

Aldergrove

(Including Gloucester Industrial Estates)



Aldergrove is a small urban-rural community within the Township of Langley and home to some 12,500 residents with a mix of residential, business, and agricultural land. Aldergrove is easily accessible from the Trans-Canada Highway and the Lynden US border crossing, making it an ideal location for business to flourish.

Those who love Aldergrove say it's the friendly, small town feel that keeps generations choosing to live in the community. Aldergrove offers a relaxed atmosphere with access to parks and trails, sports fields, cycling routes, and the newly-built, state-of-the-art Aldergrove Credit Union Community Center. This facility provides year-round leisure and recreation activities for people of all ages. It features a 500-seat indoor NHL-sized ice arena along with a walking track, gym, and youth drop-in centre, and is home to the Aldergrove Kodiaks - a junior hockey league team. Outdoors, the facility features leisure and competitive pools, along with the Otter Co-op Outdoor Experience which includes a waterpark with waterslides, lazy river, tidal pool with outdoor movie screen, aqua play structure, and picnic area. Key tourism attractions in the community include the Aldergrove Regional Park, Greater Vancouver Zoo, and the Twilight Drive-In Theatre. Area festivals and events include the Aldergrove Fair Days, Langley Good Times Cruise-in, Artisan Market, Polar Bear Plunge, and Christmas Light Up Parade to name a few.

Within the last five years, funding contributions from federal, provincial, and municipal agencies has seen the revitalization investment of \$140 million to attract business, development, and thousands of new residents over the next two decades. Developers have invested in residential projects, which demonstrates the community's potential and equally expands the community's housing inventory.

HIGHLIGHTS OF THE COMMUNITY:

- Small town feel and is investment ready
- Close proximity to Trans-Canada Highway and United States border crossing
- Variety of housing options with competitive real estate
- Elementary and high school education facilities
- Vibrant commercial and retail core in close proximity to medium-density residential areas
- Major tourism attractions, festivals, events, and a variety of outdoor recreational activities
- Parks, trails, and recreational amenities for outdoor play

Downtown Aldergrove features numerous small businesses operating along Fraser Highway. With schools and homes surrounding the area, Aldergrove offers business owners the advantages of a walkable community. From ice cream shops and cafes, to restaurants and specialty stores, from health care offices and beauty salons, to hardware and garden stores, there's something for everyone. The business community is supported by the Greater Langley Chamber of Commerce and the Aldergrove Business Association.

At the most north eastern portion of Aldergrove is the Gloucester Industrial Estates which features numerous applied technology, manufacturing, warehousing/logistics, and transportation businesses including brands such as AIT, GM, Kenworth, EV Logistics, Deere-Hitachi, Freybe, Cascadia Windows & Doors, Unified Alloys – just to name a few. Easily accessible from the Trans-Canada Highway, with direct access to the United States border crossing, Gloucester is a major employment node within Aldergrove.

For more information about business opportunities in Aldergrove, contact the Economic Investment and Development Department via email to invest@tol.ca or call us at 604.533.6084.

ALDERGROVE STATISTICS

POPULATION

2016 Census	12,240
2011 Census	12,285
2006 Census	11,545
2001 Census	11,190

Age Group	Male	Female	Total
0-4	375	405	755
5-9	455	400	855
10-14	440	420	860
15-19	445	375	820
20-24	380	350	735
25-29	335	370	710
30-34	420	430	850
35-39	410	475	885
40-44	400	435	840
45-49	420	420	840
50-54	450	490	940
55-59	480	450	930
60-64	340	385	725
65-74	405	465	870
75+	245	355	605
Total	6,000	6,240	12,240

2016 LEGAL MARITAL STATUS (AGE 15+)

Single (never married)	2,615
Legally married (not separated)	4,615
Separated	305
Divorced	755
Widowed	475

HOUSEHOLD SIZE

	2011	2016
Total # of households	4,350	4,415
1 person	970	1,025
2 persons	1,230	1,285
3 persons	785	795
4 - 5 persons	1,150	755
6 or more persons	220	555

2015 HOUSEHOLD INCOME

	#	% OF TOTAL
Under \$10,000	100	2.2%
\$10,000 - \$19,999	280	6.2%
\$20,000 - \$29,999	340	7.6%
\$30,000 - \$39,999	315	7.0%
\$40,000 - \$49,999	335	7.5%
\$50,000 - \$59,999	265	5.9%
\$60,000 - \$79,999	685	15.4%
\$80,000 - \$99,999	570	12.8%
\$100,000 - \$124,999	2,165	48.7%
\$125,000 - \$149,999	425	9.5%
\$150,000 and over	510	11.47%
Average household income		\$85,368

2016 LABOUR FORCE BY INDUSTRY

Total labour force (Age 15+)	6,800
Industry – Not applicable	95
All industries	6,705
Agriculture, forestry, fishing	340
Mining and oil & gas exploration	35
Utilities	25
Construction	900
Manufacturing	745
Wholesale trade	375
Retail trade	945
Transportation and warehousing	385
Information and cultural	8
Finance and insurance	155
Real estate and rental & leasing	85
Prof., scientific & technical	290
Management of companies	0
Admin. & support, waste mgmt.	275
Educational services	325
Health care & social assistance	610
Arts, entertainment & recreation	110
Accommodation & food services	455
Other services	390
Public administration	175

2016 LABOUR FORCE ACTIVITY

Population 15 years and over	9,720
In the labour force	6,800
Employed	6,410
Unemployed	390
Not in the labour force	2,920
Participation rate	70%
Employment rate	65.9%
Unemployment rate	5.7%

2016 HIGHEST LEVEL OF SCHOOLING

Population 15 years and over	9,720
No certificate, diploma or degree	2,075
High school certificate	3,465
Apprenticeship/trades certificate	1,240
College/CEGEP diploma	1,825
University	1,110
diploma below bachelor level	340
bachelor's degree	495
degree above bachelor level	275

2016 TOTAL DWELLING UNITS

Multi-family Units	0
Single-family Units	22
Total	22