

# The City of Langley is the place to be... for Industry

*"Established in 1978 in Langley, CKF manufactures a variety of disposable food service and packaging products, such as egg cartons, meat trays, and cup carriers, using foam and moulded pulp. CKF is a pioneer in using recycled materials to produce compostable and recyclable packaging. Employing over 200 people in the Langley facility, CKF services all western Canadian provinces and US markets.*

*"All of our customers, including some of the largest grocery retailers in North America, have condensed lead times. CKF must be able to respond quickly and efficiently and the City of Langley provides the ideal location. It is close to our export markets and is perfectly positioned to serve the ever growing population base in Western Canada."*

IAN ANDERSON, PRESIDENT, CKF INC.



*Centrally located in the Lower Mainland, the City of Langley provides easy access to regional and USA markets for a variety of industrial residents, from manufacturing to flex-use tenants. Proximity to diverse amenities and a skilled labour force have contributed to the long-term success of this sector, which comprises more than 2.86 million square feet of industrial floor space and accounts for approximately 20% of employment in the City.*

## OPPORTUNITIES

Located in the heart of one of Metro Vancouver's Regional City Centres, the City of Langley is the ideal location for medium to light industrial tenants, such as manufacturing, scientific R&D, and higher-order industrial uses. In particular, there is greater opportunity for more multi-tenant, flex-use office-commercial-industrial developments.

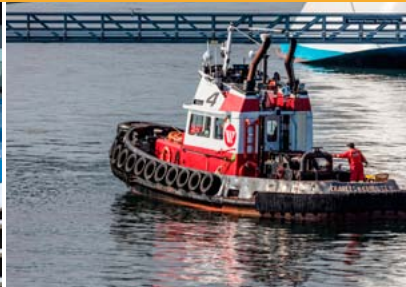
Supporting industrial growth and development, the municipal government allows a broader range of uses in industrial zones, while continuing to protect railway access for manufacturing industries.



*"The City of Langley has a great strategic location. Centrally located in the Lower Mainland, the City of Langley provides quick access to the USA as well as all the amenities and services we need in very close proximity. With some of the most affordable land in Metro Vancouver, the City of Langley is one of the best – and easiest – places to do business. With receptive and helpful City Hall officials, it's a pleasure to do business in the City of Langley."*

Jack A. Squair  
General Manager  
WESTMAN STEEL INDUSTRIES

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### CENTRAL LOCATION

Centrally located in the Lower Mainland, the City of Langley (population: 26,000) is part of the Metro Vancouver Regional District (population: 2.3 million). Only 35 kilometers east of the City of Vancouver, the City of Langley is located at the crossroads of several major highways, transected by Highway #10 and the Fraser Highway, with easy access to TransCanada Highway #1 and Highway #15 (176th street). It is close to three major USA border crossings: Peace Arch, Pacific Crossing (176th street) and Aldergrove (264th street).

The City of Langley is also well served with easy railway access to the CN and Southern Railway of BC lines. The City is also close to the Abbotsford International Airport, the Vancouver International Airport, and the Port of Vancouver and its Fraser River ports.

### SUPPLIERS

Designated as one of Metro Vancouver's Regional City Centres, the City of Langley provides an excellent base of shops and supplies, providing about 7.5 million square feet of commercial-office-industrial suppliers plus much more just beyond City boundaries.

### WORKFORCE

As the City of Langley is only 10 square kilometers, its resident workforce is only 13,505 people (of a total population of 26,000), yet its estimated employment market is 19,000 jobs. However, as one of Metro Vancouver's Regional City Centres, it attracts a talented, skilled and educated labour force of 326,000 people within a 30-minute commute.

The City of Langley is also home to a significant resource of skilled workers. Kwantlen

Polytechnic University (enrollment: about 3,000), Trinity Western University (enrollment: about 3,000) and several other career training schools have generated a skilled worker pool, where 57.6% of the population (aged 24+) have achieved a postsecondary degree, diploma or certificate.

### ECONOMICAL LAND

The City of Langley enjoys housing costs that are about 50% lower than the City of Vancouver. Industrial Land is also significantly lower, at about \$800,000 per acre compared to \$4.2 million in Vancouver or \$1.4 million in Richmond. Industrial leasing costs range from \$6 to \$9 per square foot. And commercial leasing rates range from \$10 to \$35 per square foot. For more information, see the City of Langley's *Industrial Business Attraction and Economical Study*.

*"Iplex has been operating in Langley for 45 years. Some of the things we like about Langley are (1) Centralized Access: the City is close to the TransCanada Highway, BC Ferries, and the USA border crossing; (2) Trained Workforce: with Kwantlen Polytechnic University and other great schools nearby, we have access to a high number of qualified apprentices; and (3) Shopping and Supplies: there is a great selection of shops and suppliers in the area, that help us get what we need fast, without skipping a beat. Langley is a great place for locating a business."*

Derek Sephton, IPEX INC

MAJOR INDUSTRIAL EMPLOYERS		
Canada Bread	Food Processing	315
CKF	Packaging Production	200
Iplex	Plastic Pipe Manufacturing	90
Ecco Manufacturing	Sheet Metal Manufacturing	90
National Glass	Glass Distribution	70
Weldco-Beales Manufacturing	Heavy Equipment Attachments	55



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