

Willoughby (Including Willowbrook)



Willoughby-Willowbrook is the Township of Langley's largest neighbourhood by population and geographical boundaries. This vibrant community has a population of some 37,000 residents and features flourishing neighbourhoods that offer housing options, schools, parks and trails, and ample shopping. An ideal area for commuters, the opportunity to live, work, learn, play and shop is all available in Willoughby-Willowbrook.

Willoughby is primarily characterized by medium-density multi-family housing options alongside rural residential properties, larger lot hobby farms, and several institutional properties. Willowbrook, on the other hand, is primarily business and residential, characterized by its friendly people and walkable amenities including parks and shopping. Metro Vancouver has designated Willowbrook as the Township's portion of the Langley Regional Town Centre.

This community is on one the most developed areas in the Township, offering a variety of housing types such as single-family homes, townhomes, condos, and suites. It is also home to the Township's municipal Civic Facility, Willowbrook Recreation Center, Willoughby Community Centre and the Langley Events Centre which is home to numerous collegial and professional sports teams including the minor hockey league's Vancouver Giants.

The Carvolth Exchange is a major bus loop and a park & ride facility located in Willoughby that services the community. It provides direct express bus service to the region's Skytrain rapid transit system and to West Coast Express commuter rail service, and transit services through Langley and to neighboring communities.

Willowbrook Shopping Centre, comprised of 2.5 million square feet of retail stores, is accessible via a number of major roads

HIGHLIGHTS OF THE COMMUNITY:

- Regional Town Centre and an investment ready community
- Direct access to the Trans-Canada Highway, Golden Ears Bridge, and 200 Street corridor
- Major park & ride and transit exchange
- Large commercial service area with major hotels, shopping centre, and vibrant commercial and retail core in close proximity to medium-density residential areas
- One of the largest residential neighbourhoods in the Township of Langley with a variety of housing options and competitive real estate
- Elementary and high school education facilities
- Parks, trails, and recreational amenities for outdoor play

and welcomes millions of shoppers and visitors each year to major retailers and boutique shops and stores. To complement this retail node, there are a number of shopping plazas along 200 Street including chain retailers such as Home Depot, Walmart, Old Navy, Best Buy, and Real Canadian Superstore, as well as a large commercial service area at 200 Street and the Trans-Canada Highway which features Harley Davidson, Suzuki, Yamaha, Holeshot, Honda, and Coastal Riders. The 200 Street corridor equally features healthcare and professional services businesses such as Deloitte, BCGEU Fraser Valley, Pharmasave - National Office, future headquarters of First West Credit Union, and is home to the Sandman Signature Hotel, Sandman Hotel, and the Holiday Inn. The business community is supported by the Greater Langley Chamber of Commerce and the Walnut Grove-Willoughby Business Association.

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

WILLOUGHBY STATISTICS

POPULATION

2016 Census	31,305
2011 Census	20,335
2006 Census	13,005
2001 Census	7,250

Age Group	Male	Female	Total
0-4	1,245	1,215	2,470
5-9	1,235	1,210	2,445
10-14	1,035	1,090	2,125
15-19	1,025	910	1,935
20-24	860	890	1,755
25-29	1,040	1,250	2,275
30-34	1,435	1,410	2,845
35-39	1,325	1,450	2,780
40-44	1,355	1,425	2,770
45-49	1,105	1,150	2,265
50-54	975	965	1,945
55-59	775	855	1,630
60-64	630	695	1,320
65-74	805	905	1,710
75+	415	640	1,050
Total	15,255	16,050	31,305

2016 LEGAL MARITAL STATUS (AGE 15+)

Single (never married)	5,825
Legally married (not separated)	13,530
Separated	665
Divorced	1,205
Widowed	795

HOUSEHOLD SIZE

	2011	2016
Total # of households	6,845	10,885
1 person	1,175	2,040
2 persons	1,915	3,210
3 persons	1,360	2,155
4 persons	2,045	2,115
5 or more persons	360	1,370

2015 HOUSEHOLD INCOME

	#	% OF TOTAL
Under \$10,000	290	4.8%
\$10,000 - \$19,999	295	5.5%
\$20,000 - \$29,999	535	4.4%
\$30,000 - \$39,999	655	7.1%
\$40,000 - \$49,999	685	6.6%
\$50,000 - \$59,999	685	8.3%
\$60,000 - \$79,999	1,475	13.0%
\$80,000 - \$99,999	1,465	14.3%
\$100,000 - \$124,999	1,605	12.1%
\$125,000 - \$149,999	1,190	10.2%
\$150,000 and over	2,030	13.7%
Average household income		\$98,555

2016 LABOUR FORCE BY INDUSTRY

Total labour force (Age 15+)	17,410
Industry – Not applicable	310
All industries	17,105
Agriculture, forestry, fishing	230
Mining and oil & gas exploration	60
Utilities	150
Construction	1,470
Manufacturing	1,165
Wholesale trade	985
Retail trade	2,150
Transportation and warehousing	955
Information and cultural	350
Finance and insurance	830
Real estate and rental & leasing	305
Prof., scientific & technical	1,205
Management of companies	45
Admin. & support, waste mgmt.	670
Educational services	1,125
Health care & social assistance	1,765
Arts, entertainment & recreation	350
Accommodation & food services	1,395
Other services	820
Public administration	1,060

2016 LABOUR FORCE ACTIVITY

Population 15 years and over	24,165
In the labour force	17,415
Employed	16,550
Unemployed	865
Not in the labour force	6,740
Participation rate	71.2%
Employment rate	67.7%
Unemployment rate	5%

2016 HIGHEST LEVEL OF SCHOOLING

Population 15 years and over	24,160
No certificate, diploma or degree	2,960
High school certificate	7,415
Apprenticeship/trades certificate	1,950
College/CEGEP diploma	4,845
University	6,995
diploma below bachelor level	1,170
bachelor's degree	4,150
degree above bachelor level	1,675

2016 TOTAL DWELLING UNITS

Multi-family Units	847
Single-family Units	160
Total	1007