the BC Hydro right-of-way connect to several Langley City parks and trails.



LINDA CARLSON PARK



PLEASANTDALE CREEK



BC HYDRO NATURE TRAIL

Uplands is a stable residential community

Most structures in the Uplands neighbourhood are detached houses with 78% designated as single family with another 21% categorized as secondary suites or other apartment.

About 89% of homes were built in the 1970s and 1980s with limited redevelopment. There were only 36 housing starts in the last five years.

More residents stay in the Uplands neighbourhood (60%) longer than 5 years, with 89% owning their home. Property values were also the highest in Uplands at \$924,001 as compared to the City overall at \$828,267.



89% OWN
THEIR HOME
AND 60% STAY LONGER THAN 5 YEARS

HIGHER
PROPERTY VALUES
THAN MOST OF LANGLEY CITY
SINGLE FAMILY HOUSING ASSESSMENTS WERE
\$924,001 COMPARED TO \$828,267 IN THE CITY

HOMES BY PERIOD OF CONSTRUCTION

PERIOD	LANGLEY CITY		UPLANDS	
1960 or before	515	4%	40	7.0%
1961 to 1980	4,560	39%	415	72.8%
1981 to 1990	1,965	17%	50	8.8%
1991 to 2000	2,695	23%	25	4.4%
2001 to 2005	595	5%	10	1.8%
2006 to 2011	860	7%	10	1.8%
2011 to 2016	655	6%	15	2.6%
TOTAL	11,840	100%	570	100%

SINGLE FAMILY PROPERTY ASSESSMENTS 2018

AVERAGE ASSESSMENT	LANGLEY CITY		UPLANDS	
Land	\$724,020		\$786,472	
Improvements	\$104,246		\$137,529	
TOTAL	\$828,267		\$924,001	

HOUSING TENURE

TENURE	METRO VANCOUVER		LANGLEY CITY		UPLANDS	
Owned	612,005	64%	7,340	62%	505	89%
Rented	348,700	36%	4,505	38%	60	11%

DWELLING UNITS

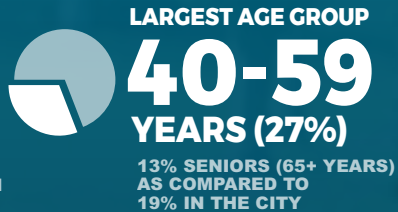
TYPE	LANGLEY CITY		UPLANDS	
Single Detached	2,735	23.1%	435	77.7%
Semi-Detached	315	2.7%	5	0.9%
Row House	1,090	9.2%	0	0%
Duplex	5	0.0%	0	0.0%
Apt >5 Storeys	40	0.3%	0	0.0%
Apt <5 Storeys	6,795	57.4%	5	0.9%
Other Apartment	855	7.2%	115	20.5%
Moveable	5	0.0%	0	0%
Total	11,840	100%	560	100%

BUILDING PERMITS 2013-2017

	LANGLEY CITY	UPLANDS
# of Permits	1,482	147
Total Value	\$283,047,871	\$18,672,590
Residential	\$179,090,065	\$18,672,590
Non-Residential	\$103,957,806	\$417,296
Housing Starts (SINGLE FAMILY)	71	36
Housing Starts (SUITES OR MULTI-FAMILY)	927	29
Housing Units Demolished	143	19

Uplands is a young family-oriented community

Uplands has 7% of Langley City's population, with 1,700 people out of 25,885. Uplands also has one of the lowest population densities with 1965.3 people/km² as opposed to 2533.6/km² in the City overall.



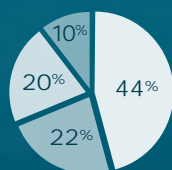
POPULATION BY AGE GROUP

AGE	LANGLEY CITY		UPLANDS	
0 to 9	2,715	10%	185	11%
10 to 19	2,475	10%	270	16%
20 to 29	3,215	12%	175	10%
30 to 39	3,805	15%	195	11%
40 to 49	3,395	13%	255	15%
50 to 59	3,615	14%	285	17%
60 to 69	3,295	13%	200	12%
70 to 79	1,900	7%	95	6%
80 +	1,470	6%	35	2%
TOTAL	25,885	100%	1,700	100%

FAMILY HOUSEHOLDS

POPULATION	LANGLEY CITY		UPLANDS	
Couples without children	2,980	43%	195	38%
Couples with children	2,600	38%	260	50%
Lone-parent families	1,335	19%	55	11%
Total Families	6,910	100%	515	100%
Average size	2.8		3	

Uplands residents enjoy good jobs with high incomes



GOOD JOBS
44%
BUSINESS & PROFESSIONAL

22% TRADES & MANUFACTURING
20% SALES & SERVICE
10% HEALTH & SCIENCES



STRONG EMPLOYMENT
5.7% UNEMPLOYMENT RATE VS. 6.7% IN BC



POST-SECONDARY EDUCATION
61%
COMPARED TO CITY AT 54.3% (POPULATION 25+)



1.7x HIGHER INCOME
THAN LANGLEY CITY

AVERAGE HOUSEHOLD INCOME: \$120,236. HIGHER THAN METRO VANCOUVER: \$96,423

AVERAGE HOUSEHOLD INCOME

	BC	LANGLEY CITY	UPLANDS
Average Household	\$90,354	\$70,629	\$120,236
Median Household	\$69,979	\$60,357	\$108,216
\$100,000 and over	32%	23%	54%

EDUCATION ATTAINMENT

(FOR POPULATION 25+)	LANGLEY CITY		UPLANDS	
No Certificate/Diploma/Degree	1,915	13.5%	70	7.9%
High School Diploma	4,585	32.2%	290	32.8%
Trade Certificate/Apprenticeship	1,645	11.6%	120	13.6%
Other non-University Certificate	3,375	23.7%	200	22.6%
College Diploma (BELOW BACHELORS)	440	3.1%	35	4.0%
University Degree (ABOVE BACHELORS)	2,260	15.9%	180	20.3%

TOP INDUSTRIES (BY LABOUR FORCE)

	BC	METRO VANC.	LANGLEY CITY	UPLANDS
Construction	8%	7%	11%	17%
Retail trade	12%	11%	14%	11%
Healthcare/Social Assistance	11%	10%	9%	9%
Educational Services	7%	8%	7%	8%
Public Administration	5%	4%	4%	7%
Transportation	5%	6%	6%	7%
Manufacturing	6%	6%	10%	6%
Wholesale trade	3%	4%	5%	6%
Professional/Scientific/Technical	8%	10%	5%	6%

Upland's first subdivision was established in 1924

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 1908, the Vancouver, Victoria and Eastern Railway, part of the Great Northern Railway system, bisected the area along the alignment of what is now Grade Crescent and 47 Avenue. The line closed to rail traffic in 1929 and the right-of-way was acquired for use as a road by the municipality in 1934. In 1952, the BC Electric Company acquired a right-of-way

through the southwest corner of the neighbourhood for electric transmission lines, which remain today.

In 1924, one of the first subdivisions of seven lots was created south of MacDonald Road (now 48 Avenue), west of Berry Road (now 208 Street). Most of the parcels were five chains (330 feet) wide, which determined the general spacing of roads and lots in the later Mossey Estates subdivisions south of Mossey Avenue (46A Avenue).

In 1946, a 40-lot subdivision was created in the Newlands Drive area,

which was not fully developed until the 1960s. Development activity accelerated in the 1960s and 1970s with the creation of 376 single family lots, representing about three quarters of all lots in the current neighbourhood.

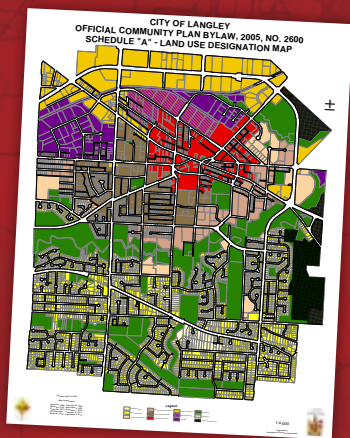
Between 1955 and 1957, the City of Langley purchased 12 hectares of land in the southern part of the neighbourhood. Part of the land was used for a landfill site until 1978. The remainder includes what is now Linda Carlson Park and Uplands Elementary School.

The Past

The Future

Official Community Plan

Under the City's existing Official Community Plan Bylaw No. 2600 (adopted in 2006), approximately 66% of Uplands' land area is designated for single family residential use with the remaining land set aside for parks, schools and roads.



LAND USE DESIGNATIONS

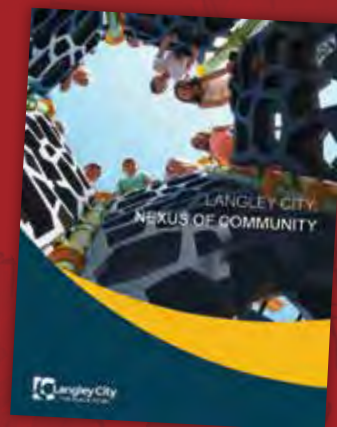
LAND USE (HA)	LANGLEY CITY		UPLANDS	
Urban Residential	233.26	22.75%	49.04	56.69%
Estate Residential	8.28	0.81%	8.28	9.57%
Institutional	200.79	19.58%	13.11	15.15%
Other	583.02	56.86%	16.08	18.59%
All Uses	1025.35	100%	86.51	100%

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