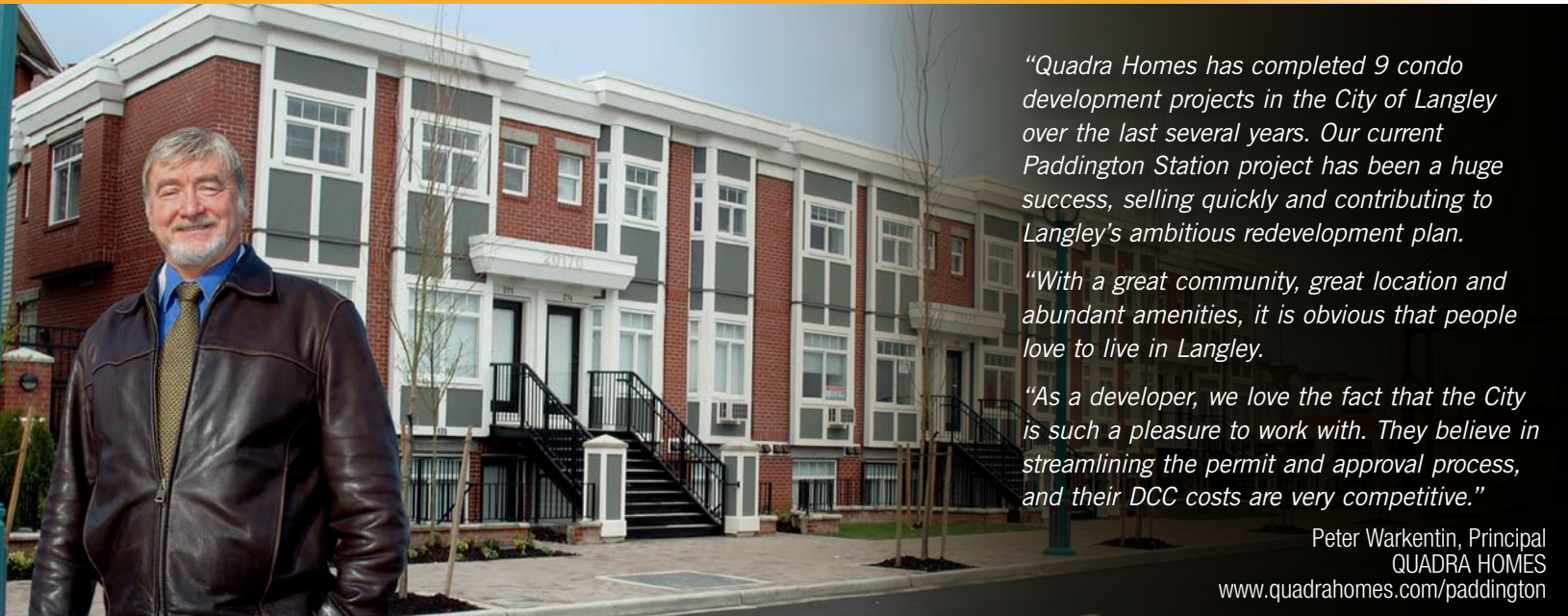


The City of Langley is the place to be... for Residential Development

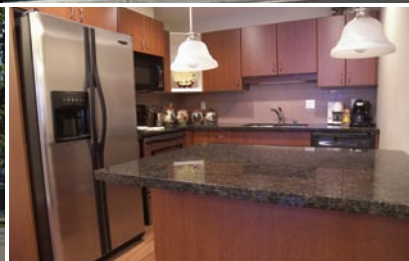


"Quadra Homes has completed 9 condo development projects in the City of Langley over the last several years. Our current Paddington Station project has been a huge success, selling quickly and contributing to Langley's ambitious redevelopment plan."

"With a great community, great location and abundant amenities, it is obvious that people love to live in Langley."

"As a developer, we love the fact that the City is such a pleasure to work with. They believe in streamlining the permit and approval process, and their DCC costs are very competitive."

Peter Warkentin, Principal
QUADRA HOMES
www.quadrahomes.com/paddington



As housing prices rise, increasing numbers of people seek affordable housing in the eastern portions of Metro Vancouver. With all the amenities of a major urban centre, the City of Langley has become a highly desirable location for further growth and redevelopment.

OPPORTUNITIES

The City of Langley has bountiful opportunities for High-Density and Medium-Density residential development. Almost all of our new housing starts are for multi-family units. With our current vision for the future, we expect growth in this area to increase 40% by the year 2031!

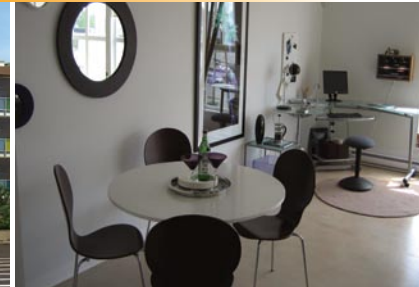
Nearly 95% of this growth is expected to occur in the central or downtown areas, providing about 4,000 more residential units over the next 25 years. As there is a growing trend to work where we live, the downtown area is a prime location for mixed-use commercial/residential developments.



"Working with the City of Langley is both enjoyable and refreshing! The Mayor's passion for his city is infectious and is reflected in the dedication and hard work carried out by the councillors and planning staff. It's a pleasure to work with them. As a developer, taking a project through the various stages of rezoning to final occupancy permit, I was thoroughly impressed by the speedy, efficient and courteous manner with which we were treated. I look forward to developing more projects in the City as I see nothing but solid economic growth in its future. As Mayor Fassbender so aptly says 'Langley City is the place to be.'"

Dale Regehr, President and CEO
WESTSTONE PROPERTIES Ltd.
www.weststonegroup.com
www.serenadeliving.com

The City of Langley is the place to be... for Residential Development



Plenty of urban amenities with all the comforts of the country.

DEMOGRAPHICS

The City of Langley is located in the centre of the Lower Mainland Economic Region, from Vancouver to Hope. This area is made up of two districts: Metro Vancouver (population: 2.1 million, with an annual growth rate of 6.5%) and the Fraser Valley Regional District (population: 250,000, with an annual growth rate of 8.2%).

Langley City (population: 25,000 in 10 square km) is surrounded by the Langley Township (population: 95,000) and is situated on the eastern edge of Metro Vancouver, between Surrey and Abbotsford. The City of Langley enjoys a 30-minute commuting population of more than 900,000 people. (STATISTICS CANADA, 2006) The City also enjoys a retail trade area of 231,000 people, representing a \$3.38 billion market (2009). Average family income in the area is about \$75,000.

ENTERTAINMENT

Located in the heart of the Lower Mainland, the City of Langley provides easy access to BC's great outdoors as well as to a multitude of attractions, events, and

activities. Some of the area's most popular events and attractions include the *Arts Alive Festival*, the Fort Langley National Historic Site, the Greater Vancouver Zoo, the Canadian Museum of Flight, Wine Tours, Horse rides and events, and more!

EDUCATION

The City of Langley is home to 6 elementary schools and 1 middle school. The City is part of the larger Langley School District #35, which has a total enrollment of about 20,000 students (2009). The City of Langley is also home to Kwantlen Polytechnic University, providing trades and university degree programs (annual enrollment: 2,500). Langley's Trinity Western University is also a major educational institution (annual enrollment: 4,000).

PARKS

Within only a 4 square mile (10 km) area, the City of Langley is home to 346 acres of park land, including a recreation centre, a community centre, an outdoor swimming pool, ice rinks, several playgrounds and parks, and 11 kilometers of nature trails. There are also several nearby sports fields, indoor swimming pools, and more.

LOW, MULTI-FAMILY RESIDENTIAL DEVELOPMENT COST CHARGES (DCCs)

City of Langley	\$9,284
City of Surrey	\$15,350
City of Abbotsford	\$16,904
Township of Langley	\$17,591

(VARIOUS SOURCES: 2008)



CITY HALL
20399 Douglas Crescent
Langley, BC Canada V3A 4B3
Phone. 604 514 2800
Fax. 604 539 0194
www.city.langley.bc.ca

