REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, December 4, 2023 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – December 4, 2023

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held December 4, 2023.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – November 20, 2023

That Council adopt the Minutes of the Regular Council meeting held November 20, 2023.

2. Public Hearing Meeting – November 20, 2023

That Council adopt the Minutes of the Public Hearing meeting held November 20, 2023.

C. DELEGATIONS

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D. PRESENTATIONS

1. 2024 Draft Budget Presentation

That Council receive the presentation by staff regarding the 2024 Draft Budget.

Clerk’s Note: The 2024 Draft Budget package will be received under separate cover and electronically.

E. REPORTS TO COUNCIL

1. Development Permit Application No. 101314 (United Self-Storage Ltd. / 6296 – 202 Street) Report 23-254

File CD 08-11-0074

That Council authorize issuance of Development Permit No. 101314 to United Self Storage Ltd. for property located at 6296 – 202 Street subject to the following conditions being satisfied to the acceptance of the Township of Langley, unless otherwise noted:

a. Building plans being in substantial compliance with Schedule “A”.
b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.
c. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

a. On-site landscaping being secured by a letter of credit at the Building Permit stage.
b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
d. Payment of applicable building permit administration fees, Development Cost Charges, and supplemental Development Permit application fees.

2. Fraser Highway Employment Lands Area Plan Report 23-257

File BLSI LRP00023

That Council endorse the Terms of Reference for the Fraser Highway Employment Lands Area Plan in the form presented substantially as Attachment A in this report.

E. REPORTS TO COUNCIL

3. Capital Request – 2023 Local Government Climate Action Program Funding for Energy and Emissions Reduction Projects
Report 23-259
File FCP 0810-01

That Council authorize using up to $185,000 in Local Government Climate Action Program (LGCAP) funds from the Climate Action Reserve Fund to implement the four projects described in this report.

4. Capital Request – Construction of 208 Street (72 Avenue to 76 Avenue)
Report 23-255
File ENG 5330-23-160

That Council authorize $23,731,945 from various sources for the construction of 208 Street from 72 Avenue to 76 Avenue.

5. Housing Action Update
Report 23-256
File BLSI LSP00009

That Council direct staff to prepare a policy to require new apartment development to provide a minimum of 20% of units with three (3) or more bedrooms per unit.

That Council direct staff to prepare a policy and consequential bylaw amendments to permit detached accessory dwelling units.

That Council direct staff to prepare a policy and consequential bylaw amendments to permit secondary suites within duplex units.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100274 (Essence Properties Inc. / 7883 – 199 Street)
Bylaw No. 5941
Bylaw No. 5942
Report 23-261
File CD 08-22-0116

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 Amendment (Essence Properties Inc.) Bylaw No. 5941 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) Bylaw No. 5942 rezoning 0.96 ha (2.37 ac) of land located at

F. BYLAWS FOR FIRST AND SECOND READING

7883 – 199 Street to Comprehensive Development Zone CD-196 to facilitate the development of a future apartment development, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, greenways, widenings, and necessary traffic improvements including dedication of the west half of 199 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Jericho Sub-Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Compliance with Age Friendly Amenity Area requirements.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Dedication and protection of Streamside Protection and Enhancement Area and final acceptance of streamside restoration and enhancement plans, details and security consistent with Schedule 3 Streamside Protection and Enhancement, of the Township of Langley Official Community Plan.
7. Registration of restrictive covenants acceptable to the Township:
    a. prohibiting development until a Development Permit is issued for the site and identifying a minimum of 10% of the units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention and replacement, protection details, and securing in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township.
8. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy.
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 Amendment (Essence Properties Inc.) Bylaw No. 5941 is consistent with the Township's Five Year Financial Plan as updated annually

F. BYLAWS FOR FIRST AND SECOND READING

and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council authorize staff to schedule the required public hearing for Bylaws No. 5941 and 5942.

Explanation – Bylaw No. 5941

Bylaw No. 5941 amends the Jericho Sub-Neighbourhood Plan to increase the permitted floor space in the Low Density Apartment designation up to 1.56 FSR for property located at 7883 – 199 Street to facilitate a multi-family development.

Explanation – Bylaw No. 5942

Bylaw No. 5942 rezones 0.96 ha (2.37 ac) of land located at 7883 – 199 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-196 to accommodate an apartment development.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Fraser Valley Inter-municipal Business Licence Bylaw and Inter-municipal Business Licence Agreement Bylaw
Bylaw No. 5960
Bylaw No. 5961
Report 23-241
File PLI 3900-25

That Council give final reading to "Inter-municipal Business Licence Bylaw No. 5960", and

"Inter-municipal Business Licence Agreement Bylaw No. 5961".

Explanation – Bylaw No. 5960

Bylaw No. 5960 is a bylaw enabling the Township of Langley to participate in an Inter-municipal Business Licence scheme pursuant to Section 14 of the Community Charter.

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 5961

Bylaw No. 5961 is a bylaw to enter into an agreement among the Participating Municipalities regarding an Inter-municipal Business Licence scheme.

2. Langley Building Bylaw Amendment – Energy Step Code
Bylaw No. 5966
Report 23-242
File PLI 3900-40

That Council give final reading to "Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 5966".

Explanation – Bylaw No. 5966

Bylaw No. 5966 amends the Langley Building Bylaw 2008 No. 4642 to include language that any new Part 9 Building constructed after March 31, 2024 containing a residential occupancy shall be designed and constructed to meet the specified requirements of the Energy Step Code and Zero Carbon Step Code as defined by the BC Building Code.

Clerk's Note: At the November 20, 2023 Regular Council meeting, Council amended the bylaw as follows:

1. Step 4 of the BC Energy Step Code and EL-2 of the Zero Carbon Step Code for all applicable Part 9 residential buildings to start on April 1, 2024;
2. Step 4 of the BC Energy Step Code and EL-3 of the Zero Carbon Step Code for all applicable Part 9 residential buildings to start on April 1, 2025.

3. Council Procedure Bylaw 2016 No. 5199 Amendment
Bylaw No. 5963
Report 23-239
File LS 3900-25

That Council give final reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5963".

Explanation – Bylaw No. 5963

Bylaw No. 5963 amends Bylaw No. 5199 and makes amendments and improvements including agenda submission deadlines, agenda release timing, and electronic meeting and Council delegation requirements.

J. ITEMS FROM PRIOR MEETINGS

The following item was deferred at the November 6, 2023 Regular Council meeting:

1. **Licencing Bylaw and Policy Amendment**
   Report 23-232
   File PLI 4320-01

   Moved by Councillor Pratt,
   Seconded by Councillor Rindt,
   That Council endorse the draft Township of Langley Licencing Bylaw 2016 No. 5192 Amendment Bylaw No. 5878 and authorize staff to schedule the required notice pursuant to applicable regulations; and

   That Council endorse amendments to Council Policy 07-411 Renewal of Existing Licences Enforcement.

   DEFERRAL
   Moved by Mayor Woodward,
   Seconded by Councillor Rindt,
   That Licensing Bylaw and Policy Amendment be deferred to the December 4, 2023 Regular Council Meeting.
   CARRIED

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

N. FOR INFORMATION

1. **Joint School-Park Sites - History and Financial Projections**
   Report 23-260 – Bylaws, Legal and Strategic Implementation Division
   File 6440-06-001

2. **Mayor and Council Correspondence Delivery**
   Memorandum – Legislative Services Division
   File 0550-08

N. FOR INFORMATION

3. Child Care Facilities Planning
Memorandum – Bylaws, Legal and Strategic Implementation Division
File 6440-01

4. Agricultural Advisory and Economic Enhancement Committee
Minutes – November 22, 2023
File 0540-20

In an effort to make the community aware, the following proclamation has been requested:

5. Indigenous Survivors Day
File 0630-01

Correspondence received from Troy Abromaitis, on behalf of All Nations Outreach, requesting that June 30, 2024 be proclaimed as Indigenous Survivors Day.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

O. MOTIONS ARISING FROM INFORMATION

1. Agricultural Advisory and Economic Enhancement Committee Recommended Motion
File 0540-20

That Council directs staff to include an agricultural/rural community outreach campaign as part of the Agricultural Advisory Committee's 2024 work program considering the recommendations from the Agricultural Advisory and Economic Enhancement Committee's Building Agricultural/Rural Connections Task Force.

P. OTHER BUSINESS

Mayor Woodward presented the following Notices of Motion within the deadlines according to Council's policy:

1. Potential Repeal of Booth, Rinn and Fernridge Neighbourhood Plans

Whereas:

1. Bill 44 Housing Statutes (Residential Development) Amendment Act, 2023 ("Bill 44") will require that all municipalities within the Province of

P. OTHER BUSINESS

British Columbia grant, by right, up to 4-6 dwelling units per any existing single family lot greater than 280 m^2 and less than 4,050 m^2;

2. Bill 44 mandates that off-street parking cannot be required for dwelling units required to be granted, such that Council cannot require "off-street parking or loading spaces for the residential use of a housing unit required to be permitted" (14 Section 525);

3. Bill 44 and its provisions would be applicable to any newly created single family areas once created, arbitrarily, by right, increasing dwelling unit densities without off-street parking or other provisions applicable to single family designations within the Township of Langley, including those with secondary suites; and

4. Due to Bill 44, the recently adopted Booth, Rinn, Fernridge Neighbourhood Plans contemplated of 47,000 residents is now projected to be approximately 115,000 to 120,000 residents (not including Glenwood) without any necessary neighbourhood planning for school sites, park capacity, recreation facilities and engineering services plans;

Therefore be it resolved that Council hereby directs staff to initiate the repeal of the Booth, Rinn and Fernridge Neighbourhood Plans as soon as it is confirmed that the Township of Langley has not been granted an exemption from the implementation of Bill 44 2023 Housing Statutes (Residential Development) Amendment Act via legislation or regulations for developing areas within the Urban Containment Boundary.

2. Reconsideration of In-Stream Development Applicable to Bill 44

Be it resolved that Council hereby directs staff to include one motion for reconsideration of third reading for all in-stream development applications that contain single family development forms as soon as it is confirmed that the Township of Langley has not been granted an exemption from the implementation of Bill 44 2023 Housing Statutes (Residential Development) Amendment Act via legislation or regulations for developing areas within the Urban Containment Boundary; and

That staff be directed to include the reconsideration motion in a future Regular Council agenda for Council's consideration.

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

That Council now resolve into a Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (e) Property, (k) Negotiations
Item E.2 - Section 90(1) (e) Property, (k) Negotiations
Item E.3 - Section 90(1) (e) Property, (k) Negotiations
Item E.4 - Section 90(1) (e) Property, (k) Negotiations
Item E.5 - Section 90(1) (k) Negotiations
Item E.6 - Section 90(1) (e) Property, (k) Negotiations
Item E.7 - Section 90(1) (a) Property
Item E.8 - Section 90(1) (a) Personnel
Item F.1 - Section 90(1) (f) Law Enforcement
Item G.1 - Section 90(1) (a) Personnel
Item I.1 - Section 90(1) (a) Personnel
Item I.2 - Section 90(1) (e) Property

R. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, November 20, 2023 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, R. Rindt, and M. vanPopta

M. Bakken, S. Richardson, S. Ruff, J. Winslade, and R. Zwaag

W. Bauer, R. Cesaretti, C. Kooner, and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Woodward acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – November 20, 2023

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held November 20, 2023, as amended.
CARRIED

Clerk's Note: Item K.1 was removed from the agenda.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – November 6, 2023

Moved by Councillor Martens,
Seconded by Councillor Pratt,
That Council adopt the Minutes of the Regular Council meeting held November 6, 2023.
CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – November 6, 2023

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council adopt the Minutes of the Public Hearing meeting held November 6, 2023.
CARRIED

C. DELEGATIONS

1. Sarah Beauvais
File 0550-07

Sarah Beauvais appeared before Council to discuss her tree removal permit. She commented that she is currently in the permitting process for a building project on her property. She stated that to remove 17 trees from her property for the project would cost her $37,500 with the current Township fees. She asked Mayor and Council to waive the fees.

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D. PRESENTATIONS

1. Langley RCMP

Superintendent Marsden, Detachment Commander, provided a presentation regarding the Langley RCMP quarterly report update for July – September 2023. He provided statistics on property crime, business crime, and persons-violent crime trends. He noted that the Langley-centred goals are to:

- **Calibrate** visibility to maintain a sense of safety in Langley neighbourhoods and public spaces.
- **Collaborate** with partners to support persons experiencing homelessness and mental health issues.
- **Plan** with cross-jurisdictional public safety partners.
- **Strengthen** capacity to respond to Langley’s growth and diversity,

2. Housing Statutes

C. Kooner provided a presentation regarding the proposed Housing Statutes (Residential Development) Amendment Act of 2023. He noted that Bill 44 Housing Statutes proposed legislative changes include requiring a municipality to make Zoning Bylaw amendments to:

- Permit either a secondary suite or a detached accessory dwelling unit on every lot zoned for single family or duplex use.
- Accommodate the housing needs for the next 20 years of population growth, as identified in the housing needs report and consistent with the OCP.

D. PRESENTATIONS

The Province has indicated proposed potential key policy changes which may include:

- 3 units in single family and duplex zones on parcels that are 280 square metres or less.
- 4 units on parcels that are greater than 280 square meters.
- 6 units on single family lots close to frequent bus service.

Proposed changes would apply to areas within the Urban Containment Boundary in the Regional Growth Strategy.

Key proposed legislative changes in Bill 46 and Bill 47 include:

- Development Cost Charges would update the scope of infrastructure eligible to be funded through DCCs to include firehalls, police facilities, and solid waste facilities.
- Amenity Cost Charges would be a new tool to collect funds for community centres, recreation centres, and libraries from new development.
- Transit-oriented Development Areas (TOD)
- Local Government Requirements to ensure that minimum levels of density, size, and dimension established by the Provincial regulations are allowed in TOD areas and remove parking minimums and allow parking volumes to be determined by need and demand on a project-by-project basis.

Potential implications for the Township include:

- Infrastructure burden
- Competing priorities
- Obsolete public input and community planning
- Future development challenges

Potential processes moving forward could include:

- Suspension and/or repeal Neighbourhood Plans in greenfield areas.
- Reconsider new single family subdivision development applications.
- Other recommendations may be explored after the release of the policy manual.

MEETING RECESSED
The meeting recessed at 3:24pm.

MEETING RECONVENED
The meeting reconvened at 3:30pm.

E. REPORTS TO COUNCIL

1. Celebrate Canada Grant Application
Report 23-247
File ENG 1855-35

Moved by Councillor Pratt,
Seconded by Councillor Martens,
That Council approve submission of a grant application to the Celebrate Canada Grant for $77,000 towards Canada Day 2024 Events within the Township of Langley.
CARRIED

2. Review of Statutory Notice Advertising Methods
Report 23-245
File LS 1475-01

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council direct staff to provide an alternative statutory advertising bylaw which would designate two methods of communication for the statutory public notices as legislated in the Community Charter (section 94.2) and continue with placing the statutory notices in the local newsprint media on a reduced basis as long as practical.
CARRIED

3. Bylaw Enforcement Council Policy Amendment
Report 23-251
File BLSI 4000-01

Moved by Councillor Martens,
Seconded by Councillor Rindt,
That Council amend Bylaw Enforcement Council Policy No. 08-108 presented as Attachment A to this report.

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Pratt,
That Council amend Section 5.5.9: to add, “an update will be provided to council on the legal action”.
CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

4. Salmon River Uplands - Rural Plan
Report 23-243
File BLSI 6480-28-001

E. REPORTS TO COUNCIL

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council endorse the continued use of the Preliminary Draft Planning Framework, in the form presented substantially in Attachment A, in addition to the established requirements pursuant to bylaws, policies, plans and best practice in processing instream development applications in the Salmon River Uplands area.
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council hereby directs staff to bring forward potential draft amendments to the Township of Langley Rural Plan to replace Section 5.7.1 with policies, prerequisites, and considerations with a potential trail network and best practices for development and future growth within the Salmon River Uplands as it may be appropriate for Council to consider, based on Report to Council 23-243.
CARRIED

5. Capital Request – Safe Streets Project
80 Avenue from 204 Street to 212 Street
Report 23-246
File ENG 5330-23-138

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council receive the capital request of $5,535,000 utilizing $5,419,482 from DCC's, $54,742 from the capital reserve, and $60,776 from the Willoughby Greenway Amenity reserve to fund the construction of 80 Avenue from 204 Street to 212 Street and defer the matter to the 2024 budget process.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and
Rezoning Application No. 100278 and
Development Variance Permit No. 100157
(Qualico Communities / 8440 – 206 Street;
20701 – 84 Avenue and 8400 Block of 207A Street)
Bylaw No. 5964
Bylaw No. 5965
Report 23-244
File CD 08-26-0231

Moved by Councillor Pratt,
Seconded by Councillor Rindt,

F. BYLAWS FOR FIRST AND SECOND READING

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1124300 BC Ltd.) Bylaw No. 5964 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1124300 BC Ltd.) Bylaw No. 5965 rezoning approximately 2.24 ha (5.54 ac) of land located at 20701 – 84 Avenue; 8440 – 206 Street and 8400 Block of 207A Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) to facilitate development of 18 rowhouse units, 10 semi-detached units and 28 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, and necessary traffic improvements for 206 Street, 206A Street, 207 Street, 207A Street, 84 Avenue, and 84A Avenue and associated lanes in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan.
3. Provision of a 3.0 m (9.84 ft) wide public walkway connecting 84 Avenue to 84A Avenue.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of restrictive covenants acceptable to the Township:
    a. restricting development on the proposed R-CL(RH) and R-CL(SD) lots until a Development Permit is issued for the site
    b. identifying the lots/units (minimum 5% of single family lots) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    c. prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within units zoned Residential Compact Lot Zones R-CL(RH) and R-CL(SD).
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure.
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.

F. BYLAWS FOR FIRST AND SECOND READING

9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council, at the time of final reading of Bylaw No. 5965, authorize the issuance of Development Variance Permit No. 100157 (siting variance) as follows:

a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum front lot line setback requirement from 6 metres to 2.5 metres for the principal building on proposed Lots 1 – 4 as indicated in Schedule A.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1124300 BC Ltd.) Bylaw No. 5964 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5964 and 5965.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Council defer Agenda Item F.1 until regulations are enacted pursuant to proposed Housing Statutes (Residential Development) Amendment Act, 2023.

CARRIED

2. Official Community Plan Amendment and Rezoning Application No. 100271 (Township of Langley / 27214 Fraser Highway; 27200 Block of 30 Avenue; 2992 and 2978 – 272 Street)
Bylaw No. 5927
Bylaw No. 5928
Report 23-252
File CD 13-20-0158

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Township of Langley) Bylaw No. 5927 and

F. BYLAWS FOR FIRST AND SECOND READING

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 5928 rezoning 0.4 ha (0.98 ac) of land located at 27214 Fraser Highway; 27200 Block of 30 Avenue; 2992 and 2978 – 272 Street to Comprehensive Development Zone CD-192 to facilitate a future mixed use project, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road and lane dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Aldergrove Community Plan.
3. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Township of Langley) Bylaw No. 5927 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council direct staff to undertake an Open House in early December to receive public input on potential ground level uses and civic opportunities.

That Council authorize staff to schedule the required Public Hearing on December 18, 2023 for Bylaw No. 5927 and 5928.

That Council authorize proceeding with clearing and excavation of the subject site in advance of final reading.

That Council approve waiving all applicable Township of Langley Fees (including but not limited to Neighbourhood Planning administration fees, supplemental rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Community Amenity Contributions and Development Cost Charge Fees).
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

3. Revisions to the Proposed Williams Neighbourhood Plan Update
Bylaw No. 5799
Report 23-249
File BLSI LRP00012

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council repeal second reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799".

That Council give second reading to the revised "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799".

That Council receive for information the revised draft Williams amendments to the Community Amenity Contributions Policy.

That Council receive for information the revised draft Willoughby Greenway Amenity Policy.

That Council authorize staff to schedule the required Public Hearing for the revised Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Fraser Valley Inter-municipal Business Licence Bylaw and Inter-municipal Business Licence Agreement Bylaw
Bylaw No. 5960
Bylaw No. 5961
Report 23-241
File PLI 3900-25

Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
That Council give first, second and third reading to Inter-municipal Business Licence Bylaw No. 5960.

That Council give first, second and third reading to Inter-municipal Business Licence Agreement Bylaw No. 5961.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

2. Langley Building Bylaw Amendment – Energy Step Code
Bylaw No. 5966
Report 23-242
File PLI 3900-40

Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 5966.

AMENDMENT
Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
That Council authorize staff to bring forward an amendment to Langley Building Bylaw 2008 No. 4642 for the adoption of the following:

1. Step 4 of the BC Energy Step Code and EL-2 of the Zero Carbon Step Code for all applicable Part 9 residential buildings to start on April 1, 2024;
2. Step 4 of the BC Energy Step Code and EL-3 of the Zero Carbon Step Code for all applicable Part 9 residential buildings to start on April 1, 2025.

CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

3. Council Procedure Bylaw 2016 No. 5199 Amendment
Bylaw No. 5963
Report 23-239
File LS 3900-25

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5963".

That Council adopt the Required Regular Council Meeting Agenda Section Headings Policy, included as Attachment A.
CARRIED

4. Ice and Dry Arenas Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 5968
Report 23-250
File FIN 1760-20

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council give first, second and third reading to Ice and Dry Arenas Loan Authorization Bylaw No. 5968 for the purpose of borrowing funds in the amount of $49.49 million for the construction of Ice and Dry Arenas Capital project within the 2023 Capital Program repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Ice and Dry Arenas Loan Authorization Bylaw No. 5968 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment "A".

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, March 7, 2024 (the "Deadline").

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.

d) This Alternative Approval Process applies to the entire area of the Township and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

CARRIED

5. Rezoning Application No. 100589
(Coastland Engineering Ltd. / 5759 – 240 Street)
Bylaw No. 5905
Report 23-253
File CD 11-09-0033

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering Ltd.) Bylaw No. 5905 rezoning approximately 18.02 ha (44.55 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-3 to facilitate development of 56 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

2. Provision of a Storm Water Management Plan and securing stormwater management facilities subject to submission, review, and acceptance by the Township of geotechnical and hydrogeological reports to confirm the adequacy of the lands to support the proposed land use.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of road dedications, widenings, and necessary traffic improvements for 238 and 240 Street, 56, 57, and 58 Avenues (including greenways, and pedestrian connections both within the project and to the future trail network) in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
5. Provision of a final tree management plan and trail connections / open space plan, incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Dedication of two greenspace lots on the site and a minimum 15.0 m wide greenspace buffer around the perimeter of the subject site as shown in Attachment B.
7. Registration of restrictive covenants acceptable to the Township:
    a. identifying the units (minimum 5%) required to comply with the adaptable housing requirements in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities
    c. prohibiting access to 56 Avenue.
8. Registration of an exterior design control agreement.
9. Compliance with the Community Amenity Contributions Policy, comprising a total voluntary contribution as a described by the applicant to this report and the Township's 5% Neighbourhood Park Land Acquisition Policy in support of the proposed rezoning comprised of:
    a. $7,500,000 as a cash contribution instead of providing actual amenity with 100% contributed and deposited into the Community Amenity Contribution fund. The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time
    b. securing transfer of approximately 4.01 ha (9.90 ac) of land to the Township.
10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council amend development prerequisite #5 to add: "Including a comprehensive trail network concept plan for the Salmon River Uplands areas within the vicinity of the proposed development, including adjacent lands awaiting development and connections to south and north to Williams Park for Council to consider for inclusion within the Township of Langley Rural Plan prior to Final Adoption being considered by Council."
CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FIRST, SECOND, THIRD READING AND FOR FINAL ADOPTION

1. Bylaw Amendment for Age-Restricted Vape Stores
Bylaw No. 5959
Report 23-240
File BLSI BA000044

Moved by Councillor Kunst,
Seconded by Councillor Martens,
That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (Age-Restricted Vape Stores) No. 5959.
CARRIED

J. BYLAWS FOR FINAL ADOPTION

1. Highway Closure, Dedication Removal and Disposal (Essence Properties (Jericho Crossing) Inc.)
Bylaw 5926
Report C23-68
File BLSI PM003165

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

J. BYLAWS FOR FINAL ADOPTION

That Council give final reading to "Highway Closing and Dedication Removal (Essence Properties (Jericho Crossing) Inc.) Bylaw No. 5926".
CARRIED

2. Council Advisory Committee Establishment Bylaw Amendment Bylaw – Agricultural Advisory Committee Bylaw No. 5943
Report 23-235
File BLSI 3900-25

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give final reading to "Council Advisory Committee Establishment Bylaw 2008 No. 4700 Amendment Bylaw No. 5943.
CARRIED

K. ITEMS FROM PRIOR MEETINGS

1. TransLink 2024 Funding Requests
Report 23-222
File ENG 1855-60

Item removed.

2. Rezoning Application No. 100734 (Flowerchild Research Inc. / 204, 26730 – 56 Avenue) Bylaw No. 5944
Report 23-212
File CD 14-06-0136

Moved by Councillor Kunst,
Seconded by Councillor Pratt,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1241845 BC Ltd.) Bylaw No. 5944 amending the text of General Industrial Zone M-2A by adding "cannabis processing and cannabis testing" as a permitted use for property located at 204, 26730 – 56 Avenue subject to the following development prerequisite being satisfied to the acceptance of the Township prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Pratt,

K. ITEMS FROM PRIOR MEETINGS

That the motion be amended to give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1241845 BC Ltd.) Bylaw No. 5944, and to authorize staff to schedule a Public Hearing.

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

L. MAYOR AND COUNCIL REPORT

Councillor Baillie reported that he attended the NDP Convention in Victoria.

Councillor Pratt commented on Hockey Canada.

Mayor Woodward commented on the Rapid Bus line on the 200 Street corridor, announced by TransLink.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson reported that he attended a Metro Climate Action committee meeting.

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

The following information has been brought forward from the November 6, 2023 Closed Council meeting for public information.

1. Board of Variance – Council Appointments

Council discussed the Board of Variance Council appointments.

MOTION
That Council remove Councillor vanPopta from the Board of Variance due to scheduling conflicts and appoint Mayor Woodward for the remainder of the Council term 2022-2026.
CARRIED

O. FOR INFORMATION

1. Release of Property Acquisition Information
Memorandum – Bylaws, Legal and Strategic Implementation Division
File 0890-20

O. FOR INFORMATION

2. Stalew Grounding Langley Art Installation
Memorandum – Recreation, Arts and Culture Division
File 7710-01

3. Micro Transit Pilot Project
Memorandum – Engineering Division
File 8500-07

4. Agricultural Advisory and Economic Enhancement Committee
Minutes – October 25, 2023
File 0540-20

5. Heritage Advisory Committee
Minutes – November 1, 2023
File 0540-20

P. MOTIONS ARISING FROM INFORMATION

1. Agricultural Advisory and Economic Enhancement Committee Recommended Motion
File 0540-20

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council extend the date of the Migrant Agricultural Workers Accommodation bylaw and/or policy amendments until the Ministry of Agriculture and Food has concluded their consultation and update of the Temporary Farm Workers Housing in the Agricultural Land Reserve.

That Council request the Ministry of Agriculture and Food host an engagement event in the Township of Langley as the Township of Langley accounts for a large amount of the land in the Agricultural Land Reserve in Metro Vancouver.
DEFEATED

Mayor Woodward and Councillors Baillie, Martens, Rindt, and vanPopta opposed

Q. OTHER BUSINESS

1. Potential Traffic Calming Projects

Moved by Councillor Pratt,
Seconded by Councillor Martens,
Whereas Township of Langley residents have requested the municipality to implement measures to increase the safety for all users on all classes of

Q. OTHER BUSINESS

roads through physical alterations to the roads in question, otherwise known as “traffic calming” measures,

Whereas the Township of Langley’s Engineering Department has a compiled list of potential traffic calming projects ranked by their identified characteristics and apparent need, and

Whereas increasing the safety while travelling to and from schools and parks, as well as improving the accessibility of these sites for all Township residents is a priority for Council,

Therefore be it resolved that Council directs staff to bring forward for Council discussion as part of Budget 2024 and the 2024-2029 Five Year Financial Plan the ten highest ranked traffic calming projects as ranked within the Engineering Department’s master list of potential Traffic Calming projects, subject to the following conditions:

1. The ten projects should prioritize sites that would increase the safety traveling to and from schools and park sites, and;
2. Should any of the ten highest ranked projects have equal scores, emphasis should be put on ensuring equity of investment within the Township’s neighbourhoods.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the final paragraph be amended to read as follows:

Therefore be it resolved that Council directs staff to bring forward for Council the ten highest ranked traffic calming projects as ranked within the Engineering Department’s master list of potential Traffic Calming projects, subject to the following conditions:

1. The ten projects should prioritize sites that would increase the safety traveling to and from schools and park sites, and;
2. Should any of the ten highest ranked projects have equal scores, emphasis should be put on ensuring equity of investment within the Township’s neighbourhoods.

CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

2. Addressing the Township’s Street Parking Challenges

Moved by Councillor Pratt,
Seconded by Councillor Baillie,

Q. OTHER BUSINESS

Whereas the Township of Langley has experienced rapid population growth which has resulted in parking challenges in many of the Township's neighbourhoods,

Whereas the Province of British Columbia has announced legislative changes that could significantly exacerbate the parking challenges in all of the Township's neighbourhoods, especially without appropriate access to public transportation and active transportation infrastructure, and

Whereas the Provincially-mandated elimination of parking minimums within certain developments could add significant stress on the limited space available for street parking across the municipality in neighbourhoods that already experience parking challenges,

Therefore be it resolved that Council directs staff to include as part of the Transportation and Mobility Strategy a review of street parking management best practices, including but not limited to:

1. Potential household parking permits on residential-only streets,
2. Potential visitor or non-resident parking areas on residential-only streets,
3. Potential demand management solutions for street parking within commercial and mixed-use areas.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the motion be referred to staff for a report on whether the Transportation and Mobility Strategy is the best option for this review, and further that staff provide all previous reviews to Council.
CARRIED

3. Catalytic Converter Theft Prevention

Moved by Councillor Martens,
Seconded by Councillor Baillie,
Whereas:

1. Catalytic converters contain a small amount of precious metals, which have increased in price over time and have a high resale value, resulting in significant theft across the region;

2. ICBC reports that claims for catalytic converter thefts in British Columbia have climbed from 89 to 1,953 in a five-year period, beginning in 2017;

3. Limiting the manner in which a Scrap Metal dealer can purchase a catalytic converter is an effective approach to curtail catalytic converter theft as it reduces the financial incentive; and

Q. OTHER BUSINESS

4. The mechanism for curtailing catalytic converter theft must ensure that the legitimate sale/resale of catalytic converters is not impacted;

Therefore be it resolved that Council hereby directs staff to collaborate with the RCMP and ICBC to explore potential initiatives to curb catalytic converter theft in the Township of Langley and report to Council with options to consider.

AMENDMENT
Moved by Councillor vanPopta,
Seconded by Councillor Baillie,
That the final paragraph be amended to read as follows:

Therefore be it resolved that Council hereby directs staff to collaborate with the RCMP and ICBC and bordering municipalities to explore potential initiatives to curb catalytic converter theft in the Township of Langley and report to Council with options to consider.
CARRIED

Councillors Baillie, Martens, and Rindt opposed

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

4. Sarah Beauvais Delegation

Moved by Councillor Martens,
Seconded by Councillor Kunst,
That the delegation from Sarah Beauvais be referred to staff for a report on the application and to provide the arborist report and recommendations that may be appropriate for Council to consider.
CARRIED

Councillor vanPopta opposed

R. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Baillie,
Seconded by Councillor Martens,
That Council now resolve into a Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (g) Legal
Item E.2 - Section 90(1) (k) Negotiations
Item E.3 - Section 90(1) (k) Negotiations

Item F.1 - Section 90(1) (a) Personnel,
Section 90(2) (b) Intergovernmental Relations
Item G.1 - Section 90(1) (i) Solicitor-Client Privilege
Item G.2 - Section 90(1) (g) Legal
Item I.1 - Section 90(2) (b) Intergovernmental Relations
Item I.2 - Section 90(1) (g) Legal

S. TERMINATE

Moved by Councillor Kunst,
Seconded by Councillor Baillie,
That the meeting terminate at 4:29pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

REGULAR MEETING
OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF
PUBLIC HEARING
MINUTES

Monday, November 20, 2023 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, R. Rindt, and M. vanPopta

S. Richardson

S. Little and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Woodward acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – November 20, 2023

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held November 20, 2023.
CARRIED

B. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100247 and Development Permit Application No. 101379 (1364204 BC Ltd. / 8146 - 200 Street)
Bylaw No. 5951
Bylaw No. 5952
Report 23-237
File CD 08-26-0232

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 5951", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 5952"

Explanation – Bylaw No. 5951

S. Richardson explained that Bylaw No. 5951 amends the Latimer Neighbourhood Plan to increase the permitted height on a portion of the property at 8146 – 200 Street. 1077 public notices were mailed out.

Explanation – Bylaw No. 5952

S. Richardson explained that Bylaw No. 5952 rezones land located at 8146 – 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-198 to permit a comprehensive development consisting of an apartment building, townhouse units and live-work townhouse units.

Development Permit No. 101379

Running concurrently with this Bylaw is Development Permit No. 101379 (1364204 BC Ltd. / 8146 - 200 Street) in accordance with Attachment B subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located in an enclosure and screened.

B. PUBLIC HEARING

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
c. On-site landscaping to be secured by letter of credit at building permit stage.
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public:

1. S. Stevenson, a Langley resident, was in attendance and commented on the increased density and livability of the area.

MOTION
Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 5951", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 5952".
CARRIED

MOTION
Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
That Council grant third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 5951", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 5952".
CARRIED

B. PUBLIC HEARING

2. Rezoning Application No. 100748 and
Development Permit No. 101419
(Manorlane Properties (Willowbrook) / 6350 – 197 Street)
Bylaw No. 5948
Bylaw No. 5949
Report 23-238
File CD 08-10-0042

"Township of Langley Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook)) Bylaw No. 5948", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook)) Bylaw No. 5949"

Explanation – Bylaw No. 5948

S. Richardson explained that Bylaw No. 5948 discharges Land Use Contract No. 74 from property located at 6350 - 197 Street. 603 public notices were mailed out.

Explanation – Bylaw No. 5949

S. Richardson explained that Bylaw No. 5949 rezones land at 6350 - 197 Street from Regional Commercial Zone C-1 to Comprehensive Development Zone CD-161 to accommodate 133 apartment units and 290 m^2 of commercial area.

Development Permit No. 101419

Running concurrently with this Bylaw is Development Permit No. 101419 (Manorlane Properties (Willowbrook) / 6350 – 197 Street) in accordance with Attachment B subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located in an enclosure and screened.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.

B. PUBLIC HEARING

b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
c. On-site landscaping to be secured by letter of credit at building permit stage.
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public:

The following written submission was received from the public:

1. J. Craik, a Langley resident, expressing opposition due to the building height which will affect privacy and sunlight, increased traffic, construction for two years, and lack of parking.
2. H. De Leo, a Langley resident, expressing opposition to a six-storey building.
3. G. and S. Ayotte, Langley residents, expressing opposition to a six-storey building which will affect privacy and sunlight, and increase traffic.

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council consider third reading of "Township of Langley Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook)) Bylaw No. 5948", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook)) Bylaw No. 5949".
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council grant third reading of "Township of Langley Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook)) Bylaw No. 5948", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook)) Bylaw No. 5949".
CARRIED

C. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That the meeting terminate at 7:16pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

TABLE OF CONTENTS

	Page #
OPERATING BUDGETS	
User Pay Utilities	**3-4**
Water	5-8
Sanitary Sewer	9-12
Solid Waste	13-14
Universal Services	**15-16**
Parks	17-24
Transportation	25-34
Airport	35-36
Stormwater	37-44
Fire	45-48
Police	49-52
Recreation	53-56
Arts, Culture, & Community Initiatives	57-60
Facilities	61-64
General Government (Part of Universal Services)	**65-66**
Corporate Administration	67-70
Human Resources	71-72
Finance	73-74
Community Development	75-78
Fiscal/Other	79-82

Appendix A

Budget Package Color-Coding Orientation

When a row within the summary is highlighted **Green**, it means it is offset by an equal and opposite item elsewhere on the summary. These items do not impact property taxes or user rates.

Township of Langley FIVE YEAR OPERATING PLAN CORPORATE ADMINISTRATION - NON-DISCRETIONARY ADJUSTMENTS					
	20XX	20XX	20XX	20XX	20XX
GOVERNMENT GRANTS					
- Hotel Tax - Provincial	(45,000)				
MUNICIPAL GRANTS					
- Hotel Tax - Municipal	45,000				

When rows within the summary are highlighted **Brown**, it means they are offset across the Township as a whole. If the offset crosses between a Universal Services tax supported division and a User Pay Utility, there will be an impact to revenue requirements in both.

Township of Langley FIVE YEAR OPERATING PLAN PARKS DESIGN & DEVELOPMENT - NON-DISCRETIONARY ADJUSTMENTS					
	20XX	20XX	20XX	20XX	20XX
INTERNAL CHARGES & RECOVERIES					
- Administrative Overhead	13,986	847	(1,603)	(17,347)	20,286

When a row within the summary is highlighted **Blue**, it means it is a position that is being annualized from the previous year. These items do impact property taxes.

Township of Langley FIVE YEAR OPERATING PLAN CORPORATE ADMINISTRATION - NON-DISCRETIONARY ADJUSTMENTS					
	20XX	20XX	20XX	20XX	20XX
SALARY, WAGES & BENEFITS					
- Digital Media Specialist (6 months) (Annualize 2021 addition)	39,916				

When a row within the summary is highlighted **Pink**, it means it is an Operating Budget Impact (OBI) of Capital Construction or a Development constructed asset turned over to the Township for operations and maintenance. During the budget presentation, a summary of OBI projects will be provided and included in the presentation attached.

Township of Langley FIVE YEAR OPERATING PLAN PARK OPERATIONS - NON-DISCRETIONARY ADJUSTMENTS					
	20XX	20XX	20XX	20XX	20XX
MATERIALS & SUPPLIES					
- Operating Impact from Development Capital Works	16,011				
- Operating Impact from ToL Capital Construction	8,135				

TOWNSHIP OF LANGLEY
2024 OPERATING BUDGET SUMMARY
USER PAY UTILITIES

	Water	Sewer	Solid Waste
RATES REVENUE			
Utility Levies	(32,887,085)	(24,664,883)	(9,423,530)
Estimated New Growth	(657,742)	(493,298)	(279,553)
Utility Levy increase	(2,278,489)	(2,697,422)	(972,385)
	(35,823,316)	(27,855,603)	(10,675,468)
NON-RATES REVENUE			
Sales of Services	(1,339,001)	(589,622)	(35,000)
Investment Income	(85,000)	(65,000)	(20,000)
Other Revenue	-	-	(7,295)
Debt Repayment Contributions	(1,228,165)	(164,410)	-
External Unidentified Revenue	(150,000)	(150,000)	(150,000)
Total Revenue	**(38,625,482)**	**(28,824,635)**	**(10,887,763)**
EXPENSE			
Salaries, Wages & Benefits	6,526,825	4,073,043	794,032
Service and Maintenance Contracts	1,875,753	1,367,401	8,435,724
Consulting and Professional Services	131,964	128,476	20,000
Regional Charges/Recoveries	15,754,780	13,921,542	-
Fuel	5,100	6,652	-
Equipment and Vehicle Rental	804,629	417,551	14,776
Communication and Technology	67,865	29,604	1,460
Insurance	15,052	15,057	200
Materials and Supplies	635,391	383,248	78,934
Utility User Fees	551,206	179,524	-
Debt Principal and Interest	3,237,149	455,605	-
Internal Charges & Recoveries	2,045,287	1,494,737	559,376
Transfer to Own Funds	6,314,917	5,230,080	750,000
Contribution to Capital	500,000	1,000,000	50,000
External Unidentified	150,000	150,000	150,000
Other Supplies and Expense	9,564	(27,885)	33,261
Total Expense	**38,625,482**	**28,824,635**	**10,887,763**
Budget Shortfall/(Surplus)	**-**	**-**	**-**
Estimated New Growth Rate	**2.00%**	**2.00%**	**2.97%**
Tax rate increase	**6.93%**	**10.94%**	**10.32%**

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TOWNSHIP OF LANGLEY
WATER UTILITY
2024-2028 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 Budget
RATES REVENUE			
Utility Levies		(736,482)	(32,887,085)
Estimated New Growth		(657,742)	(657,742)
Utility Levy increase		(2,278,489)	(2,278,489)
	(32,150,603)	(3,672,713)	(35,823,316)
NON-RATES REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	-	-	-
Service Cost Recoveries	-	-	-
Service Cost Sharing	-	-	-
Sales of Services	(1,232,880)	(106,121)	(1,339,001)
Rentals and Leases	-	-	-
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	(85,000)	-	(85,000)
Other Revenue	-	-	-
Debt Repayment Contributions	(591,701)	(636,464)	(1,228,165)
Internal Recoveries	-	-	-
Transfer from Own Funds	(4,458,018)	4,458,018	-
External Unidentified Revenue	(150,000)	-	(150,000)
TOTAL REVENUE	**(38,668,202)**	**42,720**	**(38,625,482)**
EXPENSE			
Salaries, Wages & Benefits	6,183,497	343,328	6,526,825
Special Contracts	-	-	-
Service and Maintenance Contracts	5,950,860	(4,075,107)	1,875,753
Consulting and Professional Services	131,964	-	131,964
Regional Charges/Recoveries	14,318,428	1,436,352	15,754,780
Fuel	5,100	-	5,100
Equipment and Vehicle Rental	801,704	2,925	804,629
Communication and Technology	86,496	(18,631)	67,865
Insurance	15,052	-	15,052
Materials and Supplies	600,557	34,834	635,391
Utility User Fees	654,781	(103,575)	551,206
Municipal Grants	-	-	-
Debt Principal and Interest	2,644,498	592,651	3,237,149
Internal Charges & Recoveries	1,793,827	251,460	2,045,287
Transfer to Own Funds	4,430,863	1,884,054	6,314,917
Contribution to Capital	781,034	(281,034)	500,000
External Unidentified	150,000	-	150,000
Other Supplies and Expense	119,541	(109,977)	9,564
TOTAL EXPENSE	**38,668,202**	**(42,720)**	**38,625,482**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Estimated New Growth Rate	**2.00%**
User Rate Increase	**6.93%**
Approximate value of a 1% Utility Increase	**328,900**

Township of Langley
FIVE YEAR OPERATING PLAN
WATER UTILITY - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Rates)	
SALES OF SERVICES	
- Secondary Suite Program	(104,100)
- Recoverable Work Revenue	(2,021)
SALES OF SERVICES	**(106,121)**
DEBT REPAYMENT CONTRIBUTIONS	
- Jericho Reservoir - Phase I - Repayment from DCCs (Fund 90)	(9,401)
- Jericho Reservoir - Phase I - Repayment from DCCs (Fund 88)	(9,238)
- Debt repayments for Jericho Water Booster Station from DCCs	(385,677)
- Debt Repayment 208th Phase I from DCCs	(26,007)
- Temporary Internal Debt Repmt 208th Phase I from DCCs-Interest	(50,141)
- Debt provision - DCC funded	(156,000)
DEBT REPAYMENT CONTRIBUTIONS	**(636,464)**
TRANSFER FROM OWN FUNDS	
- Jericho Reservoir - Phase II - Prepayment Agreement	4,091,570
- 64 Ave / 224 St LAS (WTR1154) - Principal - DEBTINTL-106	366,448
TRANSFER FROM OWN FUNDS	**4,458,018**
REVENUE ADJUSTMENTS	**3,715,433**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	309,265
- Water Line Repair / Replacements	45,000
- Transfer Budget	(32,316)
- Operating Impact from Development Capital Works	21,379
SALARY, WAGES & BENEFITS	**343,328**
SERVICE AND MAINTENANCE CONTRACTS	
- Surrey Dispatching Contract	255
- Brookswood & Murrayville Water Treatment Plants (Contracts)	(34,904)
- Water Line Repair / Replacements	20,000
- Water Infrastructure Condition Assessment Program	20,000
- Maintenance of Right of Way Easements	5,000
- Corrosive Investigation Program	1,000
- Jericho Reservoir - Phase II - Prepayment Agreement	(4,091,570)
- Operating Impact from Development Capital Works	5,112
SERVICE AND MAINTENANCE CONTRACTS	**(4,075,107)**
REGIONAL DISTRICT CHARGES	
- Water Purchase	1,436,352
REGIONAL DISTRICT CHARGES	**1,436,352**
EQUIPMENT & VEHICLE RENTALS	
- Vehicle & Equipment Hourly Unit Rental	30,416
- Vehicle & Equipment Monthly Unit Rental	7,072
- Brookswood & Murrayville Water Treatment Plants (Vehicle Rental)	(34,904)
- Operating Impact from Development Capital Works	341
EQUIPMENT & VEHICLE RENTALS	**2,925**
COMMUNICATION AND TECHNOLOGY	
- Metro Vancouver Geospatial	292
- Brookswood & Murrayville Water Treatment Plants (Software/Phone)	(18,452)
- Reallocate Telus Mass Bill to IT	(471)
COMMUNICATION AND TECHNOLOGY	**(18,631)**

Township of Langley
FIVE YEAR OPERATING PLAN
WATER UTILITY - NON-DISCRETIONARY ADJUSTMENTS

	2024
MATERIALS & SUPPLIES	
- Brookswood & Murrayville Water Treatment Plants (Materials)	(6,981)
- Water Line Repair / Replacements	35,000
- Operating Impact from Development Capital Works	6,815
MATERIALS & SUPPLIES	**34,834**
UTILITY USER FEES	
- Electricity	12,834
- Natural Gas	653
- Brookswood & Murrayville Water Treatment Plants (Electricity)	(108,202)
- Brookswood & Murrayville Water Treatment Plants (Natural Gas)	(9,075)
- Operating Impact from Development Capital Works	215
UTILITY USER FEES	**(103,575)**
DEBT PRINCIPAL AND INTEREST	
- Debt repayments for Jericho Water Booster Station DCC	385,677
- Debt repayments 208th Phase I - DCCs	26,007
- Debt repayments 208th Phase I	24,967
- Debt provision - DCC funded	156,000
DEBT PRINCIPAL AND INTEREST	**592,651**
INTERNAL CHARGES & RECOVERIES	
- Small Equipment Replacement Contribution	(307)
- Garage Shop Overhead Contribution	(517)
- Administrative Overhead	252,284
INTERNAL CHARGES & RECOVERIES	**251,460**
TRANSFER TO RESERVES	
- Jericho Reservoir - Phase I - Principal Payment from DCCs (Fund 90)	9,401
- Jericho Reservoir - Phase I - Interest from User Fees (Fund 90)	(9,401)
- Jericho Reservoir - Phase I - Principal Payment from DCCs (Fund 88)	9,238
- Jericho Reservoir - Phase I - Interest from User Fees (Fund 88)	(9,238)
- Temporary Internal Debt 208th Phase I from DCCs - Interest	50,141
- Temporary Internal Debt 208th Phase I - Interest	48,136
- Transfer to Reserves	1,504,743
- Reallocation to Transfer to Reserves	281,034
TRANSFER TO RESERVES	**1,884,054**
CONTRIBUTION TO CAPITAL	
- Reallocation to Transfer to Reserves	(281,034)
CONTRIBUTION TO CAPITAL	**(281,034)**
OTHER SUPPLIES AND EXPENSES	
- Vehicle Allowance Adjustment	99
- Operating Impact from Development Capital Works	215
OTHER SUPPLIES AND EXPENSES	**314**
FISCAL SERVICES	**(110,291)**
TOTAL EXPENSE ADJUSTMENTS	**(42,720)**
TOTAL NET NON-DISCRETIONARY ADJUSTMENTS	**3,672,713**

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TOWNSHIP OF LANGLEY
SEWER UTILITY
2024-2028 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 Budget
RATES REVENUE			
Utility Levies		(453,310)	(24,664,883)
Estimated New Growth		(493,298)	(493,298)
Utility Levy increase		(2,697,422)	(2,697,422)
	(24,211,573)	(3,644,030)	(27,855,603)
NON-RATES REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	-	-	-
Service Cost Recoveries	-	-	-
Service Cost Sharing	-	-	-
Sales of Services	(523,297)	(66,325)	(589,622)
Rentals and Leases	-	-	-
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	(65,000)	-	(65,000)
Other Revenue	-	-	-
Debt Repayment Contributions	-	(164,410)	(164,410)
Internal Recoveries	-	-	-
Transfer from Own Funds	-	-	-
External Unidentified Revenue	(150,000)	-	(150,000)
TOTAL REVENUE	**(24,949,870)**	**(3,874,765)**	**(28,824,635)**
EXPENSE			
Salaries, Wages & Benefits	3,795,482	277,561	4,073,043
Special Contracts	-	-	-
Service and Maintenance Contracts	1,303,928	63,473	1,367,401
Consulting and Professional Services	128,476	-	128,476
Regional Charges/Recoveries	11,668,536	2,253,006	13,921,542
Fuel	6,652	-	6,652
Equipment and Vehicle Rental	390,944	26,607	417,551
Communication and Technology	29,312	292	29,604
Insurance	15,057	-	15,057
Materials and Supplies	354,358	28,890	383,248
Utility User Fees	175,018	4,506	179,524
Municipal Grants	-	-	-
Debt Principal and Interest	421,275	34,330	455,605
Internal Charges & Recoveries	1,341,879	152,858	1,494,737
Transfer to Own Funds	3,089,803	2,140,277	5,230,080
Contribution to Capital	2,000,000	(1,000,000)	1,000,000
External Unidentified	150,000	-	150,000
Other Supplies and Expense	79,150	(107,035)	(27,885)
TOTAL EXPENSE	**24,949,870**	**3,874,765**	**28,824,635**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Estimated New Growth Rate	**2.00%**
User Rate Increase	**10.94%**
Approximate value of a 1% Utility Increase	**246,600**

Township of Langley
FIVE YEAR OPERATING PLAN
SEWER UTILITY - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Rates)	
SALES OF SERVICES	
- Recoverable Work Revenue	(225)
- Secondary Suite Program	(66,100)
SALES OF SERVICES	**(66,325)**
DEBT REPAYMENT CONTRIBUTIONS	
- Debt Repayment 208th Phase I from DCCs	(34,330)
- DCC Repmt Internal DEBTINTDC-150 Lift Stn 266 St/24 Ave- Interest	(63,893)
- Temporary Internal Debt Repmt 208th Phase I from DCCs-Interest	(66,187)
DEBT REPAYMENT CONTRIBUTIONS	**(164,410)**
REVENUE ADJUSTMENTS	**(230,735)**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	212,826
- Sewer Infrastructure Maintenance	25,000
- H2S Mitigation and Monitoring	2,500
- Maintenance of Right of Way Easements	10,000
- Transfer Budget	(32,316)
- Operating Impact from Development Capital Works	10,611
- Operating Impact from ToL Capital Construction	48,940
SALARY, WAGES & BENEFITS	**277,561**
SERVICE AND MAINTENANCE CONTRACTS	
- Surrey Dispatching Contract	255
- Sewer Infrastructure Maintenance	12,500
- H2S Mitigation and Monitoring	7,500
- Sewer Infrastructure Condition Assessment Program	20,000
- Operating Impact from Development Capital Works	4,137
- Operating Impact from ToL Capital Construction	19,081
SERVICE AND MAINTENANCE CONTRACTS	**63,473**
REGIONAL DISTRICT CHARGES	
- Greater Vancouver Sewer and Drainage District Levy	2,221,424
- City of Langley Annual Sewer Agreement	31,582
REGIONAL DISTRICT CHARGES	**2,253,006**
EQUIPMENT & VEHICLE RENTALS	
- Vehicle & Equipment Hourly Unit Rental	13,669
- Vehicle & Equipment Monthly Unit Rental	3,179
- Sewer Infrastructure Maintenance	6,250
- Maintenance of Right of Way Easements	2,500
- Operating Impact from Development Capital Works	180
- Operating Impact from ToL Capital Construction	829
EQUIPMENT & VEHICLE RENTALS	**26,607**

Township of Langley
FIVE YEAR OPERATING PLAN
SEWER UTILITY - NON-DISCRETIONARY ADJUSTMENTS

	2024
COMMUNICATION AND TECHNOLOGY	
- Metro Vancouver Geospatial	292
COMMUNICATION AND TECHNOLOGY	**292**
MATERIALS & SUPPLIES	
- Sewer Infrastructure Maintenance	6,250
- H2S Mitigation and Monitoring	5,000
- Maintenance of Right of Way Easements	2,500
- Operating Impact from Development Capital Works	2,698
- Operating Impact from ToL Capital Construction	12,442
MATERIALS & SUPPLIES	**28,890**
UTILITY USER FEES	
- Electricity	3,500
- Operating Impact from Development Capital Works	180
- Operating Impact from ToL Capital Construction	826
UTILITY USER FEES	**4,506**
DEBT PRINCIPAL AND INTEREST	
- Debt repayments 208th Phase I	34,330
DEBT PRINCIPAL AND INTEREST	**34,330**
INTERNAL CHARGES & RECOVERIES	
- Small Equipment Replacement Contribution	(307)
- Garage Shop Overhead Contribution	(511)
- Administrative Overhead	153,676
INTERNAL CHARGES & RECOVERIES	**152,858**
TRANSFER TO RESERVES	
- Transfer to Reserve	1,010,197
- Temporary Internal DEBTINTDC-150 Lft stn. 266 St/24 Ave- Interest	63,893
- Temporary Internal Debt 208th Phase I - Interest	66,187
- Reallocation to Transfer to Reserves	1,000,000
TRANSFER TO RESERVES	**2,140,277**
CONTRIBUTION TO CAPITAL	
- Reallocation to Transfer to Reserves	(1,000,000)
CONTRIBUTION TO CAPITAL	**(1,000,000)**
OTHER SUPPLIES AND EXPENSES	
- Vehicle Allowance Adjustment	99
- Operating Impact from Development Capital Works	180
- Operating Impact from ToL Capital Construction	832
OTHER SUPPLIES AND EXPENSES	**1,111**
FISCAL SERVICES	**(108,146)**
TOTAL EXPENSE ADJUSTMENTS	**3,874,765**
TOTAL NET NON-DISCRETIONARY ADJUSTMENTS	**3,644,030**

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TOWNSHIP OF LANGLEY
SOLID WASTE UTILITY
2024-2028 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Changes	2024 Budget
RATES REVENUE			
Utility Levies		188,320	(9,423,530)
Estimated New Growth		(279,553)	(279,553)
Utility Levy increase		(972,385)	(972,385)
	(9,611,850)	(1,063,618)	(10,675,468)
NON-RATES REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	-	-	-
Service Cost Recoveries	-	-	-
Service Cost Sharing	(4,000)	4,000	-
Sales of Services	(35,000)	-	(35,000)
Rentals and Leases	-	-	-
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	(20,000)	-	(20,000)
Other Revenue	(7,295)	-	(7,295)
Debt Repayment Contributions	-	-	-
Internal Recoveries	-	-	-
Transfer from Own Funds	-	-	-
External Unidentified Revenue	(150,000)	-	(150,000)
TOTAL REVENUE	**(9,828,145)**	**(1,059,618)**	**(10,887,763)**
EXPENSE			
Salaries, Wages & Benefits	753,837	40,195	794,032
Special Contracts	-	-	-
Service and Maintenance Contracts	7,646,424	789,300	8,435,724
Consulting and Professional Services	20,000	-	20,000
Regional Charges/Recoveries	-	-	-
Fuel	-	-	-
Equipment and Vehicle Rental	13,903	873	14,776
Communication and Technology	1,460	-	1,460
Insurance	200	-	200
Materials and Supplies	79,934	(1,000)	78,934
Utility User Fees	-	-	-
Municipal Grants	-	-	-
Debt Principal and Interest	-	-	-
Internal Charges & Recoveries	505,208	54,168	559,376
Transfer to Own Funds	579,212	170,788	750,000
Contribution to Capital	50,000	-	50,000
External Unidentified	150,000	-	150,000
Other Supplies and Expense	27,967	5,294	33,261
TOTAL EXPENSE	**9,828,145**	**1,059,618**	**10,887,763**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Estimated New Growth Rate	**2.97%**
User Rate Increase (Decrease)	**10.32%**
Approximate value of a 1% Utility Increase	**94,235**

Township of Langley
FIVE YEAR OPERATING PLAN
SOLID WASTE UTILITY - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Rates)	
SERVICE COST SHARING	
- Household Hazardous Waste To Fund 20 Recycling (20%/Yr)	4,000
SERVICE COST SHARING	**4,000**
REVENUE ADJUSTMENTS	**4,000**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	43,744
- Remove Budget	(2,056)
- Household Hazardous Waste To Fund 20 Recycling (20%/Yr)	(1,493)
SALARY, WAGES & BENEFITS	**40,195**
SERVICE AND MAINTENANCE CONTRACTS	
- Waste Collection	338,600
- Waste Disposal	118,200
- Organics Collection	297,500
- Organics Processing	65,000
- Recollect Program To Fund 20 Recycling (20%/Yr)	(2,000)
- Household Hazardous Waste To Fund 20 Recycling (20%/Yr)	(28,000)
SERVICE AND MAINTENANCE CONTRACTS	**789,300**
EQUIPMENT & VEHICLE RENTALS	
- Vehicle & Equipment Hourly Unit Rental	59
- Vehicle & Equipment Monthly Unit Rental	814
EQUIPMENT & VEHICLE RENTALS	**873**
MATERIALS & SUPPLIES	
- Household Hazardous Waste To Fund 20 Recycling (20%/Yr)	(1,000)
MATERIALS & SUPPLIES	**(1,000)**
INTERNAL CHARGES & RECOVERIES	
- Administrative Overhead	54,168
INTERNAL CHARGES & RECOVERIES	**54,168**
TRANSFER TO RESERVES	
- Transfer to Reserve	170,788
TRANSFER TO RESERVES	**170,788**
OTHER SUPPLIES AND EXPENSES	
- Vehicle Allowance	39
OTHER SUPPLIES AND EXPENSES	**39**
FISCAL SERVICES	**5,255**
TOTAL EXPENSE ADJUSTMENTS	**1,059,618**
TOTAL NET NON-DISCRETIONARY ADJUSTMENTS	**1,063,618**

TOWNSHIP OF LANGLEY
2024 OPERATING BUDGET SUMMARY
UNIVERSAL SERVICES

	Parks Utility	Trans. Utility	Stormwater Utility	Fire	Police	Recreation & Culture	Facilities	General Gov't	UNIVERSAL SERVICES
REVENUE									
Property Tax Base	(13,953,758)	(29,832,187)	(8,427,300)	(20,671,652)	(38,379,362)	(11,375,619)	(16,725,321)	(26,875,417)	**(166,240,616)**
Property Tax from New Growth	(313,960)	(671,224)	(189,614)	(465,112)	(863,536)	(255,952)	(376,320)	(604,700)	**(3,740,418)**
Property Tax Change	(908,866)	(3,681,338)	(1,720,968)	(3,593,008)	(1,068,701)	3,092,760	(2,061,567)	(2,669,151)	**(12,610,839)**
	(15,176,584)	(34,184,749)	(10,337,882)	(24,729,772)	(40,311,599)	(8,538,811)	(19,163,208)	(30,149,268)	**(182,591,873)**
OTHER REVENUE									
Special Levies/Grants-In-Lieu	-	-	(13,515)	-	-	(7,527,433)	-	(5,107,898)	**(12,648,846)**
Government Grants	-	(6,938,566)	(280,443)	-	(1,905,886)	(21,018)	-	(600,000)	**(9,745,913)**
Service Cost Recoveries	-	(73,000)	-	(57,200)	(724,698)	(7,700)	-	(226,147)	**(1,088,745)**
Service Cost Sharing	-	-	-	-	(2,690,753)	-	(152,744)	-	**(2,843,497)**
Sales of Services	(553,917)	(1,537,342)	(129,101)	(20,000)	(248,366)	(6,731,902)	-	(457,270)	**(9,677,898)**
Rentals and Leases	(971,076)	(927,278)	-	-	-	(1,513,219)	-	(1,095,775)	**(4,507,348)**
Permit and License Fees	(270,000)	(354,612)	-	(85,200)	-	-	-	(8,752,953)	**(9,462,765)**
Development Revenue	-	(150,000)	-	-	-	-	-	(4,088,932)	**(4,238,932)**
Investment Income	-	-	-	-	-	-	-	(4,048,993)	**(4,048,993)**
Other Revenue	(899,041)	452,896	(8,281)	(3,091,967)	(5,613,712)	(2,543,393)	(464,761)	11,634,462	**(533,797)**
Debt Repayment Contributions	(2,549,132)	(3,742,156)	(1,716,982)	-	-	-	-	-	**(8,008,270)**
Internal Recoveries	-	-	-	-	-	-	-	(8,026,456)	**(8,026,456)**
Transfer from Own Funds	(30,000)	(2,457,080)	(175,000)	-	(1,750,000)	(305,618)	(10,902,047)	(9,460,807)	**(25,080,552)**
External Unidentified Revenue	(150,000)	(500,000)	(400,000)	-	-	-	-	(250,000)	**(1,300,000)**
Total Revenue	**(20,599,750)**	**(50,411,887)**	**(13,061,204)**	**(27,984,139)**	**(53,245,014)**	**(27,189,094)**	**(30,682,760)**	**(60,630,037)**	**(283,803,885)**
EXPENSE									
Salaries, Wages & Benefits	7,672,392	14,554,872	4,225,480	20,881,808	9,533,565	13,140,052	8,828,536	35,296,193	**114,132,898**
Special Contracts	-	-	-	-	42,191,110	-	-	-	**42,191,110**
Service and Maintenance Contracts	3,299,914	17,812,845	2,308,732	1,313,642	646,731	4,767,564	5,085,650	2,218,019	**37,453,097**
Consulting and Professional Services	1,500	346,848	337,826	5,000	500	136,101	-	1,774,417	**2,602,192**
Regional Charges/Recoveries	-	-	-	-	-	5,338,401	-	-	**5,338,401**
Fuel	10,950	2,935,258	20,300	246,095	545,887	-	6,800	20,000	**3,785,290**
Equipment and Vehicle Rental	2,235,376	4,195,179	1,123,691	30,401	127,888	176,909	253,501	449,286	**8,592,231**
Communication and Technology	27,965	265,551	16,538	91,543	76,457	53,172	16,742	3,855,416	**4,403,384**
Insurance	1,000	464,989	-	96,393	19,628	263,348	-	1,685,067	**2,530,425**
Materials and Supplies	1,160,633	3,596,111	557,139	746,944	88,004	418,628	1,005,988	676,185	**8,249,632**
Utility User Fees	730,882	881,758	109,856	-	-	(35,000)	2,953,002	44,129	**4,684,627**
Municipal Grants	-	-	-	-	-	300,000	-	1,017,525	**1,317,525**
Debt Principal and Interest	2,980,561	5,411,760	1,372,234	-	-	-	10,991,471	9,019,674	**29,775,700**
Internal Charges & Recoveries	938,616	(6,725,899)	617,747	197,000	21,435	149,080	(164,621)	10,000	**(4,956,642)**
Transfer to Own Funds	1,566,631	4,555,392	2,087,758	3,048,345	66,689	1,603,971	1,641,405	1,569,048	**16,139,239**
Contribution to Capital	-	-	-	-	-	-	-	-	**-**
External Unidentified	150,000	500,000	400,000	-	-	-	-	250,000	**1,300,000**
Other Supplies and Expense	(176,670)	1,617,223	(116,097)	1,326,968	(72,880)	876,868	64,286	2,745,078	**6,264,776**
Total Expense	**20,599,750**	**50,411,887**	**13,061,204**	**27,984,139**	**53,245,014**	**27,189,094**	**30,682,760**	**60,630,037**	**283,803,885**
Budget Shortfall/(Surplus)	-	-	-	-	-	-	-	-	-
									MUNICIPAL
Estimated New Growth Rate	**2.25%**	**2.25%**	**2.25%**	**2.25%**	**2.25%**	**2.25%**	**2.25%**	**2.25%**	**2.25%**
Tax rate increase over Total ToL	**0.55%**	**2.21%**	**1.04%**	**2.16%**	**0.64%**	**(1.86%)**	**1.24%**	**1.61%**	**7.59%**
Tax rate increase per Fund or Division	**6.51%**	**12.34%**	**20.42%**	**17.38%**	**2.78%**	**(27.19%)**	**12.33%**	**9.93%**	**7.59%**
1% Tax or Utility Rate Increase									**$ 1,662,400**

TOWNSHIP OF LANGLEY
UNIVERSAL SERVICES
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		(126,122)	(166,240,616)
Property Tax from New Growth		(3,740,416)	(3,740,418)
Property Tax Change		(12,610,839)	(12,610,839)
	(166,114,494)	(16,477,377)	(182,591,873)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	(11,197,183)	(1,451,663)	(12,648,846)
Government Grants	(8,714,185)	(1,031,728)	(9,745,913)
Service Cost Recoveries	(1,005,920)	(82,825)	(1,088,745)
Service Cost Sharing	(2,824,629)	(18,868)	(2,843,497)
Sales of Services	(8,228,258)	(1,449,641)	(9,677,898)
Rentals and Leases	(4,201,123)	(306,225)	(4,507,348)
Permit and License Fees	(8,930,518)	(532,247)	(9,462,765)
Development Revenue	(4,228,932)	(10,000)	(4,238,932)
Investment Income	(2,548,993)	(1,500,000)	(4,048,993)
Other Revenue	(477,291)	(56,506)	(533,797)
Debt Repayment Contributions	(4,415,282)	(3,592,988)	(8,008,270)
Internal Recoveries	(7,491,955)	(534,501)	(8,026,456)
Transfer from Own Funds	(9,793,653)	(15,286,900)	(25,080,552)
External Unidentified Revenue	(1,300,000)	-	(1,300,000)
TOTAL REVENUE	**(241,472,416)**	**(42,331,469)**	**(283,803,885)**
EXPENSE			
Salaries, Wages & Benefits	105,138,338	8,994,560	114,132,898
Special Contracts	37,021,468	5,169,643	42,191,110
Service and Maintenance Contracts	34,439,058	3,014,039	37,453,098
Consulting and Professional Services	2,773,448	(171,256)	2,602,192
Regional Charges/Recoveries	4,917,751	420,650	5,338,401
Fuel	3,271,096	514,194	3,785,290
Equipment and Vehicle Rental	7,388,532	1,203,699	8,592,231
Communication and Technology	3,998,156	405,228	4,403,384
Insurance	2,276,963	253,462	2,530,425
Materials and Supplies	7,202,379	1,047,253	8,249,632
Utility User Fees	4,497,429	187,198	4,684,627
Municipal Grants	1,087,525	230,000	1,317,525
Debt Principal and Interest	14,961,171	14,814,529	29,775,700
Internal Charges & Recoveries	(3,845,005)	(1,111,637)	(4,956,642)
Transfer to Own Funds	9,415,754	6,723,485	16,139,239
Contribution to Capital	-	-	-
External Unidentified	1,300,000	-	1,300,000
Other Supplies and Expense	5,628,353	636,422	6,264,775
TOTAL EXPENSE	**241,472,416**	**42,331,469**	**283,803,885**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Estimated New Growth Rate	**2.25%**
Tax Levy Increase proposed	**7.59%**
Approximate value of a 1% Utility Increase	**1,662,400**

TOWNSHIP OF LANGLEY
PARKS UTILITY
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		(6,809)	(13,953,758)
Property Tax from New Growth		(313,960)	(313,960)
Property Tax Change		(908,866)	(908,866)
	(13,946,949)	**(1,229,635)**	(15,176,584)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	-	-	-
Service Cost Recoveries	-	-	-
Service Cost Sharing	-	-	-
Sales of Services	(553,917)	-	(553,917)
Rentals and Leases	(971,076)	-	(971,076)
Permit and License Fees	(170,000)	(100,000)	(270,000)
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	(438,510)	(460,531)	(899,041)
Debt Repayment Contributions	(2,166,738)	(382,394)	(2,549,132)
Internal Recoveries	-	-	-
Transfer from Own Funds	(30,000)	-	(30,000)
External Unidentified Revenue	(150,000)	-	(150,000)
TOTAL REVENUE	**(18,427,190)**	**(2,172,560)**	**(20,599,750)**
EXPENSE			
Salaries, Wages & Benefits	7,069,095	603,297	7,672,392
Special Contracts	-	-	-
Service and Maintenance Contracts	3,118,506	181,408	3,299,914
Consulting and Professional Services	1,500	-	1,500
Regional Charges/Recoveries	-	-	-
Fuel	10,950	-	10,950
Equipment and Vehicle Rental	2,030,917	204,459	2,235,376
Communication and Technology	27,965	-	27,965
Insurance	1,000	-	1,000
Materials and Supplies	1,097,042	63,591	1,160,633
Utility User Fees	713,180	17,702	730,882
Municipal Grants	-	-	-
Debt Principal and Interest	2,598,167	382,394	2,980,561
Internal Charges & Recoveries	968,797	(30,181)	938,616
Transfer to Own Funds	609,512	957,119	1,566,631
Contribution to Capital	-	-	-
External Unidentified	150,000	-	150,000
Other Supplies and Expense	30,559	(207,229)	(176,670)
TOTAL EXPENSE	**18,427,190**	**2,172,560**	**20,599,750**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

TOWNSHIP OF LANGLEY
PARKS DESIGN & DEVELOPMENT
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		35,823	(300,433)
Property Tax from New Growth		(6,760)	(6,760)
Property Tax Change		(1,027,685)	(1,027,685)
	(336,256)	**(998,622)**	(1,334,878)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	-	-	-
Service Cost Recoveries	-	-	-
Service Cost Sharing	-	-	-
Sales of Services	-	-	-
Rentals and Leases	(841,376)	-	(841,376)
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	(752,935)	6,094	(746,841)
Debt Repayment Contributions	(2,166,738)	(382,394)	(2,549,132)
Internal Recoveries	-	-	-
Transfer from Own Funds	-	-	-
External Unidentified Revenue	(150,000)	-	(150,000)
TOTAL REVENUE	**(4,247,305)**	**(1,374,922)**	**(5,622,227)**
EXPENSE			
Salaries, Wages & Benefits	733,112	52,879	785,991
Special Contracts	-	-	-
Service and Maintenance Contracts	-	-	-
Consulting and Professional Services	1,500	-	1,500
Regional Charges/Recoveries	-	-	-
Fuel	150	-	150
Equipment and Vehicle Rental	19,942	1,252	21,194
Communication and Technology	2,445	-	2,445
Insurance	1,000	-	1,000
Materials and Supplies	11,254	(6,000)	5,254
Utility User Fees	-	-	-
Municipal Grants	-	-	-
Debt Principal and Interest	2,598,167	382,394	2,980,561
Internal Charges & Recoveries	128,004	11,432	139,436
Transfer to Own Funds	595,644	932,965	1,528,609
Contribution to Capital	-	-	-
External Unidentified	150,000	-	150,000
Other Supplies and Expense	6,087	-	6,087
TOTAL EXPENSE	**4,247,305**	**1,374,922**	**5,622,227**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
PARKS DESIGN & DEVELOPMENT - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
OTHER REVENUE	
- Internal Allocation Adjustment	6,094
OTHER REVENUE	**6,094**
DEBT REPAYMENT CONTRIBUTIONS	
- Debt Provision (Yorkson)	(382,394)
DEBT REPAYMENT CONTRIBUTIONS	**(382,394)**
REVENUE ADJUSTMENTS	**(376,300)**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	52,879
SALARY, WAGES & BENEFITS	**52,879**
EQUIPMENT & VEHICLE RENTAL	
- Equipment and Vehicle Rental - Internal (Monthly)	1,165
- Equipment and Vehicle Rental - Internal (Hourly)	87
EQUIPMENT & VEHICLE RENTAL	**1,252**
MATERIALS & SUPPLIES	
- Reallocation of Budget	(6,000)
MATERIALS & SUPPLIES	**(6,000)**
DEBT PRINCIPAL AND INTEREST	
- Debt Repayments (Yorkson)	382,394
DEBT PRINCIPAL AND INTEREST	**382,394**
INTERNAL CHARGES & RECOVERIES	
- Administrative Overhead	11,432
INTERNAL CHARGES & RECOVERIES	**11,432**
TRANSFER TO RESERVES	
- Transfer to Capital Projects Reserve	338,910
TRANSFER TO RESERVES	**338,910**
EXPENSE ADJUSTMENTS	**780,867**
NET NON-DISCRETIONARY ADJUSTMENTS	**404,567**

Township of Langley
FIVE YEAR OPERATING PLAN
PARKS DESIGN & DEVELOPMENT - DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
REVENUE ADJUSTMENTS	**-**
EXPENSE	
TRANSFER TO RESERVES	
- Transfer to Capital Projects Reserve	594,055
TRANSFER TO RESERVES	**594,055**
EXPENSE ADJUSTMENTS	**594,055**
NET DISCRETIONARY ADJUSTMENTS	**594,055**

TOWNSHIP OF LANGLEY
PARK OPERATIONS
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		(42,632)	(13,653,325)
Property Tax from New Growth		(307,200)	(307,200)
Property Tax Change		118,819	118,819
	(13,610,693)	**(231,013)**	(13,841,706)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	-	-	-
Service Cost Recoveries	-	-	-
Service Cost Sharing	-	-	-
Sales of Services	(553,917)	-	(553,917)
Rentals and Leases	(129,700)	-	(129,700)
Permit and License Fees	(170,000)	(100,000)	(270,000)
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	314,425	(466,625)	(152,200)
Debt Repayment Contributions	-	-	-
Internal Recoveries	-	-	-
Transfer from Own Funds	(30,000)	-	(30,000)
External Unidentified Revenue	-	-	-
TOTAL REVENUE	**(14,179,885)**	**(797,638)**	**(14,977,523)**
EXPENSE			
Salaries, Wages & Benefits	6,335,983	550,418	6,886,401
Special Contracts	-	-	-
Service and Maintenance Contracts	3,118,506	181,408	3,299,914
Consulting and Professional Services	-	-	-
Regional Charges/Recoveries	-	-	-
Fuel	10,800	-	10,800
Equipment and Vehicle Rental	2,010,975	203,207	2,214,182
Communication and Technology	25,520	-	25,520
Insurance	-	-	-
Materials and Supplies	1,085,788	69,591	1,155,379
Utility User Fees	713,180	17,702	730,882
Municipal Grants	-	-	-
Debt Principal and Interest	-	-	-
Internal Charges & Recoveries	840,793	(41,613)	799,180
Transfer to Own Funds	13,868	24,154	38,022
Contribution to Capital	-	-	-
External Unidentified	-	-	-
Other Supplies and Expense	24,472	(207,229)	(182,757)
TOTAL EXPENSE	**14,179,885**	**797,638**	**14,977,523**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
PARK OPERATIONS - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
PERMIT & LICENSE FEES	
- Tree Permit Removal Fees	(100,000)
PERMIT & LICENSE FEES	**(100,000)**
OTHER REVENUE	
- Internal Allocation Adjustment	(466,625)
OTHER REVENUE	**(466,625)**
REVENUE ADJUSTMENTS	**(566,625)**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	319,913
- Park Bridge Maintenance	7,500
- Homeless Camp Cleanups	6,000
- Preventative Maintenance - Parks Draining Infrastructure	7,500
- Invasive Species Treatment - CAS (GE-16)	615
- Snow and Ice Control	54,400
- Major Special Events	20,000
- Tree Pruning in Zones 1 and 2 (not covered by current PAM contract)	7,500
- Cemetery Building Maintenance	7,500
- Operating Impact from Development Capital Works	57,022
- Operating Impact from ToL Capital Construction	62,468
SALARY, WAGES & BENEFITS	**550,418**
SERVICE AND MAINTENANCE CONTRACTS	
- Fort Landing/Marina - Caretaker	2,007
- West Langley Park - Caretaker	630
- Mountain Bike Park Maintenance	30,000
- Mowing Contract - Parks	8,700
- Mowing Contract - Trails	5,300
- Waste Management at TOL Parks	7,600
- Dog Waste Management at TOL Parks	7,500
- Preventative Maintenance - Park and Street Trees - CAS (GE-12)	40,000
- Trip Hazard Program	10,000
- Invasive Species Treatment - CAS (GE-16)	4,150
- Parks Condition Assessment - CAS (GE-7)	20,000
- Operating Impact from Development Capital Works	25,847
- Operating Impact from ToL Capital Construction	19,674
SERVICE AND MAINTENANCE CONTRACTS	**181,408**
EQUIPMENT & VEHICLE RENTAL	
- Park Bridge Maintenance	2,000
- Homeless Camp Cleanups	2,000
- Preventative Maintenance - Parks Draining Infrastructure	2,000
- Invasive Species Treatment - CAS (GE-16)	290
- Snow and Ice Control	10,800
- Major Special Events	2,000

Township of Langley
FIVE YEAR OPERATING PLAN
PARK OPERATIONS - NON-DISCRETIONARY ADJUSTMENTS

	2024
- Tree Pruning in Zones 1 and 2 (not covered by current PAM contract)	2,000
- Cemetery Building Maintenance	900
- Equipment and Vehicle Rental - Internal (Monthly)	22,921
- Equipment and Vehicle Rental - Internal (Hourly)	102,342
- Operating Impact from Development Capital Works	27,110
- Operating Impact from ToL Capital Construction	28,844
EQUIPMENT & VEHICLE RENTAL	**203,207**
MATERIALS & SUPPLIES	
- Park Bridge Maintenance	6,500
- Homeless Camp Cleanups	1,250
- Preventative Maintenance - Parks Draining Infrastructure	500
- Invasive Species Treatment - CAS (GE-16)	7,750
- Snow and Ice Control	6,800
- Major Special Events	2,000
- Tree Pruning in Zones 1 and 2 (not covered by current PAM contract)	500
- Operating Impact from Development Capital Works	17,876
- Operating Impact from ToL Capital Construction	26,415
MATERIALS & SUPPLIES	**69,591**
UTILITY USER FEES	
- Electricity	6,435
- Natural Gas	6,472
- Operating Impact from ToL Capital Construction	4,795
UTILITY USER FEES	**17,702**
INTERNAL CHARGES & RECOVERIES	
- Small Equipment Recovery to Garage	(307)
- Shop Overhead Recovery	(1,587)
- Administrative Overhead	32,272
- Salary recovery for LNDSPCD-004 & LNDSPCD-005	(71,991)
INTERNAL CHARGES & RECOVERIES	**(41,613)**
TRANSFER TO RESERVES	
- Transfer to Capital Projects Reserve	8,774
TRANSFER TO RESERVES	**8,774**
OTHER SUPPLIES AND EXPENSES	
- Vehicle Allowance	1,819
OTHER SUPPLIES AND EXPENSES	**1,819**
FISCAL SERVICES	**(209,048)**
EXPENSE ADJUSTMENTS	**782,258**
NET NON-DISCRETIONARY ADJUSTMENTS	**215,633**

Township of Langley
FIVE YEAR OPERATING PLAN
PARK OPERATIONS - DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
REVENUE ADJUSTMENTS	**-**
EXPENSE	
TRANSFER TO RESERVES	
- Transfer to Capital Projects Reserve	15,380
TRANSFER TO RESERVES	**15,380**
EXPENSE ADJUSTMENTS	**15,380**
NET DISCRETIONARY ADJUSTMENTS	**15,380**

TOWNSHIP OF LANGLEY
TRANSPORTATION UTILITY (Includes ROADS, FLEET, TRANSLINK, & AIRPORT)
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		(19,561)	(29,832,187)
Property Tax from New Growth		(671,224)	(671,224)
Property Tax Change		(3,681,338)	(3,681,338)
	(29,812,626)	(4,372,123)	(34,184,749)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	(6,659,401)	(279,165)	(6,938,566)
Service Cost Recoveries	(73,000)	-	(73,000)
Service Cost Sharing	(17,500)	17,500	-
Sales of Services	(1,497,342)	(40,000)	(1,537,342)
Rentals and Leases	(852,278)	(75,000)	(927,278)
Permit and License Fees	(354,612)	-	(354,612)
Development Revenue	(150,000)	-	(150,000)
Investment Income	-	-	-
Other Revenue	851,462	(398,566)	452,896
Debt Repayment Contributions	(2,248,544)	(1,493,612)	(3,742,156)
Internal Recoveries	-	-	-
Transfer from Own Funds	(1,659,500)	(797,580)	(2,457,080)
External Unidentified Revenue	(500,000)	-	(500,000)
TOTAL REVENUE	**(42,973,341)**	**(7,438,546)**	**(50,411,887)**
EXPENSE			
Salaries, Wages & Benefits	12,938,631	1,616,241	14,554,872
Special Contracts	-	-	-
Service and Maintenance Contracts	16,166,831	1,646,014	17,812,845
Consulting and Professional Services	346,848	-	346,848
Regional Charges/Recoveries	-	-	-
Fuel	2,536,287	398,971	2,935,258
Equipment and Vehicle Rental	3,525,377	669,802	4,195,179
Communication and Technology	203,097	62,454	265,551
Insurance	464,989	-	464,989
Materials and Supplies	2,995,710	600,401	3,596,111
Utility User Fees	857,540	24,218	881,758
Municipal Grants	-	-	-
Debt Principal and Interest	3,020,568	2,391,192	5,411,760
Internal Charges & Recoveries	(5,651,664)	(1,074,235)	(6,725,899)
Transfer to Own Funds	3,357,253	1,198,139	4,555,392
Contribution to Capital	-	-	-
External Unidentified	500,000	-	500,000
Other Supplies and Expense	1,711,874	(94,651)	1,617,223
TOTAL EXPENSE	**42,973,341**	**7,438,546**	**50,411,887**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

TOWNSHIP OF LANGLEY
TRANSPORTATION UTILITY - ROADS
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		(19,561)	(29,832,187)
Property Tax from New Growth		(671,224)	(671,224)
Property Tax Change		(3,681,338)	(3,681,338)
	(29,812,626)	**(4,372,123)**	(34,184,749)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	(2,283,715)	(100,000)	(2,383,715)
Service Cost Recoveries	(65,000)	-	(65,000)
Service Cost Sharing	(17,500)	17,500	-
Sales of Services	(265,552)	-	(265,552)
Rentals and Leases	-	-	-
Permit and License Fees	(354,612)	-	(354,612)
Development Revenue	(150,000)	-	(150,000)
Investment Income	-	-	-
Other Revenue	1,027,343	(393,885)	633,458
Debt Repayment Contributions	(2,248,544)	(1,493,612)	(3,742,156)
Internal Recoveries	-	-	-
Transfer from Own Funds	(1,659,500)	(797,580)	(2,457,080)
External Unidentified Revenue	(500,000)	-	(500,000)
TOTAL REVENUE	**(36,329,706)**	**(7,139,700)**	**(43,469,406)**
EXPENSE			
Salaries, Wages & Benefits	9,582,046	1,290,659	10,872,705
Special Contracts	-	-	-
Service and Maintenance Contracts	13,451,935	1,563,930	15,015,865
Consulting and Professional Services	346,848	-	346,848
Regional Charges/Recoveries	-	-	-
Fuel	-	-	-
Equipment and Vehicle Rental	2,548,128	534,491	3,082,619
Communication and Technology	34,220	349	34,569
Insurance	-	-	-
Materials and Supplies	1,410,675	221,794	1,632,469
Utility User Fees	707,019	21,183	728,202
Municipal Grants	-	-	-
Debt Principal and Interest	3,020,568	2,391,192	5,411,760
Internal Charges & Recoveries	2,433,506	40,377	2,473,883
Transfer to Own Funds	648,299	1,183,222	1,831,521
Contribution to Capital	-	-	-
External Unidentified	500,000	-	500,000
Other Supplies and Expense	1,646,462	(107,497)	1,538,965
TOTAL EXPENSE	**36,329,706**	**7,139,700**	**43,469,406**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
TRANSPORTATION UTILITY - ROADS - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
GOVERNMENT GRANTS	
- Recycling BC Revenue	(100,000)
GOVERNMENT GRANTS	**(100,000)**
SERVICE COST SHARING	
- To remove service cost recoveries	17,500
SERVICE COST SHARING	**17,500**
OTHER REVENUE	
- Internal Allocation	(393,885)
OTHER REVENUE	**(393,885)**
DEBT REPAYMENT CONTRIBUTIONS	
- Debt Repayments 208th Phase I	(393,230)
- Debt Provision	(1,100,382)
DEBT REPAYMENT CONTRIBUTIONS	**(1,493,612)**
TRANSFER FROM OWN FUNDS	
- Debt Provision	(897,580)
- To remove reserve funding	100,000
TRANSFER FROM OWN FUNDS	**(797,580)**
REVENUE ADJUSTMENTS	**(2,767,577)**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	519,307
- Safety Marking Program	15,000
- Trip Hazard Program	25,000
- Boulevard Repairs	100,000
- Transportation Studies	25,000
- Illegal Dumping	5,000
- Road Repairs	30,000
- Bridge Maintenance Program	90,000
- Household Hazardous Waste Increase	3,000
- To Remove Budget	(99,672)
- Transfer Budget	(32,316)
- Solid Waste Household Hazardous Waste to Fund 20; From SW Utility	1,493
- Operating Impact of Development Capital Works	221,065
- Operating Impact from ToL Capital Construction	29,852
SALARY, WAGES & BENEFITS	**932,729**
SERVICE AND MAINTENANCE CONTRACTS	
- Traffic Signal Contract	50,000
- Banner Program	3,000
- Mowing Contract	40,000
- Pet Waste Disposal Contract	30,000
- Bridge Maintenance Program	50,000
- Transportation Studies	25,000
- Recycling Contract Increased Growth	78,911
- Roads Condition Assessment Program	20,000
- Recollect Increase	3,000
- Household Hazardous Waste Increase	45,000
- Demonstration Garden	4,000
- City of Surrey Dispatch Costs	870
- Traffic Signal Communication	100,000

Township of Langley
FIVE YEAR OPERATING PLAN
TRANSPORTATION UTILITY - ROADS - NON-DISCRETIONARY ADJUSTMENTS

	2024
- Recollect to Fund 20; From SW Utility (20%/Yr)	2,000
- Solid Waste Household Hazardous Waste to Fund 20; From SW Utility	28,000
- Operating Impact of Development Capital Works	39,519
- Operating Impact from ToL Capital Construction	3,075
SERVICE AND MAINTENANCE CONTRACTS	**522,375**
EQUIPMENT & VEHICLE RENTAL	
- Equipment and Vehicle Rental - Internal (Monthly)	28,570
- Equipment and Vehicle Rental - Internal (Hourly)	129,084
- Safety Marking Program	10,000
- Illegal Dumping	6,250
- Boulevard Repairs	15,000
- Road Repairs	20,000
- Bridge Maintenance Program	37,500
- Operating Impact of Development Capital Works	48,403
- Operating Impact from ToL Capital Construction	8,684
EQUIPMENT & VEHICLE RENTAL	**303,491**
COMMUNICATION AND TECHNOLOGY	
- Metro Vancouver Geospatial	349
COMMUNICATION AND TECHNOLOGY	**349**
MATERIALS & SUPPLIES	
- Trip Hazard Program	10,000
- Safety Marking Program	10,000
- Illegal Dumping	1,250
- Banner Program	7,500
- Road Repairs	5,000
- Boulevard Repairs	15,000
- Bridge Maintenance Program	22,500
- Recycling Materials	15,000
- Recycling Materials (Carts)	30,000
- Solid Waste Household Hazardous Waste to Fund 20; From SW Utility	1,000
- Operating Impact of Development Capital Works	44,610
- Operating Impact from ToL Capital Construction	7,434
MATERIALS & SUPPLIES	**169,294**
UTILITY USER FEES	
- Electricity	14,140
- Operating Impact of Development Capital Works	6,751
- Operating Impact from ToL Capital Construction	292
UTILITY USER FEES	**21,183**
DEBT PRINCIPAL AND INTEREST	
- Debt repayments 208th Phase I	393,230
- Debt Provision	1,997,962
DEBT PRINCIPAL AND INTEREST	**2,391,192**

Township of Langley
FIVE YEAR OPERATING PLAN
TRANSPORTATION UTILITY - ROADS - NON-DISCRETIONARY ADJUSTMENTS

	2024
INTERNAL CHARGES & RECOVERIES	
- Administrative Overhead	41,504
- Small Equipment Repairs & Replacement Recovery	(409)
- Shop Overhead	(718)
INTERNAL CHARGES & RECOVERIES	**40,377**
TRANSFER TO RESERVES	
- Transfer to Capital Projects Reserve	388,043
- Remove transfer to climate reserve	(35,000)
TRANSFER TO RESERVES	**353,043**
OTHER SUPPLIES AND EXPENSES	
- Vehicle Allowance	2,300
- Operating Impact of Development Capital Works	2,539
- Operating Impact from ToL Capital Construction	221
OTHER SUPPLIES AND EXPENSES	**5,060**
FISCAL SERVICES	**(112,557)**
EXPENSE ADJUSTMENTS	**4,626,536**
NET NON-DISCRETIONARY ADJUSTMENTS	**1,858,959**

Township of Langley
FIVE YEAR OPERATING PLAN
TRANSPORTATION UTILITY - ROADS - DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
REVENUE ADJUSTMENTS	**-**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Snow and Ice Control Sidewalk Program	357,930
SALARY, WAGES & BENEFITS	**357,930**
SERVICE AND MAINTENANCE CONTRACTS	
- Paving	841,555
- Operating Impact from ToL Capital Construction	200,000
SERVICE AND MAINTENANCE CONTRACTS	**1,041,555**
EQUIPMENT & VEHICLE RENTAL	
- Snow and Ice Control Sidewalk Program	231,000
EQUIPMENT & VEHICLE RENTAL	**231,000**
MATERIALS & SUPPLIES	
- Snow and Ice Control Sidewalk Program	52,500
MATERIALS & SUPPLIES	**52,500**
TRANSFER TO RESERVES	
- Transfer to Capital Projects Reserve	680,179
- Transfer to Snow and Ice Reserve	150,000
TRANSFER TO RESERVES	**830,179**
EXPENSE ADJUSTMENTS	**2,513,164**
NET DISCRETIONARY ADJUSTMENTS	**2,513,164**

TOWNSHIP OF LANGLEY
TRANSPORTATION UTILITY - FLEET
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		-	-
Property Tax from New Growth		-	-
Property Tax Change		-	-
	-	-	-
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	-	-	-
Service Cost Recoveries	(8,000)	-	(8,000)
Service Cost Sharing	-	-	-
Sales of Services	-	-	-
Rentals and Leases	-	-	-
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	-	-	-
Debt Repayment Contributions	-	-	-
Internal Recoveries	-	-	-
Transfer from Own Funds	-	-	-
External Unidentified Revenue	-	-	-
TOTAL REVENUE	**(8,000)**	**-**	**(8,000)**
EXPENSE			
Salaries, Wages & Benefits	1,412,555	93,889	1,506,444
Special Contracts	-	-	-
Service and Maintenance Contracts	200,914	72,084	272,998
Consulting and Professional Services	-	-	-
Regional Charges/Recoveries	-	-	-
Fuel	1,624,064	368,971	1,993,035
Equipment and Vehicle Rental	535,233	108,330	643,563
Communication and Technology	152,510	43,030	195,540
Insurance	437,489	-	437,489
Materials and Supplies	1,156,497	378,607	1,535,104
Utility User Fees	-	-	-
Municipal Grants	-	-	-
Debt Principal and Interest	-	-	-
Internal Charges & Recoveries	(8,100,413)	(1,114,547)	(9,214,960)
Transfer to Own Funds	2,569,678	35,545	2,605,223
Contribution to Capital	-	-	-
External Unidentified	-	-	-
Other Supplies and Expense	19,473	14,091	33,564
TOTAL EXPENSE	**8,000**	**-**	**8,000**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
TRANSPORTATION UTILITY - FLEET - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
REVENUE ADJUSTMENTS	**-**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	93,889
SALARY, WAGES & BENEFITS	**93,889**
SERVICE AND MAINTENANCE CONTRACTS	
- Fleet Maintenance General	72,084
SERVICE AND MAINTENANCE CONTRACTS	**72,084**
FUEL	
- Propane Prices/Usages	59,962
- Gasoline Prices/Usages	155,959
- Diesel Prices/Usages	153,050
FUEL	**368,971**
EQUIPMENT & VEHICLE RENTAL	
- Heavy Equipment Rental - No Operator provided	(1,770)
- Hired Equipment - Operator provided - External	2,190
- Equipment and Vehicle Rental - Internal	(6,480)
- Miscellaneous Equipment Rental	114,390
EQUIPMENT & VEHICLE RENTAL	**108,330**
COMMUNICATION AND TECHNOLOGY	
- Computer Hardware	(730)
- Computer Software	78,720
- Phone/Internet/Communications	(34,960)
COMMUNICATION AND TECHNOLOGY	**43,030**
MATERIALS & SUPPLIES	
- Shop Supplies	378,727
- Freight, Express and Cartage	(120)
MATERIALS & SUPPLIES	**378,607**
INTERNAL CHARGES & RECOVERIES	
- Small Equipment Recovery	1,283
- Small Equipment Shop Overhead	(22,721)
- Internal Vehicle Recoveries	(1,093,109)
INTERNAL CHARGES & RECOVERIES	**(1,114,547)**
TRANSFER TO RESERVES	
- Transfer to Reserve - Fleet	35,545
TRANSFER TO RESERVES	**35,545**
OTHER SUPPLIES AND EXPENSES	
- Subscriptions	(310)
- Training and Seminars	(1,040)
- Travel and Meals	920
- Permits & Licenses	14,521
OTHER SUPPLIES AND EXPENSES	**14,091**
FISCAL SERVICES	**-**
EXPENSE ADJUSTMENTS	**-**
NET NON-DISCRETIONARY ADJUSTMENTS	**-**

TOWNSHIP OF LANGLEY
TRANSPORTATION UTILITY - TRANSLINK FUNDED
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		-	-
Property Tax from New Growth		-	-
Property Tax Change		-	-
	-	-	-
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	(4,375,686)	(179,165)	(4,554,851)
Service Cost Recoveries	-	-	-
Service Cost Sharing	-	-	-
Sales of Services	-	-	-
Rentals and Leases	-	-	-
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	-	-	-
Debt Repayment Contributions	-	-	-
Internal Recoveries	-	-	-
Transfer from Own Funds	-	-	-
External Unidentified Revenue	-	-	-
TOTAL REVENUE	**(4,375,686)**	**(179,165)**	**(4,554,851)**
EXPENSE			
Salaries, Wages & Benefits	1,092,024	153,726	1,245,750
Special Contracts	-	-	-
Service and Maintenance Contracts	2,317,922	-	2,317,922
Consulting and Professional Services	-	-	-
Regional Charges/Recoveries	-	-	-
Fuel	-	-	-
Equipment and Vehicle Rental	384,666	24,014	408,680
Communication and Technology	16,048	-	16,048
Insurance	-	-	-
Materials and Supplies	413,538	-	413,538
Utility User Fees	133,512	2,670	136,182
Municipal Grants	-	-	-
Debt Principal and Interest	-	-	-
Internal Charges & Recoveries	14,397	-	14,397
Transfer to Own Funds	-	-	-
Contribution to Capital	-	-	-
External Unidentified	-	-	-
Other Supplies and Expense	3,579	(1,245)	2,334
TOTAL EXPENSE	**4,375,686**	**179,165**	**4,554,851**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
TRANSPORTATION UTILITY - TRANSLINK FUNDED - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
GOVERNMENT GRANTS	
- Translink Funding	(79,006)
- Translink Budget Increase	(100,159)
GOVERNMENT GRANTS	**(179,165)**
REVENUE ADJUSTMENTS	**(179,165)**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	53,567
- Translink Budget Increase	100,159
SALARY, WAGES & BENEFITS	**153,726**
EQUIPMENT & VEHICLE RENTAL	
- Equipment and Vehicle Rental - Internal (Monthly)	4,760
- Equipment and Vehicle Rental - Internal (Hourly)	19,254
EQUIPMENT & VEHICLE RENTAL	**24,014**
UTILITY USER FEES	
- Electricity	2,670
UTILITY USER FEES	**2,670**
FISCAL SERVICES	**(1,245)**
EXPENSE ADJUSTMENTS	**179,165**
NET NON-DISCRETIONARY ADJUSTMENTS	**-**

TOWNSHIP OF LANGLEY
AIRPORT
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		-	-
Property Tax from New Growth		-	-
Property Tax Change		-	-
	-	-	-
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	-	-	-
Service Cost Recoveries	-	-	-
Service Cost Sharing	-	-	-
Sales of Services	(1,231,790)	(40,000)	(1,271,790)
Rentals and Leases	(852,278)	(75,000)	(927,278)
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	(175,881)	(4,681)	(180,562)
Debt Repayment Contributions	-	-	-
Internal Recoveries	-	-	-
Transfer from Own Funds	-	-	-
External Unidentified Revenue	-	-	-
TOTAL REVENUE	**(2,259,949)**	**(119,681)**	**(2,379,630)**
EXPENSE			
Salaries, Wages & Benefits	852,006	77,967	929,973
Special Contracts	-	-	-
Service and Maintenance Contracts	196,060	10,000	206,060
Consulting and Professional Services	-	-	-
Regional Charges/Recoveries	-	-	-
Fuel	912,223	30,000	942,223
Equipment and Vehicle Rental	57,350	2,967	60,317
Communication and Technology	319	19,075	19,394
Insurance	27,500	-	27,500
Materials and Supplies	15,000	-	15,000
Utility User Fees	17,009	365	17,374
Municipal Grants	-	-	-
Debt Principal and Interest	-	-	-
Internal Charges & Recoveries	846	(65)	781
Transfer to Own Funds	139,276	(20,628)	118,648
Contribution to Capital	-	-	-
External Unidentified	-	-	-
Other Supplies and Expense	42,360	-	42,360
TOTAL EXPENSE	**2,259,949**	**119,681**	**2,379,630**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
AIRPORT - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
SALES OF SERVICES	
- Jet A Fuel Sales	(27,000)
- AVGAS Fuel Sales	(13,000)
SALES OF SERVICES	**(40,000)**
RENTALS & LEASES	
- Lease Revenue Lot 5	(75,000)
RENTALS & LEASES	**(75,000)**
OTHER REVENUE	
- Internal Allocation adjustment	(4,681)
OTHER REVENUE	**(4,681)**
REVENUE ADJUSTMENTS	**(119,681)**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	47,967
- Auxiliary Staff	30,000
SALARY, WAGES & BENEFITS	**77,967**
SERVICE AND MAINTENANCE CONTRACTS	
- Lease Revenue Lot 5	10,000
SERVICE AND MAINTENANCE CONTRACTS	**10,000**
FUEL	
- Fuel Aviation Purchases	30,000
FUEL	**30,000**
EQUIPMENT & VEHICLE RENTAL	
- Equipment and Vehicle Rental - Internal (Monthly)	2,885
- Equipment and Vehicle Rental - Internal (Hourly)	82
EQUIPMENT & VEHICLE RENTAL	**2,967**
COMMUNICATION AND TECHNOLOGY	
- Software Fee - hosting fees for Vortex software	16,000
- Mobility Devices	500
- Phones (Land Lines)	2,500
- Radio Licensing Fees	75
COMMUNICATION AND TECHNOLOGY	**19,075**
UTILITY USER FEES	
- Electricity	324
- Gas	41
UTILITY USER FEES	**365**
INTERNAL CHARGES & RECOVERIES	
- Shop Overhead	(65)
INTERNAL CHARGES & RECOVERIES	**(65)**
TRANSFER TO RESERVES	
- Transfer to (from) Airport Reserve	(20,628)
TRANSFER TO RESERVES	**(20,628)**
FISCAL SERVICES	**-**
EXPENSE ADJUSTMENTS	**119,681**
NET NON-DISCRETIONARY ADJUSTMENTS	**-**

TOWNSHIP OF LANGLEY
STORMWATER (Includes STORM and Translink Funded STORM)
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		(6,862)	(8,427,300)
Property Tax from New Growth		(189,614)	(189,614)
Property Tax Change		(1,720,968)	(1,720,968)
	(8,420,438)	**(1,917,444)**	(10,337,882)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	(13,515)	-	(13,515)
Government Grants	(273,315)	(7,128)	(280,443)
Service Cost Recoveries	-	-	-
Service Cost Sharing	-	-	-
Sales of Services	(129,101)	-	(129,101)
Rentals and Leases	-	-	-
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	(239,859)	231,578	(8,281)
Debt Repayment Contributions	-	(1,716,982)	(1,716,982)
Internal Recoveries	-	-	-
Transfer from Own Funds	(175,000)	-	(175,000)
External Unidentified Revenue	(400,000)	-	(400,000)
TOTAL REVENUE	**(9,651,228)**	**(3,409,976)**	**(13,061,204)**
EXPENSE			
Salaries, Wages & Benefits	3,800,907	424,573	4,225,480
Special Contracts	-	-	-
Service and Maintenance Contracts	2,059,017	249,715	2,308,732
Consulting and Professional Services	367,201	(29,375)	337,826
Regional Charges/Recoveries	-	-	-
Fuel	20,300	-	20,300
Equipment and Vehicle Rental	957,516	166,175	1,123,691
Communication and Technology	16,305	233	16,538
Insurance	-	-	-
Materials and Supplies	484,530	72,609	557,139
Utility User Fees	107,702	2,154	109,856
Municipal Grants	-	-	-
Debt Principal and Interest	262,445	1,109,789	1,372,234
Internal Charges & Recoveries	629,477	(11,730)	617,747
Transfer to Own Funds	513,119	1,574,639	2,087,758
Contribution to Capital	-	-	-
External Unidentified	400,000	-	400,000
Other Supplies and Expense	32,709	(148,806)	(116,097)
TOTAL EXPENSE	**9,651,228**	**3,409,976**	**13,061,204**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

TOWNSHIP OF LANGLEY
STORMWATER - excludes TransLink
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		(6,862)	(8,427,300)
Property Tax from New Growth		(189,614)	(189,614)
Property Tax Change		(1,720,968)	(1,720,968)
	(8,420,438)	**(1,917,444)**	(10,337,882)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	(13,515)	-	(13,515)
Government Grants	-	-	-
Service Cost Recoveries	-	-	-
Service Cost Sharing	-	-	-
Sales of Services	(129,101)	-	(129,101)
Rentals and Leases	-	-	-
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	(239,859)	231,578	(8,281)
Debt Repayment Contributions	-	(1,716,982)	(1,716,982)
Internal Recoveries	-	-	-
Transfer from Own Funds	(175,000)	-	(175,000)
External Unidentified Revenue	(400,000)	-	(400,000)
TOTAL REVENUE	**(9,377,913)**	**(3,402,848)**	**(12,780,761)**
EXPENSE			
Salaries, Wages & Benefits	3,690,832	419,485	4,110,317
Special Contracts	-	-	-
Service and Maintenance Contracts	1,962,443	249,715	2,212,158
Consulting and Professional Services	367,201	(29,375)	337,826
Regional Charges/Recoveries	-	-	-
Fuel	20,300	-	20,300
Equipment and Vehicle Rental	921,426	164,135	1,085,561
Communication and Technology	16,305	233	16,538
Insurance	-	-	-
Materials and Supplies	472,031	72,609	544,640
Utility User Fees	107,702	2,154	109,856
Municipal Grants	-	-	-
Debt Principal and Interest	262,445	1,109,789	1,372,234
Internal Charges & Recoveries	612,411	(11,730)	600,681
Transfer to Own Funds	513,119	1,574,639	2,087,758
Contribution to Capital	-	-	-
External Unidentified	400,000	-	400,000
Other Supplies and Expense	31,698	(148,806)	(117,108)
TOTAL EXPENSE	**9,377,913**	**3,402,848**	**12,780,761**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
STORMWATER UTILITY - excludes TransLink - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
OTHER REVENUE	
- Internal Allocation adjustment	231,578
OTHER REVENUE	**231,578**
DEBT REPAYMENT CONTRIBUTIONS	
- Debt Provision	(1,036,075)
- DCC Funding Internal DEBTINTDC-154 (Land Purch.) - Principal	(144,212)
- DCC Funding Internal DEBTINTDC-154 (Land Purch) - Interest	(536,695)
DEBT REPAYMENT CONTRIBUTIONS	**(1,716,982)**
REVENUE ADJUSTMENTS	**(1,485,404)**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	199,893
- Transfer Budget	(32,316)
- Stormwater Watercourse & Ditch Operate/Maintain	50,000
- Culvert Repair/Replace	50,000
- Nuisance Animal Control Program	5,000
- Detention Pond Maintenance Program	5,000
- Boulevard Tiling Annual Replacement Program	10,000
- Storm Main Deficiency Repairs	20,000
- Stormwater Catch Basin Repair/Replace	8,000
- Stormwater Manhole Operate/Maintain	8,000
- Rockpit Repair/Replace	10,000
- Right of Way Maintenance	10,000
- Berm Removal	10,000
- Slope Failure	20,000
- Stormwater Watercourse Repair	6,250
- Operating Impact of Development Capital Works	39,658
SALARY, WAGES & BENEFITS	**419,485**
SERVICE AND MAINTENANCE CONTRACTS	
- Stormwater Watercourse & Ditch Operate/Maintain	50,000
- Cross Culvert Assessments	30,000
- Catch Basin Flushing Program	30,000
- Rock Pit Cleaning Program	5,000
- ISMP Restored Area Maintenance - Renewal	150,000
- CCTV Flushing Program	30,000
- Nuisance Animal Control Program	5,000
- Detention Pond Maintenance Program	20,000
- Boulevard Tiling Annual Replacement Program	6,000
- Storm Main Deficiency Repairs	12,500
- Stormwater Catch Basin Repair/Replace	5,000
- Stormwater Manhole Operate/Maintain	5,000

Township of Langley
FIVE YEAR OPERATING PLAN
STORMWATER UTILITY - excludes TransLink - NON-DISCRETIONARY ADJUSTMENTS

	2024
- Slope Failure	10,000
- Stormwater Watercourse Repair	1,250
- Stormwater Infrastructure Condition Assessment Program	20,000
- Reduction of Contract Budget	(150,000)
- City of Surrey Dispatch - inflation adjustment	870
- Operating Impact of Development Capital Works	19,095
SERVICE AND MAINTENANCE CONTRACTS	**249,715**
CONSULTING AND LEGAL SERVICES	
- Watercourse Operate and Repair	625
- Reduction of Consulting Budget	(30,000)
CONSULTING AND LEGAL SERVICES	**(29,375)**
EQUIPMENT & VEHICLE RENTAL	
- Stormwater Watercourse & Ditch Operate/Maintain	50,000
- Culvert Repair/Replace	35,000
- Detention Pond Maintenance Program	1,000
- Boulevard Tiling Annual Replacement Program	3,000
- Storm Main Deficiency Repairs	5,000
- Catch Basin Repair / Replacement	2,000
- Stormwater Manhole Operate / Maintain	2,000
- Rockpit Repair/Replace	5,000
- Right of Way Maintenance	2,500
- Berm Removal	6,000
- Slope Failure	10,000
- Stormwater Watercourse Repair	1,250
- Equipment and Vehicle Rental - Internal (Hourly)	36,574
- Equipment and Vehicle Rental - Internal (Monthly)	4,103
- Operating Impact of Development Capital Works	708
EQUIPMENT & VEHICLE RENTAL	**164,135**
COMMUNICATION AND TECHNOLOGY	
- Metro Vancouver Geospatial	233
COMMUNICATION AND TECHNOLOGY	**233**
MATERIALS & SUPPLIES	
- Boulevard Tiling Annual Replacement Program	6,000
- Storm Main Deficiency Repairs	12,500
- Stormwater Catch Basin Repair/Replacement	5,000
- Stormwater Manhole Operate / Maintain	5,000
- Rockpit Repair/Replace	6,000
- Right of Way Maintenance	2,500
- Slope Failure	10,000
- Culvert Repair/Replace	15,000
- Operating Impact of Development Capital Works	10,609
MATERIALS & SUPPLIES	**72,609**

Township of Langley
FIVE YEAR OPERATING PLAN
STORMWATER UTILITY - excludes TransLink - NON-DISCRETIONARY ADJUSTMENTS

	2024
UTILITY USER FEES	
- Electricity	2,154
UTILITY USER FEES	**2,154**
DEBT PRINCIPAL AND INTEREST	
- Debt repayments 208th Phase I	128,996
- DEBTMFA-4829 - rate correction	(55,282)
- Debt Provision	1,036,075
DEBT PRINCIPAL AND INTEREST	**1,109,789**
INTERNAL CHARGES & RECOVERIES	
- Administrative Overhead	(10,835)
- Shop Overhead	(588)
- Small Equipment Repairs & Replacement Recovery	(307)
INTERNAL CHARGES & RECOVERIES	**(11,730)**
TRANSFER TO RESERVES	
- Setup Temporary Internal DEBTINTDC-154 (Land purch) - Principal	144,212
- Setup Temporary Internal DEBTINTDC-154 (Land purch)- Interest	536,695
- Transfer to Capital Projects Reserve	324,658
TRANSFER TO RESERVES	**1,005,565**
OTHER SUPPLIES AND EXPENSES	
- Vehicle Allowance adjustment	48
- Operating Impact of Development Capital Works	708
OTHER SUPPLIES AND EXPENSES	**756**
FISCAL SERVICES	**(149,562)**
EXPENSE ADJUSTMENTS	**2,833,774**
NET NON-DISCRETIONARY ADJUSTMENTS	**1,348,370**

Township of Langley
FIVE YEAR OPERATING PLAN
STORMWATER UTILITY - excludes TransLink - DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
REVENUE ADJUSTMENTS	**-**
EXPENSE	
TRANSFER TO RESERVES	
- Transfer to Capital Projects Reserve	569,074
TRANSFER TO RESERVES	**569,074**
EXPENSE ADJUSTMENTS	**569,074**
NET DISCRETIONARY ADJUSTMENTS	**569,074**

TOWNSHIP OF LANGLEY
STORMWATER - TransLink Funded
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		-	-
Property Tax from New Growth		-	-
Property Tax Change		-	-
	-	-	-
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	(273,315)	(7,128)	(280,443)
Service Cost Recoveries	-	-	-
Service Cost Sharing	-	-	-
Sales of Services	-	-	-
Rentals and Leases	-	-	-
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	-	-	-
Debt Repayment Contributions	-	-	-
Internal Recoveries	-	-	-
Transfer from Own Funds	-	-	-
External Unidentified Revenue	-	-	-
TOTAL REVENUE	**(273,315)**	**(7,128)**	**(280,443)**
EXPENSE			
Salaries, Wages & Benefits	110,075	5,088	115,163
Special Contracts	-	-	-
Service and Maintenance Contracts	96,574	-	96,574
Consulting and Professional Services	-	-	-
Regional Charges/Recoveries	-	-	-
Fuel	-	-	-
Equipment and Vehicle Rental	36,090	2,040	38,130
Communication and Technology	-	-	-
Insurance	-	-	-
Materials and Supplies	12,499	-	12,499
Utility User Fees	-	-	-
Municipal Grants	-	-	-
Debt Principal and Interest	-	-	-
Internal Charges & Recoveries	17,066	-	17,066
Transfer to Own Funds	-	-	-
Contribution to Capital	-	-	-
External Unidentified	-	-	-
Other Supplies and Expense	1,011	-	1,011
TOTAL EXPENSE	**273,315**	**7,128**	**280,443**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
STORMWATER UTILITY - TransLink Funded - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
GOVERNMENT GRANTS	
- Translink Funding	(7,128)
GOVERNMENT GRANTS	**(7,128)**
REVENUE ADJUSTMENTS	**(7,128)**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	5,088
SALARY, WAGES & BENEFITS	**5,088**
EQUIPMENT & VEHICLE RENTAL	
- Equipment and Vehicle Rental - Internal (Hourly)	2,040
EQUIPMENT & VEHICLE RENTAL	**2,040**
FISCAL SERVICES	**-**
EXPENSE ADJUSTMENTS	**7,128**
NET NON-DISCRETIONARY ADJUSTMENTS	**-**

TOWNSHIP OF LANGLEY
FIRE
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		(26,974)	(20,671,652)
Property Tax from New Growth		(465,112)	(465,112)
Property Tax Change		(3,593,008)	(3,593,008)
	(20,644,678)	**(4,085,094)**	(24,729,772)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	-	-	-
Service Cost Recoveries	(57,200)	-	(57,200)
Service Cost Sharing	(66,196)	66,196	-
Sales of Services	(20,000)	-	(20,000)
Rentals and Leases	-	-	-
Permit and License Fees	(85,200)	-	(85,200)
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	(2,000,335)	(1,091,632)	(3,091,967)
Debt Repayment Contributions	-	-	-
Internal Recoveries	-	-	-
Transfer from Own Funds	-	-	-
External Unidentified Revenue	-	-	-
TOTAL REVENUE	**(22,873,609)**	**(5,110,530)**	**(27,984,139)**
EXPENSE			
Salaries, Wages & Benefits	18,847,317	2,034,491	20,881,808
Special Contracts	-	-	-
Service and Maintenance Contracts	1,106,332	207,310	1,313,642
Consulting and Professional Services	-	5,000	5,000
Regional Charges/Recoveries	-	-	-
Fuel	216,095	30,000	246,095
Equipment and Vehicle Rental	28,966	1,435	30,401
Communication and Technology	81,543	10,000	91,543
Insurance	96,393	-	96,393
Materials and Supplies	631,944	115,000	746,944
Utility User Fees	-	-	-
Municipal Grants	-	-	-
Debt Principal and Interest	-	-	-
Internal Charges & Recoveries	197,000	-	197,000
Transfer to Own Funds	1,520,809	1,527,536	3,048,345
Contribution to Capital	-	-	-
External Unidentified	-	-	-
Other Supplies and Expense	147,210	1,179,758	1,326,968
TOTAL EXPENSE	**22,873,609**	**5,110,530**	**27,984,139**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
FIRE RESCUE SERVICES - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
SERVICE COST SHARING	
- Remove Emergency Operations Centre, Co-ordinator Cost Share	66,196
SERVICE COST SHARING	**66,196**
OTHER REVENUE	
- Internal Allocation Adjustment	(1,091,632)
OTHER REVENUE	**(1,091,632)**
REVENUE ADJUSTMENTS	**(1,025,436)**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	248,345
- Firefighters move to 10th year increment	11,168
- Firefighters move to 15th year increment	4,880
- Suppression Captains (4) starting Oct 1, 2023; Annualization	502,496
- Suppression Firefighters (7) starting Oct 1, 2023; Annualization	489,804
- Assistant Fire Chief	193,804
- Assistant Fire Chief	193,804
- Deputy Fire Chief	207,151
- Platoon Captain	178,039
- Fire Fleet Maintenance Wages increase	5,000
SALARY, WAGES & BENEFITS	**2,034,491**
SERVICE AND MAINTENANCE CONTRACTS	
- Dispatch Contract	102,785
- Emergency Operations Centre, Worksafe and Clerical	2,155
- E-Comm - Radio Levy & User Equipment Levy	83,370
- Fraser Valley Search and Rescue Fee	19,000
SERVICE AND MAINTENANCE CONTRACTS	**207,310**
CONSULTING AND LEGAL SERVICES	
- CISD Consultants	5,000
CONSULTING AND LEGAL SERVICES	**5,000**
FUEL	
- Fire Fleet Expenses increase (Diesel)	30,000
FUEL	**30,000**
EQUIPMENT & VEHICLE RENTAL	
- Equipment and Vehicle Rental - Internal	1,435
EQUIPMENT & VEHICLE RENTAL	**1,435**
COMMUNICATION AND TECHNOLOGY	
- Software Licencing increase	10,000
COMMUNICATION AND TECHNOLOGY	**10,000**
MATERIALS & SUPPLIES	
- Fire Fleet Expenses increase	100,000
- Fire Hall supplies for janitorial and others	15,000
MATERIALS & SUPPLIES	**115,000**
TRANSFER TO RESERVES	
- Transfer to Fire Equipment Replacement Reserve	960,546
- Transfer to Fire Equipment Replacement Reserve	539,454
- Transfer to Capital Projects Reserve	10,003
TRANSFER TO RESERVES	**1,510,003**
OTHER SUPPLIES AND EXPENSES	
- Membership Increase due to additional Staff	6,000
OTHER SUPPLIES AND EXPENSES	**6,000**
FISCAL SERVICES	**1,173,758**
EXPENSE ADJUSTMENTS	**5,092,997**
NET NON-DISCRETIONARY ADJUSTMENTS	**4,067,561**

Township of Langley
FIVE YEAR OPERATING PLAN
FIRE RESCUE SERVICES - DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
REVENUE ADJUSTMENTS	-
EXPENSE	
TRANSFER TO RESERVES	
- Transfer to Capital Projects Reserve	17,533
TRANSFER TO RESERVES	**17,533**
EXPENSE ADJUSTMENTS	**17,533**
NET DISCRETIONARY ADJUSTMENTS	**17,533**

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TOWNSHIP OF LANGLEY
POLICE
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		(50,080)	(38,379,362)
Property Tax from New Growth		(863,536)	(863,536)
Property Tax Change		(1,068,701)	(1,068,701)
	(38,329,282)	(1,982,317)	(40,311,599)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	(1,480,451)	(425,435)	(1,905,886)
Service Cost Recoveries	(641,873)	(82,825)	(724,698)
Service Cost Sharing	(2,589,279)	(101,474)	(2,690,753)
Sales of Services	(248,366)	-	(248,366)
Rentals and Leases	-	-	-
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	(3,380,294)	(2,233,418)	(5,613,712)
Debt Repayment Contributions	-	-	-
Internal Recoveries	-	-	-
Transfer from Own Funds	(1,145,436)	(604,564)	(1,750,000)
External Unidentified Revenue	-	-	-
TOTAL REVENUE	**(47,814,981)**	**(5,430,033)**	**(53,245,014)**
EXPENSE			
Salaries, Wages & Benefits	9,091,721	441,844	9,533,565
Special Contracts	37,021,468	5,169,642	42,191,110
Service and Maintenance Contracts	724,696	(77,965)	646,731
Consulting and Professional Services	500	-	500
Regional Charges/Recoveries	-	-	-
Fuel	467,006	78,881	545,887
Equipment and Vehicle Rental	120,333	7,555	127,888
Communication and Technology	76,457	-	76,457
Insurance	19,628	-	19,628
Materials and Supplies	88,004	-	88,004
Utility User Fees	-	-	-
Municipal Grants	-	-	-
Debt Principal and Interest	-	-	-
Internal Charges & Recoveries	21,435	-	21,435
Transfer to Own Funds	248,903	(182,214)	66,689
Contribution to Capital	-	-	-
External Unidentified	-	-	-
Other Supplies and Expense	(65,170)	(7,710)	(72,880)
TOTAL EXPENSE	**47,814,981**	**5,430,033**	**53,245,014**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
POLICE PROTECTION - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
GOVERNMENT GRANTS	
- Next Generation 911 Funding	(408,750)
- Victim Services	(16,685)
GOVERNMENT GRANTS	**(425,435)**
SERVICE COST RECOVERIES	
- Adjust ARI fuel revenue to anticipated sales.	(82,825)
SERVICE COST RECOVERIES	**(82,825)**
SERVICE COST SHARING	
- Salary and Wages (Cost Sharing Recovery)	(101,474)
SERVICE COST SHARING	**(101,474)**
OTHER REVENUE	
- Internal Allocation Adjustment	(2,233,418)
OTHER REVENUE	**(2,233,418)**
REVENUE ADJUSTMENTS	**(2,843,152)**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	441,844
SALARY, WAGES & BENEFITS	**441,844**
SPECIAL CONTRACT (i.e. RCMP, etc.)	
- RCMP Contract	4,941,832
- RCMP Officers (2) starting July 1, 2024	227,810
SPECIAL CONTRACT (i.e. RCMP, etc.)	**5,169,642**
SERVICE AND MAINTENANCE CONTRACTS	
- Remove Walnut Grove CPO Facility Rental	(77,965)
SERVICE AND MAINTENANCE CONTRACTS	**(77,965)**
FUEL	
- ARI - Fuel Billings to RCMP Fleet usage	78,881
FUEL	**78,881**
EQUIPMENT & VEHICLE RENTAL	
- Equipment and Vehicle Rental - Internal (hourly)	822
- Equipment and Vehicle Rental - Internal (montly)	6,733
EQUIPMENT & VEHICLE RENTAL	**7,555**
TRANSFER TO RESERVES	
- ARI - Fuel Billings to RCMP Fleet usage	3,944
- Transfer to Capital Projects Reserve	9,126
- Reduction of Transfer to RCMP Reserve	(211,280)
TRANSFER TO RESERVES	**(198,210)**
FISCAL SERVICES	**(7,710)**
EXPENSE ADJUSTMENTS	**5,414,037**
NET NON-DISCRETIONARY ADJUSTMENTS	**2,570,885**

Township of Langley
FIVE YEAR OPERATING PLAN
POLICE PROTECTION - DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
TRANSFER FROM OWN FUNDS	
- Transfer from RCMP Reserve	(604,564)
TRANSFER FROM OWN FUNDS	**(604,564)**
REVENUE ADJUSTMENTS	**(604,564)**
EXPENSE	
TRANSFER TO RESERVES	
- Transfer to Capital Projects Reserve	15,996
TRANSFER TO RESERVES	**15,996**
EXPENSE ADJUSTMENTS	**15,996**
NET DISCRETIONARY ADJUSTMENTS	**(588,568)**

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TOWNSHIP OF LANGLEY
RECREATION & CULTURE
2024-2028 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		(4,873)	(11,375,619)
Property Tax from New Growth		(255,952)	(255,952)
Property Tax Change		3,092,760	3,092,760
	(11,370,746)	2,831,935	(8,538,811)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	(6,426,783)	(1,100,650)	(7,527,433)
Government Grants	(51,018)	30,000	(21,018)
Service Cost Recoveries	(7,700)	-	(7,700)
Service Cost Sharing	-	-	-
Sales of Services	(5,315,561)	(1,416,341)	(6,731,902)
Rentals and Leases	(1,335,335)	(177,884)	(1,513,219)
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	(1,017,575)	(1,525,818)	(2,543,393)
Debt Repayment Contributions	-	-	-
Internal Recoveries	-	-	-
Transfer from Own Funds	(305,618)	-	(305,618)
External Unidentified Revenue	-	-	-
TOTAL REVENUE	**(25,830,336)**	**(1,358,758)**	**(27,189,094)**
EXPENSE			
Salaries, Wages & Benefits	12,710,397	429,655	13,140,052
Special Contracts	-	-	-
Service and Maintenance Contracts	4,816,892	(49,328)	4,767,564
Consulting and Professional Services	194,070	(57,969)	136,101
Regional Charges/Recoveries	4,917,751	420,650	5,338,401
Fuel	-	-	-
Equipment and Vehicle Rental	166,456	10,453	176,909
Communication and Technology	58,172	(5,000)	53,172
Insurance	191,802	71,546	263,348
Materials and Supplies	446,228	(27,600)	418,628
Utility User Fees	-	(35,000)	(35,000)
Municipal Grants	300,000	-	300,000
Debt Principal and Interest	-	-	-
Internal Charges & Recoveries	149,080	-	149,080
Transfer to Own Funds	1,113,862	490,109	1,603,971
Contribution to Capital	-	-	-
External Unidentified	-	-	-
Other Supplies and Expense	765,626	111,242	876,868
TOTAL EXPENSE	**25,830,336**	**1,358,758**	**27,189,094**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

TOWNSHIP OF LANGLEY
RECREATION
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		(12,343)	(9,459,847)
Property Tax from New Growth		(212,847)	(212,847)
Property Tax Change		2,300,156	2,300,156
	(9,447,504)	**2,074,966**	(7,372,538)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	(1,002)	-	(1,002)
Service Cost Recoveries	(7,700)	-	(7,700)
Service Cost Sharing	-	-	-
Sales of Services	(5,211,445)	(1,367,960)	(6,579,405)
Rentals and Leases	(1,328,835)	(153,384)	(1,482,219)
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	(1,258,268)	(835,421)	(2,093,689)
Debt Repayment Contributions	-	-	-
Internal Recoveries	-	-	-
Transfer from Own Funds	-	-	-
External Unidentified Revenue	-	-	-
TOTAL REVENUE	**(17,254,754)**	**(281,799)**	**(17,536,553)**
EXPENSE			
Salaries, Wages & Benefits	11,240,764	278,948	11,519,712
Special Contracts	-	-	-
Service and Maintenance Contracts	4,801,611	29,772	4,831,383
Consulting and Professional Services	31,977	-	31,977
Regional Charges/Recoveries	-	-	-
Fuel	-	-	-
Equipment and Vehicle Rental	166,456	10,453	176,909
Communication and Technology	30,598	-	30,598
Insurance	172,317	71,546	243,863
Materials and Supplies	371,752	-	371,752
Utility User Fees	-	-	-
Municipal Grants	-	-	-
Debt Principal and Interest	-	-	-
Internal Charges & Recoveries	(424,231)	-	(424,231)
Transfer to Own Funds	482,773	(189,891)	292,882
Contribution to Capital	-	-	-
External Unidentified	-	-	-
Other Supplies and Expense	380,737	80,971	461,708
TOTAL EXPENSE	**17,254,754**	**281,799**	**17,536,553**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
RECREATION - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
SALES OF SERVICES	
- COVID adjustments	(1,398,430)
- Removal of Curling Lounge revenues	30,470
SALES OF SERVICES	**(1,367,960)**
RENTALS & LEASES	
- COVID adjustments	(153,384)
RENTALS & LEASES	**(153,384)**
OTHER REVENUE	
- Internal Allocation Adjustment	(103,926)
- Internal Allocation Adjustment	(731,495)
OTHER REVENUE	**(835,421)**
REVENUE ADJUSTMENTS	**(2,356,765)**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	278,948
SALARY, WAGES & BENEFITS	**278,948**
SERVICE AND MAINTENANCE CONTRACTS	
- Sportsplex Contract	29,772
SERVICE AND MAINTENANCE CONTRACTS	**29,772**
EQUIPMENT & VEHICLE RENTAL	
- Equipment and Vehicle Rental - Internal	10,453
EQUIPMENT & VEHICLE RENTAL	**10,453**
INSURANCE	
- TFSE & LFS Insurance Increase	71,546
INSURANCE	**71,546**
TRANSFER TO RESERVES	
- Transfer to Capital Projects Reserve	31,588
- Reduction of Transfer to Facilities Renewal Reserve	(151,848)
- Remove transfer to fitness equipment replacement reserve	(125,000)
TRANSFER TO RESERVES	**(245,260)**
OTHER SUPPLIES AND EXPENSES	
- Increase budget for Bank Charges	38,871
- Vehicle Allowance	1,042
OTHER SUPPLIES AND EXPENSES	**39,913**
FISCAL SERVICES	
FISCAL SERVICES	**41,058**
EXPENSE ADJUSTMENTS	**226,430**
NET NON-DISCRETIONARY ADJUSTMENTS	**(2,130,335)**

Township of Langley
FIVE YEAR OPERATING PLAN
RECREATION - DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
REVENUE ADJUSTMENTS	-
EXPENSE	
TRANSFER TO RESERVES	
- Transfer to Capital Projects Reserve	55,369
TRANSFER TO RESERVES	**55,369**
EXPENSE ADJUSTMENTS	**55,369**
NET DISCRETIONARY ADJUSTMENTS	**55,369**

TOWNSHIP OF LANGLEY
Arts Culture and Community Initiatives
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		7,470	(1,915,772)
Property Tax from New Growth		(43,105)	(43,105)
Property Tax Change		792,604	792,604
	(1,923,242)	**756,969**	(1,166,273)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	(6,426,783)	(1,100,650)	(7,527,433)
Government Grants	(50,016)	30,000	(20,016)
Service Cost Recoveries	-	-	-
Service Cost Sharing	-	-	-
Sales of Services	(104,116)	(48,381)	(152,497)
Rentals and Leases	(6,500)	(24,500)	(31,000)
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	240,693	(690,397)	(449,704)
Debt Repayment Contributions	-	-	-
Internal Recoveries	-	-	-
Transfer from Own Funds	(305,618)	-	(305,618)
External Unidentified Revenue	-	-	-
TOTAL REVENUE	**(8,575,582)**	**(1,076,959)**	**(9,652,541)**
EXPENSE			
Salaries, Wages & Benefits	1,469,633	150,707	1,620,340
Special Contracts	-	-	-
Service and Maintenance Contracts	15,281	(79,100)	(63,819)
Consulting and Professional Services	162,093	(57,969)	104,124
Regional Charges/Recoveries	4,917,751	420,650	5,338,401
Fuel	-	-	-
Equipment and Vehicle Rental	-	-	-
Communication and Technology	27,574	(5,000)	22,574
Insurance	19,485	-	19,485
Materials and Supplies	74,476	(27,600)	46,876
Utility User Fees	-	(35,000)	(35,000)
Municipal Grants	300,000	-	300,000
Debt Principal and Interest	-	-	-
Internal Charges & Recoveries	573,311	-	573,311
Transfer to Own Funds	631,089	680,000	1,311,089
Contribution to Capital	-	-	-
External Unidentified	-	-	-
Other Supplies and Expense	384,889	30,271	415,160
TOTAL EXPENSE	**8,575,582**	**1,076,959**	**9,652,541**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
Art Culture and Community Initiatives - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
SPECIAL LEVIES/GRANTS-IN-LIEU	
- Fraser Valley Regional Library	(1,100,650)
SPECIAL LEVIES/GRANTS-IN-LIEU	**(1,100,650)**
GOVERNMENT GRANTS	
- Anticipated Museum Opening Oct 1st	30,000
SALES OF SERVICES	
- Revenue increase from new Museum (2023 & 2024)	(140,900)
- Anticipated Museum Opening Oct 1st	92,519
SALES OF SERVICES	**(48,381)**
RENTALS & LEASES	
- Revenue increase from new Museum (2023 & 2024)	(31,000)
- Anticipated Museum Opening Oct 1st	6,500
RENTALS & LEASES	**(24,500)**
OTHER REVENUE	
- Internal Allocation	(693,892)
- Internal Allocation Adjustment	(4,305)
- Donation increase from new Museum	(200)
- Anticipated Museum Opening Oct 1st	8,000
OTHER REVENUE	**(690,397)**
REVENUE ADJUSTMENTS	**(1,833,928)**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	40,895
- Additional Auxiliary Budget for new Museum	116,437
- RPT Arts and Culture Leader	23,375
- Anticipated Museum Opening Oct 1st	(30,000)
SALARY, WAGES & BENEFITS	**150,707**
SERVICE AND MAINTENANCE CONTRACTS	
- Anticipated Museum Opening Oct 1st	(80,000)
- Contract increase for New Museum	900
SERVICE AND MAINTENANCE CONTRACTS	**(79,100)**
CONSULTING AND LEGAL SERVICES	
- Consulting and legal increase for New Museum	22,500
- Anticipated Museum Opening Oct 1st	(80,469)
CONSULTING AND LEGAL SERVICES	**(57,969)**
REGIONAL COLLECTIONS/CHARGES	
- Fraser Valley Regional Library	420,650
REGIONAL COLLECTIONS/CHARGES	**420,650**
COMMUNICATION AND TECHNOLOGY	
- Anticipated Museum Opening Oct 1st	(5,000)
COMMUNICATION AND TECHNOLOGY	**(5,000)**

Township of Langley
FIVE YEAR OPERATING PLAN
Art Culture and Community Initiatives - NON-DISCRETIONARY ADJUSTMENTS

	2024
MATERIALS & SUPPLIES	
- Increases for New Museum	16,400
- Anticipated Museum Opening Oct 1st	(44,000)
MATERIALS & SUPPLIES	**(27,600)**
UTILITY USER FEES	
- Anticipated Museum Opening Oct 1st	(35,000)
UTILITY USER FEES	**(35,000)**
TRANSFER TO RESERVES	
- Transfer to Library Reserve	680,000
TRANSFER TO RESERVES	**680,000**
OTHER SUPPLIES AND EXPENSES	
- Office supplies increase for New Museum	36,500
- Vehicle Allowance	(2,160)
- Anticipated Museum Opening Oct 1st	(20,000)
OTHER SUPPLIES AND EXPENSES	**14,340**
FISCAL SERVICES	**15,931**
EXPENSE ADJUSTMENTS	**1,076,959**
NET NON-DISCRETIONARY ADJUSTMENTS	**(756,969)**

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TOWNSHIP OF LANGLEY
FACILITY MAINTENANCE
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		(21,824)	(16,725,321)
Property Tax from New Growth		(376,320)	(376,320)
Property Tax Change		(2,061,567)	(2,061,567)
	(16,703,497)	**(2,459,711)**	(19,163,208)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	-	-	-
Service Cost Recoveries	-	-	-
Service Cost Sharing	(151,654)	(1,090)	(152,744)
Sales of Services	-	-	-
Rentals and Leases	-	-	-
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	(1,247,838)	783,077	(464,761)
Debt Repayment Contributions	-	-	-
Internal Recoveries	-	-	-
Transfer from Own Funds	-	(10,902,047)	(10,902,047)
External Unidentified Revenue	-	-	-
TOTAL REVENUE	**(18,102,989)**	**(12,579,771)**	**(30,682,760)**
EXPENSE			
Salaries, Wages & Benefits	8,182,997	645,539	8,828,536
Special Contracts	-	-	-
Service and Maintenance Contracts	4,622,100	463,550	5,085,650
Consulting and Professional Services	-	-	-
Regional Charges/Recoveries	-	-	-
Fuel	6,800	-	6,800
Equipment and Vehicle Rental	238,244	15,257	253,501
Communication and Technology	16,742	-	16,742
Insurance	-	-	-
Materials and Supplies	898,488	107,500	1,005,988
Utility User Fees	2,776,192	176,810	2,953,002
Municipal Grants	-	-	-
Debt Principal and Interest	839,424	10,152,047	10,991,471
Internal Charges & Recoveries	(169,130)	4,509	(164,621)
Transfer to Own Funds	623,475	1,017,930	1,641,405
Contribution to Capital	-	-	-
External Unidentified	-	-	-
Other Supplies and Expense	67,657	(3,371)	64,286
TOTAL EXPENSE	**18,102,989**	**12,579,771**	**30,682,760**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
FACILITY MAINTENANCE - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
SERVICE COST SHARING	
- RCMP Cost Sharing - Utilties and Equipments	(1,090)
SERVICE COST SHARING	**(1,090)**
OTHER REVENUE	
- Internal Allocation Adjustment	783,077
OTHER REVENUE	**783,077**
TRANSFER FROM OWN FUNDS	
- Debt Repayments (LEC Ice and Dry Arenas)	(1,832,560)
- Debt Provision	(7,479,834)
- Debt Repayments CAC funded (Brookswood Firehall)	(1,589,653)
TRANSFER FROM OWN FUNDS	**(10,902,047)**
REVENUE ADJUSTMENTS	**(10,120,060)**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	466,339
- Aldergrove Credit Union Community Centre	60,000
- Civic Facility Maintenance	20,000
- Libraries Maintenance	10,000
- Operations Centre Maintenance	7,500
- Parks Facilities Maintenance	12,500
- Walnut Grove Community Centre Maintenance	10,000
- Willoughby Stadium Maintenance (new)	15,000
- Rental Facilities Maintenance	7,500
- Anticipated Museum Opening Oct 1st	(22,500)
- Operating Impact from ToL Capital Construction	59,200
SALARY, WAGES & BENEFITS	**645,539**
SERVICE AND MAINTENANCE CONTRACTS	
- Facility Condition Assessments	50,000
- Facilities Capital Renewal Program	30,000
- Emergency Preparedness	10,000
- Aldergrove Credit Union Community Centre	20,000
- Civic Facility Maintenance	115,000
- George Preston Community Centre Refrigeration Maintenance	40,000
- Langley Events Centre Maintenance	75,000
- Parks Facilities Maintenance	5,000
- Walnut Grove Community Centre Maintenance	38,000
- Willoughby Stadium Maintenance (new)	43,000
- Reallocation of Budget	3,000
- Anticipated Museum Opening Oct 1st	(27,750)
- Operating Impact from ToL Capital Construction	62,300
SERVICE AND MAINTENANCE CONTRACTS	**463,550**

Township of Langley
FIVE YEAR OPERATING PLAN
FACILITY MAINTENANCE - NON-DISCRETIONARY ADJUSTMENTS

	2024
EQUIPMENT & VEHICLE RENTAL	
- Equipment and Vehicle Rental - Internal (Monthly)	5,796
- Equipment and Vehicle Rental - Internal (Hourly)	9,161
- Operating Impact of TOL Capital Projects	300
EQUIPMENT & VEHICLE RENTAL	**15,257**
MATERIALS & SUPPLIES	
- Aldergrove Credit Union Community Centre	90,000
- Civic Facility Maintenance	5,000
- Operations Centre Maintenance	2,500
- Parks Facilities Maintenance	2,500
- Walnut Grove Community Centre Maintenance	2,000
- Rental Facilities Maintenance	2,500
- Reallocation of Budget	3,000
MATERIALS & SUPPLIES	**107,500**
UTILITY USER FEES	
- Electricity	31,821
- Natural Gas	47,289
- Willoughby Stadium Maintenance (new)	5,000
- Anticipated Museum Opening Oct 1st	(22,500)
- Operating Impact of TOL Capital Projects	115,200
UTILITY USER FEES	**176,810**
DEBT PRINCIPAL AND INTEREST	
- Debt Repayments (Brookswood Firehall)	1,589,653
- Debt Repayments (LEC Ice and Dry Arenas)	1,832,560
- Debt Provision	7,479,834
- Remove Debt Provision	(750,000)
DEBT PRINCIPAL AND INTEREST	**10,152,047**
INTERNAL CHARGES & RECOVERIES	
- Shop Overhead Recovery	(491)
- Remove Recovery	5,000
INTERNAL CHARGES & RECOVERIES	**4,509**
TRANSFER TO RESERVES	
- Transfer to Facilities Renewal Reserve	25,000
- Reduction of Transfer to Facilities Renewal Reserve	(200,000)
- Remove transfer to CPO Reconfiguration Reserve	(16,290)
- Transfer to Capital Projects Reserve	257,632
TRANSFER TO RESERVES	**66,342**
OTHER SUPPLIES AND EXPENSES	
- Vehicle Allowance	8,640
OTHER SUPPLIES AND EXPENSES	**8,640**
FISCAL SERVICES	**(12,011)**
EXPENSE ADJUSTMENTS	**11,628,183**
NET NON-DISCRETIONARY ADJUSTMENTS	**1,508,123**

Township of Langley
FIVE YEAR OPERATING PLAN
FACILITY MAINTENANCE - DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
REVENUE ADJUSTMENTS	**-**
EXPENSE	
TRANSFER TO RESERVES	
- Transfer to Facilities Renewal Reserve	500,000
- Transfer to Capital Projects Reserve	451,588
TRANSFER TO RESERVES	**951,588**
EXPENSE ADJUSTMENTS	**951,588**
NET DISCRETIONARY ADJUSTMENTS	**951,588**

TOWNSHIP OF LANGLEY

GENERAL GOVERNMENT (Includes Corp. Admin., Human Resources, Finance, Community Development & Fiscal)

2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		10,861	(26,875,417)
Property Tax from New Growth		(604,698)	(604,700)
Property Tax Change		(2,669,151)	(2,669,151)
	(26,886,278)	**(3,262,988)**	(30,149,268)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	(4,756,885)	(351,013)	(5,107,898)
Government Grants	(250,000)	(350,000)	(600,000)
Service Cost Recoveries	(226,147)	-	(226,147)
Service Cost Sharing	-	-	-
Sales of Services	(463,971)	6,700	(457,270)
Rentals and Leases	(1,042,434)	(53,341)	(1,095,775)
Permit and License Fees	(8,320,706)	(432,247)	(8,752,953)
Development Revenue	(4,078,932)	(10,000)	(4,088,932)
Investment Income	(2,548,993)	(1,500,000)	(4,048,993)
Other Revenue	6,995,658	4,638,804	11,634,462
Debt Repayment Contributions	-	-	-
Internal Recoveries	(7,491,955)	(534,501)	(8,026,456)
Transfer from Own Funds	(6,478,099)	(2,982,709)	(9,460,807)
External Unidentified Revenue	(250,000)	-	(250,000)
TOTAL REVENUE	**(55,798,742)**	**(4,831,295)**	**(60,630,037)**
EXPENSE			
Salaries, Wages & Benefits	32,497,273	2,798,920	35,296,193
Special Contracts	-	-	-
Service and Maintenance Contracts	1,824,684	393,335	2,218,019
Consulting and Professional Services	1,863,329	(88,912)	1,774,417
Regional Charges/Recoveries	-	-	-
Fuel	13,658	6,342	20,000
Equipment and Vehicle Rental	320,723	128,563	449,286
Communication and Technology	3,517,875	337,541	3,855,416
Insurance	1,503,151	181,916	1,685,067
Materials and Supplies	560,433	115,752	676,185
Utility User Fees	42,815	1,314	44,129
Municipal Grants	787,525	230,000	1,017,525
Debt Principal and Interest	8,240,567	779,107	9,019,674
Internal Charges & Recoveries	10,000	-	10,000
Transfer to Own Funds	1,428,821	140,227	1,569,048
Contribution to Capital	-	-	-
External Unidentified	250,000	-	250,000
Other Supplies and Expense	2,937,888	(192,810)	2,745,078
TOTAL EXPENSE	**55,798,742**	**4,831,295**	**60,630,037**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

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TOWNSHIP OF LANGLEY
CORPORATE ADMINISTRATION
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		(23,573)	(18,065,224)
Property Tax from New Growth		(406,468)	(406,470)
Property Tax Change		(874,983)	(874,983)
	(18,041,651)	**(1,305,024)**	(19,346,677)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	(250,000)	(350,000)	(600,000)
Service Cost Recoveries	(20,800)	-	(20,800)
Service Cost Sharing	-	-	-
Sales of Services	(77,261)	-	(77,260)
Rentals and Leases	(1,042,434)	(53,341)	(1,095,775)
Permit and License Fees	(91,952)	-	(91,952)
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	(2,764,153)	246,858	(2,517,295)
Debt Repayment Contributions	-	-	-
Internal Recoveries	-	-	-
Transfer from Own Funds	(999,999)	(779,107)	(1,779,105)
External Unidentified Revenue	-	-	-
TOTAL REVENUE	**(23,288,250)**	**(2,240,614)**	**(25,528,864)**
EXPENSE			
Salaries, Wages & Benefits	12,079,397	509,560	12,588,957
Special Contracts	-	-	-
Service and Maintenance Contracts	980,956	328,780	1,309,736
Consulting and Professional Services	886,879	(70,231)	816,648
Regional Charges/Recoveries	-	-	-
Fuel	-	-	-
Equipment and Vehicle Rental	45,525	912	46,437
Communication and Technology	3,369,774	328,280	3,698,054
Insurance	-	-	-
Materials and Supplies	293,604	50,643	344,247
Utility User Fees	41,387	1,314	42,701
Municipal Grants	787,525	230,000	1,017,525
Debt Principal and Interest	3,240,567	779,107	4,019,674
Internal Charges & Recoveries	-	-	-
Transfer to Own Funds	438,593	170,227	608,820
Contribution to Capital	-	-	-
External Unidentified	-	-	-
Other Supplies and Expense	1,124,043	(87,978)	1,036,065
TOTAL EXPENSE	**23,288,250**	**2,240,614**	**25,528,864**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
CORPORATE ADMINISTRATION - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
GOVERNMENT GRANTS	
- Hotel Tax - Provincial	(350,000)
GOVERNMENT GRANTS	**(350,000)**
RENTALS & LEASES	
- Residential Lease Revenue	(32,488)
- Commercial Lease Revenue	(20,853)
RENTALS & LEASES	**(53,341)**
OTHER REVENUE	
- Internal Allocation Adjustment	246,858
OTHER REVENUE	**246,858**
TRANSFER FROM OWN FUNDS	
- Debt Provision (Land)	(779,107)
TRANSFER FROM OWN FUNDS	**(779,107)**
REVENUE ADJUSTMENTS	**(935,590)**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	547,066
- Solicitor I (9 months annualization)	138,588
- Removal of Budget	(221,382)
SALARY, WAGES & BENEFITS	**464,272**
SERVICE AND MAINTENANCE CONTRACTS	
- Youth Family Services Contract increase	22,780
SERVICE AND MAINTENANCE CONTRACTS	**22,780**
CONSULTING AND LEGAL SERVICES	
- Remove Budget	(70,231)
CONSULTING AND LEGAL SERVICES	**(70,231)**
EQUIPMENT & VEHICLE RENTAL	
- Equipment and Vehicle Rental - Internal	2,494
- Remove Budget	(1,582)
EQUIPMENT & VEHICLE RENTAL	**912**
COMMUNICATION AND TECHNOLOGY	
New Maintenance/Support Contract:	
- ADAM Software (for Fire Services)	27,600
Existing Maintenance/Support Contract:	
- Squirrel POS system - increases to hardware budget	14,524
- Squirrel POS system - decreases to software budget	(14,524)
- Microsoft - TFSE/LEC annual price increase plus adjustment	3,234
- Mitel - annual increase	13,533
- NetApp - annual increase	61,449
- Cisco Enterprise - maintenance reduction to hardware	(80,455)
- Cisco Enterprise - maintenance increase to software	145,305
- Cludo - annual increase	2,786
- Commvault - cost increase	3,306
- DocuSign - usage increase	1,710
- ESRI ArcGIS - price increase	4,713
- Hyland Onbase - increase	4,899
- Infowater/InfoSewer - annual increase	1,847
- IPS/Hansen (Public Works) - annual increase	7,680
- Microsoft - increased users licenses and fees	89,184
- Microsoft Unified Support Agreement - annual increase	3,866

Township of Langley
FIVE YEAR OPERATING PLAN
CORPORATE ADMINISTRATION - NON-DISCRETIONARY ADJUSTMENTS

	2024
- Mpowered (Bylaw) - additional licenses and annual increase	4,695
- PerfectMind/Xplor Rec - annual increase	10,206
- SiteImprove - annual increase	1,070
- Sophos (cybersecurity end point protection) - annual increase	5,979
- Splunk - usage increase	13,576
- SurveyMonkey - cost increase	732
- Tempest - annual increase	6,576
- Tenable IO (Cybersecurity Vulnerability Scanning) - annual increase	2,421
- Unit4 ERP - annual increase	4,439
- VMWare Virtualization Server - annual increase	14,326
- VMWare Workspace One - canceled (replaced with Microsoft Intune)	(27,394)
- Telus WAN Connection for salishan Place	10,272
- Hootsuite - annual increase	1,279
- Remove Economic Development Budget	(11,025)
- Telus Landlines centralization of expenses	471
COMMUNICATION AND TECHNOLOGY	**328,280**
MATERIALS & SUPPLIES	
- Remove Budget	(24,357)
- Enhanced Community Events, Walkable Lights	34,400
MATERIALS & SUPPLIES	**10,043**
UTILITY USER FEES	
- Electricity	503
- Natural Gas	811
UTILITY USER FEES	**1,314**
MUNICIPAL GRANTS	
- Hotel Tax - Provincial	350,000
- Langley Seniors Resources Society - per 2023/09/25 council meeting	15,000
MUNICIPAL GRANTS	**365,000**
DEBT PRINCIPAL AND INTEREST	
- Debt Provision (Land)	779,107
- Debt Provision	
DEBT PRINCIPAL AND INTEREST	**779,107**
TRANSFER TO RESERVES	
- Transfer to Capital Projects Reserve	131,266
- Remove Transfer to Land Reserve	(68,400)
- Remove Transfer to Election Reserve	(122,728)
TRANSFER TO RESERVES	**(59,862)**
OTHER SUPPLIES AND EXPENSES	
- Removal of Lease	(55,000)
- Vehicle Allowance adjustment	13,440
- Remove Economic Development Budget	(26,620)
OTHER SUPPLIES AND EXPENSES	**(68,180)**
FISCAL SERVICES	**(19,798)**
EXPENSE ADJUSTMENTS	**1,753,637**
NET NON-DISCRETIONARY ADJUSTMENTS	**818,047**

Township of Langley
FIVE YEAR OPERATING PLAN
CORPORATE ADMINISTRATION - DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
REVENUE ADJUSTMENTS	**-**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Legal Service - Solicitor I (starting October 1,2024)	45,288
SALARY, WAGES & BENEFITS	**45,288**
SERVICE AND MAINTENANCE CONTRACTS	
- Enhanced Community Events	306,000
SERVICE AND MAINTENANCE CONTRACTS	**306,000**
MATERIALS & SUPPLIES	
- Enhanced Community Events, Walkable Lights	40,600
MATERIALS & SUPPLIES	**40,600**
MUNICIPAL GRANTS	
- Remove grant budget for Nothing Without Effort	(35,000)
- Reduction of Community Grants budget	(100,000)
MUNICIPAL GRANTS	**(135,000)**
TRANSFER TO RESERVES	
- Transfer to Capital Projects Reserve	230,089
TRANSFER TO RESERVES	**230,089**
FISCAL SERVICES	**-**
EXPENSE ADJUSTMENTS	**486,977**
NET DISCRETIONARY ADJUSTMENTS	**486,977**

TOWNSHIP OF LANGLEY
HUMAN RESOURCES
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		(3,055)	(2,340,571)
Property Tax from New Growth		(52,663)	(52,663)
Property Tax Change		(259,772)	(259,772)
	(2,337,516)	**(315,490)**	(2,653,006)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	-	-	-
Service Cost Recoveries	(167,527)	-	(167,527)
Service Cost Sharing	-	-	-
Sales of Services	(7,000)	-	(7,000)
Rentals and Leases	-	-	-
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	-	-	-
Other Revenue	(452,494)	4,419	(448,075)
Debt Repayment Contributions	-	-	-
Internal Recoveries	-	-	-
Transfer from Own Funds	-	-	-
External Unidentified Revenue	-	-	-
TOTAL REVENUE	**(2,964,537)**	**(311,071)**	**(3,275,608)**
EXPENSE			
Salaries, Wages & Benefits	2,470,468	243,265	2,713,733
Special Contracts	-	-	-
Service and Maintenance Contracts	300	-	300
Consulting and Professional Services	136,580	-	136,580
Regional Charges/Recoveries	-	-	-
Fuel	-	-	-
Equipment and Vehicle Rental	-	-	-
Communication and Technology	14,310	-	14,310
Insurance	-	-	-
Materials and Supplies	111,490	60,000	171,490
Utility User Fees	-	-	-
Municipal Grants	-	-	-
Debt Principal and Interest	-	-	-
Internal Charges & Recoveries	10,000	-	10,000
Transfer to Own Funds	-	-	-
Contribution to Capital	-	-	-
External Unidentified	-	-	-
Other Supplies and Expense	221,389	7,806	229,195
TOTAL EXPENSE	**2,964,537**	**311,071**	**3,275,608**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
HUMAN RESOURCES - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
OTHER REVENUE	
- Internal Allocation Adjustment	64,419
- Revenue Increase	(60,000)
OTHER REVENUE	**4,419**
REVENUE ADJUSTMENTS	**4,419**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	243,265
SALARY, WAGES & BENEFITS	**243,265**
MATERIALS & SUPPLIES	
- Occupational Health and Safety Operations	60,000
MATERIALS & SUPPLIES	**60,000**
OTHER SUPPLIES AND EXPENSES	
- Vehicle Allowance	9,360
OTHER SUPPLIES AND EXPENSES	**9,360**
FISCAL SERVICES	**(1,554)**
EXPENSE ADJUSTMENTS	**311,071**
NET NON-DISCRETIONARY ADJUSTMENTS	**315,490**

TOWNSHIP OF LANGLEY
FINANCE
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		39,012	(5,302,429)
Property Tax from New Growth		(119,305)	(119,305)
Property Tax Change		(206,316)	(206,316)
	(5,341,441)	**(286,609)**	(5,628,050)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	-	-	-
Service Cost Recoveries	(3,700)	-	(3,700)
Service Cost Sharing	-	-	-
Sales of Services	(281,531)	-	(281,531)
Rentals and Leases	-	-	-
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	(286,236)	-	(286,236)
Other Revenue	(837,516)	(114,869)	(952,385)
Debt Repayment Contributions	-	-	-
Internal Recoveries	-	-	-
Transfer from Own Funds	-	-	-
External Unidentified Revenue	-	-	-
TOTAL REVENUE	**(6,750,424)**	**(401,478)**	**(7,151,902)**
EXPENSE			
Salaries, Wages & Benefits	4,742,335	253,194	4,995,529
Special Contracts	-	-	-
Service and Maintenance Contracts	51,538	-	51,538
Consulting and Professional Services	278,080	-	278,080
Regional Charges/Recoveries	-	-	-
Fuel	-	-	-
Equipment and Vehicle Rental	7,471	469	7,940
Communication and Technology	26,350	-	26,350
Insurance	1,503,151	181,916	1,685,067
Materials and Supplies	38,753	-	38,753
Utility User Fees	-	-	-
Municipal Grants	-	-	-
Debt Principal and Interest	-	-	-
Internal Charges & Recoveries	-	-	-
Transfer to Own Funds	30,000	(30,000)	-
Contribution to Capital	-	-	-
External Unidentified	-	-	-
Other Supplies and Expense	72,746	(4,101)	68,645
TOTAL EXPENSE	**6,750,424**	**401,478**	**7,151,902**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
FINANCE - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
OTHER REVENUE	
- Internal Allocation Adjustment	(114,869)
OTHER REVENUE	**(114,869)**
REVENUE ADJUSTMENTS	**(114,869)**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	253,194
SALARY, WAGES & BENEFITS	**253,194**
EQUIPMENT & VEHICLE RENTAL	
- Equipment and Vehicle Rental - Internal	469
EQUIPMENT & VEHICLE RENTAL	**469**
INSURANCE	
- Insurance Premiums	181,916
INSURANCE	**181,916**
TRANSFER TO RESERVES	
- Remove Transfer to Budget Software Reserve	(30,000)
TRANSFER TO RESERVES	**(30,000)**
OTHER SUPPLIES AND EXPENSES	
- Membership Fees	1,003
- Vehicle Allowance adjustment	(138)
OTHER SUPPLIES AND EXPENSES	**865**
FISCAL SERVICES	**(4,966)**
EXPENSE ADJUSTMENTS	**401,478**
NET NON-DISCRETIONARY ADJUSTMENTS	**286,609**

TOWNSHIP OF LANGLEY
COMMUNITY DEVELOPMENT
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base		(1,523)	(1,167,193)
Property Tax from New Growth		(26,262)	(26,262)
Property Tax Change		(1,328,080)	(1,328,080)
	(1,165,670)	**(1,355,865)**	(2,521,535)
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	-	-	-
Government Grants	-	-	-
Service Cost Recoveries	(34,120)	-	(34,120)
Service Cost Sharing	-	-	-
Sales of Services	(46,679)	6,700	(39,979)
Rentals and Leases	-	-	-
Permit and License Fees	(8,228,754)	(432,247)	(8,661,001)
Development Revenue	(4,078,932)	(10,000)	(4,088,932)
Investment Income	-	-	-
Other Revenue	14,430	(197,708)	(183,278)
Debt Repayment Contributions	-	-	-
Internal Recoveries	-	-	-
Transfer from Own Funds	(80,000)	-	(80,000)
External Unidentified Revenue	-	-	-
TOTAL REVENUE	**(13,619,725)**	**(1,989,120)**	**(15,608,845)**
EXPENSE			
Salaries, Wages & Benefits	11,434,769	1,757,901	13,192,670
Special Contracts	-	-	-
Service and Maintenance Contracts	704,745	64,555	769,300
Consulting and Professional Services	529,346	(18,681)	510,665
Regional Charges/Recoveries	-	-	-
Fuel	13,658	6,342	20,000
Equipment and Vehicle Rental	267,727	127,182	394,909
Communication and Technology	107,441	9,261	116,702
Insurance	-	-	-
Materials and Supplies	116,586	5,109	121,695
Utility User Fees	1,428	-	1,428
Municipal Grants	-	-	-
Debt Principal and Interest	-	-	-
Internal Charges & Recoveries	-	-	-
Transfer to Own Funds	160,227	-	160,227
Contribution to Capital	-	-	-
External Unidentified	-	-	-
Other Supplies and Expense	283,798	37,451	321,249
TOTAL EXPENSE	**13,619,725**	**1,989,120**	**15,608,845**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
COMMUNITY DEVELOPMENT - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
SALES OF SERVICES	
- Decrease in Revenue for Maps, Books & Bylaws	6,700
SALES OF SERVICES	**6,700**
PERMIT & LICENSE FEES	
- Increase in Fees	(432,247)
PERMIT & LICENSE FEES	**(432,247)**
DEVELOPMENT REVENUE	
- Increase in Development Revenue	(10,000)
DEVELOPMENT REVENUE	**(10,000)**
OTHER REVENUE	
- Internal Allocation Adjustment	(197,708)
OTHER REVENUE	**(197,708)**
REVENUE ADJUSTMENTS	**(633,255)**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Steps/Increments	684,431
- Annualization of ByLaw Officers (3)	77,500
- Annualization of Development Engineering Technologist (2)	56,082
- Annualization of Planner II (2)	132,526
- Annualization of Planner Reviewer (1)	50,538
- Annualization of Plan Checker (1)	21,021
- Planner II (2) Council Approved May 8, 2023	265,052
- Bylaw Officers (starting July 1st)(3 in 2024, 2 in 2025 & 2026)	159,313
- Engineering Technologist II (PLI), Jan 1, 2024	109,698
- Plan Reviewer (2)(PLI), Jan 1, 2024	201,740
SALARY, WAGES & BENEFITS	**1,757,901**
SERVICE AND MAINTENANCE CONTRACTS	
- Langley Animal Protection Society - CPI increase	21,675
- ByLaw Property Clean up Services	40,000
- Bylaw Officers - Uniform cleaning (new officers)	2,880
SERVICE AND MAINTENANCE CONTRACTS	**64,555**
CONSULTING AND LEGAL SERVICES	
- LRPAVS AG Viability started in 2014 until 2034	(18,681)
CONSULTING AND LEGAL SERVICES	**(18,681)**
FUEL	
- Gasoline: Langley Animal Protection Society	6,342
FUEL	**6,342**
EQUIPMENT & VEHICLE RENTAL	
- Equipment and Vehicle Rental - Internal (Hourly)	76
- Equipment and Vehicle Rental - Internal (Monthly)	16,706
- Bylaw Officers - vehicle rental (new officers)	72,000
- Operating Impact from ToL Capital Program	38,400

Township of Langley
FIVE YEAR OPERATING PLAN
COMMUNITY DEVELOPMENT - NON-DISCRETIONARY ADJUSTMENTS

	2024
EQUIPMENT & VEHICLE RENTAL	**127,182**
COMMUNICATION AND TECHNOLOGY	
- Administration and Business Services Assistant	5,000
- Bylaw Officers - hardware and software (new officers)	(9,780)
- Bylaw Officers - cell phone usage (new officers)	1,101
- Engineering Technologist II (PLI) (cellphone and monthly fees)	1,900
- Eng Tech & Plan Reviewer (ttl 3) (PLI) (Computers)	11,040
COMMUNICATION AND TECHNOLOGY	**9,261**
MATERIALS & SUPPLIES	
- Bylaw Officers - uniforms (new officers)	5,109
MATERIALS & SUPPLIES	**5,109**
OTHER SUPPLIES AND EXPENSES	
- Vehicle Allowance adjustment	12,240
- Bylaw Offers - Mandatory Safety Training	25,000
- Engineering Technologist II (PLI) (Training and Memberships)	4,062
OTHER SUPPLIES AND EXPENSES	**41,302**
FISCAL SERVICES	**(3,851)**
EXPENSE ADJUSTMENTS	**1,989,120**
NET NON-DISCRETIONARY ADJUSTMENTS	**1,355,865**

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TOWNSHIP OF LANGLEY
FISCAL
2024 OPERATING BUDGET

	2023 BUDGET (Base)	2024 Change	2024 BUDGET
TAX REVENUE			
Property Tax Base			-
Property Tax from New Growth		-	-
Property Tax Change		-	-
	-	-	-
NON-TAX REVENUE			
Special Levies/Grants-In-Lieu	(4,756,885)	(351,013)	(5,107,898)
Government Grants	-	-	-
Service Cost Recoveries	-	-	-
Service Cost Sharing	-	-	-
Sales of Services	(51,500)	-	(51,500)
Rentals and Leases	-	-	-
Permit and License Fees	-	-	-
Development Revenue	-	-	-
Investment Income	(2,262,757)	(1,500,000)	(3,762,757)
Other Revenue	11,035,391	4,700,104	15,735,495
Debt Repayment Contributions	-	-	-
Internal Recoveries	(7,491,955)	(534,501)	(8,026,456)
Transfer from Own Funds	(5,398,100)	(2,203,602)	(7,601,702)
External Unidentified Revenue	(250,000)	-	(250,000)
TOTAL REVENUE	**(9,175,806)**	**110,988**	**(9,064,818)**
EXPENSE			
Salaries, Wages & Benefits	1,770,304	35,000	1,805,304
Special Contracts	-	-	-
Service and Maintenance Contracts	87,145	-	87,145
Consulting and Professional Services	32,444	-	32,444
Regional Charges/Recoveries	-	-	-
Fuel	-	-	-
Equipment and Vehicle Rental	-	-	-
Communication and Technology	-	-	-
Insurance	-	-	-
Materials and Supplies	-	-	-
Utility User Fees	-	-	-
Municipal Grants	-	-	-
Debt Principal and Interest	5,000,000	-	5,000,000
Internal Charges & Recoveries	-	-	-
Transfer to Own Funds	800,001	-	800,001
Contribution to Capital	-	-	-
External Unidentified	250,000	-	250,000
Other Supplies and Expense	1,235,912	(145,988)	1,089,924
TOTAL EXPENSE	**9,175,806**	**(110,988)**	**9,064,818**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
FISCAL - NON-DISCRETIONARY ADJUSTMENTS

	2024
REVENUE (Non-Tax)	
SPECIAL LEVIES/GRANTS-IN-LIEU	
- 1% Utility Tax / Grants in Lieu	(181,963)
- Property Tax Penalties	(169,050)
SPECIAL LEVIES/GRANTS-IN-LIEU	**(351,013)**
INVESTMENT INCOME	
- Investment Revenue	(1,500,000)
INVESTMENT INCOME	**(1,500,000)**
OTHER REVENUE	
- Internal Allocation	4,700,104
OTHER REVENUE	**4,700,104**
INTERNAL RECOVERIES	
- Administrative Overhead	(534,501)
INTERNAL RECOVERIES	**(534,501)**
REVENUE ADJUSTMENTS	**2,314,590**
EXPENSE	
SALARY, WAGES & BENEFITS	
- Fiscal salary provision	25,000
- Steps/Increments (Corporate)	10,000
SALARY, WAGES & BENEFITS	**35,000**
OTHER SUPPLIES AND EXPENSES	
- Bank Service Charges	50,000
OTHER SUPPLIES AND EXPENSES	**50,000**
FISCAL SERVICES	**(195,988)**
EXPENSE ADJUSTMENTS	**(110,988)**
NET NON-DISCRETIONARY ADJUSTMENTS	**2,203,602**

Township of Langley
FIVE YEAR OPERATING PLAN
FISCAL - DISCRETIONARY ADJUSTMENTS

	2023
REVENUE (Non-Tax)	
TRANSFER FROM OWN FUNDS	
- Transfer from CAC Reserve	(2,203,602)
TRANSFER FROM OWN FUNDS	**(2,203,602)**
REVENUE ADJUSTMENTS	**(2,203,602)**
EXPENSE	
EXPENSE ADJUSTMENTS	**-**
NET DISCRETIONARY ADJUSTMENTS	**(2,203,602)**

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TABLE OF CONTENTS

	Page #
CAPITAL BUDGETS	
Arts, Culture, & Community Initiatives	3-6
Airport	7-10
Community Development	11-14
Facilities	15-50
Fire	51-64
Fleet	65-98
Information Technology	99-104
Parks	105-124
Police	125-128
Recreation	129-134
Sewer	135-140
Solid Waste	141-144
Stormwater	145-156
Transportation	157-182
Water	183-194

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2024 Arts, Culture, & Community Initiatives Capital

Ranking	Project Title	Page No.	Total New Requests	Other: Library Reserve	2023 CFWD
Critical	Libraries Furniture Replacement	4	**25,298**	25,298	25,221
High	Signage - TOL Libraries - Various Communities	5	**34,500**	34,500	-
2024 New Requests			***59,798***	***59,798***	***25,221***

Township of Langley
Capital Project Description
Arts and Culture

Project Title	**Libraries Furniture Replacement**					
Work Breakdown (if it exists)	LIB1002-01	**Category**	Furniture and Equipment			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		-	67,136	25,000	25,000	25,000
Budget Remaining	25,221					
Total Project Cost	**25,221**	**-**	**67,136**	**25,000**	**25,000**	**25,000**
Project Description *(Phased Project)	To replace old, tattered, and damaged furniture at various libraries throughout the Township, including chairs, tables, shelving, a bookdrop and desks.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Furniture is at the end of its lifecycle and needs to be replaced. Most of it is in extremely poor condition with rips, tears, paintchips and damaged edges. Consequences of not proceeding are that some items become a safety concern, unoperable, or unsightly.					
***Project Priority Ranking**	**CRITICAL 01**					
Length of Project (in Years)	**ONGOING**			**Initial Year of Approval**		
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Library Reserve	25,221	25,298				
Total Funded	25,221	25,298	-	-	-	-
UNFUNDED			67,136	25,000	25,000	25,000
Total Project Funding	**25,221**	**25,298**	**67,136**	**25,000**	**25,000**	**25,000**
***Estimated Annual Operating impact**			-	-	-	-

Township of Langley
Capital Project Description
Arts and Culture

Project Title	**Signage - TOL Libraries - Various Communities**					
Work Breakdown (if it exists)	NEW	**Category**				
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		34,500	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**34,500**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	To update library signage at Brookswood and Murrayville libraries and to add library signage to Salishan Place by the River
Project Justification & Consequences of Not Proceeding *(Phased Project)	Signage at the Murrayville and Brookswood Library is outdated without FVRL logos on the Murrayville signs and without TOL logo on the Brookswood signs. Additionally appropriate signage must be installed for the new Fort Langley Library at Salishan place. In 2019 we updated signage for the Library in Walnut Grove. With the expansion and updates to the Brookswood library, with a new library in Fort Langley, it is practical to commit some funding through the library levy and reserve to signage for the three locations.
***Project Priority Ranking**	**HIGH 02**

Length of Project (in Years) | **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Library Reserve	-	34,500				
Total Funded	-	34,500	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**34,500**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

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2024 Airport Capital

Ranking	Project Title	Page No.	Total New Requests	Unfunded	2023 CFWD
Critical	AvGas Fuel System Upgrades	8	**200,000**	200,000	-
High	Airport Security Upgrades (N)	9	**650,000**	650,000	362,487
2024 New Requests			***850,000***	***850,000***	***362,487***

Township of Langley
Capital Project Description
Airport

Project Title	**AvGas Fuel System Upgrades**					
Work Breakdown (if it exists)		**Category**	AIRPORT			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		200,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**200,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Upgrade the existing AvGas Fuel system at the airport.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	The current AvGas Fuel system is beyond its cost-effective lifecycle. Parts are no longer available, posing an elevated risk of failure that may lead to a fuel leak and associated environmental risks. Fuel sales are an important source of revenue for the airport and any significant downtime in the AvGas System would lead to impacts to businesses and clients the airport serves who rely on the supply of Aviation Gas.
***Project Priority Ranking**	**CRITICAL 01**

Length of Project (in Years)	**1**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Airport Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		200,000				
Total Project Funding	**-**	**200,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Airport

Project Title	**Airport Security Upgrades (N)**					
Work Breakdown (if it exists)	AIR1025-01	**Category**	AIRPORT			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		650,000	-	-	-	-
Budget Remaining	362,487					
Total Project Cost	**362,487**	**650,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	To continue security upgrades at the Langley Regional Airport, including installation of CCTV cameras. 2024 works include: Gate 3 Security Infrastructure and power upgrades and Apron 3 Security infrastructure and new electrical service.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Transport Canada regulations require that we maintain safety and security. CCTV cameras are required to ensure we meet this commitment. Undesirable activities late at night have been detected but we cannot identify what is happening without cameras. The first request from the RCMP when they attend to an incident is to see security footage. Additionally, security upgrades will aid in limiting unauthorized entry to restricted airside areas.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	**4**				**Initial Year of Approval**	**2020**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	59,123					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Airport Reserve	303,364					
Total Funded	362,487	-	-	-	-	-
UNFUNDED		650,000				
Total Project Funding	**362,487**	**650,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

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2024 Community Development Capital

Ranking	Project Title	Page No.	Total New Requests	Unfunded	2023 CFWD
Critical	Vehicles for New Bylaw Officers	12	**110,000**	110,000	-
Critical	Vehicles for Building Inspectors	13	**96,000**	96,000	-
Critical	Bylaws Portable Radios	14	**71,000**	71,000	-
2024 New Requests			***277,000***	***277,000***	**-**

Township of Langley
Capital Project Description
Community Development

Project Title — **Vehicles for New Bylaw Officers**

Work Breakdown (if it exists) — FBE1002-01 — **Category** — Vehicles and Equipment

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		110,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**110,000**	-	-	-	-

Project Description *(Phased Project)

This is a one time request for 2 Medium Sized Pick Up Trucks to be outfitted for new Bylaw Officers that were approved as part of the 2023 Budget Process.

Project Justification & Consequences of Not Proceeding *(Phased Project)

These vehicles are essential for the Bylaw Officers to efficiently and effectively be available and service the community. Bylaw Officers travel for approximately 90% of their shift throughout the community to address the increasing number of complaints, parking infractions, property use, homeless camps and other various bylaw concerns.

Alternatively to purchasing vehicles is to rent vehicles, however the estimated monthly cost to rent is significantly higher than purchasing. $60,000 Rental expense for 2 vehicles per year and $100,000 to purchase 2 vehicles with a life expectancy of 8 years.

***Project Priority Ranking** — **CRITICAL 01**

Length of Project (in Years) — 1 — **Initial Year of Approval**

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		110,000				
Total Project Funding	-	**110,000**	-	-	-	-
***Estimated Annual Operating impact**		19,200	-	-	-	-

Township of Langley
Capital Project Description
Community Development

Project Title	**Vehicles for Building Inspectors**					
Work Breakdown (if it exists)		**Category**	Vehicles and Equipment			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		96,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**96,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	This is one time request for two vehicles for new Building Inspection staff approved by Council as part of the 2023 Budget process.
Project Justification & Consequences of Not Proceeding *(Phased Project)	The vehicle is essential for the new Building Inspectors to perform daily inspections for active Building Permits issued. Not having a vehicle for the new Building Inspection staff will result in Building Inspection delays.
***Project Priority Ranking**	**CRITICAL 02**

Length of Project (in Years) 1 — **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		96,000				
Total Project Funding	**-**	**96,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		19,200	-	-	-	-

Township of Langley
Capital Project Description
Community Development

Project Title	**Bylaws Portable Radios**					
Work Breakdown (if it exists)		**Category**	Capital Miscellaneous			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		71,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**71,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	This is one time request for upgrade of Portable Radios for Bylaw Officers and to purchase additional radios for new Bylaw Officer positons approved by Council at the January 30th, 2023 Regular Meeting.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Bylaw Officers use portable radios to communicate while conducting investigations on site and and it is essential for officer safety to have reliable radios.
***Project Priority Ranking**	**CRITICAL 03**

Length of Project (in Years) | **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		71,000				
Total Project Funding	**-**	**71,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

2024 Facilities Capital

Ranking	Project Title	Page No.	Total New Requests	Debt	Unfunded	2023 CFWD
Council	Smith Athletic Park: Youth Soccer Campus (YSC)	16	**100,000,000**		100,000,000	1,331,019
Council	Fire Hall 5: Brookswood Replacement (19900 Block 27 Avenue)	17	**22,500,000**	22,500,000		2,500,000
Council	Bylaw Office Renovation	18	**455,000**		455,000	-
Council	LEC: Ice and Dry Arenas Facility	19	**49,000,000**	49,000,000		24,010,000
Council	Fibre Network Connections	20	**1,300,000**		1,300,000	-
Council	LEC Concert Hall (N)	21	**18,330,000**		18,330,000	-
Critical	Walnut Grove Community Centre: Pool Piping Replacement (R)	22	**100,000**		100,000	-
Critical	Walnut Grove Community Centre: Glass Block Wall Repairs (R)	23	**125,000**		125,000	-
Critical	RCMP Main Detachment: Emergency Generator Replacement (R)	24	**225,000**		225,000	75,000
Critical	Walnut Grove Community Centre: Building Envelope Repairs (R)	25	**650,000**		650,000	-
High	Fire Hall 6: Roof Replacement (R)	26	**2,050,000**		2,050,000	584,950
High	CF Air Handling Unit Replacements (R)	27	**250,000**		250,000	-
High	George Preston Recreation Centre: Dehumidifier Mechanical Replacement (R)	28	**70,000**		70,000	-
High	Operations Centre: Air Handling Unit Replacements (R)	29	**575,000**		575,000	-
High	Walnut Grove Community Centre: Pool Pump Replacements (R)	30	**50,000**		50,000	-
High	Firehalls: Earthquake Detection Overhead Door Equipment (N)	31	**75,000**		75,000	-
High	WC Blair: Rooftop HVAC Unit Upgrade (R)	32	**425,000**		425,000	6,683
High	Langley Events Centre: Heating Boiler System Replacement (R)	33	**450,000**		450,000	-
High	Langley Events Centre: Mechanical Equipment Replacement (R)	34	**200,000**		200,000	-
High	Civic Facility: Main IT Room AC Replacement (R)	35	**175,000**		175,000	-
High	George Preston Centre: Electrical Equipment Replacement (R)	36	**250,000**		250,000	-
High	WC Blair Recreation Centre: Pools Heat Exchanger Replacement (R)	37	**100,000**		100,000	-
High	Walnut Grove Community Centre: MCC 3A Replacement (R)	38	**350,000**		350,000	-
High	McLeod Athletic Park: Mechanical Upgrades (R)	39	**350,000**		350,000	-
High	Aldergrove Community Police Office - Mechanical Upgrades (R)	40	**220,000**		220,000	-
High	Civic Facility: Low Carbon Mechanical Retrofits	41	**365,000**		365,000	147,236
High	WC Blair: Roof Replacement (R)	42	**2,000,000**		2,000,000	72,665
High	Fire Hall 3: Rooftop Unit Replacement (R)	43	**150,000**		150,000	-
High	Fire Hall 6: Heating, Ventilation and Air Conditioning Upgrade (R)	44	**700,000**		700,000	-
High	LEC Arena Bowl Video Display Replacement (R)	45	**2,100,000**		2,100,000	-
High	LEC Exterior Video Display Replacement	46	**350,000**		350,000	-
High	Willoughby Community Park Stadium Exterior Video Display (N)	47	**950,000**		950,000	-
High	Brookswood Senior's Centre: HVAC Mechanical Replacements (R)	48	**150,000**		150,000	-
High	Walnut Grove Community Centre: Roof Replacement (R)	49	**700,000**		700,000	-
2024 New Requests			***205,740,000***	***71,500,000***	***134,240,000***	***28,727,553***

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**Smith Athletic Park: Youth Soccer Campus (YSC)**					
Work Breakdown (if it exists)	FAC1035-01	**Category**	Facility Construction			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		100,000,000	-	-	-	-
Budget Remaining	1,331,019					
Total Project Cost	**1,331,019**	**100,000,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Proceeding with conceptual design and cost estimating for a Phase 1 of the new Youth Soccer Campus. Locating the project on Township owned lands that are bounded by 76 Avenue to the north, the alignment of the 210 Ecological Greenway to the east, the future 212 Connector to the south, and the alignment of 209 Street to the west. Phase 1 of the new Youth Soccer Campus include one synthetic soccer field and associated programming requirements fully enclosed in a building over underground parking, two outdoor synthetic soccer fields, a player warmup and training area, storm detention onsite under the outdoor fields, a landscape buffer, participant drop-off area, and a temporary vehicle access from 76 Avenue.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Funding approved at Council May 29, 2023 Item E.8 Report 23-94. Second report for Phase 1 approved at Council September 11, 2023 Item E.7 Report 23-179.
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)	**4**	**Initial Year of Approval**	**N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	1,331,019					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	1,331,019	-	-	-	-	-
UNFUNDED		100,000,000				
Total Project Funding	**1,331,019**	**100,000,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-				

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**Fire Hall 5: Brookswood Replacement (19900 Block 27 Avenue)**
Work Breakdown (if it exists)	FIRE1012-01
Category	Facility Renewal/Replacement

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		22,500,000	5,000,000	-	-	-
Budget Remaining	2,500,000					
Total Project Cost	**2,500,000**	**22,500,000**	**5,000,000**	**-**	**-**	**-**

Project Description *(Phased Project)	Council resolution. June 26, 2023 Item E.7. Report 23-127 Replace firehall in Brookswood
Project Justification & Consequences of Not Proceeding *(Phased Project)	That Council direct staff to establish Horne Pit as the location of the new Brookswood Fire Hall #5, at a location immediately west of 200 Street and south of a new 27 Avenue, as shown in the most recent concept site plans and as outlined in the report.
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)	3	**Initial Year of Approval**	N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	2,500,000	22,500,000				
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	2,500,000	22,500,000	-	-	-	-
UNFUNDED			5,000,000			
Total Project Funding	**2,500,000**	**22,500,000**	**5,000,000**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**Bylaw Office Renovation**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Construction			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		455,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**455,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	The Bylaw Department at the Township of Langley has experienced significant expansion to meet the growing needs of the community necessitating interior renovations at the Civic Facility within the available space on the ground floor. Work will include additional work stations, lockers/storage space, kitchen and amenities, IT upgrades and eletrical and lighting upgrades.
Project Justification & Consequences of Not Proceeding *(Phased Project)	To accommodate current and future operational demands and ensure a safe and efficient workspace for the Bylaw Department.
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)	**2**	**Initial Year of Approval**	**N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		455,000				
Total Project Funding	**-**	**455,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-		-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**LEC: Ice and Dry Arenas Facility**					
Work Breakdown (if it exists)	LECF1015-01	**Category**	Facility Construction			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		49,000,000	75,944,000	-	-	-
Budget Remaining	24,010,000					
Total Project Cost	**24,010,000**	**49,000,000**	**75,944,000**	**-**	**-**	**-**

Project Description *(Phased Project)	The Ice and Dry Arenas Facility at Langley Events Centre project is five arenas, targeted to be allocated as three ice and two dry floor, with appropriate support spaces. The facility would include spectator and athlete facilities and complement the other facilities that exist at Langley Events Centre both for general community and user group use, and for tournaments and event hosting. The facility will be designed with an enhanced lobby space, pedestrian gathering plazas, and design which will integrate to the north with the planned district The facility will have underground parking and stack the arenas to reduce the requirement for additional land and allow for more value added through the future district development. The location of the facility is to the north of the Langley Events Centre Building B, on Township owned property.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Council resolution. June 26, 2023 Item E.8 Report 23-129. Council Resolution September 26, 2023 Item E.20 Report 23-208
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)				**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	24,010,000					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-	49,000,000				
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	24,010,000	49,000,000	-	-	-	-
UNFUNDED			75,944,000			
Total Project Funding	**24,010,000**	**49,000,000**	**75,944,000**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-		-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title **Fibre Network Connections**

Work Breakdown (if it exists) NEW **Category** Facility Construction

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		1,300,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**1,300,000**	-	-	-	-

Project Description *(Phased Project)

As per Council Resolution from June 26, 2023 Item E.8 Report 23-129 and subsequent resolution from September 26, 2023 Item E.20 Report 23-208, this project proposes preparation, drilling, and installation of junction boxes, vaults, and conduit connections along 80 avenue, to connect Glover Road to LEC, and in to Ice and Dry Arena's Facility ($1.3M). Will allow for connections to new Council priority projects including the new Willoughby Community Centre.

Project Justification & Consequences of Not Proceeding *(Phased Project)

Portion of the long term plan to connect all Township Facilities using a TOL-owned fibre network. The most cost effective method to deliver the connectivity is via a TOL-owned infrastructure that can scale accordingly as operational needs and facilities evolve. Also may provide capacity for community partners to lease strands, including SD #35.

***Project Priority Ranking** **COUNCIL**

Length of Project (in Years) 1 **Initial Year of Approval** N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		1,300,000				
Total Project Funding	-	**1,300,000**	-	-	-	-
***Estimated Annual Operating impact**			-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**LEC Concert Hall (N)**					
Work Breakdown (if it exists)	FAC1026-01	**Category**	Facility Construction			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		18,330,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**18,330,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	For future capital infrastructure within the Township's Arts, Sports, and Entertainment District at LEC. The Concert Hall will complement existing uses and provide new opportunities for the Township's residents and user groups.
Project Justification & Consequences of Not Proceeding *(Phased Project)	
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)	**2**	**Initial Year of Approval**	**2021**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		18,330,000				
Total Project Funding	**-**	**18,330,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-				

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title **Walnut Grove Community Centre: Pool Piping Replacement (R)**

Work Breakdown (if it exists) NEW **Category** Facility Renewal/Replacement

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		100,000	100,000	100,000	100,000	-
Budget Remaining	-					
Total Project Cost	**-**	**100,000**	**100,000**	**100,000**	**100,000**	**-**

Project Description *(Phased Project)

Scheduled replacement of the pool piping in the basement mechanical room during the maintenance shutdown.

Project Justification & Consequences of Not Proceeding *(Phased Project)

The original pool piping system has past its life expectancy and is in need of replacement. In early 2023, a failure in the Leisure Pool piping system resulted in an unscheduled shutdown of the leisure pool from February 26 to March 8, when the repairs were completed and the pool was ready for public use.

Sudden failure of a piping component will result in unscheduled closure of the corresponding pool to complete emergency repairs. In addition and due to the stacked piping configuration in the basement mechanical room, a sudden failure of a piping component for one pool may result in the unscheduled closure of other pools whose piping need to be removed to provide access.

Due to the limited duration of the annual shutdowns and the extent of the pool piping, this project must be completed in a multi-year format to limit the impact to the facility pool operations.

***Project Priority Ranking** **CRITICAL 01**

Length of Project (in Years) **Initial Year of Approval** **N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		100,000	100,000	100,000	100,000	
Total Project Funding	**-**	**100,000**	**100,000**	**100,000**	**100,000**	**-**
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title **Walnut Grove Community Centre: Glass Block Wall Repairs (R)**

Work Breakdown (if it exists) NEW **Category** Facility Maintenance

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		125,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**125,000**	-	-	-	-

Project Description *(Phased Project)

Replace the glass block wall systems for the steam room and sauna. The existing walls would be replaced with a new window glazing system.

Project Justification & Consequences of Not Proceeding *(Phased Project)

Both glass block walls have passed their service lives where glass block seals have failed, and moisture has migrated inside the cavity of the glass blocks. The current glass block is opaque, which does not allow the lifeguards to see into the sauna or steam room. This is a safety concern, as patrons may be experiencing difficulty and require assistance. Also, there have been several occurrences of patrons pouring water on the sauna heater, causing damage. A transparent window would allow lifeguards to monitor usage of the sauna and deter these actions that cause damage to the equipment and result in costly repairs and downtime.

***Project Priority Ranking** **CRITICAL 02**

Length of Project (in Years) 1 **Initial Year of Approval** N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		125,000				
Total Project Funding	-	**125,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title — **RCMP Main Detachment: Emergency Generator Replacement (R)**

Work Breakdown (if it exists) — RCMP1024-01 — **Category** — Facility Renewal/Replacement

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		225,000	-	-	-	-
Budget Remaining	75,000					
Total Project Cost	**75,000**	**225,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Council resolution May 8, 2023 Item E.3 Report 23-77. Replacement of the emergency generator and underground fuel tank, including associated electrical equipment.

Project Justification & Consequences of Not Proceeding *(Phased Project)

The existing underground fuel tank is original, and is a single-walled tank. This is a hazard if there is a leak in the tank, as fuel will leak into the surrounding soil and could result in a costly environmental clean-up. Modern tanks are double-walled to provide additional protection in the event of a fuel leak.

Through the 2023 assessments, it is determinated that the emergency generator has approximately 15 years of remaining useful life and only requires some repairs. The project scope is limited to the replacement of the underground fuel tank with a new, double-walled underground tank, replacing the associated fueling equipment for the new underground tank, and completing a "tune-up" of the existing generator and HVAC equipment.

Assessment/Design 2023, Construction 2024/2025.

***Project Priority Ranking** — **CRITICAL 03**

Length of Project (in Years) — **Initial Year of Approval** — **N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	75,000					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	75,000	-	-	-	-	-
UNFUNDED		225,000				
Total Project Funding	**75,000**	**225,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**Walnut Grove Community Centre: Building Envelope Repairs (R)**
Work Breakdown (if it exists)	NEW
Category	Facility Renewal/Replacement

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		650,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**650,000**	-	-	-	-

Project Description *(Phased Project)

Replacement of the EIFS wall cladding on the Northwest side of the building.

Project Justification & Consequences of Not Proceeding *(Phased Project)

The existing EIFS wall cladding is failing and requires replacement. The EIFS has been damaged by birds and animals, creating many holes and openings where there is no longer any cladding and the underlying wall structure is exposed. The existing EIFS is also de-bonding from the underlying wall structure. Failure to replace the EIFS cladding could result in water ingress into the facility, and lead to the deterioration of the building structure and interior finishes. There is also the possibility the EIFS cladding could fall off the wall as it continues to fail and de-bond from the underlying wall structure.

A detailed condition assessment completed in 2023 recommends the repairs to be carried out in the next one to two years.

***Project Priority Ranking** — **CRITICAL 04**

Length of Project (in Years) — 2 — **Initial Year of Approval** — N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		650,000				
Total Project Funding	-	**650,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title — **Fire Hall 6: Roof Replacement (R)**

Work Breakdown (if it exists) — FIRE1009-01 — **Category** — Facility Renewal/Replacement

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		2,050,000	-	-	-	-
Budget Remaining	584,950					
Total Project Cost	**584,950**	**2,050,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Replacement of the sloped metal roof assemblies and the low-slope SBS roof assemblies at Fire Hall #6, including required seismic structural upgrades to the roof structure.

Project Justification & Consequences of Not Proceeding *(Phased Project)

The current roof assembly at Fire Hall #6 is actively leaking in several locations, causing damage to the building structure, interior finishes, and furniture. Specifically, the front entrance becomes slippery when it rains, presenting a slip hazard for members of the public and staff entering the building. There is also a leak that effects the 2nd floor EOC area, making office/cubicle space unusable when it rains. Leaking will be an ongoing problem until the roof assembly is replaced, as repairs to address the specific problems are not feasible. Repairs may not result in complete remediation of the problem. Failure to replace the roof assemblies will result in ongoing operating costs to repair interior finishes and could potentially lead to damage to the building structure, which would result in additional costs to repair.

In addition, upgrades are required to the roof structure (Q-decking) to meet current seismic code requirements. Failure to complete these upgrades could result in a structural failure in the event of a seismic event.

***Project Priority Ranking** — **HIGH**

Length of Project (in Years) — 4 — **Initial Year of Approval** — 2022

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	584,950					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	584,950	-	-	-	-	-
UNFUNDED		2,050,000				
Total Project Funding	**584,950**	**2,050,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**CF Air Handling Unit Replacements (R)**
Work Breakdown (if it exists)	CF1005-01 **Category** Facility Renewal/Replacement

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		250,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**250,000**	-	-	-	-

Project Description *(Phased Project)	Replacement of the air handling units (AHU) that have reached or exceeded their life expectancy.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Not proceeding with this project would result in lengthy delays when a unit has failed. Failure of a unit would impact the heating and cooling of affected areas. It can also lead to damage to building materials and contents.
***Project Priority Ranking**	**HIGH**
Length of Project (in Years)	**ONGOING** **Initial Year of Approval** **2015**

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Universal Funds Surplus	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		250,000				
Total Project Funding	-	**250,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**George Preston Recreation Centre: Dehumidifier Mechanical Replacement (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Construction			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		70,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**70,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replace dehumidifier DH-3 serving the curling rink. The curling rink is served by two dehumidifiers; DH-2 and DH-3. DH-3 has passed its expected useful life and based on the assessment of Township's service contractor should be replaced. The lead time for the unit is about six months. It is recommended that the unit to be replaced in the ice off season to minimize impact to the operation of the curling rink.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Emergency repairs in a case of a failure will be costly. If a failure occurs during the ice season it would impact the operation of the curling rink.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	**2**	**Initial Year of Approval**	**N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		70,000				
Total Project Funding	**-**	**70,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**			-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title — **Operations Centre: Air Handling Unit Replacements (R)**

Work Breakdown (if it exists) — NEW — **Category** — Facility Construction

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		575,000	385,000	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**575,000**	**385,000**	**-**	**-**	**-**

Project Description *(Phased Project)

Replacement of various HVAC equipment at Operations Centre that is past its expected service life. Equipment includes: AHU-1, AHU-2, AHU-3, IR-5 through IR-10, dust collector (woodshop), CU-1 and FC-1, CU-2 and FC-4, CU-3 and FC-3, EF-13, EF-16, EF-17 and RTU-13.

Project Justification & Consequences of Not Proceeding *(Phased Project)

Failure to replace HVAC equipment that is past its service life results in a higher potential for catastrophic failure, which will lead to impacted service levels. The majority of the equipment services the heating and cooling of interior spaces of the building. If equipment fails, there may be no heating and/or cooling, resulting in impacts to the operations of the building. Emergency repairs may not be possible, and new equipment typically has long lead times due to market conditions. RTU-13 has failed previously and has been temporarily repaired, but must be replaced.

***Project Priority Ranking** — **HIGH**

Length of Project (in Years) — 3 — **Initial Year of Approval** — N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		575,000	385,000			
Total Project Funding	**-**	**575,000**	**385,000**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**Walnut Grove Community Centre: Pool Pump Replacements (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		50,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**50,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replace hot tub pool filtration pump, therapy pool and hot tub pool hydro air pumps, and the water slide pump.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Pumps have reached the end of their useful life increasing the risk of unit failure. A failure would impact level of service until a pump is replaced with new or repaired. These pumps are old and repair options are limited.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	1	**Initial Year of Approval**	N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		50,000				
Total Project Funding	**-**	**50,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title — **Firehalls: Earthquake Detection Overhead Door Equipment (N)**

Work Breakdown (if it exists) — NEW — **Category** — Facility Construction

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		75,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**75,000**	-	-	-	-

Project Description *(Phased Project)

Installation of an Earthquake Early Warning (EEW) system to trigger overhead doors to open if there is a seismic event. The system would be installed at all Career fire halls (Halls 3, 4, 6, and 8).

Project Justification & Consequences of Not Proceeding *(Phased Project)

During a seismic event, there is a potential for the overhead truck bay doors to become stuck in the closed position, as the door framing can warp and shift, locking the doors in place until repairs are made. This could prevent and/or limit emergency services from responding during and after the event in a timely manner, as the emergency vehicles would not be able to exit the truck bays. Repair services may be delayed after a seismic event, further preventing the use of emergency vehicles after a seismic event.

***Project Priority Ranking** — **HIGH**

Length of Project (in Years) — 1 — **Initial Year of Approval** — N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		75,000	-			
Total Project Funding	-	**75,000**	-	-	-	-
***Estimated Annual Operating impact**			-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**WC Blair: Rooftop HVAC Unit Upgrade (R)**
Work Breakdown (if it exists)	WCBF1015-01
Category	Facility Renewal/Replacement

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		425,000	200,000	-	-	-
Budget Remaining	6,683					
Total Project Cost	**6,683**	**425,000**	**200,000**	**-**	**-**	**-**

Project Description *(Phased Project)	Upgrade and replacement of the following rooftop heating, ventilation and air conditioning (HVAC) units that have past their useful lives. 2023 - AHU7, AHU2, and AHU3 2024 - AHU1 and AHU10
Project Justification & Consequences of Not Proceeding *(Phased Project)	Sudden failure of equipment will result in expensive emergency repairs and possible interruptions to the facility's operations. Air handling units of these sizes currently have a lead time of up to one year.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	**5**	**Initial Year of Approval**	**2020**

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	6,683					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	6,683	-	-	-	-	-
UNFUNDED		425,000	200,000			
Total Project Funding	**6,683**	**425,000**	**200,000**	**-**	**-**	**-**
***Estimated Annual Operating impact**				-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**Langley Events Centre: Heating Boiler System Replacement (R)**
Work Breakdown (if it exists)	NEW — **Category**: Facility Renewal/Replacement

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		450,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**450,000**	-	-	-	-

Project Description *(Phased Project)

The hydronic boiler system at Langley Events Centre was designed for condensing boilers. However, the boilers that were specified and installed are not condensing type boilers. This has led to recurring failure of the burners and eventually damaging various critical components of the boilers including the heat exchangers and the refractory.

This budget is for the redesign of the boiler systems and the associated construction.

Project Justification & Consequences of Not Proceeding *(Phased Project)

The annual cost of repairs have increased and more critical components are needed to be replaced each year. In early 2023, B-3 heat exchangers failed with repair costs of around $25K. If not replaced, these annual repairs costs will need to be funded out of operating and increase year by year.

***Project Priority Ranking**: **HIGH**

Length of Project (in Years): 2 — **Initial Year of Approval**: N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		450,000				
Total Project Funding	-	**450,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**Langley Events Centre: Mechanical Equipment Replacement (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		200,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**200,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replacement of RTU 6 and RTU 7 that serve the gymnastics hall, including upgrade to distribution and filtration systems.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Failure to replace HVAC equipment that is past its service life results in higher costs of emergency repairs or replacement, which will also impact the facility's operations.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	**1**			**Initial Year of Approval**	**N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		200,000				
Total Project Funding	**-**	**200,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**Civic Facility: Main IT Room AC Replacement (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		175,000	120,000	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**175,000**	**120,000**	**-**	**-**	**-**

Project Description *(Phased Project)	To replace split units, including fan coils (FC-1 & FC-2) and condensing units (CU-1 & CU-2), serving the main server room.
Project Justification & Consequences of Not Proceeding *(Phased Project)	These units have reached the end of their useful life and are due for replacement. A 2020 building condition assessment recommended their replacement in 2021. Due to their critical function of protecting the Township main servers, it is recommended that their replacement is not further postponed.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	**3**	**Initial Year of Approval**	**N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		175,000	120,000			
Total Project Funding	**-**	**175,000**	**120,000**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title George Preston Centre: Electrical Equipment Replacement (R)

Work Breakdown (if it exists) NEW **Category** Facility Renewal/Replacement

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		250,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**250,000**	-	-	-	-

Project Description *(Phased Project)

Replacement of the 225KVA Transformer, as well as secondary electrical distribution centre and other electrical distribution equipment throughout the facility.

Project Justification & Consequences of Not Proceeding *(Phased Project)

The existing 225 KVA transformer has reached the end of its expected service life and has been overheating. This has increased the probability of a sudden failure of the transformer, which would cause a significant portion of the building's electrical systems to fail. In addition, replacement equipment may have a significant lead time, which would result in costly equipment rentals (if possible), or, to be without power for an extended timeline.

***Project Priority Ranking** HIGH

Length of Project (in Years) 1 **Initial Year of Approval** N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		250,000				
Total Project Funding	-	**250,000**	-	-	-	-
***Estimated Annual Operating impact**			-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title — **WC Blair Recreation Centre: Pools Heat Exchanger Replacement (R)**

Work Breakdown (if it exists) — NEW — **Category** — Facility Renewal/Replacement

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		100,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**100,000**	-	-	-	-

Project Description *(Phased Project)

Replace the heat exchangers for the main pool and hot tub.

Project Justification & Consequences of Not Proceeding *(Phased Project)

Both heat exchangers have passed their useful life and are in need of replacement. A failure will impact the operation of a pool until the heat exchangers are replaced. Emergency repair options are also limited due to the age and type of these heat exchangers.

***Project Priority Ranking** — **HIGH**

Length of Project (in Years) — 2 — **Initial Year of Approval** — N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		100,000				
Total Project Funding	-	**100,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**Walnut Grove Community Centre: MCC 3A Replacement (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		350,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**350,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replacement of motor control centre 3A and its ancillary equipment including MDP lineup, panel boards, circuit breakers, transformers, and other electrical equipment.
Project Justification & Consequences of Not Proceeding *(Phased Project)	The motor control centre has passed its expected useful life. Two independent reviews by the Township consultant and further by the Township FSR have recommended its replacement in the next two years due to the corrosion and age of the unit.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	**2**	**Initial Year of Approval**	**N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		350,000				
Total Project Funding	**-**	**350,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**McLeod Athletic Park: Mechanical Upgrades (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		350,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**350,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replacement of the two domestic hot water heaters and the heating boiler.
Project Justification & Consequences of Not Proceeding *(Phased Project)	These elements have passed their expected useful lives and were repaired in 2020, with replacement recommended by no later than 2024. There have been ongoing issues with the heating boiler resulting in increased maintenance costs to keep the boiler running correctly.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	1	**Initial Year of Approval**	N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		350,000				
Total Project Funding	**-**	**350,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title — **Aldergrove Community Police Office - Mechanical Upgrades (R)**

Work Breakdown (if it exists) — NEW — **Category** — Facility Renewal/Replacement

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		220,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**220,000**	-	-	-	-

Project Description *(Phased Project)

Replacement of various HVAC equipment that are past their expected useful lives, including RTUs 2 to 6.

Project Justification & Consequences of Not Proceeding *(Phased Project)

Failure to replace HVAC equipment that is past its service life results in a higher potential for failure, which could impact service levels. The majority of the equipment services the heating and cooling of interior spaces of the building. If equipment fails, there will be no heating and/or cooling, potentially limiting the ability of staff to work in the building. Emergency repairs may not be possible, and new equipment typically has long lead times (up to 12 months).

***Project Priority Ranking** — **HIGH**

Length of Project (in Years) — 1 — **Initial Year of Approval** — N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		220,000				
Total Project Funding	-	**220,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**Civic Facility: Low Carbon Mechanical Retrofits**
Work Breakdown (if it exists)	CF1018-01 **Category** Facility Renewal/Replacement

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		365,000	275,000	-	-	-
Budget Remaining	147,236					
Total Project Cost	**147,236**	**365,000**	**275,000**	**-**	**-**	**-**

Project Description *(Phased Project)	Replace two make-up air units (MUA-1 and MUA-2) and two roof-top units (AC-1 and AC-2) which are all at end of life. These units will be replaced with low-carbon alternatives.
Project Justification & Consequences of Not Proceeding *(Phased Project)	These units are past their expected useful life and need replacement. Sudden failure will result in expensive emergency repair. CFWD: The project is currently in design with replacement of AC-2 being scheduled for the summer of 2024.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years) 2 **Initial Year of Approval** 2021

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	6,916					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	85,302					
RCMP Reserve	-					
Climate Action Reserve	55,018					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	147,236	-	-	-	-	-
UNFUNDED		365,000	275,000			
Total Project Funding	**147,236**	**365,000**	**275,000**	**-**	**-**	**-**
***Estimated Annual Operating impact**			-	10,000	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title	**WC Blair: Roof Replacement (R)**					
Work Breakdown (if it exists)	WCBF1012-01	**Category**	Facility Renewal/Replacement			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		2,000,000	-	-	-	-
Budget Remaining	72,665					
Total Project Cost	**72,665**	**2,000,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	New roof assemblies at the WC Blair Recreation Centre. Cost adjusted based on updated Condition Report completed in 2023.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Structural decking for both the upper and lower roof areas is heavily corroded at multiple locations. Based on the engineering assessment, the recommendation is to replace both roof systems within the next 1-2 years to prevent further corrosion to the roof structure, and to prevent further water leaks into the building. Continued water ingress will result in further corrosion and damage to both the roof structure and the interior finishes. This could result in a shutdown of the facility to complete repairs. CFWD Design complete 2022, Construction 2024
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	**4**	**Initial Year of Approval**	**2020**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	72,665					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	72,665	-	-	-	-	-
UNFUNDED		2,000,000				
Total Project Funding	**72,665**	**2,000,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title — **Fire Hall 3: Rooftop Unit Replacement (R)**

Work Breakdown (if it exists) — NEW — **Category** — Facility Maintenance

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		150,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**150,000**	-	-	-	-

Project Description *(Phased Project)

This project is to replace various HVAC equipment (AHUs, RTUs, etc.) at Fire Hall 3 that have passed their expected useful lives.

Project Justification & Consequences of Not Proceeding *(Phased Project)

Failure to replace equipment can result in sudden and unexpected failures, resulting in reduced heating and cooling in the building. Equipment lead times are extended due to current market conditions, which can result in reduced or no HVAC in the building for an extended period of time.

***Project Priority Ranking** — **HIGH**

Length of Project (in Years) — 1 — **Initial Year of Approval** — N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		150,000				
Total Project Funding	-	**150,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title — **Fire Hall 6: Heating, Ventilation and Air Conditioning Upgrade (R)**

Work Breakdown (if it exists) — NEW — **Category** — Facility Construction

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		700,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**700,000**	-	-	-	-

Project Description *(Phased Project)

Replace the main HVAC system at fire hall 6 serving the majority of the building. Project scope includes replacement of the main air handling unit, downstream mechanical valves, and the direct digital control.

Project Justification & Consequences of Not Proceeding *(Phased Project)

The main HVAC system is original to the construction of the building in 1996 and has well passed its intended service life of 15 to 20 years. A number of repairs have been completed on this system since 2016 to extend its remaining service life, including upgrading one of the main compressors in 2017, the control board in 2018, and the condenser fans in 2020.

Not proceeding with repairs will result in more operating costs due to emergency repairs and longer downtime of the unit where it impacts all staff who work in this facility.

***Project Priority Ranking** — **HIGH**

Length of Project (in Years) — 2 — **Initial Year of Approval** — N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		700,000				
Total Project Funding	-	**700,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title — **LEC Arena Bowl Video Display Replacement (R)**

Work Breakdown (if it exists) — NEW — **Category** — Facility Construction

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		2,100,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**2,100,000**	-	-	-	-

Project Description *(Phased Project)

Replacement of the main LED Video Display (4 sided) in the LEC Arena Bowl with a new Display. The 4 existing boards may be able to be consolidated using panels with future lifespan into 1 or 2 boards, including parts to deal with maintenance, to be repurposed elsewhere in LEC or current or future facilities. Estimated price includes design, engineering, supply, installation, and commissioning.

Project Justification & Consequences of Not Proceeding *(Phased Project)

Original to the facility in 2009, the Arena Bowl Video Display receives very heavy use, and it's 14 years of service is well beyond it's expected lifespan. The displays play a major role in the experience of the arena's events. Ongoing maintenance and repairs are becoming very frequent, with downtime and portions of the displays inoperable, with many parts now discontinued and support limited or no longer available.

***Project Priority Ranking** — **HIGH**

Length of Project (in Years) — **Initial Year of Approval** — **N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		2,100,000				
Total Project Funding	-	**2,100,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title — **LEC Exterior Video Display Replacement**

Work Breakdown (if it exists) — NEW — **Category** — Facility Renewal/Replacement

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		350,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**350,000**	-	-	-	-

Project Description *(Phased Project)

Replacement of the exterior LED video display (2 sided) at the LEC's 200 Street podium with a new display. Larger pixel layouts are required due to the distance of viewing and graphic displays. Estimated price includes design, engineering, supply, installation, and commissioning.

Project Justification & Consequences of Not Proceeding *(Phased Project)

Original to the facility in 2009, the exterior video display receives very heavy daily use, and it's 14 years of service is well beyond it's expected lifespan. The displays play a major role in promoting the LEC and Township's upcoming events. Ongoing maintenance and repairs are frequent, with downtime and portions of the displays inoperable, with many parts now discontinued and support limited or no longer available. Many portions of the displays are now shut off, or display colour patches.

***Project Priority Ranking** — **HIGH**

Length of Project (in Years) — 1 — **Initial Year of Approval** — N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		350,000				
Total Project Funding	-	**350,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title — **Willoughby Community Park Stadium Exterior Video Display (N)**

Work Breakdown (if it exists) — NEW — **Category** — Facility Renewal/Replacement

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		950,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**950,000**	-	-	-	-

Project Description *(Phased Project)

Installation of an exterior LED video display at the new Willoughby Community Park Stadium. The new display would allow for a video experience to be available to users and spectators in 2024. Estimated price includes design, engineering, supply, installation, and commissioning.

Project Justification & Consequences of Not Proceeding *(Phased Project)

LED video displays play a significant role in the experience of events. No video displays are currently available for the new Willoughby Community Park Stadium.

***Project Priority Ranking** — **HIGH**

Length of Project (in Years) — 1 — **Initial Year of Approval** — N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		950,000				
Total Project Funding	-	**950,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title **Brookswood Senior's Centre: HVAC Mechanical Replacements (R)**

Work Breakdown (if it exists) NEW **Category** Facility Renewal/Replacement

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		150,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**150,000**	-	-	-	-

Project Description *(Phased Project)

To replace the heating system serving the activity hall. The current system is an in-floor radiant hydronic system that has passed its useful life. It is recommended that the in-floor radiant system be abandoned and replaced with a different heating system.

Project Justification & Consequences of Not Proceeding *(Phased Project)

Two of the in floor zones have been closed due to leakage as of December 2022. Another zone was isolated and turned off in 2016. The zone isolations have reduced heating capacity for the activity hall. Further similar failures could impact the space operational capabilities. There are no viable emergency repairs without significant impact to the space.

***Project Priority Ranking** **HIGH**

Length of Project (in Years) 1 **Initial Year of Approval** N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		150,000				
Total Project Funding	-	**150,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	

Township of Langley
Capital Project Description
FACILITIES AND CORPORATE PROJECTS

Project Title — **Walnut Grove Community Centre: Roof Replacement (R)**

Work Breakdown (if it exists) — NEW — **Category** — Facility Renewal/Replacement

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		700,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**700,000**	-	-	-	-

Project Description *(Phased Project)

Replacement of roofing sections D, E, and F with a new, 2-ply SBS roofing system.

Project Justification & Consequences of Not Proceeding *(Phased Project)

The 2016 Roofing Condition Report from Specifex and the 2021 Building Condition Assessments determined that various roofing sections have reached the end of expected useful life, and require replacement. The roofing areas (B, D, E, and F) were found to have blistering and granule loss, as well as loose membrane laps, crazing, moss and algae growth, and flashing issues. An updated roofing assessment was completed in 2023 and again recommended replacement of roof areas B, D, E, and F. Due to the noted issues and the Poor and Critical condition ratings of these roofing areas (per the assessments), it is recommended that these roofing areas be replaced.

***Project Priority Ranking** — **HIGH**

Length of Project (in Years) — 2 — **Initial Year of Approval** — N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		700,000				
Total Project Funding	-	**700,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	

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2024 Fire Capital

Ranking	Project Title	Page No.	Total New Requests	Prior Year's Surplus	Other: Fire Equipment Replacement Reserve	Unfunded	2023 CFWD
Critical	Fire Fleet Capital Replace Fire Engine/Quint&Tanker (R)	52	**3,210,000**			3,210,000	3,032,742
Critical	Personal Protective Equipment (PPE) (R)	53	**155,408**		155,408		-
Critical	Firefighting Equipment (R/N)	54	**288,000**		288,000		10,630
Critical	Self-Contained Breathing Apparatus	55	**85,000**		85,000		-
Critical	Telestaff Workforce Management Software (N)	56	**49,500**	49,500			-
Critical	APX - Pre-Fire Planning, Inspection and Investigation Software (N)	57	**40,500**	40,500			-
Critical	Confined Space Communication Equipment and Rescue Escape Packs (R)	58	**42,000**		42,000		-
Critical	Training Records Management Software (N)	59	**35,500**	35,500			-
Critical	Mobile CAD Data Terminals (N)	60	**33,000**		33,000		2,631
Critical	Emergency Preparedness Equipment (N)	61	**30,000**		30,000		-
Critical	Fire Staff Vehicles (R)	62	**296,358**		296,358		71,320
High	Training Equipment Capital (R)	63	**15,000**	15,000			28,968
2024 New Requests			***4,280,266***	***140,500***	***929,766***	***3,210,000***	***3,146,291***

Township of Langley
Capital Project Description
Fire Services

Project Title	**Fire Fleet Capital Replace Fire Engine/Quint&Tanker (R)**					
Work Breakdown (if it exists)	FDFC1002-01	**Category**	Apparatus			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		3,210,000	3,462,608	1,800,556	3,775,275	2,572,395
Budget Remaining	3,032,742					
Total Project Cost	**3,032,742**	**3,210,000**	**3,462,608**	**1,800,556**	**3,775,275**	**2,572,395**

Project Description
***(Phased Project)**

2022 - replacement - two (2) fire engines scheduled to arrive in 2023/2024.
2024 - replacement - one (1) fire engine and one (1) Rescue apparatus anticipated to arrive in 2025/2026.
2025 - replacement - two (2) fire engines anticipated to arrive in 2026/2027.
2026 - replacement - one (1) fire engine anticipated to arrive in 2027/2028.
2027 - replacement - one (1) Quint and upgrade to a Tower aerial apparatus anticipated to arrive in 2029/2030.
2028 - replacement - one (1) Quint anticipated to arrive 2030/2031.

Project Justification
***(Phased Project)**

The Fire Department replaces major fire apparatus' on a scheduled 15 - 20 year replacement model in order to maintain industry standards such as National Fire Protection Association (NFPA) and Fire Underwriter's Survey (FUS). As demonstrated with the FUS Superior Tanker Accreditation, insurance rates have direct correlation between the Fire Department service delivery model and the resources they have to deliver this service. If there is a reduction in the Fire Departments resource capabilities, the insurance rates for the residents may be negatively impacted.

***Project Priority Ranking** — **CRITICAL 01**

Length of Project (in Years) — **Ongoing** — **Initial Year of Approval** — **2012**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Fire Equip Replacement Reserve	3,032,742					
Total Funded	3,032,742	-	-	-	-	-
Total Unfunded		3,210,000	3,462,608	1,800,556	3,775,275	2,572,395
Total Project Funding	**3,032,742**	**3,210,000**	**3,462,608**	**1,800,556**	**3,775,275**	**2,572,395**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Fire Services

Project Title	**Personal Protective Equipment (PPE) (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Firefighting Equipment			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		155,408	174,056	194,943	214,438	-
Budget Remaining	-					
Total Project Cost	**-**	**155,408**	**174,056**	**194,943**	**214,438**	**-**

Project Description ***(Phased Project)**	Annual replacement program of Firefighter turn out gear (pants and jacket) to replace aging inventory. This is directly related to Firefighter health and safety.
Project Justification ***(Phased Project)**	The Fire Department requires funding to purchase replacement Firefighter turn out gear to ensure that the Fire Department meets WorkSafeBC, National Fire Protection Association (NFPA), and industry standards/requirements. Having an annual replacement program spreads the ongoing cost over the life expectancy rather than an all at once purchase. For example: the average life span of suppression firefighting gear (bunker pants and coat) is six to eight years and the Fire Department is required by WorkSafe to replace the firefighting gear every 10 years. The Fire Department schedules replacing 30-40 sets of gear every year.
***Project Priority Ranking**	**CRITICAL 02**

Length of Project (in Years) | **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Fire Equip Replacement Reserve	-	155,408				
Total Funded	-	155,408	-	-	-	-
Total Unfunded			174,056	194,943	214,438	
Total Project Funding	**-**	**155,408**	**174,056**	**194,943**	**214,438**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Fire Services

Project Title — **Firefighting Equipment (R/N)**

Work Breakdown (if it exists) — FDS1002-02 — **Category** — Firefighting Equipment

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		288,000	40,000	35,000	20,000	35,000
Budget Remaining	10,630					
Total Project Cost	**10,630**	**288,000**	**40,000**	**35,000**	**20,000**	**35,000**

Project Description
***(Phased Project)**

The requests below are a combination of annual replacement and new equipment purchases:
2024 - Replacement - six (6) Automated External Defibrillators (AED's)
2024 - Replacement - two (2) sets of hydraulic powered aging auto extrication equipment
2024 - Replacement fire hose, nozzles and appliances
2024 - Replacement – three (3) gas powered positive pressure ventilation fans
2024 - Replacement – one (1) thermal imaging cameras
2024 - Replacement - twelve (12) Cypress Modems
2024 - New – two (2) thermal imaging cameras
2024 - New – one (1) Lucas 3 chest compression system
2024 - New - one (1) AeroClave portable decontamination system
2024 - New - four (4) mapping monitors to install in the apparatus bay composite fire halls
2025 - New purchase – two (2) thermal imaging cameras
2025 - Replacement fire hose, nozzles and appliances
2026 - Replacement fire hose, nozzles, and appliances
2026 - Replacement two (2) gas powered positive pressure ventilation fans
2027 - Replacement fire hose, nozzles, and appliances
2028 - Replacement two (2) gas powered positive pressure ventilation fans
2028 - Replacement fire hose, nozzles, and appliances

Project Justification
***(Phased Project)**

The Fire Department requires funds to purchase/replace necessary equipment to ensure that the Fire Department equipment meets WorkSafeBC, National Fire Protection Association (NFPA), and Industry standards/requirements. In addition, upgrading and transitioning to current technology is a necessity. Standardization of equipment will create more efficiencies.

***Project Priority Ranking** — **CRITICAL 03**

Length of Project (in Years) — **Annual** — **Initial Year of Approval** — **N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
TransLink	-					
ICBC	-					
Other: Fire Equip Replacement Reserve	10,630	288,000				
Total Funded	10,630	288,000	-	-	-	-
Total Unfunded			40,000	35,000	20,000	35,000
Total Project Funding	**10,630**	**288,000**	**40,000**	**35,000**	**20,000**	**35,000**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Fire Services

Project Title	**Self-Contained Breathing Apparatus**					
Work Breakdown (if it exists)	FDSC1001-01	**Category**	Firefighting Equipment			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		85,000	-	85,000	-	-
Budget Remaining	-					
Total Project Cost	**-**	**85,000**	**-**	**85,000**	**-**	**-**

Project Description *(Phased Project)	To purchase eight (8) Self Contained Breathing Apparatus (SCBA) to add to the Fire Department's existing inventory.
Project Justification *(Phased Project)	Firefighters require SCBA to perform their function as Firefighters and is a WorkSafeBC requirement. Having additional SCBA's will give the Fire Department the flexibility to replace units that are sent out for servicing and/or repairs without removing them from operational fire apparatus. These additional units can also be utilized for training.
***Project Priority Ranking**	**CRITICAL 04**

Length of Project (in Years)	**4**	**Initial Year of Approval**	**2021**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Fire Equip Replacement Reserve	-	85,000				
Total Funded	-	85,000	-	-	-	-
Total Unfunded			-	85,000		
Total Project Funding	**-**	**85,000**	**-**	**85,000**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Fire Services

Project Title	**Telestaff Workforce Management Software (N)**					
Work Breakdown (if it exists)	NEW	**Category**	Information Technology			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		49,500				
Budget Remaining	-					
Total Project Cost	**-**	**49,500**	**-**	**-**	**-**	**-**

Project Description
***(Phased Project)**

To purchase one (1) cloud based software package. This program allows for employers to track actual time worked, staff positions, overtime, and vacation assignments in a single solution. It allows for seamless integration of the time into the Township of Langley payroll system. The cost of the project includes configuration, on-going project management, installation, training and user licenses.

Project Justification
***(Phased Project)**

Currently the Township of Langley Fire Department (TLFD) utilizes an electronic personnel management system for the recording of hours worked such as daily time, overtime and personnel locations. The system is not automated and still requires manual oversight and supervisor interventions on a regular (daily basis). Personnel work assignments are communicated via telephone and extra shifts (overtime), are still offered to staff manually over the telephone. This is very time consuming and inefficient. With TeleStaff software, members of the TLFD can take advantage of automation processes to conduct scheduling and shift management operations in a more efficient manner.

***Project Priority Ranking**	**CRITICAL 05**					
Length of Project (in Years)				**Initial Year of Approval**		
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-	49,500				
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	49,500	-	-	-	-
Total Unfunded						
Total Project Funding	**-**	**49,500**				
***Estimated Annual Operating impact**			21,200	1,800	1,800	2,000

Township of Langley
Capital Project Description
Fire Services

Project Title — **APX - Pre-Fire Planning, Inspection and Investigation Software (N)**

Work Breakdown (if it exists) — NEW — **Category** — Information Technology

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		40,500	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**40,500**	-	-	-	-

Project Description *(Phased Project)

To purchase one (1) software package, to enhance the fire inspection capabilities, fire investigation reporting record keeping, and pre-fire planning capabilities. The software uses mapping data and allows fire crews and prevention officers to input building system data and critical information into the system on a real time basis. The cost of the project includes configuration, on-going project management, installation, training and user licenses.

Project Justification *(Phased Project)

The Township of Langley Fire Department (TLFD) and the Township of Langley (TOL) are committed to ensuring that the safety of the public and fire fighters is a top priority. Currently the TLFD uses an outdated method of fire inspection records keeping and fire pre-planning data. It is of paramount importance that the challenges associated with the existing program are acknowledged, and the TLFD implements a new pre-fire planning program that utilizes modern technology and employs a systematic approach to gathering pertinent accurate information that can be integrated into fire ground operations.

***Project Priority Ranking** — **CRITICAL 06**

Length of Project (in Years) — **Initial Year of Approval**

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-	40,500				
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	40,500	-	-	-	-
Total Unfunded						
Total Project Funding	-	**40,500**	-	-	-	-
***Estimated Annual Operating impact**			25,912	630	650	668

Township of Langley
Capital Project Description
Fire Services

Project Title	**Confined Space Communication Equipment and Rescue Escape Packs (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Firefighting Equipment			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		42,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**42,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replacement of Firefighting Confined Space communication equipment and Rescue Escape Packs due to age, function, compatibility, WorkSafe and industry requirements/standards.
Project Justification *(Phased Project)	The Fire Department's confined space communication system is nearing its end of life. The manufacturer of the product is no longer in business, and parts are difficult to source. Technology has vastly improved over the last two decades and the current system no longer meets the demands of the Fire Department. This is a critical piece of communication equipment for our fire fighters that may be required to enter a confined space. The TLFD currently has four (4) confined space escape packs which are nearing their end of life. The current make and model is not compatible with our current self contained breathing apparatus (SCBA). Standardizing the two systems will not only streamline our training procedures, but will increase safety and cut down on unnecessary costs.
***Project Priority Ranking**	**CRITICAL 07**

Length of Project (in Years) | **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Fire Equip Replacement Reserve	-	42,000				
Total Funded	-	42,000	-	-	-	-
Total Unfunded						
Total Project Funding	**-**	**42,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Fire Services

Project Title	**Training Records Management Software (N)**					
Work Breakdown (if it exists)	NEW	**Category**	Information Technology			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		35,500	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**35,500**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	The purchase of a web-based computer program, with multiple online applications, allowing for increased employee professional development opportunities, enhanced training record accountability, scheduling capabilities and fire apparatus inventory abilities.
Project Justification ***(Phased Project)**	Currently the Township of Langley Fire Department (TLFD) utilizes an outdated system for the recording of staff training records and skill completions. Training staff currently are required to manually assign online educational opportunities on an individual basis to TLFD members. This program provides integrated applications that reduce the time and effort spent on managing staff training, assessing skill competencies, and coordinating employee scheduling. The system allows for scheduling of required certification maintenance and licence compliance. Additionally TLFD will be able to maintain accountability with digital inspections of apparatus and equipment which will lead to more operational efficiency.
***Project Priority Ranking**	**CRITICAL 08**

Length of Project (in Years) [ ] **Initial Year of Approval** [ ]

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-	35,500				
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	35,500	-	-	-	-
Total Unfunded			-			
Total Project Funding	**-**	**35,500**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**			34,100	1,700	1,800	1,900

Township of Langley
Capital Project Description
Fire Services

Project Title	**Mobile CAD Data Terminals (N)**					
Work Breakdown (if it exists)	FDSC1002-01	**Category**	Firefighting Equipment			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		33,000	-	-	-	-
Budget Remaining	2,631					
Total Project Cost	**2,631**	**33,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	With mobile CAD installed, the technology will alert the crews on route and provide them with the most current information as they respond to incident. The ability to view the nearest hydrants, obtain property reference information and reference Department guidelines and preplans on the computer will assist the responding apparatus to mitigate each incident in a safe and efficient manner.
Project Justification *(Phased Project)	This project would also standardize every lead apparatus at each of our seven fire stations, so if one apparatus was out of service, the transition to another apparatus would still allow the responding crew to utilize all of the tough book equipment and applications. Phase one of the upgrade would have a system installed on each of the lead apparatus (4 apparatuses). Phase two would work to gradually upgrade each of our remaining apparatus to have a CF-33 tough book on board (5 apparatuses).
***Project Priority Ranking**	**CRITICAL 09**

Length of Project (in Years) | **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Fire Equip Replacement Reserve	2,631	33,000				
Total Funded	2,631	33,000	-	-	-	-
Total Unfunded			-			
Total Project Funding	**2,631**	**33,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Fire Services

Project Title	**Emergency Preparedness Equipment (N)**					
Work Breakdown (if it exists)	NEW	**Category**	Firefighting Equipment			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		30,000	30,000	30,000	30,000	30,000
Budget Remaining	-					
Total Project Cost	**-**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**
Project Description *(Phased Project)	Supplies & Materials for the three (3) Emergency Preparedness storage facilities which are located a Fire Hall 2, Fire Hall 3 and Fire Hall 5.					
Project Justification *(Phased Project)	As part of the Township's overall Emergency Preparedness (EP) Program, materials and supplies will be required for a large scale disaster / event. Materials and supplies will be such as cots, blankets, generators, shelter tents, heaters, first-aid & rapid damage equipment, reception centre supplies, food, water, lighting equipment etc.					
***Project Priority Ranking**	**CRITICAL 10**					
Length of Project (in Years)	**Annual**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Fire Equip Replacement Reserve	-	30,000				
Total Funded	-	30,000	-	-	-	-
Total Unfunded			30,000	30,000	30,000	30,000
Total Project Funding	**-**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Fire Services

Project Title — **Fire Staff Vehicles (R)**

Work Breakdown (if it exists) — FDFC1001-01 — **Category** — Vehicles and Equipment

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		296,358	173,230	-	187,364	97,430
Budget Remaining	71,320					
Total Project Cost	**71,320**	**296,358**	**173,230**	**-**	**187,364**	**97,430**

Project Description *(Phased Project)

Purchase of two (2) half ton (1/2) E-Vehicle pick-up trucks in 2022 - Completed (Only 1 arrived)
Purchase of two (2) light hybrid pick-up trucks in 2023
Purchase of two (2) light hybrid pick up trucks, and (2) SUV plug in hybrid Vehicles in 2024
Purchase of two (2) half ton (1/2) E-Vehicle pick-up trucks in 2025
Purchase of one (1) half ton (1/2) E-Vehicle pick-up trucks in 2027
Purchase of one (1) half ton (1/2) E-Vehicle pick-up trucks in 2028

Project Justification *(Phased Project)

Staff units are scheduled for replacement based on a 10-12 year useful life expectancy, depending on condition and Kms. Replacement is not automatic. Before the decision to replace, every vehicle is reviewed by the Public Works mechanics and upon their recommendations the decision is made to either replace or not to replace. Continuing to budget based on a 'useful life' allows the Township to minimize repairs and maintenance costs, and receive a reasonable disposal value at the end of a unit's life. Maintaining a replacement schedule allows the division to plan into the future and avoid peaks and valleys that can be associated with unscheduled vehicle replacement.

***Project Priority Ranking** — **CRITICAL 11**

Length of Project (in Years) — 4 — **Initial Year of Approval** — 2012

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Fire Equip Replacement Reserve	71,320	296,358				
Total Funded	71,320	296,358	-	-	-	-
Total Unfunded			173,230	-	187,364	97,430
Total Project Funding	**71,320**	**296,358**	**173,230**	**-**	**187,364**	**97,430**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Fire Services

Project Title	**Training Equipment Capital (R)**					
Work Breakdown (if it exists)	FDS1000-07	**Category**	Training Equipment Capital			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		15,000				
Budget Remaining	28,968					
Total Project Cost	**28,968**	**15,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replacement and maintenance of training equipment to ensure the delivery of core training requirements for both suppression and non-suppression staff programs, such as Fire Training Mannequins, text books, AED training tools etc.
Project Justification *(Phased Project)	To ensure training equipment meets operational needs of the Fire Department as well as WorkSafe and Industry Standards.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	**Annual**	**Initial Year of Approval**	**N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-	15,000				
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	28,968					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	28,968	15,000	-	-	-	-
Total Unfunded						
Total Project Funding	**28,968**	**15,000**				
***Estimated Annual Operating impact**						

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2024 Fleet Capital

Ranking	Project Title	Page No.	Total New Requests	Unfunded	2023 CFWD
Per Policy	Small Equipment & Tools Replacement	66	**125,000**	125,000	-
Per Policy	Asphalt Roller Replacement: 383-E031	67	**180,000**	180,000	-
Per Policy	Wood Chipper Trailer Replacement: 1203-E083	68	**81,000**	81,000	-
Per Policy	Front End Loader Replacement: 339-E012	69	**425,000**	425,000	-
Per Policy	Passenger Vehicle Replacement: 901-V046	70	**65,000**	65,000	-
Per Policy	Flat Deck Trailer Replacement: 771-V071	71	**20,000**	20,000	-
Per Policy	Flat Deck Trailer Replacement: 936-V071	72	**24,000**	24,000	-
Per Policy	Trailer Replacement: 262-V073	73	**17,000**	17,000	-
Per Policy	Van Replacement: 1048-V042	74	**65,000**	65,000	-
Per Policy	Dump Truck (Medium) Replacement: 1116-V011	75	**170,000**	170,000	-
Per Policy	Mobile Column Lift (N)	76	**98,000**	98,000	-
Per Policy	Boom Lift Replacement: 1354-E043	77	**60,000**	60,000	180,000
Per Policy	Van Replacement: 1076-V042	78	**65,000**	65,000	-
Per Policy	Passenger Vehicle Replacement: 1158-V046	79	**65,000**	65,000	-
Per Policy	Trailer Replacement: 1101-V073	80	**20,000**	20,000	-
Per Policy	Passenger Vehicle Replacement: 1388-V063	81	**65,000**	65,000	-
Per Policy	Pick Up Truck (Medium) Replacement: 1155-V032	82	**70,000**	70,000	-
Per Policy	Ice Edger Replacement: 1122-E073	83	**18,000**	18,000	-
Per Policy	Service Truck Replacement 1170-V052	84	**125,000**	125,000	-
Per Policy	Service Truck Replacement 1171-V052	85	**125,000**	125,000	-
Per Policy	Mower Replacement 1262-E021	86	**350,000**	350,000	-
Per Policy	Hiab Replacement 1050-V023	87	**450,000**	450,000	-
Per Policy	Passenger Vehicle Replacement 1259-V046	88	**65,000**	65,000	-
Per Policy	Utility Trailer Replacement 704-V073	89	**20,000**	20,000	-
Per Policy	Flatdeck Trailer Replacement 710-V071	90	**30,000**	30,000	-
Per Policy	Dump Truck (Heavy) Replacement 1114-V011	91	**170,000**	170,000	-
Per Policy	Passenger Vehicle Replacement 1071-V046	92	**65,000**	65,000	-
Per Policy	Passenger Vehicle Replacement 1072-V046	93	**65,000**	65,000	-
Per Policy	Van Replacement 1018-V042	94	**65,000**	65,000	-
Per Policy	Van Replacement 1189-V042	95	**65,000**	65,000	-
Per Policy	Van Replacement 1190-V042	96	**65,000**	65,000	-
Per Policy	Pick Up Truck (Compact) Replacement 964-V031	97	**65,000**	65,000	-
Per Policy	Pick Up Truck (Full Size) Replacement 1051-V032	98	**95,000**	95,000	-
2024 New Requests			***3,453,000***	***3,453,000***	***180,000***

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Small Equipment & Tools Replacement**					
Work Breakdown (if it exists)	FLTC1020-01	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		125,000	125,000	125,000	125,000	125,000
Budget Remaining	-					
Total Project Cost	**-**	**125,000**	**125,000**	**125,000**	**125,000**	**125,000**

Project Description *(Phased Project)	This capital project seeks funding for replacement and additional purchase of garage tools and equipment to maintain the garage's ability to keep up with a changing industry and replace worn out tools and equipment.
Project Justification & Consequences of Not Proceeding *(Phased Project)	The Township requires tools to maintain its fleet and to adapt to continuous changes in technology within the fleet industry.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	**Annual**	**Initial Year of Approval**	**Annual**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		125,000	125,000	125,000	125,000	125,000
Total Project Funding	**-**	**125,000**	**125,000**	**125,000**	**125,000**	**125,000**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Asphalt Roller Replacement: 383-E031**					
Work Breakdown (if it exists)	FLTC1251-01	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		180,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**180,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Unit 383-E031 has reached the end of its serviceable life and needs to be replaced.
Project Justification & Consequences of Not Proceeding *(Phased Project)	The replacement roller will be slightly larger producing a better finish of our asphalt while greatly increasing productivity. The new unit will have modern emissions controls, and fuel systems that reduce emissions and fuel usage.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	**1**	**Initial Year of Approval**	**2021**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		180,000				
Total Project Funding	**-**	**180,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title **Wood Chipper Trailer Replacement: 1203-E083**

Work Breakdown (if it exists) FLTC1273-01 **Category** FLVEHEQUIP

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		81,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**81,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Scheduled replacement of 1203-E083

Project Justification & Consequences of Not Proceeding *(Phased Project)

Wood chipper trailer #1203 has reached the end of its serviceable life, and needs to be replaced. The new Chipper uses a modern diesel engine and emissions which lowers the operations costs and GHG's.

***Project Priority Ranking** **Per Policy**

Length of Project (in Years) 1 **Initial Year of Approval** 2022

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		81,000				
Total Project Funding	**-**	**81,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Front End Loader Replacement: 339-E012**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		425,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**425,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Scheduled replacement of Front End Loader #339-E012					
Project Justification & Consequences of Not Proceeding *(Phased Project)						
***Project Priority Ranking**	**Per Policy**					
Length of Project (in Years)	**NEW**			**Initial Year of Approval**		
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		425,000				
Total Project Funding	**-**	**425,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Passenger Vehicle Replacement: 901-V046**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		65,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**65,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of Ford SUV unit #901-V046
Project Justification & Consequences of Not Proceeding *(Phased Project)	Ford SUV unit#901 has reached the end of its serviceable life, and needs to be replaced. This unit will be replaced with an EV or PHEV depending on what is available in the market.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years) 1 **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		65,000				
Total Project Funding	**-**	**65,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Flat Deck Trailer Replacement: 771-V071**					
Work Breakdown (if it exists)	FLTC1255-01	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		20,000				
Budget Remaining	-					
Total Project Cost	**-**	**20,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Scheduled replacement of Flat Deck Trailer #771-V071					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Trailer #771 has reached the end of its serviceable life and needs to be replaced. The new unit will lower maintenance costs and increase productivity.					
***Project Priority Ranking**	**Per Policy**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		**2021**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		20,000				
Total Project Funding	**-**	**20,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Flat Deck Trailer Replacement: 936-V071**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		24,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**24,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of trailer #936-V071
Project Justification & Consequences of Not Proceeding *(Phased Project)	Trailer #936 has reached the end of its serviceable life and needs to be replaced. The new unit will lower maintenance costs and increase productivity.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	1	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		24,000				
Total Project Funding	**-**	**24,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Trailer Replacement: 262-V073**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		17,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**17,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Scheduled replacement of Trailer #262-V073					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Trailer #262 has reached the end of its serviceable life and needs to be replaced. The new unit will lower maintenance costs and increase productivity.					
***Project Priority Ranking**	**Per Policy**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		17,000				
Total Project Funding	**-**	**17,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Van Replacement: 1048-V042**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		65,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**65,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of Cargo Van unit #1048-V042
Project Justification & Consequences of Not Proceeding *(Phased Project)	2012 cargo van #1048 has reached the end of its serviceable life and needs to be replaced. This unit will be replaced with an EV or PHEV depending on what is available in the market at this time.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	1	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		65,000				
Total Project Funding	**-**	**65,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Dump Truck (Medium) Replacement: 1116-V011**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		170,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**170,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of medium dump truck unit#1116-V011
Project Justification & Consequences of Not Proceeding *(Phased Project)	Unit#1116 is a medium dump truck with snow and ice equipment that has reached the end of its serviceable life, and needs to be replaced. The new unit will be running on propane, and will provide a decrease in maintenance costs and downtime resulting in more productivity.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	1	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		170,000				
Total Project Funding	**-**	**170,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Mobile Column Lift (N)**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		98,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**98,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	To purchase four (one set) of mobile column hoists for the garage.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Due to growth of the fleet we need to add four (one set) of mobile column hoists to the Garage. These hoists are designed to lift vehicles from pick up trucks, up to fire trucks, and allow mechanics to make repairs quicker and safer. With the addition of these hoists we can expect quicker service and repair times, and less downtime to the user departments.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	1	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		98,000				
Total Project Funding	**-**	**98,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Boom Lift Replacement: 1354-E043**					
Work Breakdown (if it exists)	FLTC1298-01	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		60,000	-	-	-	-
Budget Remaining	180,000					
Total Project Cost	**180,000**	**60,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replacement of LEC Genie 65 foot boom lift 1354-E043
Project Justification & Consequences of Not Proceeding *(Phased Project)	2007 Genie boom lift with 5959 hours has reached its cost effective life and will be replace with a similar type machine. Additional funding needed in 2024 due to market increases to a total of $240,000
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	**1**	**Initial Year of Approval**	**2023**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	180,000					
Total Funded	180,000	-	-	-	-	-
UNFUNDED		60,000				
Total Project Funding	**180,000**	**60,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Van Replacement: 1076-V042**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		65,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**65,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Replacement of Water Dept compact van 1076-V042					
Project Justification & Consequences of Not Proceeding *(Phased Project)	2012 Ford Transit van with 68,267 km has reached its cost effective life and will be replaced with an electric vehicle.					
***Project Priority Ranking**	**Per Policy**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		65,000				
Total Project Funding	**-**	**65,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Passenger Vehicle Replacement: 1158-V046**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		65,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**65,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replacement of TOL/RCMP vehicle 1158-V046 (Police capital worksheet #5)
Project Justification & Consequences of Not Proceeding *(Phased Project)	2014 Jeep Cherokee with 82,281 km will be replaced with an electric vehicle.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	1	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		65,000				
Total Project Funding	**-**	**65,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Trailer Replacement: 1101-V073**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		20,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**20,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Replacement of Roads dump trailer 1101-V073					
Project Justification & Consequences of Not Proceeding *(Phased Project)	2013 Hitchman dump box trailer has reached its cost effective life and will be replaced with a similar trailer.					
***Project Priority Ranking**	**Per Policy**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		20,000				
Total Project Funding	**-**	**20,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Passenger Vehicle Replacement: 1388-V063**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		65,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**65,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replacement of Solid Waste EV 1388-V063
Project Justification & Consequences of Not Proceeding *(Phased Project)	2017 Mitsubishi iMEV with 22,107 km will be replaced with another electric vehicle one year early due to poor performance. This was purchased as a service enhancement and the vehicle is no longer made and has very low kilometer range.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	**1**				**Initial Year of Approval**	
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		65,000				
Total Project Funding	**-**	**65,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Pick Up Truck (Medium) Replacement: 1155-V032**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		70,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**70,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replacement of Roads pickup truck 1155-V032
Project Justification & Consequences of Not Proceeding *(Phased Project)	2014 Dodge Ram 1500 with 99,826 has reached its cost effective life and will be replaced with an electric vehicle.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	1	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		70,000				
Total Project Funding	**-**	**70,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Ice Edger Replacement: 1122-E073**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		18,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**18,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled Replacement of Ice Edger unit #1122-E073
Project Justification & Consequences of Not Proceeding *(Phased Project)	Ice Edger #1122 has reached the end of its serviceable life and needs to be replaced. This edger is used at George Preston Recreation Centre
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	1	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		18,000				
Total Project Funding	**-**	**18,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Service Truck Replacement 1170-V052**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		125,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**125,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of Service Truck 1170-V052 for Water Distribution
Project Justification & Consequences of Not Proceeding *(Phased Project)	Unit #1170-V051 - 2015 F250 service truck has reached the end of its serviceable life and is projected to have over 300,000km Jan/2024. The replacement vehicle will be a propane conversion and will have 2024 emissions which will net a lower GHG impact than the existing unit.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years) | **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		125,000				
Total Project Funding	**-**	**125,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Service Truck Replacement 1171-V052**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		125,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**125,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of Service Truck 1171-V052 for Roads
Project Justification & Consequences of Not Proceeding *(Phased Project)	Unit #1171-V051 - 2015 F250 service truck has reached the end of its serviceable life and is projected to have over 200,000km Jan/2024. The replacement vehicle will be a propane conversion and will have 2024 emissions which will net a lower GHG impact than the existing unit.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years) | **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		125,000				
Total Project Funding	**-**	**125,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Mower Replacement 1262-E021**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		350,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**350,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of Mower 1262-E021 for Roads.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Tractor/Mower #1262 has reached the end of its serviceable life and needs to be replaced. This is a dual mower head unit that will increase productivity, and will result in less time travelled to have mower attachments changed in the Garage.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years) | **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		350,000				
Total Project Funding	**-**	**350,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Hiab Replacement 1050-V023**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		450,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**450,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of Hiab 1050-V023 for Roads.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Unit 1050-V023 Crane and Truck have reached the end of their serviceable life and need to be replaced. Currently there are no GHG reduction options that are practical, however with the newer emissions and fuel systems this truck will have a positive GHG impact compared to the existing unit.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years) | **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		450,000				
Total Project Funding	**-**	**450,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Passenger Vehicle Replacement 1259-V046**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		65,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**65,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of passenger vehicle 1259-V046 for Water Resources and Environment
Project Justification & Consequences of Not Proceeding *(Phased Project)	1259-V046 has reached the end of its serviceable life. This unit will be replaced with an EV or PHEV (subject to availability at time of order) which will net a lower GHG impact.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years) | **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		65,000				
Total Project Funding	**-**	**65,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Utility Trailer Replacement 704-V073**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		20,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**20,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of Roads sign shop utility trailer 704-V073
Project Justification & Consequences of Not Proceeding *(Phased Project)	2009 Utility box trailer has reached its cost effective life and will be replaced with a similar trailer.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	1	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		20,000				
Total Project Funding	**-**	**20,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Flatdeck Trailer Replacement 710-V071**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		30,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**30,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of parks turf crew flatdeck trailer 710-V071 for Parks.
Project Justification & Consequences of Not Proceeding *(Phased Project)	2009 24 foot with rear loading tail has reached its cost effective life and will be replaced similar style unit with modern features.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	1	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		30,000				
Total Project Funding	**-**	**30,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title — **Dump Truck (Heavy) Replacement 1114-V011**

Work Breakdown (if it exists) — NEW — **Category** — FLVEHEQUIP

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		170,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**170,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Scheduled replacement of heavy dump truck 1114-V011 for Parks.

Project Justification & Consequences of Not Proceeding *(Phased Project)

2014 Medium cab over dump truck has reached its cost effective life and will be replaced with a similar vehicle. The replacement vehicle will be running on propane, have lower maintenance costs, and downtime resulting in more productivity.

***Project Priority Ranking** — **Per Policy**

Length of Project (in Years) — 1 — **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		170,000				
Total Project Funding	**-**	**170,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Passenger Vehicle Replacement 1071-V046**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		65,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**65,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of passenger vehicle 1071-V046 for the Airport. (Airport capital worksheet #3)
Project Justification & Consequences of Not Proceeding *(Phased Project)	2013 Ford escape with 87,124 km has reached it cost effective life and will be replaced with an electric vehicle.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	1	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		65,000				
Total Project Funding	**-**	**65,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Passenger Vehicle Replacement 1072-V046**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		65,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**65,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of passenger vehicle 1072-V046 for Facilities
Project Justification & Consequences of Not Proceeding *(Phased Project)	2013 Ford escape with 58,245 km has reached its cost effective life and will be replaced with an electric vehicle.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years) | **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		65,000				
Total Project Funding	**-**	**65,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Van Replacement 1018-V042**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		65,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**65,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of van 1018-V042 for Permit Licence and Inspection Services.
Project Justification & Consequences of Not Proceeding *(Phased Project)	2012 Ford transit cargo van with 155,701 km has reached its cost effective life cycle and will be replaced with an electric vehicle.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	1	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		65,000				
Total Project Funding	**-**	**65,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Van Replacement 1189-V042**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		65,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**65,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of van 1189-V042 for Permit Licence and Inspection Services.
Project Justification & Consequences of Not Proceeding *(Phased Project)	2014 Nissan NV200 compact van has reached its cost effective life and will be replaced with an electric vehicle.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years) | **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		65,000				
Total Project Funding	**-**	**65,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Van Replacement 1190-V042**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		65,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**65,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of van 1190-V042 for Permit Licence and Inspection Services.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Unit #1190 has reached the end of its serviceable life and needs to be replaced. This unit will be replaced with an EV or PHEV depending on what is available in the market at that time.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years) | **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		65,000				
Total Project Funding	**-**	**65,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Pick Up Truck (Compact) Replacement 964-V031**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		65,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**65,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of pick up truck 964-V031 for Development Engineering
Project Justification & Consequences of Not Proceeding *(Phased Project)	2011 Ford Ranger with 51,643 km has reached its cost effective life cycle.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	1	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		65,000				
Total Project Funding	**-**	**65,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Pick Up Truck (Full Size) Replacement 1051-V032**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		95,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**95,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Scheduled replacement of pick up truck 1051-V032 for RCMP admin.
Project Justification & Consequences of Not Proceeding *(Phased Project)	2012 Ford F-250 has reached its cost effective life cycle.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	1	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: PW Equip Replacement Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		95,000				
Total Project Funding	**-**	**95,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

2024 Information Technology Capital

Ranking	Project Title	Page No.	Total New Requests	Unfunded	2023 CFWD
Council	Fraser River Presentation Theatre Upgrades	100	**1,300,000**	1,300,000	2,513
Critical	IT Infrastructure	101	**642,000**	642,000	21,244
Critical	Equipment Replacements	102	**376,000**	376,000	381,957
Critical	Salmon River AV and Technology Upgrades	103	**45,000**	45,000	-
2024 New Requests			***2,363,000***	***2,363,000***	***405,714***

Township of Langley
Capital Project Description
Corporate Administration - Information Technology

Project Title — **Fraser River Presentation Theatre Upgrades**

Work Breakdown (if it exists) — IT1001-15 — **Category** — Information Technology

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		1,300,000	-	-	-	-
Budget Remaining	2,513					
Total Project Cost	**2,513**	**1,300,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

The Fraser River Presentation Theatre at the Civic Facility was constructed over 18 years ago with the primary function being to serve as the Council Chambers. Over the past number of years Council has made numerous inquiries about the infrastructure and technology, lack of proper lighting, challenges staff have had updating the technology, and Council discussion around the layout of the room. Much of the infrastructure and technology is nearing end of life and newer technology is available that could enhance meetings and public experience. Refer to the September 25, 2023 Council Report 23-207 File 0810-20 - Potential Upgrades to the Fraser River Presentation Theatre for detailed information.

Project Justification & Consequences of Not Proceeding *(Phased Project)

The existing system is not capable of fully integrated hybrid meetings. The current presentation podium used by speakers doesn't meet accessibility guidelines and standards. The central controller of the system is 16 years old and has been end of life for several years. The audio platform is 16 years old and will be end of life in the near future. An equipment failure would result in a loss of A/V capability for Council meetings. Repairs may not be possible resulting in an outage that could span several months.

***Project Priority Ranking** — **COUNCIL**

Length of Project (in Years) — **Initial Year of Approval** — **2020**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	2,513					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	2,513	-	-	-	-	-
UNFUNDED		1,300,000				
Total Project Funding	**2,513**	**1,300,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Corporate Administration - Information Technology

Project Title	**IT Infrastructure**					
Work Breakdown (if it exists)	IT1001-01	**Category**	Information Technology			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		642,000	400,000	400,000	400,000	400,000
Budget Remaining	21,244					
Total Project Cost	**21,244**	**642,000**	**400,000**	**400,000**	**400,000**	**400,000**

Project Description *(Phased Project)	Ongoing proactive and reactive replacement of existing network, data centre, and cybersecurity technology. Funding in 2024 is needed to 1) replace 40 wi-fi access points at various sites across TOL will be obsolete and no longer be supported by April 2024 ($92,000) (2) replace core network switch at Operations Centre will be obsolete and no longer supported by October 2025; funding is needed for Dec 2024 to initiate procurement in Q1 2025 with allowances for supply chain lead times, configuration work and deployment in Q2 2025 ($126,000) 3) replace network storage system at Civic Facility and upgrade network storage system at Operations Centre; both will be obsolete and unsupported by January 2025 ($384,000) , and 4) funds for unplanned failures of cables, power supplies, UPS, smaller network components, etc. ($40,000).
Project Justification & Consequences of Not Proceeding *(Phased Project)	Ensure network and system infrastructure meets the operational needs of the organization. Failures of unsupported equipment will disrupt business operations. Failure of the Operations Centre core network would prevent access to public works and engineering systems. Failure of the storage area network system would impact all business operations across the entire organization. Climate Impacts: this project is expected to have a neutral impact on GHG emissions.
***Project Priority Ranking**	**CRITICAL 01**

Length of Project (in Years)	**Ongoing**	**Initial Year of Approval**	**N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	21,244					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	21,244	-	-	-	-	-
UNFUNDED		642,000	400,000	400,000	400,000	400,000
Total Project Funding	**21,244**	**642,000**	**400,000**	**400,000**	**400,000**	**400,000**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Corporate Administration - Information Technology

Project Title	**Equipment Replacements**					
Work Breakdown (if it exists)	IT1001-36	**Category**	Information Technology			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		376,000	215,000	370,000	506,000	440,000
Budget Remaining	381,957					
Total Project Cost	**381,957**	**376,000**	**215,000**	**370,000**	**506,000**	**440,000**

Project Description *(Phased Project)	Proactive replacement of computer equipment on a four-year cycle and the reactive replacement of other end user technology including monitors, docking stations, and printers. In 2024, there are 180 computers to be replaced.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Ensures all employees have access to up-to-date hardware that supports the latest software and applications, eliminating compatibility issues and enhancing productivity. Outdated hardware impacts employee productivity due to slower speeds and increased downtime. Applications are continuously updated, requiring faster processors and more memory. Providing staff with newer/faster computers improves workflow, reduces bottlenecks, and enhances productivity. Aging computers require more maintenance and troubleshooting, leading to increased downtime and IT support costs. Climate Impacts: this project is expected to have a neutral impact on GHG emissions.
***Project Priority Ranking**	**CRITICAL 02**

Length of Project (in Years) | **Initial Year of Approval** | **N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	381,957					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	381,957	-	-	-	-	-
UNFUNDED		376,000	215,000	370,000	506,000	440,000
Total Project Funding	**381,957**	**376,000**	**215,000**	**370,000**	**506,000**	**440,000**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Corporate Administration - Information Technology

Project Title Salmon River AV and Technology Upgrades

Work Breakdown (if it exists) | **Category** Information Technology

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		45,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**45,000**	-	-	-	-

Project Description *(Phased Project)

Salmon River meeting room technology is obsolete and was not designed to support online meetings. Recent equipment failures has highlighted this obsolescence and the need to upgrade the room to the latest technology.

Project Justification & Consequences of Not Proceeding *(Phased Project)

The A/V capabilities of Salmon River will remain unchanged with no online meeting features in the system. Subsequent hardware failures of the obsolete equipment will impact use of the room.

***Project Priority Ranking** CRITICAL 03

Length of Project (in Years) | **Initial Year of Approval**

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		45,000				
Total Project Funding	-	**45,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	-

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2024 Parks Capital

Ranking	Project Title	Page No.	Total New Requests	Unfunded	2023 CFWD
Council	Fort Landing Marina On-Site Clearing	106	**2,500,000**	2,500,000	-
Council	Marina Park Boat Launch (R)	107	**600,000**	600,000	-
Council	Walnut Grove Field Conversion and Safety Improvements	108	**280,000**	280,000	-
Critical	Fort to Fort Trail: Freshet Mitigation	109	**500,000**	500,000	126,236
Critical	Slope Stabilization: East & West Munday Creek	110	**1,000,000**	1,000,000	-
Critical	Walnut Grove Park Culvert Replacement (R)	111	**300,000**	300,000	-
Critical	Synthetic Turf Field Replacement: Willoughby Community Park SE Field (R)	112	**2,000,000**	2,000,000	-
High	Walnut Grove Skatepark Improvements and Repairs (R)	113	**350,000**	350,000	-
High	Philip Jackman Park Playground Equipment Replacement (R)	114	**150,000**	150,000	-
High	Yorkson Community Park: Mountain Bike Rehabilitation (R)	115	**100,000**	100,000	-
High	Cemetery Improvements: Murrayville (R/N)	116	**100,000**	100,000	-
High	Aldergrove Athletic Park Improvements (N)	117	**250,000**	250,000	-
High	Walnut Grove Community Park Improvements (R)	118	**350,000**	350,000	-
High	Willoughby Community Park Playground Resurfacing (R)	119	**500,000**	500,000	-
High	Trans Canada Trail at 102 Avenue Upgrade (R)	120	**250,000**	250,000	-
High	Milner Park Field Rehabilitation (R/N)	121	**150,000**	150,000	-
High	Philip Jackman Parking Lot Replacement (R)	122	**500,000**	500,000	-
Medium	Fort Langley Community Park Sound Attenuation Wall (N)	123	**150,000**	150,000	-
2024 New Requests			***10,030,000***	***10,030,000***	***126,236***

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Fort Landing Marina On-Site Clearing**					
Work Breakdown (if it exists)	NEW	**Category**	General Park Development			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		2,500,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**2,500,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Project involves on-site clearing of both on-ground and Fraser River shoreline to accommodate the future boat launch, marina, and passive park facilities in Glen Valley					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Preliminary work to construct a new marina, boat launch and passive park facility in Glen Valley.					
***Project Priority Ranking**	**COUNCIL**					
Length of Project (in Years)	1			**Initial Year of Approval**		N/A
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		2,500,000				
Total Project Funding	**-**	**2,500,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Marina Park Boat Launch (R)**					
Work Breakdown (if it exists)	NEW	**Category**				
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		600,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**600,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replacement of existing and damaged boat launch ramp at Marina Park, Fort Langley with added fencing and gates as required to control launch access. Repairs include extending the ramp to improve water access at low tide.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Launch has deteriorated into poor condition with cracked concrete and undermined erosion creating potential safety hazards for launching and loading boats. The window of least risk when work can occur is from June 16 through to February 28. Construction targeted to begin June 2024.
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)				**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		600,000				
Total Project Funding	**-**	**600,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-		-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title — **Walnut Grove Field Conversion and Safety Improvements**

Work Breakdown (if it exists) — NEW — **Category**

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		280,000	5,550,000	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**280,000**	**5,550,000**	**-**	**-**	**-**

Project Description *(Phased Project)

The synthetic field surface at Walnut Grove Community Park is near its end of service life and will be due for replacement. To consolidate sports facilities onto specific park sites and reduce scheduling conflicts at multi sport parks, the synthetic field will be converted to a baseball diamond with new field lighting, fencing, backstops and bleachers. Additional park improvements will include new passive areas and pedestrian trails, a covered shelter and foul ball safety netting. The loss of the synthetic field has been offset by new synthetic field construction at Yorkson Community park which now includes 2 synthetic and 2 natural grass fields. Walnut Grove Community Park will now offer 5 baseball diamonds of various sizes for a range of ages and skill levels. Budget will include consultant, design and permits fees in 2024 followed by construction costs in summer 2025.

Project Justification & Consequences of Not Proceeding *(Phased Project)

Enrollment in local baseball organizations is rapidly increasing and additional diamonds are required to meet demand. Safety hazards have been identified due to the proximity of baseball and soccer facilities. Conversion of the soccer field will greatly reduce this hazard with more passive space as buffer areas as well as safety netting and shade canopies for spectator and high traffic/meeting areas.

***Project Priority Ranking** — **COUNCIL**

Length of Project (in Years) — **Initial Year of Approval** — **N/A**

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		280,000	5,550,000			
Total Project Funding	**-**	**280,000**	**5,550,000**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Fort to Fort Trail: Freshet Mitigation**					
Work Breakdown (if it exists)	FTF1001-01	**Category**	Trail Planning and Development			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		500,000	-	-	-	-
Budget Remaining	126,236					
Total Project Cost	**126,236**	**500,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Repairs to the foreshore of the Fort to Fort Trail between the Salmon River Dyke Station west along the frontage of the Fort Langley Golf Course to address erosion caused by the annual Fraser River Freshet. All necessary permits have been received and with funding, construction may proceed in the next period of least risk for the Fraser River.
Project Justification & Consequences of Not Proceeding *(Phased Project)	A geotechnical engineer's report has identified a means of mitigating erosion including clearing and grubbing of vegetation along the foreshore, tree clearing, and armouring the foreshore via excavation, geosynthetics and rip-rap. Without addressing the recommendations of the engineer's report, continual erosion of the bank will occur, resulting in complete loss of the trail and significant cost and time to replace in its current location, if at all. Work in progress and will continue into 2021. CFWD Class C cost estimates based on design completed in 2022 exceed previously allocated budget. Additional funds are required to complete repairs. Tendering of project has been delayed pending crown land access agreement.
***Project Priority Ranking**	**CRITICAL 01**

Length of Project (in Years)	**2**				**Initial Year of Approval**	**2020**	
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	126,236					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	126,236	-	-	-	-	-
UNFUNDED		500,000				
Total Project Funding	**126,236**	**500,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title **Slope Stabilization: East & West Munday Creek**

Work Breakdown (if it exists) NEW **Category** Facility Maintenance

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		1,000,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**1,000,000**	-	-	-	-

Project Description
***(Phased Project)**

To fix slope failures and restore the site to pre-event operational conditions along West Munday Creek and the pedestrian bridge crossing at East Munday Creek. Due to slope instabilities, restoration works are proposed and include the following tasks:
- Clearing of trees and shrubs to gain temporary machinery and hauling access to the project site
- Mobilization and demobilization of construction materials and stream flow bypass isolation equipment
- Fish and amphibian salvaging
- Removal of deposited material from slope slides
- Bank repair and re-establishment of nature slope and riparian area
- Installation of gabion retaining wall and riprap slope and toe protection,
- Restoration of the slopes, any temporary work areas, and the site access routes by regrading, stabilization against erosion, replacement of topsoil and native plant installation
- Environmental permitting and construction monitoring/inspection to ensure compliance to any environmental regulatory requirements

Project Justification & Consequences of Not Proceeding
***(Phased Project)**

A segment of West Munday Creek trail in the 8600 block (at both Site 1 and Site 2) has been significantly damaged where the trail at the top of bank has slid towards the creek. This section of the affected trails has been closed to public access since the event. At East Munday Creek in the 9100 block, severe slope failure and slope movement occurred at both abutments of a pedestrian bridge crossing owned by the Township. At the north abutment, headward erosion of the slide scarp has exposed the footing of the pedestrian bridge and a large tree and root mass have fallen and slid into the creek at the south abutment area which has blocked the creek flow and caused ongoing eroding to the south bank slope.

***Project Priority Ranking** **CRITICAL 02**

Length of Project (in Years) 1 **Initial Year of Approval** N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		1,000,000				
Total Project Funding	-	**1,000,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Walnut Grove Park Culvert Replacement (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		300,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**300,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	This capital project seeks funding for stormwater culvert infrastructure replacement for Walnut Grove Park.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Under the guidance of a geotechnical consultant in 2021, temporary repairs were completed to temporarily address slope stability. Next we need to complete replacement of the culvert during the annual fisheries window in the summer. This request for capital funding is a ball park as once funding is approved, detailed design and associated detailed cost estimates can be completed. Adjustment to the funding request can be made if necessary. Not funding this work may impact residents abilities to utilize park space if stormwater failures occur.
***Project Priority Ranking**	**CRITICAL 03**

Length of Project (in Years) 1 — **Initial Year of Approval** N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		300,000				
Total Project Funding	**-**	**300,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Synthetic Turf Field Replacement: Willoughby Community Park SE Field (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Sports Fields and Courts			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		2,000,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**2,000,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	To replace the southeast synthetic turf field at Willoughby Community Park at 7700 Block 202A Street which is at the end of its useful life and will continue to deteriorate in quality if not replaced.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Synthetic turf fields are utilized by non-profit and for-profit sports users groups, and to host tournaments and special events. They typically have an expected life of 8 years before replacement is required. If they are not replaced increased maintenance costs will be incurred, and the safety of field users could be compromised.
***Project Priority Ranking**	**CRITICAL 04**

Length of Project (in Years)	**1**				**Initial Year of Approval**	**N/A**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		2,000,000				
Total Project Funding	**-**	**2,000,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Capital Project Description
Parks Utility

Project Title	**Walnut Grove Skatepark Improvements and Repairs (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Sports Fields and Courts			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		350,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**350,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Newline Skateparks assessed the site in 2013 and determined that the skatepark is "suffering from poor shaping and serious deterioration creating a very inconsistent and dangerous riding experience." A previous phase of repairs has been completed but subsequent replacement of ramps and surfacing is still required.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Current conditions pose safety risks to skatepark users and several ramps and park areas are typically avoided by park riders as "unrideable". Ongoing maintenance is expected to increase as surface deteriorates further and exposure to risk increases.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	1	**Initial Year of Approval**	N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		350,000				
Total Project Funding	**-**	**350,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Philip Jackman Park Playground Equipment Replacement (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Playground Equipment and Spray Parks			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		150,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**150,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Climbing net play feature has reached expected end of service life. Climbing net ropes have worn significantly and pose safety concern requiring full replacement. Improvements to accessibility will be incorporated into replacement.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Maintenance costs will continue to escalate as further repairs are needed unless recommended replacements are made. Full closure of the play area may be required without action.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	**1**	**Initial Year of Approval**	**N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		150,000				
Total Project Funding	**-**	**150,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Yorkson Community Park: Mountain Bike Rehabilitation (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		100,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**100,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Road widening and greenway construction has impacted the layout of the mountain-bike park requiring reconfiguration to provide adequate safety buffers between riders and greenway pedestrians.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Installation of a safety buffer zone between bike park and greenway is required to prevent pedestrian - biker collisions. The pump track intended for intermediate skill levels may be closed to eliminate risk if redesign actions are not taken.					
***Project Priority Ranking**	**HIGH**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		100,000				
Total Project Funding	**-**	**100,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Cemetery Improvements: Murrayville (R/N)**					
Work Breakdown (if it exists)	NEW	**Category**	Community Park Development			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		100,000	100,000	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**100,000**	**100,000**	**-**	**-**	**-**

Project Description *(Phased Project)	This project proposes an annual capital account to undertake improvements to Murrayville Cemetery at 21405 44 Avenue. In 2023, works proposed include installation of 2 niche walls, fencing and landscaping.
Project Justification & Consequences of Not Proceeding *(Phased Project)	In 2019 Council received the Cemetery Operation Review, identifying improvements for the Township's cemeteries required to ensure adequate design and inventory of burial options for the future.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	**2**	**Initial Year of Approval**	**N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		100,000	100,000			
Total Project Funding	**-**	**100,000**	**100,000**	**-**	**-**	**-**
***Estimated Annual Operating impact**			-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Aldergrove Athletic Park Improvements (N)**					
Work Breakdown (if it exists)	NEW	**Category**	General Park Development			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		250,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**250,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	To install baseball field netting to improve safety for park users at Aldergrove Athletic Park at 27 Avenue and 267B Street.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Without safety netting there is potential for spectator and park user injuries from baseballs.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	**1**	**Initial Year of Approval**	**N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		250,000				
Total Project Funding	**-**	**250,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Walnut Grove Community Park Improvements (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Community Park Development			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		350,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**350,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	To replace the baseball backstop fencing at Walnut Grove Community Park at 89 Avenue and Walnut Grove Drive. The backstop has reached the end of its service life.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Existing backstops continue to deteriorate and require increased maintenance. Failure to maintain or replace may impact the user group's use of park fields.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	1	**Initial Year of Approval**	N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		350,000				
Total Project Funding	**-**	**350,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Willoughby Community Park Playground Resurfacing (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Playground Equipment and Spray Parks			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		500,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**500,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Climbing net and safety surface have reached expected end of service life. Climbing net ropes have worn significantly and pose safety concern requiring full replacement. Seams of play surfacing have become exposed and require replacement. Improvements to accessibility will be incorporated into replacements.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Maintenance costs will continue to escalate as further repairs are needed unless recommended replacements are made. Full closure of the play area may be required without action.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	1	**Initial Year of Approval**	N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		500,000				
Total Project Funding	**-**	**500,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Trans Canada Trail at 102 Avenue Upgrade (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Trail Planning and Development			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		250,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**250,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Convert gravel trail surface to asphalt trail surface
Project Justification & Consequences of Not Proceeding *(Phased Project)	Water run off from 102B Avenue and neighbouring properties is eroding the gravel surface on this section of the Trans Canada Trail, creating slip and trip hazards. Additionally, grass vegetation from the ditches continually encroaches into the gravel, also contributing to slip hazards when it is wet. Converting the trail to asphalt will reduce maintenance requirements to mow back vegetation, and fill in ruts and washouts.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	**2**	**Initial Year of Approval**	**N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		250,000				
Total Project Funding	**-**	**250,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Milner Park Field Rehabilitation (R/N)**					
Work Breakdown (if it exists)	NEW	**Category**	Sports Fields and Courts			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		150,000	1,500,000	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**150,000**	**1,500,000**	**-**	**-**	**-**
Project Description *(Phased Project)	Redesign and improvements of fields at Milner Park located in the 6700 block 216 Street, to meet increased usage by sport user groups. Design 2024 Construction 2025					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Current field surface is soil-based and is not well drained in winter months. Portions of field area is underutilized due to lack of field amenities (i.e. backstops and fencing)					
***Project Priority Ranking**	**HIGH**					
Length of Project (in Years)	**2**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		150,000	1,500,000			
Total Project Funding	**-**	**150,000**	**1,500,000**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Philip Jackman Parking Lot Replacement (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		500,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**500,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Asphalt surface has reached the end of it service life and is deteriorating beyond the ability to repair. Full replacement is required.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Maintenance costs will continue to escalate and exposure to damage and injury claims will increase without action.					
***Project Priority Ranking**	**HIGH**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		500,000				
Total Project Funding	**-**	**500,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Fort Langley Community Park Sound Attenuation Wall (N)**					
Work Breakdown (if it exists)	NEW	**Category**	Community Park Development			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		150,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**150,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Installation of a sound attenuation wall is required in response to numerous noise complaints received from adjacent properties regarding noise from pickleball courts that are near the property edge. These type of remediation has proven effective when applied in other jurisdictions.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Further noise complaints are expected without remediation efforts. Restrictions or elimination of pickleball use may be required without action.					
***Project Priority Ranking**	**MEDIUM**					
Length of Project (in Years)	**1**			**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		150,000				
Total Project Funding	**-**	**150,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

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2024 Police Capital

Ranking	Project Title	Page No.	Total New Requests	RCMP Reserve	2023 CFWD
Critical	Shared Furniture & Equipment	126	**80,000**	80,000	186,277
High	Non-Shared Furniture & Equipment (CPOs)	127	**25,000**	25,000	203,254
High	Vehicle Upgrades: Conversion to Electric Vehicles	128	**40,000**	40,000	-
2024 New Requests			***145,000***	***145,000***	***389,531***

Township of Langley
Capital Project Description
Police

Project Title	**Shared Furniture & Equipment**					
Work Breakdown (if it exists)	PSS1001-03	**Category**	Furniture and Equipment			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		80,000	80,000	80,000	80,000	80,000
Budget Remaining	186,277					
Total Project Cost	**186,277**	**80,000**	**80,000**	**80,000**	**80,000**	**80,000**

Project Description *(Phased Project)	Furniture, equipment and renovations are required on an ongoing basis to meet the needs of the Main Detachment and staff. Areas that have been identified for 2022 are the Telecoms (911 Dispatch Room)/Switchboard Office, Street Enforcement Unit, Records archive file storage, Parade Room, General Duty areas, as well as GIS and Traffic Sections.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Not funding the above projects would result in the Detachment continuing to have furniture that has surpassed its lifespan by several years. The current hydraulic work stations in Telecoms are malfunctioning, parts are very expensive and hard to obtain. Due to the continual growth of the Detachment, the other identified sections and Parade Room are no longer efficient and ergonomic. These sections are overdue for replacement, need reorganization and require additional workstations.
***Project Priority Ranking**	**CRITICAL 01**

Length of Project (in Years) Ongoing — **Initial Year of Approval** 2010

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	104,894					
RCMP Reserve	16,186	80,000				
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Langley City	65,197					
Total Funded	186,277	80,000	-	-	-	-
UNFUNDED			80,000	80,000	80,000	80,000
Total Project Funding	**186,277**	**80,000**	**80,000**	**80,000**	**80,000**	**80,000**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Police

Project Title	**Non-Shared Furniture & Equipment (CPOs)**					
Work Breakdown (if it exists)	CPO1001-05	**Category**	Furniture and Equipment			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		25,000	25,000	25,000	25,000	25,000
Budget Remaining	203,254					
Total Project Cost	**203,254**	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**

Project Description *(Phased Project)	Ongoing replacement of furniture or equipment for Township Community Police Offices and future relocation plans of leased CPOs.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Members and municipal staff work out of the CPOs regularly and we have ongoing needs for furniture and equipment and reorganization of spaces. As well, relocation of the leased CPO's is being planned to better meet the needs of the citizens in the Township of Langley. If funding is not approved, our Regular Members at the CPO's will go without required furniture and equipment and we will not be able to plan for future growth/relocation.
***Project Priority Ranking**	**HIGH 01**

Length of Project (in Years)	**Ongoing**	**Initial Year of Approval**	**2012**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	185,685					
RCMP Reserve	17,569	25,000				
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	203,254	25,000	-	-	-	-
UNFUNDED			25,000	25,000	25,000	25,000
Total Project Funding	**203,254**	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Police

Project Title — **Vehicle Upgrades: Conversion to Electric Vehicles**

Work Breakdown (if it exists) — NEW — **Category** — Vehicles and Equipment

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		40,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**40,000**	-	-	-	-

Project Description *(Phased Project)

Additional funding to allow for replacement of gas fueled vehicles with electric vehicles. This budget request is for the incremental increase over the funding available in the public works equipment replacement reserve. For 2023 the following vehicles utilized by the Langley Detachment requires additional funding: Passenger Vehicle 1158-V046 and Pick Up Truck 1051-V032. (Fleet capital worksheet #44 and #155)

Project Justification & Consequences of Not Proceeding *(Phased Project)

These vehicles are past their cost effective life cycle and will be replaced with electric vehicles. Fleet charge out rates for these vehicles considered the cost of replacing with gas powered vehicles. If this project is not funded the vehicles identified for replacement in 2023 will need to be deferred and result in challenges achieving our corporate GHG emission targets and result in higher ongoing maintenance costs.

***Project Priority Ranking** — **HIGH 03**

Length of Project (in Years) — **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-	40,000				
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	40,000	-	-	-	-
UNFUNDED						
Total Project Funding	-	**40,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	-

2024 Recreation Capital

Ranking	Project Title	Page No.	Total New Requests	Unfunded	2023 CFWD
High	WC Blair Sound System	130	**20,000**	20,000	-
High	Aquatic Facility Equipment Replacements	131	**130,000**	130,000	217,039
High	Fitness Equipment Replacement (various)	132	**125,000**	125,000	201,724
Medium	ACUCC - Waterpark Amenities Equipment Replacement	133	**20,000**	20,000	1,305
Medium	Multiple Locations - Furniture and Equipment Replacement	134	**25,000**	25,000	31,710
2024 New Requests			***320,000***	***320,000***	***451,778***

Township of Langley
Capital Project Description
Recreation

Project Title	**WC Blair Sound System**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		20,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**20,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Existing sound equipment is used for music and safety paging purposes. Due to corrosive environment of the swimming pool, existing equipment is not functioning well and is beyond its useful lifespan. System integration will be required with renovations.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Safety announcments may not be broadcasted consistently nor effectively. Customer experience will dimish. This project is expected to have a neutral impact on GHG emissions.
***Project Priority Ranking**	**High 01**

Length of Project (in Years)	1				**Initial Year of Approval**	
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		20,000				
Total Project Funding	**-**	**20,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Recreation

Project Title	**Aquatic Facility Equipment Replacements**					
Work Breakdown (if it exists)	RCP1002-01	**Category**	Facility Maintenance			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		130,000	130,000	130,000	130,000	-
Budget Remaining	217,039					
Total Project Cost	**217,039**	**130,000**	**130,000**	**130,000**	**130,000**	**-**

Project Description ***(Phased Project)**	Due to the corrosive pool environment, aquatic program equipment deteriorates and ultimately fail.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Required equipment for lessons will not be available and negatively impact public swim sessions. This project is expected to have a neutral impact on GHG emissions.
***Project Priority Ranking**	**High 02**

Length of Project (in Years)	**Ongoing**	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	158,213					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Fitness Equipment Reserve	58,826					
Total Funded	217,039	-	-	-	-	-
UNFUNDED		130,000	130,000	130,000	130,000	
Total Project Funding	**217,039**	**130,000**	**130,000**	**130,000**	**130,000**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Recreation

Project Title	**Fitness Equipment Replacement (various)**					
Work Breakdown (if it exists)	RCP1003-01	**Category**	Fitness Equipment			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		125,000	125,000	125,000	125,000	125,000
Budget Remaining	201,724					
Total Project Cost	**201,724**	**125,000**	**125,000**	**125,000**	**125,000**	**125,000**

Project Description *(Phased Project)	Aging fitness equipment replacement. Increased funds in future years due to added and newly renovated facilities.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Failure of the aging equipment negatively impacts revenue and service to the public. This project is expected to have a neutral impact on GHG emissions.
***Project Priority Ranking**	**High 03**

Length of Project (in Years)	**Ongoing**	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	49,906					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Fitness Equipment Reserve	151,818					
Total Funded	201,724	-	-	-	-	-
UNFUNDED		125,000	125,000	125,000	125,000	125,000
Total Project Funding	**201,724**	**125,000**	**125,000**	**125,000**	**125,000**	**125,000**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Recreation

Project Title	**ACUCC - Waterpark Amenities Equipment Replacement**					
Work Breakdown (if it exists)	ACC1017-01	**Category**	Facility Maintenance			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		20,000	20,000	20,000	20,000	20,000
Budget Remaining	1,305					
Total Project Cost	**1,305**	**20,000**	**20,000**	**20,000**	**20,000**	**20,000**

Project Description ***(Phased Project)**	Replacement of inner tubes, umbrellas, and outdoor furniture.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Due to corrosive and environmental impact on furniture, equipment will become unusable.
***Project Priority Ranking**	**Medium 01**

Length of Project (in Years)	**Ongoing**	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	1,305					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	1,305	-	-	-	-	-
UNFUNDED		20,000	20,000	20,000	20,000	20,000
Total Project Funding	**1,305**	**20,000**	**20,000**	**20,000**	**20,000**	**20,000**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Recreation

Project Title — **Multiple Locations - Furniture and Equipment Replacement**

Work Breakdown (if it exists) — RCP1005-01 — **Category** — Furniture and Equipment

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		25,000	25,000	25,000	25,000	25,000
Budget Remaining	31,710					
Total Project Cost	**31,710**	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**

Project Description *(Phased Project)

Public space furniture at recreation facilities. Items such as tables and seating (benches and chairs) are utilized in the general public spaces, but also in room rentals, programs, and services. Current equipment is reaching the end of life span and due to high usage, has deteriorated. Folding chairs and tables are essential due to storage constraints.

Project Justification & Consequences of Not Proceeding *(Phased Project)

With the volume of public use, existing furniture and equipment will deteriorate to where it no longer functional. This project is expected to have a neutral impact on GHG emissions.

***Project Priority Ranking** — **Medium 03**

Length of Project (in Years) — Ongoing — **Initial Year of Approval**

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	31,710					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	31,710	-	-	-	-	-
UNFUNDED		25,000	25,000	25,000	25,000	25,000
Total Project Funding	**31,710**	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**
***Estimated Annual Operating impact**		-	-	-	-	-

2024 Sewer Capital

Ranking	Project Title	Page No.	Total New Requests	Capital Works Reserve	Unfunded	2023 CFWD
Council	208 Phase I and II (64 Ave to 76 Ave)	136	**2,103,310**	2,103,310		1,691,200
Council	Road Construction Sanitary Sewer Works: 19900 Block 27 Avenue	137	**75,000**	75,000		-
Council	Road Construction: Sewer Works 209 Avenue South of 76 Avenue (YSC)	138	**780,000**		780,000	-
High	Lift Station and Forcemain: 24 Avenue 196 to 200 Street	139	**1,400,000**		1,400,000	2,234,969
2024 New Requests			***4,358,310***	***2,178,310***	***2,180,000***	***3,926,169***

Township of Langley
Capital Project Description
Sewer Utility

Project Title	**208 Phase I and II (64 Ave to 76 Ave)**					
Work Breakdown (if it exists)	SWR1167-01	**Category**	Mains and Trunks			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		2,103,310	-	-	-	-
Budget Remaining	1,691,200					
Total Project Cost	**1,691,200**	**2,103,310**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Council resolution July 24, 2023 Item E. 14 Report 23-148. This project proposes to construct sewer main works in association with road widening.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	CFWD Multi year funding required for land purchase, design, and construction.
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)	**3**				**Initial Year of Approval**	**2023**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	24,700	2,103,310				
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	1,666,500					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	1,691,200	2,103,310	-	-	-	-
UNFUNDED						
Total Project Funding	**1,691,200**	**2,103,310**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	8,532	-	-	-

Township of Langley
Capital Project Description
Sewer Utility

Project Title	**Road Construction Sanitary Sewer Works: 19900 Block 27 Avenue**					
Work Breakdown (if it exists)	NEW	**Category**	Mains and Trunks			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		75,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**75,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Offsite servicing for the Brookswood firehall site including sanitary service connection to 200 Street.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Offsite servicing is required for firehall construction.					
***Project Priority Ranking**	**COUNCIL**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-	75,000				
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	75,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**75,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Sewer Utility

Project Title	**Road Construction: Sewer Works 209 Avenue South of 76 Avenue (YSC)**					
Work Breakdown (if it exists)	NEW	**Category**	Mains and Trunks			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		780,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**780,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	To construct approximately 650m of sanitary sewer works in relation to road construction for 209 Avenue south of 76 Avenue. This project proposes to construct sanitary main works in association with road construction.					
Project Justification & Consequences of Not Proceeding *(Phased Project)						
***Project Priority Ranking**	**COUNCIL**					
Length of Project (in Years)			**Initial Year of Approval**			
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		780,000				
Total Project Funding	**-**	**780,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	948	-	-	-

Township of Langley
Capital Project Description
Sewer Utility

Project Title — **Lift Station and Forcemain: 24 Avenue 196 to 200 Street**

Work Breakdown (if it exists) — SWR1140-01 — **Category** — Pumps, Booster and Lift Stations

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		1,400,000	-	-	-	-
Budget Remaining	2,234,969					
Total Project Cost	**2,234,969**	**1,400,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Design (2020), and Construction (2021) of a sanitary lift station and associated forcemain to support development in Brookswood/Fernridge.

Project Justification & Consequences of Not Proceeding *(Phased Project)

Neighbourhood Plans for the Brookswood/Fernridge Community are complete. Funding is required to ensure adequate services are designed and constructed to support future development. Sanitary forcemain design is complete and to be constructed in conjunction with the lift station.

CFWD Lift Station design is underway, with construction expected in 2024 with completion in 2025.

***Project Priority Ranking** — **HIGH**

Length of Project (in Years) — **2** — **Initial Year of Approval** — **2020**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	22,349					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	2,212,620					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	2,234,969	-	-	-	-	-
UNFUNDED		1,400,000	-			
Total Project Funding	**2,234,969**	**1,400,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

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2024 Solid Waste Capital

Ranking	Project Title	Page No.	Total New Requests	Other: Solid Waste Equip Reserve Fund	2023 CFWD
Critical	Collection Carts (N)	142	**300,000**	300,000	25,392
Critical	Equipment Replacement (R)	143	**250,000**	250,000	39,393
2024 New Requests			***550,000***	***550,000***	***64,785***

Township of Langley
Capital Project Description
Solid Waste

Project Title	**Collection Carts (N)**					
Work Breakdown (if it exists)	SWC1000-01	**Category**	Collection Carts			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		300,000	315,000	330,750	347,288	364,653
Budget Remaining	25,392					
Total Project Cost	**25,392**	**300,000**	**315,000**	**330,750**	**347,288**	**364,653**
Project Description *(Phased Project)	Annual purchase and delivery of wheeled collection carts for new residents in solid waste collection areas receiving municipal garbage and organics collection, and existing townhome complexes that choose to transition to municipal collection.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	New carts are required to support growth. CFWD to 2024 as final cart order in 2023 will not be shipped until February 2024. Cart costs have increased 40%.					
***Project Priority Ranking**	**CRITICAL**					
Length of Project (in Years)	**Annual**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	25,392					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Solid Waste Equip Reserve Fund	-	300,000	315,000	330,750	347,288	364,653
Total Funded	25,392	300,000	315,000	330,750	347,288	364,653
Total Unfunded						
Total Project Funding	**25,392**	**300,000**	**315,000**	**330,750**	**347,288**	**364,653**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Solid Waste

Project Title	**Equipment Replacement (R)**					
Work Breakdown (if it exists)	SWC1002-01	**Category**	Vehicles and Equipment			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		250,000	262,500	275,625	289,406	303,876
Budget Remaining	39,393					
Total Project Cost	**39,393**	**250,000**	**262,500**	**275,625**	**289,406**	**303,876**

Project Description *(Phased Project)	This capital project seeks funding for cart replacements for those damaged or stolen, etc.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Initial rollout of wheeled collection carts was in 2016, replacement of existing carts is continuing to increase as equipment is reaching end of useful life, estimated at 7-10 years. CFWD to 2024 as final cart order in 2023 will not be shipped until February 2024. Cart costs have increased 40%.
***Project Priority Ranking**	**CRITICAL**

Length of Project (in Years)	**Annual**	**Initial Year of Approval**	**N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	39,393					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Solid Waste Equip Reserve Fund	-	250,000	262,500	275,625	281,924	264,559
Total Funded	39,393	250,000	262,500	275,625	281,924	264,559
Total Unfunded					7,482	39,317
Total Project Funding	**39,393**	**250,000**	**262,500**	**275,625**	**289,406**	**303,876**
***Estimated Annual Operating impact**		-	-	-	-	-

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2024 Stormwater Capital

Ranking	Project Title	Page No.	Total New Requests	DCCs	Capital Projects Reserve	Debt	Unfunded	2023 CFWD
Council	208 Phase I and II (64 Ave to 76 Ave)	146	**4,750,295**	235,620		4,514,675		6,262,000
Council	Stormwater Detention: 72 Avenue & 210 Street	147	**14,000,000**				14,000,000	-
Council	Road Construction Stormwater Works: 19900 Block 27 Avenue	148	**400,000**		400,000			-
Critical	Culvert Repair/Replacement 21400 Block 40 Avenue (R)	149	**4,900,000**				4,900,000	81,175
Critical	8700 Block - 252 St Culvert	150	**400,000**				400,000	5,947
Critical	Culvert Replacement: 22500 Block Telegraph Trail	151	**2,000,000**				2,000,000	-
Critical	24200 Block - 63 Ave Culvert	152	**1,300,000**				1,300,000	14,896
High	Howes Creek Cleaning and 272 St Culvert Replacement	153	**450,000**				450,000	113,417
High	East Munday Creek Bank Erosion (R)	154	**200,000**				200,000	150,000
High	Storm Outfall Replacement: 5300 Block 245A Street	155	**375,000**				375,000	-
High	Storm Sewer Replacement: 800 Block 216 Street	156	**600,000**				600,000	-
2024 New Requests			***29,375,295***	***235,620***	***400,000***	***4,514,675***	***24,225,000***	***6,627,435***

Township of Langley
Capital Project Description
Stormwater Utility

Project Title	**208 Phase I and II (64 Ave to 76 Ave)**					
Work Breakdown (if it exists)	STW1201-01	**Category**	Storm Mains			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		4,750,295	-	-	-	-
Budget Remaining	6,262,000					
Total Project Cost	**6,262,000**	**4,750,295**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Council resolution July 24, 2023 Item E. 14 Report 23-148. This project proposes to construct stormwater infrastructure in association with road widening works.
Project Justification *(Phased Project)	
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)		**Initial Year of Approval**	**N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	235,620				
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	6,262,000	4,514,675				
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	6,262,000	4,750,295	-	-	-	-
UNFUNDED						
Total Project Funding	**6,262,000**	**4,750,295**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**			32,825			

Township of Langley
Capital Project Description
Stormwater Utility

Project Title	**Stormwater Detention: 72 Avenue & 210 Street**					
Work Breakdown (if it exists)	NEW	**Category**	Storm Mains			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		14,000,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**14,000,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Includes Tank 7A under Soccer Facility, storm main from 212 Connector to 72 Ave, and Pond 7B at 72 Avenue between 209A and 210 Street.					
Project Justification *(Phased Project)	2023 DCC Program 23 D 034 Pond 7B ($17.773M) and 23 D 084 ($225,000) 2020 DCC Program 23 D 024 ($6.282M) and 18 D 096 ($125,000)					
***Project Priority Ranking**	**COUNCIL**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		14,000,000				
Total Project Funding	**-**	**14,000,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**			8,820			

Township of Langley
Capital Project Description
Stormwater Utility

Project Title	**Road Construction Stormwater Works: 19900 Block 27 Avenue**					
Work Breakdown (if it exists)	NEW	**Category**	Detention Ponds			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		400,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**400,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Offsite servicing for the Brookswood firehall site including underground detention and connection to 200 Street storm
Project Justification *(Phased Project)	Offsite servicing is required for firehall construction.
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)	1	**Initial Year of Approval**	N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-	400,000				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	400,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**400,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Stormwater Utility

Project Title	**Culvert Repair/Replacement 21400 Block 40 Avenue (R)**					
Work Breakdown (if it exists)	STW1191-01	**Category**	Planning and Other			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		4,900,000	-	-	-	-
Budget Remaining	81,175					
Total Project Cost	**81,175**	**4,900,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replace twin 3.0m diameter culverts under 40 Avenue in the 21400 block.
Project Justification *(Phased Project)	Culverts are in very poor condition and this location experienced a large sinkhole in 2021. Further deterioration would require the roadway to be closed and potentially impact the trunk watermain between Brookswood and Murrayville impacting available water supply and fire suppression. An external consultant assessed the culvert and recommended replacement in 2022. Design of this project is complete and necessary property approvals have been secured.
***Project Priority Ranking**	**CRITICAL 01**

Length of Project (in Years)	**3**	**Initial Year of Approval**	**2021**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	81,175					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	81,175	-	-	-	-	-
UNFUNDED		4,900,000				
Total Project Funding	**81,175**	**4,900,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Stormwater Utility

Project Title	**8700 Block - 252 St Culvert**					
Work Breakdown (if it exists)	STW1182-01	**Category**	Culvert Replacement and Installation			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		400,000	-	-	-	-
Budget Remaining	5,947					
Total Project Cost	**5,947**	**400,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	2020 Funding for design of culvert replacement - 8700 Block 252 Street					
Project Justification *(Phased Project)	Design complete, construction in 2024					
***Project Priority Ranking**	**CRITICAL 02**					
Length of Project (in Years)	**2**			**Initial Year of Approval**		**2020**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	5,947					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	5,947	-	-	-	-	-
UNFUNDED		400,000				
Total Project Funding	**5,947**	**400,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Stormwater Utility

Project Title	**Culvert Replacement: 22500 Block Telegraph Trail**					
Work Breakdown (if it exists)	NEW	**Category**	Culvert Replacement and Installation			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		2,000,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**2,000,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Replacement of existing culvert with a new culvert due to the poor condition of the existing culvert.
Project Justification ***(Phased Project)**	Existing culvert has experienced sloughing at the headwalls and cracking at the top of the culvert. Replacement is recommended to avoid further failures.
***Project Priority Ranking**	**CRITICAL 03**

Length of Project (in Years)	**1**	**Initial Year of Approval**	**N/A**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		2,000,000				
Total Project Funding	**-**	**2,000,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Stormwater Utility

Project Title	**24200 Block - 63 Ave Culvert**					
Work Breakdown (if it exists)	STW1181-01	**Category**	Culvert Replacement and Installation			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		1,300,000	-	-	-	-
Budget Remaining	14,896					
Total Project Cost	**14,896**	**1,300,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	2020 Funding for design of culvert replacement - 24200 Block 63 Avenue					
Project Justification *(Phased Project)	CFWD Detailed design in 2022, construction in 2024.					
***Project Priority Ranking**	**CRITICAL 04**					
Length of Project (in Years)	**2**			**Initial Year of Approval**		**2020**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	14,896					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	14,896	-	-	-	-	-
UNFUNDED		1,300,000				
Total Project Funding	**14,896**	**1,300,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Stormwater Utility

Project Title — **Howes Creek Cleaning and 272 St Culvert Replacement**

Work Breakdown (if it exists) — STW1174-01 — **Category** — Culvert Replacement and Installation

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		450,000	-	-	-	-
Budget Remaining	113,417					
Total Project Cost	**113,417**	**450,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Remove excess sediment from the length of the channel and removal of large blockages.

Project Justification *(Phased Project)

Continuation of works from the 2020 eastern channel hand clearing and 2021 272 Street box culvert upgrade. Beaver activity, silt deposits and tree falls have contributed to reducing the flow capacity of Howes Creek, thus causing periodic flooding issues on private property. Removing blockages and managing beaver activity will minimize any flooding concerns on private property.

CFWD: Assessment in 2022, works in 2024

***Project Priority Ranking** — **HIGH**

Length of Project (in Years) — 3 — **Initial Year of Approval** — 2020

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	113,417					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	113,417	-	-	-	-	-
UNFUNDED		450,000				
Total Project Funding	**113,417**	**450,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Stormwater Utility

Project Title	**East Munday Creek Bank Erosion (R)**					
Work Breakdown (if it exists)	STW1185-01	**Category**	Slope Stabilization			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		200,000	-	-	-	-
Budget Remaining	150,000					
Total Project Cost	**150,000**	**200,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Stabilization of the bank and re-alignment of the creek channel on East Munday Creek, east of 214A Street and south of 96 Avenue.
Project Justification *(Phased Project)	Ongoing bank erosion is occurring along East Munday Creek within a Township ROW, east of 214A and south of 96 Avenue. Works are required to prevent continued erosion and potential damage to private property. CFWD Works to take place in 2024 summer fisheries window.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	**1**	**Initial Year of Approval**	**2021**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	150,000					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	150,000	-	-	-	-	-
UNFUNDED		200,000				
Total Project Funding	**150,000**	**200,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Stormwater Utility

Project Title	**Storm Outfall Replacement: 5300 Block 245A Street**					
Work Breakdown (if it exists)	NEW	**Category**	Culvert Replacement and Installation			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		375,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**375,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Design and construction to replace existing stormwater outfall at 5300 block of 245A Street
Project Justification *(Phased Project)	In 2021, Township Staff completed an interim drainage improvement work to mitigate flooding homes within the area. This project is needed to improve capacity of the existing outfall and to improve the overall stormwater management plan in the area. Work is contingent on availability of required funding and receiving the necessary environmental permits.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	1	**Initial Year of Approval**	N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		375,000				
Total Project Funding	**-**	**375,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Stormwater Utility

Project Title	**Storm Sewer Replacement: 800 Block 216 Street**					
Work Breakdown (if it exists)	NEW	**Category**	Storm Mains			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		600,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**600,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replacement of 480 metres of corrugated metal storm pipe with 525mm - 750mm concrete pipe along 216 Street from the 800 block to 1100 block. Phase 1 of the works to replace 70m of pipe with 750mm concrete pipe will be undertaken in the fishery window of 2024. Phase 2 of the works will replace the remaining 410m of pipe with 525mm and 675mm concrete pipe and is proposed for construction in 2025.
Project Justification *(Phased Project)	Several properties have experienced flooding concerns along this corridor of 216 Street. Review of the existing corrugated metal storm pipe along this section of 216 Street has identified structural deterioration and sections of pipe are plugged with material. Further deterioration of the pipe can result in collapse and sink holing along the boulevard and driveways.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	**2**	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		600,000				
Total Project Funding	**-**	**600,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

2024 Transportation Capital

Ranking	Project Title	Page No.	Total New Requests	Grants	DCCs	Capital Projects Reserve	Debt	TransLink	Other: Willoughby Greenway Amnty Res	Other: Non-Refundable Deposit (NRD)	Unfunded	2023 CFWD
Council	Road Construction: 19900 Block 27 Avenue	158	**2,035,000**			2,035,000						-
Council	Road Construction: 208A Street from 212 Connector to 76 Avenue (YSC)	159	**6,500,000**								6,500,000	-
Council	Functional Design: 202 Street Corridor 72 Avenue to 86 Avenue	160	**200,000**		198,000	2,000						-
Council	Road Widening: 76 Avenue 208 Street to 21000 Block (YSC)	161	**5,500,000**								5,500,000	-
Council	Functional Design: 216 Street 80 Avenue to Glover Road (N)	162	**300,000**		297,000						3,000	-
Council	Road Widening: 80 Avenue between 204 and 212 Streets	163	**5,500,000**		5,384,832				60,776		54,392	4,093,752
Council	Rain Garden Remediation	164	**250,000**			250,000						-
Council	Road Restoration: Old Yale Road; 216 to Fraser Highway (R)	165	**10,500,000**							105,372	10,394,628	8,805
Council	Fraser Highway Widening: 24300 Block to 24600 Block	166	**4,996,000**		2,275,020			2,698,000			22,980	8,365,489
Council	Fort Landing Marina Improvements and Rail Crossing (N)	167	**5,740,000**								5,740,000	1,300,331
Council	20400 Block 16 Avenue Bridge Rehabilitation	168	**242,178**					148,214			93,964	162,250
Council	Mufford Overpass Rehabilitation	169	**2,046,038**					1,023,019			1,023,019	131,250
Council	208 Phase I and II (64 Ave to 76 Ave)	170	**17,988,917**	1,000,000		148,599	14,711,318	2,129,000				22,835,701
Council	2600 Block 200 Street Bridge Pedestrian Path Rehabilitation	171	**620,000**					310,000			310,000	-
Critical	Bridge Deck Replacement: 96 Avenue West of Billy Brown Road (R)	172	**2,100,000**								2,100,000	-
Critical	Bridge Replacement: 6500 Block 248 Street	173	**4,000,000**								4,000,000	-
Critical	Slope Stability: 23700 Block 56 Avenue	174	**200,000**								200,000	-
Critical	Bridge Repair: 256 Street at 4500 Block (R)	175	**150,000**								150,000	-
Critical	Bridge Repair: 224 Street at 1800 Block (R)	176	**450,000**								450,000	-
Critical	Bus Speed Reliability Improvements: 64 Avenue & 200 Street	177	**60,000**					30,000			30,000	-
Critical	Bus Speed Reliability Improvements: 86 Avenue & 200 Street	178	**150,000**					75,000			75,000	-
High	Traffic Signal: 68 Avenue at 196 Street	179	**56,000**		55,400						600	166,900
High	Bridge Repair: 216 Street 3800 Block (R)	180	**200,000**								200,000	-
High	Sidewalk Replacement: St. Andrews: Nash Street to Glover Road (R)	181	**500,000**								500,000	-
High	Sidewalk Construction: 40 Avenue 200 Street to 201A Street	182	**450,000**								450,000	-
2024 New Requests			***70,734,133***	***1,000,000***	***8,210,252***	***2,435,599***	***14,711,318***	***6,413,233***	***60,776***	***105,372***	***37,797,583***	***37,064,478***

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Road Construction: 19900 Block 27 Avenue**					
Work Breakdown (if it exists)	NEW	**Category**	Construction			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		2,035,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**2,035,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Offsite servicing for the Brookswood firehall site including the construction of 27 Avenue along the frontage and traffic signal installation at 200 Street and 27 Avenue.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Off site servicing is required for the firehall construction
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)	1	**Initial Year of Approval**	N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-	2,035,000				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	2,035,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**2,035,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	8,626	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Road Construction: 208A Street from 212 Connector to 76 Avenue (YSC)**					
Work Breakdown (if it exists)	NEW	**Category**	Construction			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		6,500,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**6,500,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	To construct 208A Street from the 212 St Connector to 76 Avenue to a 20-metre collector road standard that includes two travel lanes and on-street parking on both sides within an 11-metre pavement width, streetlighting, and a multi-use pathway (requires an additional 4.5-metre wide of property) on the east side of 208A Street to provide connectivity to the future multi-use pathways on the 212 Street Connector and 76 Avenue. The implementation of traffic calming measures (e.g. curb extensions and/or speed humps) given 208A Street fronts the soccer campus.
Project Justification & Consequences of Not Proceeding *(Phased Project)	208A Street will be the main frontage road and access to the future Smith Soccer Campus that can be accessed from either 76 Avenue or the 212 Street Connector. Access directly from 76 Avenue and/or the 212 Street Connector will cause significant traffic congestion in the area with a soccer campus and future schools, and 208A Street will help alleviate some of the congestion.
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)	**1**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		6,500,000				
Total Project Funding	**-**	**6,500,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	11,667	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Functional Design: 202 Street Corridor 72 Avenue to 86 Avenue**					
Work Breakdown (if it exists)	NEW	**Category**	Planning and Other			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		200,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**200,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Preparation of a functional design for the 202 Street corridor (including 202 Street, 202A Street, 202B Street and 203 Street) between 62 Avenue to 86 Avenue, including the proposed laning (including protected bike lanes) and modifications to existing infrastructure.
Project Justification & Consequences of Not Proceeding *(Phased Project)	The functional design will confirm the locations of existing infrastructure and requirements as developments fronting the 202 Street corridor between 62 Avenue St 86 Avenue proceed in the neighbourhood.
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)	1	**Initial Year of Approval**	N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	198,000				
Capital Works Reserve	-					
Capital Projects Reserve	-	2,000				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	200,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**200,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Road Widening: 76 Avenue 208 Street to 21000 Block (YSC)**					
Work Breakdown (if it exists)	NEW	**Category**	Widening			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		5,500,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**5,500,000**	-	-	-	-

Project Description *(Phased Project)	To widen the south 1/2 of 76 Avenue between 208 Street and the 21000 Block to achieve a 20-metre collector road standard that would accommodate a westbound left turn bay onto 208 Street and on-street parking east of 208A Street (where feasible), and a greenway with a multi-use pathway on the south side. The implementation of traffic calming measures (e.g. curb extensions and/or speed humps) given 76 Avenue fronts the soccer campus and is near future schools. Installation of crosswalks to provide connectivity within the neighbourhood and adjacent lands.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Based on a recent traffic analysis, 76 Avenue at its current state will not function once a soccer campus, middle school, high school, and potentially elementary school is constructed. The widening of 76 Avenue between 208 Street and the 21000 Block will help alleviate some of the congestion. The ultimate cross section of 76 Avenue is pending the final findings and recommendations from the traffic analysis and the School District's plans as it relates to access points to the schools.
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)	2	**Initial Year of Approval**	N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		5,500,000				
Total Project Funding	-	**5,500,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	17,431	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Functional Design: 216 Street 80 Avenue to Glover Road (N)**					
Work Breakdown (if it exists)	NEW	**Category**	Planning and Other			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		300,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**300,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Preparation of a high level functional design for 216 Street from 80 Avenue to Glover Road. Functional design will include proposed laning and locations for utility servicing as identified in the Engineering Servicing Plan.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Functional design will confirm requirements as developments proceed in the Williams Neighbourhood and appropriate transition to ALR lands.					
***Project Priority Ranking**	**COUNCIL**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	297,000				
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink (OMR Funding)	-					
ICBC	-					
Other:	-					
Total Funded	-	297,000	-	-	-	-
UNFUNDED		3,000				
Total Project Funding	**-**	**300,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Road Widening: 80 Avenue between 204 and 212 Streets**					
Work Breakdown (if it exists)	RDS1324-01	**Category**	Widening			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		5,500,000	-	-	-	-
Budget Remaining	4,093,752					
Total Project Cost	**4,093,752**	**5,500,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	The majority of the ultimate curb to curb width on 80 Avenue between 204 Street to 212 Street has been constructed through development or is under application, based upon the road standard of the day. The new road standard for arterial roads was amended to narrow travel lanes and median to allow for the construction of protected bike lanes. This project includes road widening at Yorkson Creek and the detentions ponds, and the completion of 80 Avenue from 204 Street and 212 Street with 4 travel lanes, protected bike lanes, greenways and multi-use paths. The ultimate works will require developments to continue/proceed, environmental approvals, and the relocation of third-party utility poles in order to complete the new road standard within the ultimate curb to curb width.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	The portion of 80 Avenue fronting Yorkson Community Park on the north and the detention pond on the south will not be constructed as part of adjacent developments and eligible for DCC funding. With increased growth in Willoughby, there is demand for pedestrian and other non-auto modes for the area. The road widening will provide access for all road users and complete the road network. CFWD To undertake a detailed design of 80 Avenue from 204 Street to 212 Street based on the new road standard, and construction of the ultimate where possible along the corridor.
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)	**4**	**Initial Year of Approval**	**2020**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	3,782,093	5,384,832				
Capital Works Reserve	-					
Capital Projects Reserve	38,434					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	17,457					
Other: Willoughby Greenway Amnty Res	255,768	60,776				
Total Funded	4,093,752	5,445,608	-	-	-	-
UNFUNDED		54,392				
Total Project Funding	**4,093,752**	**5,500,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	13,668	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Rain Garden Remediation**					
Work Breakdown (if it exists)	NEW	**Category**	Planning and Other			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		250,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**250,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Remediation of deteriorated rain gardens as per September 25, 2023 Item E.18 report 23-192.					
Project Justification & Consequences of Not Proceeding *(Phased Project)						
***Project Priority Ranking**	**COUNCIL**					
Length of Project (in Years)	**4**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-	250,000				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	250,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**250,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		200,000	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Road Restoration: Old Yale Road; 216 to Fraser Highway (R)**					
Work Breakdown (if it exists)	TRN1005-01	**Category**	Improvements			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		10,500,000	-	-	-	-
Budget Remaining	8,805					
Total Project Cost	**8,805**	**10,500,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	To begin civil construction for Old Yale Road Restoration from 216 Street to the Langley City boundary. Community Consultation was conducted in 2015 and Council has directed an update of the estimates be completed with further public consultation in the fall of 2023.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Old Yale Road is a designated heritage road. The road is in poor and deteriorating condition, which needs to be addressed. In addition, given that there is an elementary school on the road near 216 Street, there have been requests for an enhanced pedestrian environment. The City of Langley installation of a traffic signal at Fraser Highway/Old Yale Road, has also resulted in increased traffic volumes using Old Yale Road. CFWD A conceptual plan was developed for the ultimate road standard and restoration of Old Yale Road in consultation with the community and the Township's Heritage Advisory Committee. It is intended to pursue construction of this project in 2024.
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)	**4**	**Initial Year of Approval**	**2014**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	8,805					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Non-Refundable Deposit (NRD)	-	105,372				
Total Funded	8,805	105,372	-	-	-	-
UNFUNDED		10,394,628				
Total Project Funding	**8,805**	**10,500,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title — **Fraser Highway Widening: 24300 Block to 24600 Block**

Work Breakdown (if it exists) — RDS1356-01 — **Category** — Widening

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		4,996,000	11,200,000	-	-	-
Budget Remaining	8,365,489					
Total Project Cost	**8,365,489**	**4,996,000**	**11,200,000**	**-**	**-**	**-**

Project Description *(Phased Project)

Continuation of the design and construction of the next phase of widening Fraser Highway from 243 Street to 246 Street to four travel lanes plus multi-use paths on both sides and ultimate intersection improvements with turn bays at 244 street. Project is 50% funded by TransLink with additional funding being requested as part of MRNB cost share program.

Project Justification & Consequences of Not Proceeding *(Phased Project)

Existing intersection at Fraser Highway and 244 Street is congested during peak hours with high traffic volumes along Fraser Highway. Installation of turn lanes, and widening Fraser Highway to 4 lanes with multi-use paths will improve traffic flows, reduce vehicle conflicts, and improve safety.

CFWD Multi-year funding required to complete works.

***Project Priority Ranking** — **COUNCIL**

Length of Project (in Years) — 4 — **Initial Year of Approval** — 2022

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	3,219,846	2,275,020	2,079,000			
Capital Works Reserve	-					
Capital Projects Reserve	32,024		21,000			
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	5,113,619	2,698,000	2,100,000			
ICBC	-					
Other:	-					
Total Funded	8,365,489	4,973,020	4,200,000	-	-	-
UNFUNDED		22,980	7,000,000			
Total Project Funding	**8,365,489**	**4,996,000**	**11,200,000**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	41,042	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Fort Landing Marina Improvements and Rail Crossing (N)**					
Work Breakdown (if it exists)	RDS1349-01	**Category**	Railways, Signals and Street Lights			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		5,740,000	-	-	-	-
Budget Remaining	1,300,331					
Total Project Cost	**1,300,331**	**5,740,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Project involves intersection widening to accommodate left-turn lanes at River Road (88 Avenue) and 252 Street, including installation of a new traffic signal and upgrades to the existing CN Rail crossing including warning signal and pre-emption system. These intersection improvements are to provide access to a new marina and boat launch facility at 25337 88 Avenue.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Intersection and rail crossing improvements are required for construction of the new marina and boat launch. CFWD Detailed design for the intersection improvement at River Road and 252 Street is being finalized. The construction for the intersection improvement is scheduled for summer of 2024. However, this is subject to multiple 3rd party approval including ALC, CN Rail, BC Hydro, DFO, First Nations and FLNRORD. It is intended to pursue construction of this project in 2024.
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)	**3**	**Initial Year of Approval**	**2021**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	218,526					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	1,081,805					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	1,300,331	-	-	-	-	-
UNFUNDED		5,740,000				
Total Project Funding	**1,300,331**	**5,740,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	21,572	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title **20400 Block 16 Avenue Bridge Rehabilitation**

Work Breakdown (if it exists) RDS1379-01 **Category** Bridges

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		242,178	-	-	-	-
Budget Remaining	162,250					
Total Project Cost	**162,250**	**242,178**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Bridge Rehabilitation at 16 Avenue and 20400 Block. Work includes replacing the rip rap at the east abutment, replacing scour protection at the west abutment, and replacing the damaged railing and concrete curb at the northwest corner.

As per October 23, 2023 Report 23-222. Item F.8

Project Justification & Consequences of Not Proceeding *(Phased Project)

Bridge rehabilitation is required to ensure that no further undermining of the abutments occurs during future storm events, to ensure continued safe travel for vehicular traffic, and to increase the life cycle of the bridge.

***Project Priority Ranking** COUNCIL

Length of Project (in Years) **Initial Year of Approval** 2023

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	108,125					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	54,125	148,214				
ICBC	-					
Other:	-					
Total Funded	162,250	148,214	-	-	-	-
UNFUNDED		93,964				
Total Project Funding	**162,250**	**242,178**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Mufford Overpass Rehabilitation**					
Work Breakdown (if it exists)	RDS1378-01	**Category**	Bridges			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		2,046,038	-	-	-	-
Budget Remaining	131,250					
Total Project Cost	**131,250**	**2,046,038**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Repair of bridge deck to maintain a safe bridge structure and extend the life of the bridge to avoid major bridge replacement costs. As per October 23, 2023 Report 23-222. Item F.8
Project Justification & Consequences of Not Proceeding *(Phased Project)	The repair is required to ensure the continued safety of the travelling public. Should the works not be completed, future closure of the bridge, with associated traffic impacts, may occur. Light weight fill has settled under the reinforced concrete approach slab requiring significant rehabilitation of the slab extending it to reduce future settlement. The result of the settling has led to cracking in the concrete sidewalk slab at the east abutment. Increasing the protective fencing in specific areas to increase safety of the public from accessing the bridge stringers.
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)	**2**	**Initial Year of Approval**	**2023**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	65,625					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	65,625	1,023,019				
ICBC	-					
Other:	-					
Total Funded	131,250	1,023,019	-	-	-	-
UNFUNDED		1,023,019				
Total Project Funding	**131,250**	**2,046,038**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**208 Phase I and II (64 Ave to 76 Ave)**					
Work Breakdown (if it exists)	RDS1375-01	**Category**	Construction			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		17,988,917	-	-	-	-
Budget Remaining	22,835,701					
Total Project Cost	**22,835,701**	**17,988,917**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	To design and construct the Willowbrook Connector/208 Street (Phase 1) and continue north on 208 St to 76 Ave (Phase 2) & 212 St Connector from 208 Street/74B Avenue to 212 Street/80 Avenue (Phase 3). Works on the Willowbrook Connector and 208 Street includes road widening to achieve a minimum of four travel lanes, intersection improvements, streetlighting and pedestrian lighting, sidewalks and multi-use pathways, protected bike lanes, municipal utility installations/upgrades. Works on the 212 Street Connector includes a new four-lane urban roadway between 208 Street/74B Avenue to 212 Street/77A Avenue as well as widening of the remaining road section to 80 Avenue, with intersection improvements at 80 Avenue. Council resolution. July 24, 2023 Item E. 14 Report 23-148
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	To address road safety, traffic flows, increasing traffic congestion and to meet development related growth demands as part of the Township's Official Community plan and the Master Transportation Plan. This would connect an arterial road from 208 Street/74B Avenue to 212 Street/80 Avenue leading to the 216 Street Interchange. CFWD Multi year funding required for land purchase, design, and construction.
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)	**3**			**Initial Year of Approval**		**2023**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-	1,000,000				
Development Cost Charges (DCC)	3,760,290					
Capital Works Reserve	-					
Capital Projects Reserve	337,313	148,599				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	17,926,702	14,711,318				
TransLink	789,558	2,129,000				
ICBC	-					
Other: Non-Refundable Deposit (NRD)	21,838					
Total Funded	22,835,701	17,988,917	-	-	-	-
UNFUNDED						
Total Project Funding	**22,835,701**	**17,988,917**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	157,253	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title 2600 Block 200 Street Bridge Pedestrian Path Rehabilitation

Work Breakdown (if it exists) NEW **Category** Pedestrians and Traffic Calming

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		620,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**620,000**	-	-	-	-

Project Description *(Phased Project)

Construction repairs are required to the pedestrian walkways due to deterioration of the structural beams and wood decking. In addition, the existing handrails require sandblasting and repainting.

As per October 23, 2023 Report 23-222. Item F.8

Project Justification & Consequences of Not Proceeding *(Phased Project)

The project is required to ensure continued safe travel for pedestrians and to increase the life cycle of the bridge. The project is located on the Major Road Network and is eligible for cost sharing with Translink under the Structures Program.

***Project Priority Ranking** COUNCIL

Length of Project (in Years) 1 **Initial Year of Approval** 2024

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-	310,000				
ICBC	-					
Other:	-					
Total Funded	-	310,000	-	-	-	-
UNFUNDED		310,000				
Total Project Funding	-	**620,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Bridge Deck Replacement: 96 Avenue West of Billy Brown Road (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Bridges			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		2,100,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**2,100,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replace the concrete deck on the 96 Avenue bridge which was initially constructed in 1968.
Project Justification & Consequences of Not Proceeding *(Phased Project)	A condition assessment completed in 2020 by a qualified professional recommended replacing the concrete bridge deck as an urgent rehabilitation item. Significant spalling and cracking over the entire deck area has occurred over the past 10 years. Concrete grout has been used to patch the deck over the years, however the condition of the deck surface continues to decline.
***Project Priority Ranking**	**CRITICAL 01**

Length of Project (in Years)	1	**Initial Year of Approval**	N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		2,100,000				
Total Project Funding	**-**	**2,100,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Bridge Replacement: 6500 Block 248 Street**					
Work Breakdown (if it exists)	NEW	**Category**	Bridges			

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		4,000,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**4,000,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replacement of the bridge on 248 Street in the 6500 block with a new 2 lane bridge over Coghlan Creek. The 2020 Bridge Inspection report noted this bridge has approximately 5 years of remaining useful life.
Project Justification & Consequences of Not Proceeding *(Phased Project)	The existing soffits of the bridge are showing signs of advanced deterioration and undermining of the wing walls supporting the bridge. The report noted that this bridge is ranked poorly with regards to loading capacity on the bridge itself and may be overstressed with the current loading.
***Project Priority Ranking**	**CRITICAL 02**

Length of Project (in Years)	1	**Initial Year of Approval**	N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		4,000,000				
Total Project Funding	**-**	**4,000,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Slope Stability: 23700 Block 56 Avenue**					
Work Breakdown (if it exists)	NEW	**Category**	Improvements			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		200,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**200,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Slope monitoring and detailed design to stabilize slope stability in the 23700 block of 56 Avenue.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Re-occurring asphalt cracks in the roadway are indicating slope movement. Funds will be utilized to begin on-going slope monitoring to carry out the design to complete the slope stability works and to retain a geotechnical consultant to provide a design for the remediation. The slope is continuing to show evidence of movement and remediation is required to avoid further cracking of the asphalt and movement of the slope and closure of the roadway.
***Project Priority Ranking**	**CRITICAL 03**

Length of Project (in Years)	1	**Initial Year of Approval**	N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		200,000				
Total Project Funding	**-**	**200,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Bridge Repair: 256 Street at 4500 Block (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Bridges			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		150,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**150,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Repair of bridge concrete girders to maintain a safe bridge structure and elongate the life of the bridge to avoid major bridge replacement costs.
Project Justification & Consequences of Not Proceeding *(Phased Project)	A condition assessment completed in 2020 by a qualified professional identified this bridge as being within less than 10 years of its 75 year design life as described in the Canadian Highway Bridge Design Code. Extending the bridges past their design life can result in costly maintenance/repairs and unexpected failures. Repair of the structures addresses mobility and safety concerns.
***Project Priority Ranking**	**CRITICAL 04**

Length of Project (in Years)	1	**Initial Year of Approval**	N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		150,000				
Total Project Funding	**-**	**150,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Bridge Repair: 224 Street at 1800 Block (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Bridges			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		450,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**450,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replacement of bridge deck and east girders to maintain a safe bridge structure and elongate the life of the bridge to avoid major bridge replacement costs.
Project Justification & Consequences of Not Proceeding *(Phased Project)	A condition assessment completed in 2020 by a qualified professional identified this bridge as being within less than 10 years of its 75 year design life as described in the Canadian Highway Bridge Design Code. Extending the bridges past their design life can result in costly maintenance/repairs and unexpected failures. Repair of the structures addresses mobility and safety concerns.
***Project Priority Ranking**	**CRITICAL 05**

Length of Project (in Years)	1	**Initial Year of Approval**	N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		450,000				
Total Project Funding	**-**	**450,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Bus Speed Reliability Improvements: 64 Avenue & 200 Street**					
Work Breakdown (if it exists)	NEW	**Category**	Cycling and Transit			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		60,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**60,000**	-	-	-	-

Project Description *(Phased Project)	Westbound left-turn bay extension on 64 Avenue east of 200 Street. Works include removing existing center median in front of Canadian Tire's driveway, replacing with a new median and delineators, and installing signs and pavement markings. As per October 23, 2023 Report 23-222. Item F.8
Project Justification & Consequences of Not Proceeding *(Phased Project)	During PM peak hours, westbound left-turn vehicles spill back onto the westbound through lanes, blocking westbound through movement. The Transit Priority Study recommends extending the westbound left-turn bay to improve the westbound flow, therefore shortening the bus waiting time at the intersection of 64 Avenue and 200 Street.
***Project Priority Ranking**	**CRITICAL 06**

Length of Project (in Years)	1	**Initial Year of Approval**	**2024**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-	30,000				
ICBC	-					
Other:	-					
Total Funded	-	30,000	-	-	-	-
UNFUNDED		30,000				
Total Project Funding	-	**60,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title **Bus Speed Reliability Improvements: 86 Avenue & 200 Street**

Work Breakdown (if it exists) NEW **Category** Cycling and Transit

	2023 CFWD	2024	2025	2026	2027	2028
New Request Amount		150,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**150,000**	-	-	-	-

Project Description *(Phased Project)

Adding a westbound left-turn signal to existing traffic signal and extending the westbound left-turn bay at 86 Avenue and 200 Street. Works include replacing existing signal heads with new signal heads, replacing some signal poles, upgrading signal cables to accommodate new left phases, replacing one portion of the existing median, and installing signs and pavement markings.

As per October 23, 2023 Report 23-222. Item F.8

Project Justification & Consequences of Not Proceeding *(Phased Project)

Coast Mountain Bus Company has raised concern about delays for westbound left-turn buses at 86 Avenue and 200 Street. The Transit Priority Study recommends adding a westbound left-turn signal and extending the westbound left-turn bay to reduce intersection delays and improve the speed and reliability of transit on the 200 Street corridor.

***Project Priority Ranking** **CRITICAL 07**

Length of Project (in Years) 1 **Initial Year of Approval** N/A

Proposed Funding Source	2023 CFWD	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-	75,000				
ICBC	-					
Other:	-					
Total Funded	-	75,000	-	-	-	-
UNFUNDED		75,000				
Total Project Funding	-	**150,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Traffic Signal: 68 Avenue at 196 Street**					
Work Breakdown (if it exists)	RDS1361-01	**Category**	Railways, Signals and Street Lights			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		56,000	-	-	-	-
Budget Remaining	166,900					
Total Project Cost	**166,900**	**56,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	City of Surrey is planning to signalize this intersection with design in 2022 and construction in 2023 timeline. As one leg of the intersection is within the jurisdiction of the Township of Langley, we would need to cost share 25% of the cost.
Project Justification & Consequences of Not Proceeding *(Phased Project)	CFWD Coordinated project with the City of Surrey Climate Impact: Signal installations can improve the safety of all road users, including pedestrians and cyclists, which may reduce GHG emissions by encouraging the use of active mobility as a means of transportation instead of driving by vehicle.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	**1**	**Initial Year of Approval**	**2022**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	165,230	55,400				
Capital Works Reserve	-					
Capital Projects Reserve	1,670					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	166,900	55,400	-	-	-	-
UNFUNDED		600				
Total Project Funding	**166,900**	**56,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Bridge Repair: 216 Street 3800 Block (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Bridges			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		200,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**200,000**	-	-	-	-

Project Description *(Phased Project)	Repair of bridge girders and wingwall to maintain a safe bridge structure and extend the life of the bridge to avoid major bridge replacement costs.
Project Justification & Consequences of Not Proceeding *(Phased Project)	A condition assessment completed in 2020 by a qualified professional identified this bridge as being within less than 10 years of its 75 year design life as described in the Canadian Highway Bridge Design Code. Extending the bridges past their design life can result in costly maintenance/repairs and unexpected failures. Repair of the structures addresses mobility and safety concerns.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	1	**Initial Year of Approval**	N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		200,000				
Total Project Funding	-	**200,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Sidewalk Replacement: St. Andrews: Nash Street to Glover Road (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Pedestrians and Traffic Calming			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		500,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**500,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	To replace the sidewalk and failed wood retaining wall on St. Andrews Avenue. There have been instances of children falling and getting hurt during wet weather conditions when the wood gets slippery. This project was requested by members of the public in the Fort Langley community.
Project Justification & Consequences of Not Proceeding *(Phased Project)	The wood retaining wall supporting the sidewalk has reached the end of its useful life and is causing undulations and sinkholes in the existing asphalt sidewalk. Further deterioration of the sidewalk will increase tripping hazards on this section of sidewalk.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	1	**Initial Year of Approval**	N/A

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		500,000				
Total Project Funding	**-**	**500,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Sidewalk Construction: 40 Avenue 200 Street to 201A Street**					
Work Breakdown (if it exists)	NEW	**Category**	Pedestrians and Traffic Calming			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		450,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**450,000**	-	-	-	-
Project Description *(Phased Project)	Resident email of April 6 2023 requesting sidewalk on south side of 40 Avenue between 200 and 20A Streets referred to staff.					
Project Justification & Consequences of Not Proceeding *(Phased Project)						
***Project Priority Ranking**	**HIGH**					
Length of Project (in Years)	1			**Initial Year of Approval**		N/A
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		450,000				
Total Project Funding	-	**450,000**	-	-	-	-
***Estimated Annual Operating impact**		-	-	-	-	-

2024 Water Capital

Ranking	Project Title	Page No.	Total New Requests	DCCs	Capital Works Reserve	Unfunded	2023 CFWD
Council	208 Phase I and II (64 Ave to 76 Ave)	184	**2,018,423**		2,018,423		2,535,500
Council	Road Construction Water Works: 19900 Block 27 Avenue	185	**115,000**		115,000		-
Council	Road Construction: Water Works 208A Street 212 Street to 76 Avenue (YSC)	186	**300,000**			300,000	-
Critical	Reservoir: Jericho (Phase II) Willoughby: 72 Ave at 204 St (N)	187	**4,091,573**			4,091,573	-
Critical	PRV Station: 201 Street 9500 Block	188	**1,700,000**			1,700,000	-
Critical	Asbestos Concrete Replacement: Various Locations (R)	189	**2,250,000**			2,250,000	973,350
Critical	Strawberry Hill Reservoir Repairs and Upgrades (R)	190	**1,000,000**			1,000,000	-
High	Watermain Construction: Hwy 1 at Glover Road Crossing	191	**1,300,000**			1,300,000	-
High	Watermain Upsize: 32 Ave at 205 St to TOL Well #9 (Brookswood)	192	**500,000**	495,000		5,000	336,000
High	Watermain Replacement: Rawlison Crescent (R)	193	**750,000**			750,000	-
2024 New Requests			***14,024,996***	***495,000***	***2,133,423***	***11,396,573***	***3,844,850***

Township of Langley
Capital Project Description
Water Utility

Project Title	**208 Phase I and II (64 Ave to 76 Ave)**					
Work Breakdown (if it exists)	WTR1236-01	**Category**	Mains and Trunks			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		2,018,423	-	-	-	-
Budget Remaining	2,535,500					
Total Project Cost	**2,535,500**	**2,018,423**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Council resolution July 24, 2023 Item E.14 Report 23-148					
Project Justification & Consequences of Not Proceeding *(Phased Project)						
***Project Priority Ranking**	**COUNCIL**					
Length of Project (in Years)	**3**			**Initial Year of Approval**		**2023**
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	13,251	2,018,423				
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	2,522,249					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	2,535,500	2,018,423	-	-	-	-
UNFUNDED						
Total Project Funding	**2,535,500**	**2,018,423**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	13,770	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Road Construction Water Works: 19900 Block 27 Avenue**					
Work Breakdown (if it exists)	NEW	**Category**	Mains and Trunks			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		115,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**115,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Offsite servicing for the Brookswood firehall site including approximately 300mm water main extension from 200 Street and service connection.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Offsite servicing is required for firehall construction.
***Project Priority Ranking**	**COUNCIL**

Length of Project (in Years)	1				**Initial Year of Approval**	
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-	115,000				
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	115,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**115,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	1,530	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Road Construction: Water Works 208A Street 212 Street to 76 Avenue (YSC)**					
Work Breakdown (if it exists)	NEW		**Category**	Mains and Trunks		
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		300,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**300,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	To construct approximately 150m of water main in conjunction with road construction for 209 Avenue south of 76 Avenue. This project proposes to install water main works in association with road construction.					
Project Justification & Consequences of Not Proceeding *(Phased Project)						
***Project Priority Ranking**	**COUNCIL**					
Length of Project (in Years)				**Initial Year of Approval**		
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		300,000				
Total Project Funding	**-**	**300,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**			1,530	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Reservoir: Jericho (Phase II) Willoughby: 72 Ave at 204 St (N)**					
Work Breakdown (if it exists)	WTR1231-01	**Category**	Reservoirs			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		4,091,573	4,091,573	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**4,091,573**	**4,091,573**	**-**	**-**	**-**

Project Description *(Phased Project)	Design and Construction of Phase 2 of the Metro Vancouver Reservoir. Construction is estimated in the late 2030s with funding certainty provided through an amending agreement. A prepayment provision for Phase 2 is planned for 2023 - 2025 at a cost of $4,091,573 each year for a total of $12,274,719.
Project Justification & Consequences of Not Proceeding *(Phased Project)	The project will be delivered and maintained by GVWD and is required as a result of development.
***Project Priority Ranking**	**CRITICAL 01**

Length of Project (in Years) | **Initial Year of Approval**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		4,091,573	4,091,573			
Total Project Funding	**-**	**4,091,573**	**4,091,573**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**PRV Station: 201 Street 9500 Block**					
Work Breakdown (if it exists)	NEW	**Category**	Pumps and Booster Stations			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		1,700,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**1,700,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Design and installation of a new water supply connection from Metro Vancouver's Barnston Island main.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Excessive velocities are being experienced through the existing connection, resulting in damage to the existing control valves. This new connection will increase capacity, ensuring a reliable water supply to customers.
***Project Priority Ranking**	**CRITICAL 02**

Length of Project (in Years)	1	**Initial Year of Approval**	

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		1,700,000				
Total Project Funding	**-**	**1,700,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	7,760	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Asbestos Concrete Replacement: Various Locations (R)**					
Work Breakdown (if it exists)	WTR1232-01	**Category**	Mains and Trunks			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		2,250,000	3,000,000	4,000,000	5,000,000	5,000,000
Budget Remaining	973,350					
Total Project Cost	**973,350**	**2,250,000**	**3,000,000**	**4,000,000**	**5,000,000**	**5,000,000**

Project Description *(Phased Project)	Per Council Report 23-77; File FIN 1705-01. The Township of Langley currently owns and operates approximately 73 km of Asbestos Concrete water mains that are nearing or beyond their expected service life, and we have seen a noted increase in breaks associated to these mains. For 2024: 28A Avenue between 269 Street and 272 Street
Project Justification & Consequences of Not Proceeding *(Phased Project)	It is recommended based on the Townships Risk and Criticality model that the replacement program for these AC pipe water mains be prioritized to minimize and avoid service impacts, cost of emergency repairs and potential damage to private and public property. The replacement program for the first year is approximately 1km with an increasing replacement length in subsequent years. CFWD Construction of AC watermain replacement along 28A Avenue between 269 Street and 272 Street scheduled for Spring 2024.
***Project Priority Ranking**	**CRITICAL 03**

Length of Project (in Years)	**6**	**Initial Year of Approval**	**2023**

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	973,350					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	973,350	-	-	-	-	-
UNFUNDED		2,250,000	3,000,000	4,000,000	5,000,000	5,000,000
Total Project Funding	**973,350**	**2,250,000**	**3,000,000**	**4,000,000**	**5,000,000**	**5,000,000**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Strawberry Hill Reservoir Repairs and Upgrades (R)**					
Work Breakdown (if it exists)	NEW		**Category**	Reservoirs		
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		1,000,000	11,500,000	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**1,000,000**	**11,500,000**	**-**	**-**	**-**
Project Description *(Phased Project)	Replacement of the existing Strawberry Hill Reservoir at Alex Hope Park 85 Avenue & 212 Street					
Project Justification & Consequences of Not Proceeding *(Phased Project)	The existing reservoir is in critical condition. A temporary structural repair was completed in 2021, but is only estimated to last five years. Design 2024. Construction 2025-2026. Storage capacity will be increased to reflect current water system requirements.					
***Project Priority Ranking**	**CRITICAL 04**					
Length of Project (in Years)	**2**			**Initial Year of Approval**		
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		1,000,000	11,500,000			
Total Project Funding	**-**	**1,000,000**	**11,500,000**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Watermain Construction: Hwy 1 at Glover Road Crossing**					
Work Breakdown (if it exists)	NEW	**Category**	Mains and Trunks			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		1,300,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**1,300,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Installation of a new watermain across Highway 1 at Glover Road between 80 Avenue and the Forest Knolls subdivision.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	This watermain will ensure adequate flows for water users north of Highway 1.					
***Project Priority Ranking**	**HIGH**					
Length of Project (in Years)	1			**Initial Year of Approval**		
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		1,300,000				
Total Project Funding	**-**	**1,300,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Watermain Upsize: 32 Ave at 205 St to TOL Well #9 (Brookswood)**					
Work Breakdown (if it exists)	WTR1217-01	**Category**	Mains and Trunks			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		500,000	-	-	-	-
Budget Remaining	336,000					
Total Project Cost	**336,000**	**500,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replace and upsize 200 m of existing 300 mm diameter pipe with 450 mm diameter pipe to increase capacity. Water Master Plan (WMP) SL_03. DCC 23 W 003
Project Justification & Consequences of Not Proceeding *(Phased Project)	In accordance with Water Master Plan and Brookswood Official Community Plan (OCP), required to meet needs of growth and development in this area. This project is currently in the design phase with construction expected in the spring of 2024.
***Project Priority Ranking**	**HIGH**

Length of Project (in Years)	1	**Initial Year of Approval**	2021

Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	332,640	495,000				
Capital Works Reserve	3,360					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	336,000	495,000	-	-	-	-
UNFUNDED		5,000				
Total Project Funding	**336,000**	**500,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Watermain Replacement: Rawlison Crescent (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Mains and Trunks			
	2023 CFWD	**2024**	**2025**	**2026**	**2027**	**2028**
New Request Amount		750,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**750,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Diversion of the trunk watermain on Rawlison away from Ziegler Trail due to unstable ground.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	The trunk main on Ziegler Trail was compromised due to a landslide. This project would redirect the water flow around Ziegler Trail, allowing the watermain to be decommissioned. Should this project not proceed, further failures of the Ziegler Trail watermain will compromise water supply to Forest Knolls, and Milner.					
***Project Priority Ranking**	**HIGH**					
Length of Project (in Years)	1			**Initial Year of Approval**		
Proposed Funding Source	**2023 CFWD**	**2024**	**2025**	**2026**	**2027**	**2028**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		750,000				
Total Project Funding	**-**	**750,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**		-	-	-	-	-

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Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	DECEMBER 4, 2023 – REGULAR MEETING	**REPORT:**	23-254
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-11-0074
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101314 (UNITED SELF-STORAGE LTD. / 6296 – 202 STREET)		

PROPOSAL:

Development permit application to facilitate the construction of an additional 1,030 m^2 (11,087 ft^2) mini storage building on the property located at 6296 – 202 Street.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101314 subject to three (3) conditions, plus four (4) conditions to be applied at the building permit stage.

RATIONALE:

The proposal complies with the Willowbrook Community Plan (and its development permit guidelines) and with the site's General Industrial M-2 zoning.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101314 to United Self Storage Ltd. for property located at 6296 – 202 Street subject to the following conditions being satisfied to the acceptance of the Township of Langley, unless otherwise noted:

a. Building plans being in substantial compliance with Schedule "A".
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
c. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

a. On-site landscaping being secured by a letter of credit at the Building Permit stage.
b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
d. Payment of applicable building permit administration fees, Development Cost Charges, and supplemental Development Permit application fees.

EXECUTIVE SUMMARY:

Martini Construction Ltd. has applied for a development permit to construct an additional 1,030 m^2 (11,087 ft^2) mini storage building on the property located at 6296 – 202 Street. The development proposal complies with the development permit guidelines of the Willowbrook Community Plan. Issuance of Development Permit No. 101314 is recommended subject to three (3) conditions, plus four (4) conditions to be applied at the building permit stage.

PURPOSE:

The purpose of this report is to provide information and recommendations regarding proposed Development Permit No. 101314 for the property located at 6296 – 202 Street in Willowbrook.

REFERENCE:

Owner:	United Self Storage Ltd. A-5740 Production Way Langley, BC V3A 4N4
Agent:	Martini Construction Ltd. A-5740 Production Way Langley, BC V3A 4N4
Legal Description:	Lot 12 District Lot 311 Group 2 New Westminster District Plan 79092
Location:	6296 – 202 Street
Area:	0.39 ha (0.97 ac)
Existing Zoning:	General Industrial Zone M-2
Willowbrook Community Plan:	Business Office Park, Conservation Area, Greenway

BACKGROUND/HISTORY:

- The subject site is designated 'Business Office Park' and 'Conservation Area, Greenway' in the Willowbrook Community Plan.
- A 1068.6 m^2 (11,502 ft^2) mini storage building exists on the site (constructed in 1992).
- A Streamside Protection and Enhancement Area (SPEA) for Jefferies Creek exists on the east side of the site as well as a Township statutory right-of-way for stormwater servicing on the north side of the site that will not be impacted by the proposal.

DISCUSSION/ANALYSIS:

- Martini Construction Ltd. has applied for a development permit to construct an additional 1,030 m^2 (11,087 ft^2) mini storage building on the south side of the site, with existing parking to be relocated to the north side of the site.
- The proposal complies with the Willowbrook Community Plan (and its development permit guidelines) and the site's General Industrial M-2 zoning.

Adjacent Uses:

	Existing Use:	Neighbourhood Plan Designation:	Existing Zoning:
North:	A property containing a light industrial building and a property with a commercial building, as well as a Class A watercourse (Jefferies Creek).	Business Office Park, Conservation Area, Greenway	General Industrial Zone M-2 and Business/Office Park Zone M-11
South:	A property with a light industrial building.	Business Office Park, Conservation Area, Greenway	General Industrial Zone M-2
East:	A Class A watercourse (Jefferies Creek), beyond which is a property with the	Business Office Park	General Industrial Zone M-2

	Langley Youth Resource Centre, a detention pond, and a skate park.		
West:	202 Street, beyond which is a property with a light industrial building.	Business Office Park	General Industrial Zone M-2

Development Permit "Area B":

- The subject site is located in Development Permit "Area B" – Commercial and Business/Office Park and Regional Commercial/Business/Office Park and Comprehensive Development in the Willowbrook Community Plan.
- The form and character of the proposed mini storage building is consistent with the existing building located on the site and is compatible with the surrounding area.
- The proposal complies with the Willowbrook Community Plan (and its development permit guidelines) and the site's General Industrial M-2 zoning.

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
0	0	7	7	1	8

There are six trees in the SPEA which will be retained unless deemed hazardous by the project arborist.

Policy Considerations:

The proposed development permit complies with the site's Business Office Park designation in the Willowbrook Community Plan, the development permit guidelines and the existing General Industrial M-2 zoning requirements. Staff recommend that Council give issuance to Development Permit No. 101314 subject to to three (3) conditions, plus four (4) conditions to be applied at the Building Permit stage.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

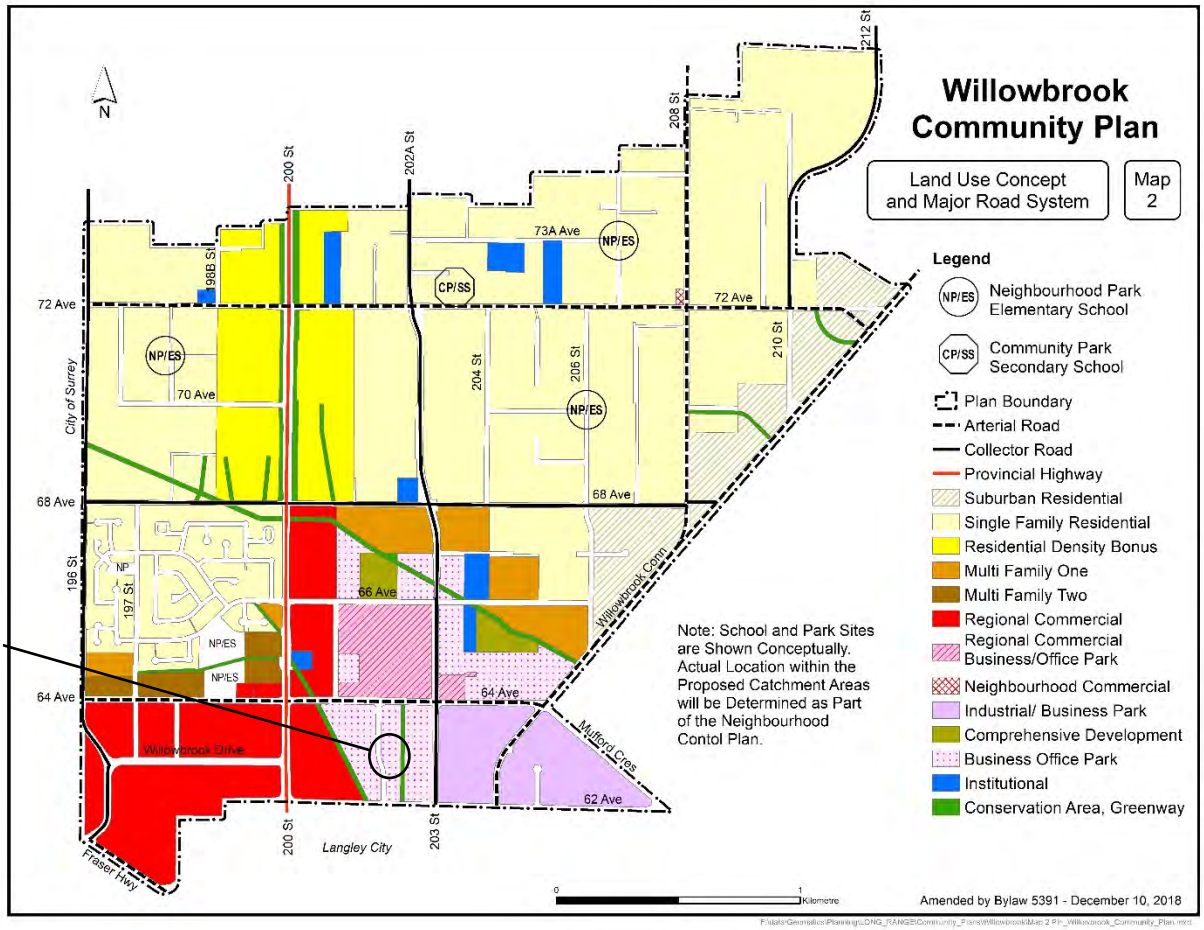
ATTACHMENT B Development Permit No. 101314

ATTACHMENT A



AERIAL CONTEXT MAP

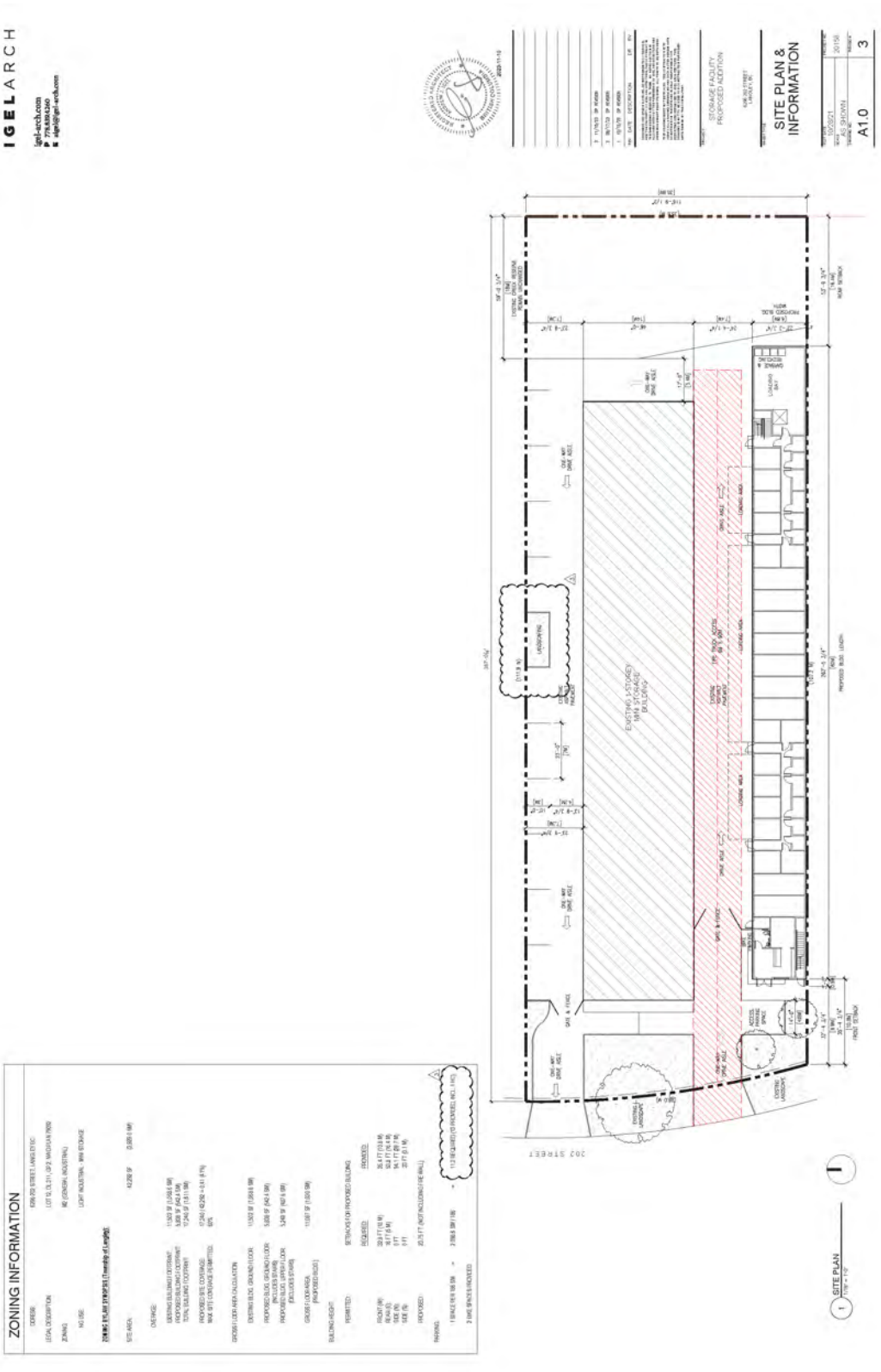
SUBJECT



WILLOWBROOK COMMUNITY PLAN MAP



ZONING BYLAW NO. 2500



SITE PLAN - SUBMITTED BY THE APPLICANT





RENDERINGS - SUBMITTED BY THE APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101341

This Permit is issued this _____day of _____, 2023 to:

1. Name: United Self-Storage Ltd.

   Address: A-5740 Production Way
   Langley, BC V3A 4N4

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 12 District Lot 311 Group 2 New Westminster District Plan 79092

   CIVIC ADDRESS: 6296 – 202 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedule “A”.
   b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).

   Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

   a. On-site landscaping being secured by a letter of credit at the Building Permit stage.
   b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
   c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
   d. Payment of applicable building permit administration fees, Development Cost Charges, and supplemental Development Permit application fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2023.

Attachments:

SCHEDULE A	Architectural Plan
SCHEDULE B	Landscape Plan

IGELARCH

igel-arch.com
P 7788882260
E igel@igel-arch.com

STORAGE FACILITY
PROPOSED ADDITION

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AS ADOPTED AND AMENDED BY THE AUTHORITY HAVING JURISDICTION.
2. THESE DRAWINGS ARE SUPPLIED TO THE CONTRACTOR AND OTHERS FOR THEIR USE FOR THIS SPECIFIC PROJECT. ALL COPIES OF THESE DRAWINGS SHALL REMAIN THE PROPERTY OF IGEL ARCHITECTURE AND SHALL NOT BE REUSED OR REPRODUCED WITHOUT PERMISSION OF IGEL ARCHITECTURE.
3. THE ORGANIZATION OF DOCUMENTS ARE NOT INTENDED TO CONTROL THE DIVISION OF WORK. DIVISION OF WORK SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. DIMENSIONS ARE TO FACE OF PARTITION, FACE OF MASONRY, FACE OF CONCRETE OR GRID LINE AT NEW CONSTRUCTION AND FACE OF EXISTING FINISH AT EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL VERIFY DIMENSIONS, REQUIRED CLEARANCES, AND POWER AND PLUMBING REQUIREMENTS FOR ALL OWNER AND N/C ITEMS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
6. EXISTING CONDITIONS SHOWN ARE BASED ON RECORD DRAWINGS AND / OR ORIGINAL CONSTRUCTION DRAWINGS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
7. ALL CONSULTANTS AND ARCHITECTS DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH EACH OTHER.
8. CONTRACTOR TO KEEP AS-BUILT RECORDS OF CONSTRUCTION AND MAKE AVAILABLE TO THE ARCHITECT AT PROJECT CLOSE.
9. CONTRACTOR TO TAKE CARE TO PROTECT ALL EXISTING FINISHES.
10. CONTRACTOR TO SUPPLY ORIGINAL LETTERS OF ASSURANCE FOR ALL DEVICES/ITEMS REQUIRED TO BE SEISMICALLY RESTRAINED.
11. CONTRACTOR TO NOTIFY ARCHITECT IF LEAD TIMES FOR ANY SPECIFIED ITEMS/PRODUCTS MAY JEOPARDIZE THE PROJECT SCHEDULE.
12. BEFORE TENDERING, EXAMINE SITE AND ALL APPLICABLE DRAWINGS SO THAT THE TENDER PRICE INCLUDES FOR EVERYTHING NECESSARY FOR COMPLETION OF WORK. FAILURE TO VISIT THE SITE OR ADEQUATELY REVIEW ALL THE REQUIRED INTERFACING DETAILS WILL NOT ENTITLE THE CONTRACTOR TO ANY ADDITIONAL COMPENSATION.
13. CONTRACTOR TO PAY FOR ALL PERMITS INCLUDING BUILDING PERMIT.
14. REFER TO THE ACCOMMODATION AND REAL ESTATE SERVICES (ARES) SECURITY SYSTEM SPECIFICATIONS FOR SECURITY RELATED ITEMS.

PROJECT CONTACT INFORMATION

ARCHITECT OF RECORD:
IGEL ARCHITECTURE LTD
910 QUEBEC STREET
VANCOUVER, BC V6A 0A3
778-839-4260
CONTACT: ANDY IGEL

LANDSCAPE ARCHITECT:
C. KAVOLINAS & ASSOCIATES INC.
2462 JONQUIL SOURT
ABBOTSFORD, BC V3G 3E8
604-857-2376
CONTACT: CLARK KAVOLINAS

CONTRACT REQUIREMENTS

CORRESPONDENCE:
ALL CORRESPONDENCE MUST GO THROUGH THE ARCHITECT SO THAT ALL INFORMATION RELATIVE TO THE PROJECT CAN BE PROPERLY DOCUMENTED, COORDINATED AND TRACKED. ANY PERTINENT CORRESPONDENCE NOT INCLUDING THE ARCHITECT SHALL BE SUBMITTED TO THE ARCHITECT IN THE FORM OF WRITTEN MEETING MINUTES.
RFI'S (REQUEST FOR INFORMATION)
ANY QUESTIONS / CLARIFICATIONS REQUIRED BY THE CONTRACTOR SHALL BE SUBMITTED IN WRITING (EMAIL) TO THE ARCHITECT IN THE FORM OF A RFI (REQUEST FOR INFORMATION).
CONTRACTOR SHALL NUMBER HIS/HER RFI'S SEQUENTIALLY AND INCLUDE ANY SUB-CONTRACTOR RFI'S WITHIN THEIR NUMBERING SYSTEM. SEPARATE SUB-CONTRACTOR RFI'S FORWARDED DIRECTLY TO THE ARCHITECT WILL NOT BE ACCEPTED. THE ARCHITECT MAY ALSO ASK QUESTIONS/CLARIFICATIONS FROM THE CONTRACTOR IN THE FORM OF A RFI
ASI'S (ARCHITECTURAL SUPPLEMENTAL INFORMATION)
THE ARCHITECT MAY SUBMIT ADDITIONAL DESIGN INFORMATION DURING THE COURSE OF CONSTRUCTION IN THE FORM OF AN ASI. IF THE CONTRACTOR BELIEVES THE ADDITIONAL INFORMATION CONSTITUTES A CHANGE IN PROJECT COST OR TIME, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
ASK'S (ARCHITECTURAL SKETCHES)
ARCHITECTURAL SKETCHES MAY BE ISSUED DURING THE COURSE OF CONSTRUCTION. THEY WILL ACCOMPANY RFI'S, ASI'S, PCO'S OR CO'S (CHANGE ORDERS) BUT WILL NOT BE ISSUED ON THEIR OWN. SIMILARLY STRUCTURAL SSK, MECHANICAL MSK OR ELECTRICAL ESK... MAY BE ISSUED.
PROGRESS DRAWS:
PROGRESS DRAW APPLICATIONS SHALL BE SUBMITTED TO THE ARCHITECT PER THE REQUIREMENTS OF THE CCDC2 CONTRACT.
CHANGES:
CHANGES IN THE PROJECT WILL BE ISSUED AS A:
CO (CHANGE ORDER)
CD (CHANGE DIRECTIVE)
PROPOSED CHANGES WILL BE INITIATED BY THE ARCHITECT FOR THE CONTRACTOR TO PRICE AND WILL BE ISSUED AS A:
PCO (PROPOSED CHANGE ORDER)
SUBMITTALS:
EMAIL SUBMITTALS ARE ACCEPTABLE AND ENCOURAGED. CONTRACTOR TO IDENTIFY LONG LEAD ITEMS AT START OF PROJECT. TURN AROUND TIME FOR SUBMITTAL REVIEWS BY THE ARCHITECT SHALL BE MAXIMUM 5 DAYS UNLESS OTHERWISE AGREED. ARCHITECT WILL SUPPLY THE CONTRACTOR WITH A LIST OF SUBMITTALS AT THE CONSTRUCTION KICK-OFF MEETING.
SCHEDULES:
CONTRACTOR TO KEEP A CURRENT CONSTRUCTION SCHEDULE AND MAKE AVAILABLE TO THE ARCHITECT...GANTT CHARTS ARE PREFERRED.
MEETING MINUTES:
CONTRACTOR TO KEEP MEETING MINUTES OF ALL CONSTRUCTION MEETINGS INCLUDING MEETINGS WHERE THE ARCHITECT IS NOT PRESENT. MINUTES TO BE EMAILED TO PROJECT TEAM WITHIN 3 DAYS.
RECORD DWGS (AS-BUILTS):
THE CONTRACTOR SHALL KEEP A RECORD OF ALL AS-BUILT CONDITIONS AND MAKE AVAILABLE TO THE CONSULTANT AT PROJECT CLOSE. ALL UNDERGROUND PIPING, CONDUITS... SHALL BE DIMENSIONED TO GRIDLINES OR SUITABLE REFERENCE POINTS.
INSPECTIONS:
AT CONSTRUCTION COMMENCEMENT THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO DETERMINE WHAT INSPECTIONS HE/SHE WILL REQUIRE TO PERFORM DURING THE COURSE OF THE PROJECT (REQUIREMENTS DIFFER FROM JURISDICTION TO JURISDICTION).
THE CONTRACTOR SHALL THEN BE RESPONSIBLE FOR NOTIFYING THE CITY INSPECTOR WHEN THE WORK IS READY TO BE INSPECTED (USUALLY ONE DAY BEFORE THE REQUIRED INSPECTION - CONFIRM WITH JURISDICTION). THE CONSULTANT SHALL ALSO BE NOTIFIED AT SUCH TIMES (IN WRITING / EMAIL). ALL INSPECTOR CERTIFICATES SHALL BE FILED BY THE CONTRACTOR AND HANDED OVER TO THE CONSULTANT AT SUBSTANTIAL COMPLETION.
SUBSTANTIAL COMPLETION:
SUBSTANTIAL COMPLETION WALK-THRU SHALL BE SCHEDULED MINIMUM 1 WK PRIOR TO PROJECT COMPLETION/CLIENT MOVE-IN. THIS WILL ALLOW ADEQUATE TIME TO CORRECT ALL DEFICIENCIES. ARCHITECT WILL PREPARE A DEFICIENCY LIST AT TIME OF FINAL WALK-THRU AND DISTRIBUTE.
CONTRACTOR TO HAND OVER ALL REQUIRED FINAL DOCUMENTATION TO THE ARCHITECT AT FINAL WALK-THRU.

SHEET INDEX

ARCHITECTURAL

A0.0 COVER PAGE/PROJECT INFORMATION
A0.1 SITE SURVEY/CONTEXT
A1.0 SITE PLAN
A2.0 FLOOR PLANS - GROUND LEVEL
A2.1 FLOOR PLANS - UPPER LEVEL
A2.2 ROOF PLAN
A3.0 ELEVATIONS
A3.1 ELEVATIONS
A3.2 ELEVATIONS
A4.0 SECTIONS
A5.0 RENDERING
A5.1 RENDERING 1

LANDSCAPE

L-1 LANDSCAPE PLAN

SITE PLAN - PROJECT LOCATION

CIVIC ADDRESS:
6296 202 STREET
LANGLEY, BC

LEGAL ADDRESS:
LOT 12 DISTRICT LOT 311 GP 2 NWD
PLAN 79092



REGISTERED ARCHITECT
ANDREW IGEL
PROFESSIONAL ENGINEER
BRITISH COLUMBIA
2023-06-12

REV	DATE	DESCRIPTION	DR	RV
1	10/12/22	DP REVISION		

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PROJECT:
STORAGE FACILITY
PROPOSED ADDITION

6296 202 STREET
LANGLEY, BC

SCHEDULE A

DRAWING TITLE:
COVER SHEET & PROJECT INFORMATION

DRAWING NO.	A0.0
REVISION	1
DATE	10/28/21
SCALE	AS SHOWN
PROJECT NO.	20158

TOPOGRAPHIC SURVEY PLAN OF LOT 12
DISTRICT LOT 311 GROUP 2 NWD PLAN 79092

SCALE 1:500

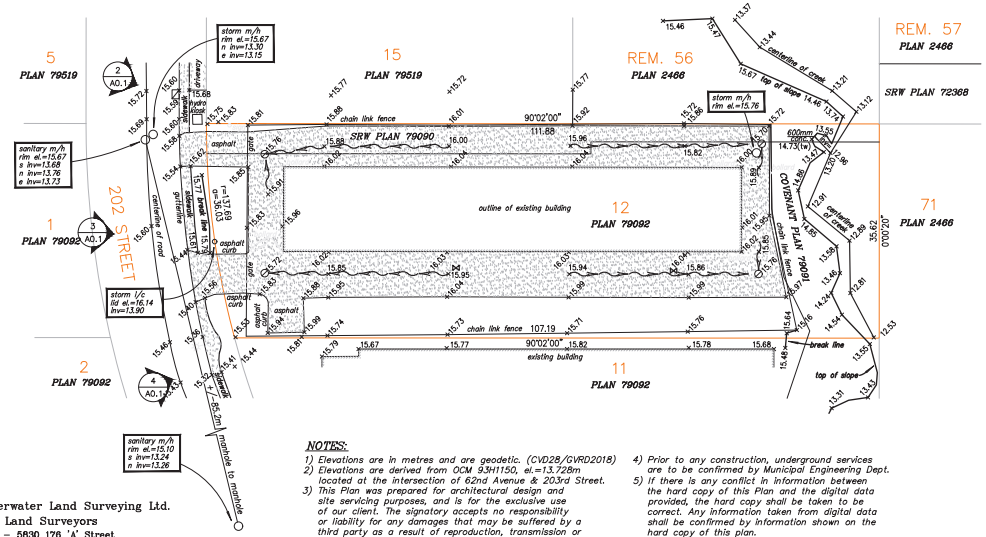
10 5 0 10 20 30

All Distances are in Metres.

CIVIC ADDRESS:
6296 202nd STREET
LANGLEY, B.C.
P.I.D.: 011-988-762

SURVEY LEGEND

- CATCH BASIN – TOP ENTRY
- CATCH BASIN – ROUND
- STREET LIGHT – DAVIT
- WATER VALVE
- SWALE
- (tw) TOP OF WALL ELEVATION



NOTES:

1) Elevations are in metres and are geodetic. (CVD28/GVRD2018)
2) Elevations are derived from OCM 93H1150, el.=13.728m located at the intersection of 62nd Avenue & 203rd Street.
3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
4) Prior to any construction, underground services are to be confirmed by Municipal Engineering Dept.
5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
6) Lot dimensions are derived from Plan 79092.

Certified correct, completed on the 13th day of June, 2019.

© B.C.L.S.

Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 – 5830 176 'A' Street
Cloverdale, B.C.
FILE: JL19-76_TP

1 SITE PLAN
1/32" = 1'-0"



2 CONTEXT PHOTO
N.T.S.



3 CONTEXT PHOTO
N.T.S.



4 CONTEXT PHOTO
N.T.S.

IGELARCH

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P 7[redacted]
E [redacted]@igel-arch.com

REGISTERED ARCHITECT
IGEL, ROBERT
PROVINCE OF BRITISH COLUMBIA

2023-06-12

REV	DATE	DESCRIPTION	DR	RV

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PROJECT:
STORAGE FACILITY
PROPOSED ADDITION

6296 202 STREET
LANGLEY, BC

SHEET TITLE:
SITE PLAN & INFORMATION

PLOT DATE: 10/28/21
SCALE: AS SHOWN
DRAWING NO.: A0.1
PROJECT NO.: 20158
REVISION:

ZONING INFORMATION

DDRESS:	6296 202 STREET, LANGLEY BC
LEGAL DESCRIPTION:	LOT 12, DL311, GP 2, NWD PLAN 79092
ZONING:	M2 (GENERAL INDUSTRIAL)
NG USE:	LIGHT INDUSTRIAL - MINI STORAGE

ZONING BYLAW SYNOPSIS (Township of Langley):

SITE AREA: 42,292 SF (3,929.0 SM)

OVERAGE:

EXISTING BUILDING FOOTPRINT:	11,502 SF (1,068.6 SM)
PROPOSED BUILDING FOOTPRINT:	5,838 SF (542.4 SM)
TOTAL BUILDING FOOTPRINT:	17,340 SF (1,611 SM)
PROPOSED SITE COVERAGE:	17,340 / 42,292 = 0.41 (41%)
MAX. SITE COVERAGE PERMITTED:	60%

GROSS FLOOR AREA CALCULATION:

EXISTING BLDG. GROUND FLOOR:	11,502 SF (1,068.6 SM)
PROPOSED BLDG. GROUND FLOOR: (INCLUDES STAIRS)	5,838 SF (542.4 SM)
PROPOSED BLDG. UPPER FLOOR: (EXCLUDES STAIRS)	5,249 SF (487.6 SM)
GROSS FLOOR AREA: (PROPOSED BLDG.)	11,087 SF (1,030 SM)

BUILDING HEIGHT:

PERMITTED:

SETBACKS FOR PROPOSED BUILDING:

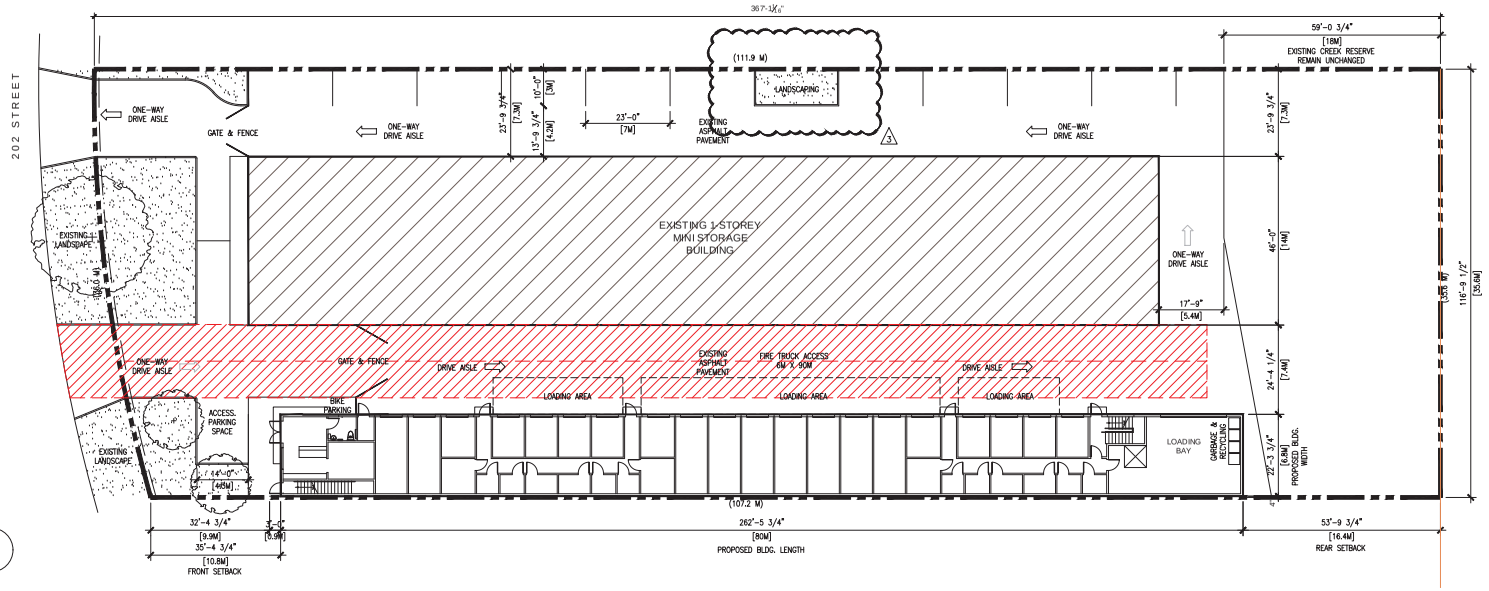
	REQUIRED:	PROVIDED:
FRONT (W):	32.8 FT (10 M)	35.4 FT (10.8 M)
REAR (E):	16 FT (5 M)	53.8 FT (16.4 M)
SIDE (N):	0 FT	94.1 FT (28.7 M)
SIDE (S):	0 FT	.33 FT (0.1 M)

PROPOSED: 23.75 FT. (NOT INCLUDING FIRE WALL)

PARKING:

1 SPACE PER 186 SM = 2,098.6 SM / 186 = 11.3 REQUIRED (13 PROVIDED, INCL 1 HC)

2 BIKE SPACES PROVIDED



1 SITE PLAN
1/16" = 1'-0"

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P 7
E

REGISTERED ARCHITECT
ANDREW IGEL
BRITISH COLUMBIA

2023-11-10

REV	DATE	DESCRIPTION	DR	RV
3	11/10/23	DP REVISION		
2	05/17/23	DP REVISION		
1	10/12/22	DP REVISION		

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PROJECT:

STORAGE FACILITY
PROPOSED ADDITION

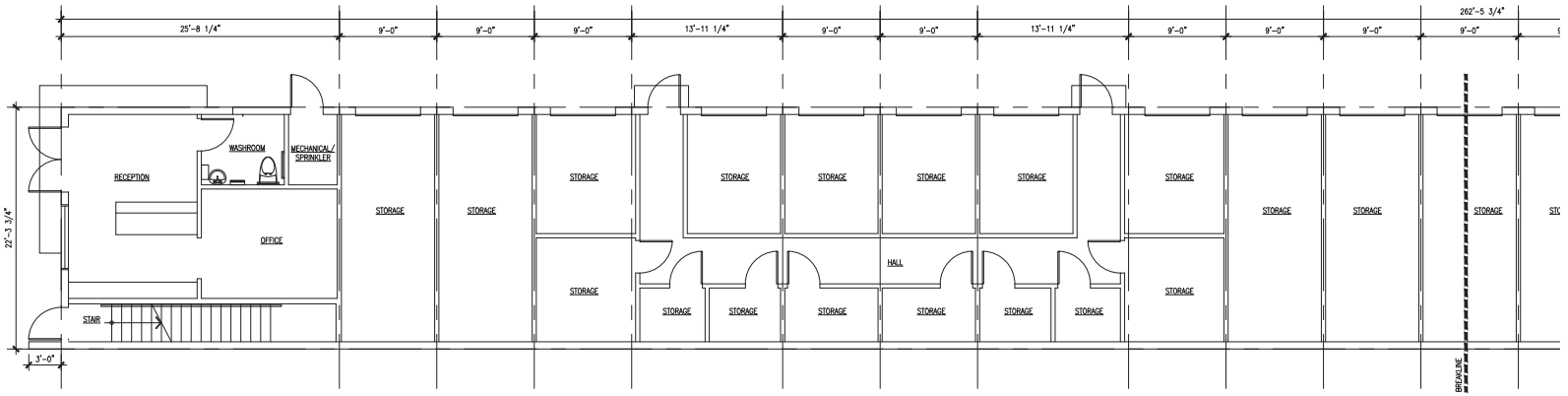
6296 202 STREET
LANGLEY, BC

SHEET TITLE:

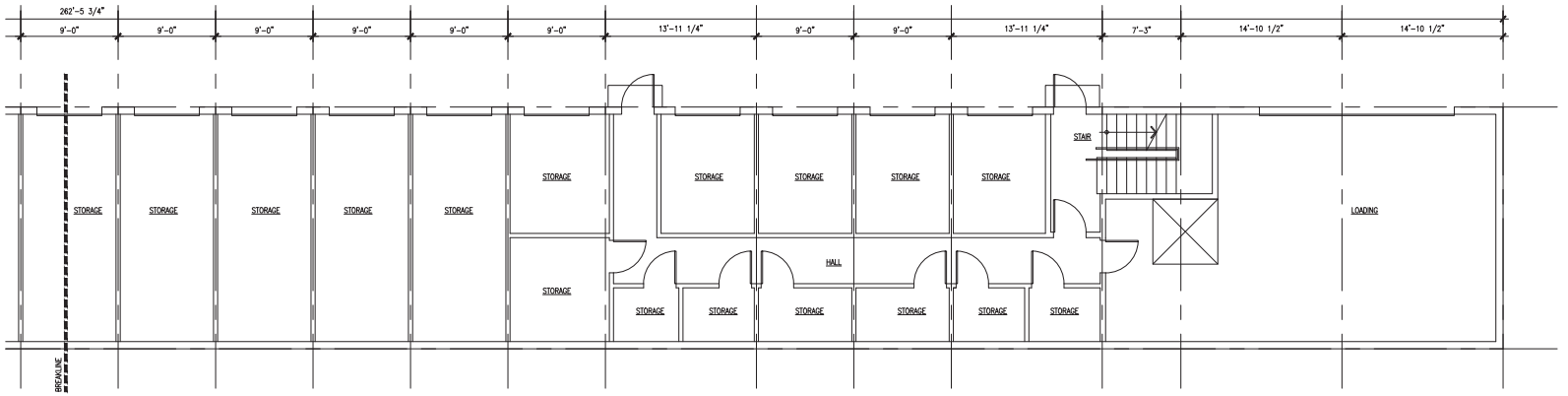
SITE PLAN & INFORMATION

PLOT DATE	10/28/21
SCALE	AS SHOWN
DRAWING NO.	A1.0
PROJECT NO.	20158
REVISION	3

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igel-arch.com
P 7788888260
E igel@igel-arch.com



1 FLOOR PLAN - GROUND LEVEL
3/16" = 1'-0"



2 FLOOR PLAN - GROUND LEVEL
3/16" = 1'-0"

REGISTERED ARCHITECT
PROFESSIONAL ENGINEER
BRITISH COLUMBIA
2023-06-12

REV	DATE	DESCRIPTION	DR	RV

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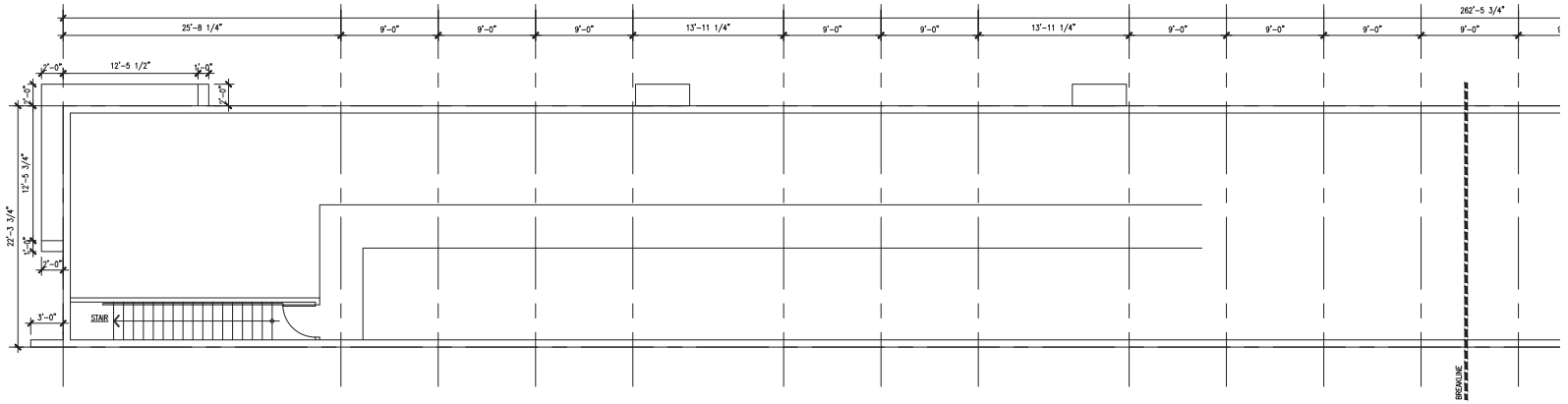
PROJECT:
STORAGE FACILITY
PROPOSED ADDITION

6296 202 STREET
LANGLEY, BC

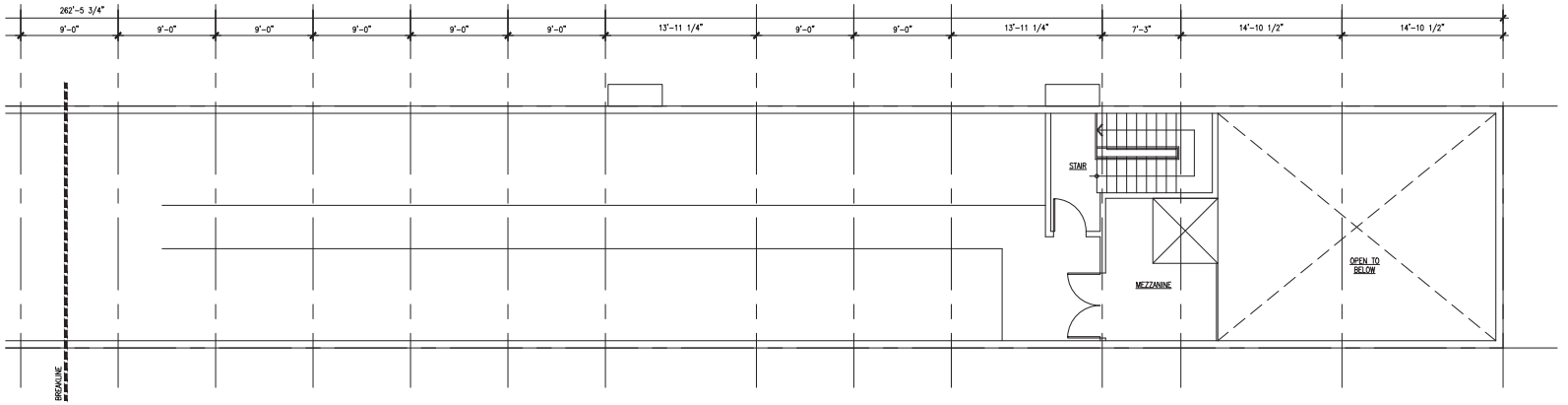
SHEET TITLE:
FLOOR PLAN
GROUND LEVEL

PLOT DATE: 10/28/21
SCALE: AS SHOWN
DRAWING NO.: A2.0
PROJECT NO.: 20158
REVISION:

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igel-arch.com
P 7[redacted]
E [redacted]



1 FLOOR PLAN - GROUND LEVEL
3/16" = 1'-0"



2 FLOOR PLAN - GROUND LEVEL
3/16" = 1'-0"

REGISTERED ARCHITECT
ANDREW IGEL
BRITISH COLUMBIA
2023-06-12

REV	DATE	DESCRIPTION	DR	RV

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PROJECT:
STORAGE FACILITY
PROPOSED ADDITION

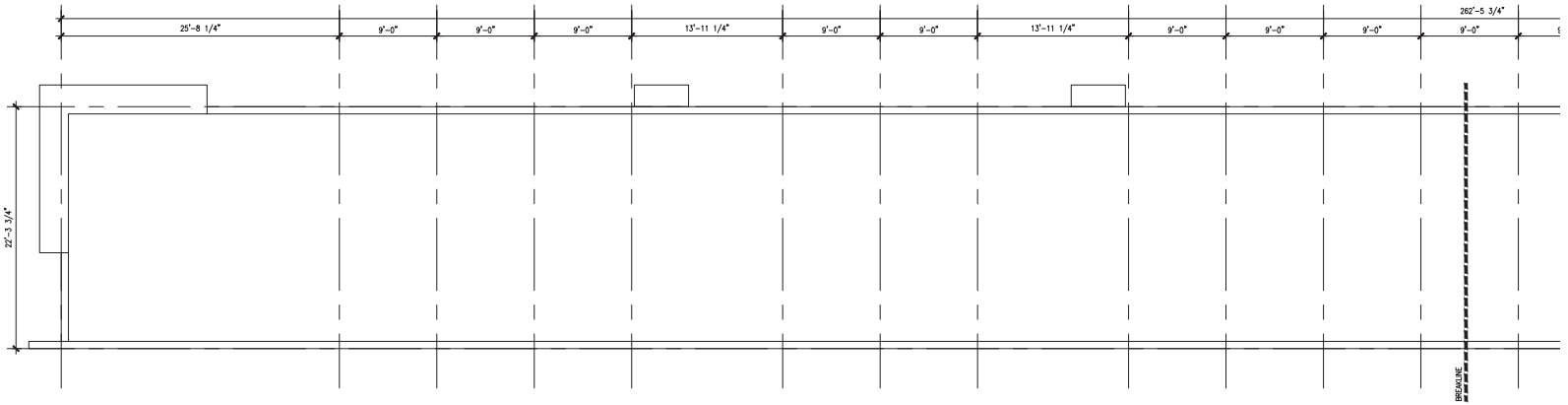
6296 202 STREET
LANGLEY, BC

SHEET TITLE:
FLOOR PLAN
UPPER LEVEL

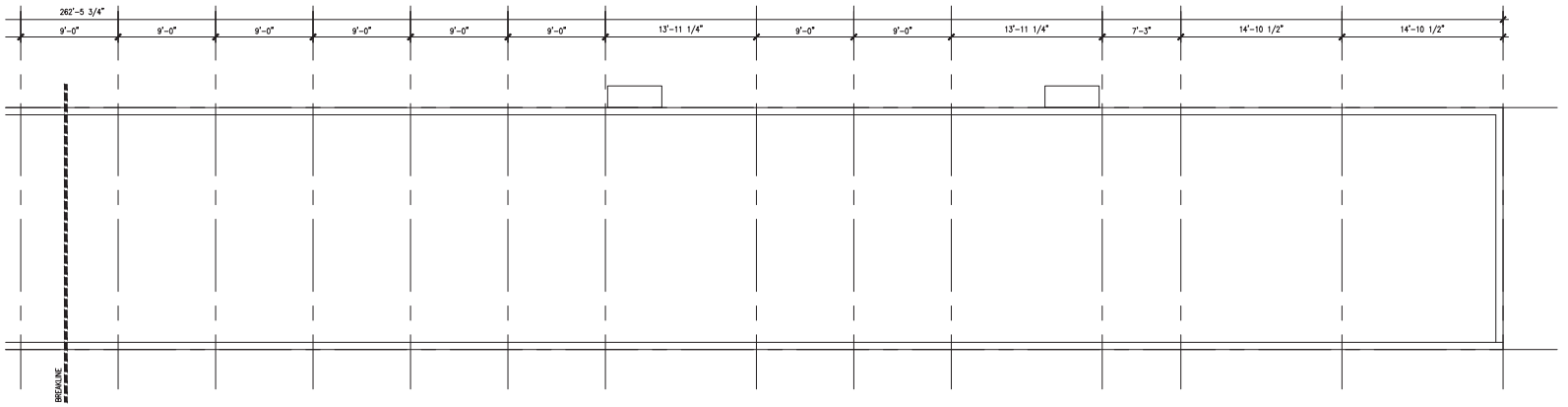
PLOT DATE: 10/28/21
SCALE: AS SHOWN
DRAWING NO.: A2.1
PROJECT NO.: 20158
REVISION:

IGELARCH

igel-arch.com
P 7[redacted]
E [redacted]



1 ROOF PLAN
3/16" = 1'-0"



2 ROOF PLAN
3/16" = 1'-0"

REGISTERED ARCHITECT
[redacted]
PROVINCE OF BRITISH COLUMBIA

2023-06-12

REV	DATE	DESCRIPTION	DR	RV

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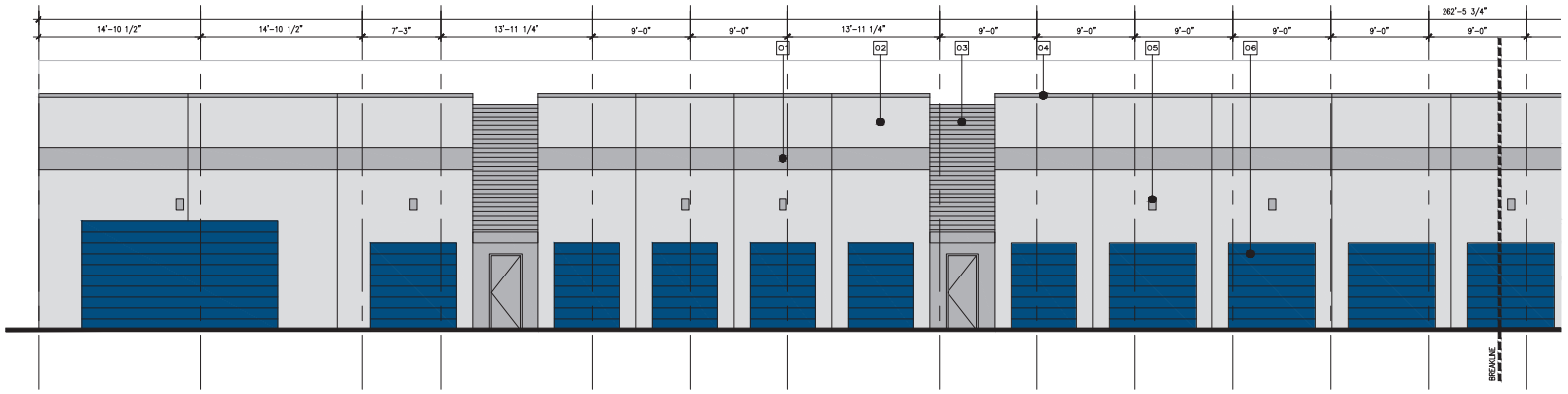
PROJECT:
STORAGE FACILITY
PROPOSED ADDITION

6296 202 STREET
LANGLEY, BC

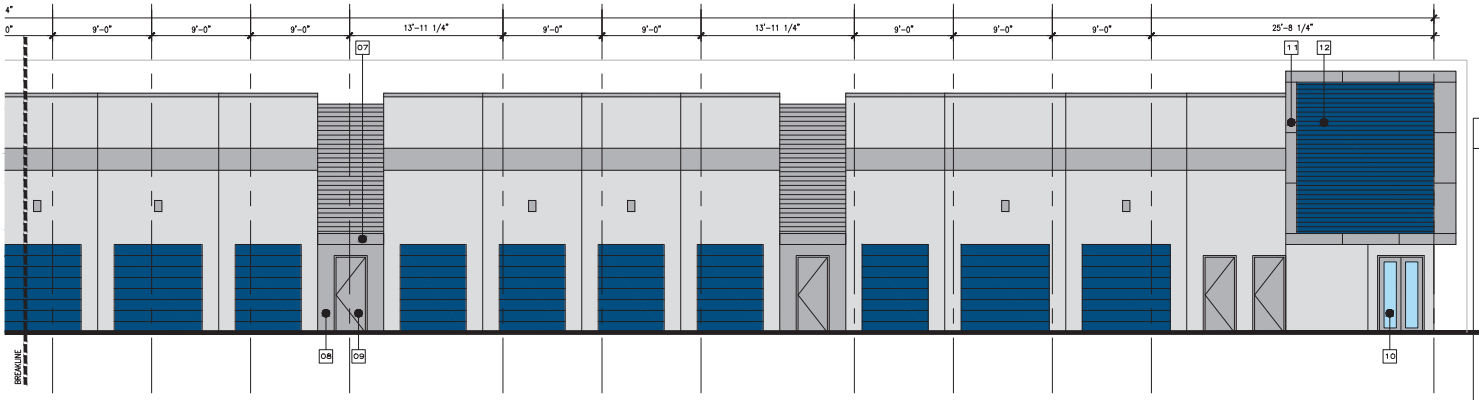
SHEET TITLE:
ROOF PLAN

PLOT DATE: 10/28/21
SCALE: AS SHOWN
DRAWING NO.: A2.2
PROJECT NO.: 20158
REVISION: 1

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P 7788881260
E vip@igel-arch.com



1 NORTH ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND

01	PAINTED CONCRETE BAND/REVEAL COLOR: CHARCOAL
02	PAINTED CONCRETE PANEL COLOR: LIGHT GREY
03	CORRUGATED METAL CLADDING COLOR: CHARCOAL
04	PRE-FINISHED METAL CAP FLASHING COLOR: CHARCOAL
05	WALL-MOUNTED LIGHT FIXTURE
06	OVERHEAD GARAGE DOOR, PAINTED COLOR: CHARCOAL
07	CANOPY - ACM PANEL OVER STEEL FRAME COLOR: CHARCOAL
08	PAINTED CONCRETE PANEL COLOR: CHARCOAL
09	METAL FRAME AND DOOR, PAINTED COLOR: CHARCOAL
10	STOREFRONT DOUBLE DOORS CLEAR ANODIZED ALUMINUM
11	ALUMINUM COMPOSITE MATERIAL (ACM) PANEL COLOR: CHARCOAL
12	CORRUGATED METAL CLADDING COLOR: DARK BLUE
13	CONCRETE PANEL (FIRE WALL) NATURAL FINISH
14	STOREFRONT WINDOW CLEAR ANODIZED ALUMINUM

REGISTERED ARCHITECT
ANDREW IGEL
BRITISH COLUMBIA
2023-06-12

REV	DATE	DESCRIPTION	DR	RV

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PROJECT:
STORAGE FACILITY
PROPOSED ADDITION

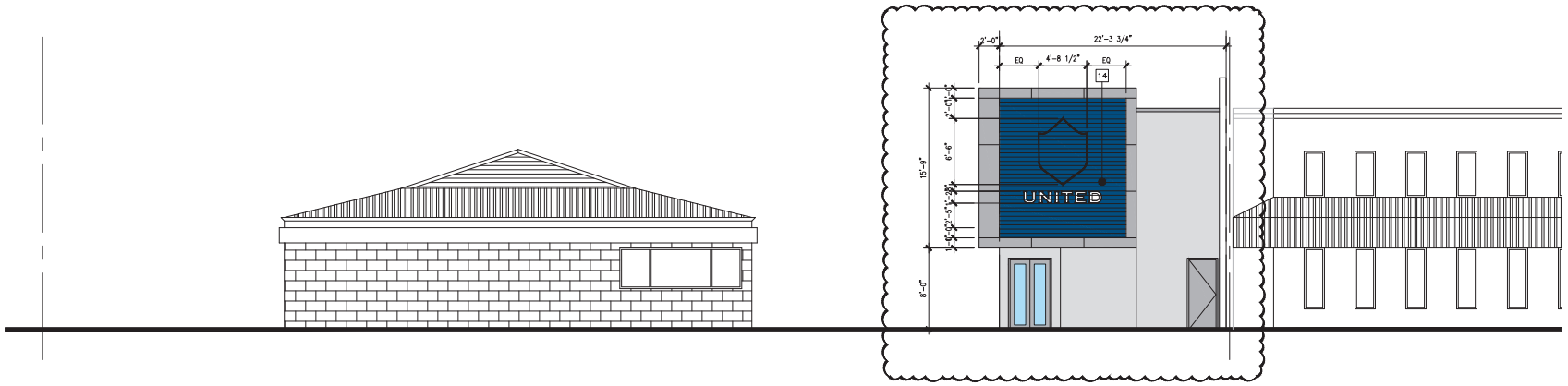
6296 202 STREET
LANGLEY, BC

SHEET TITLE:
ELEVATIONS

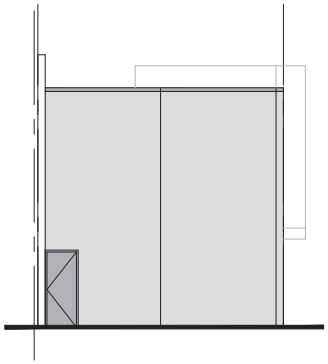
PLOT DATE: 10/28/21
SCALE: AS SHOWN
DRAWING NO.: A3.0
PROJECT NO.: 20158
REVISION:

IGELARCH

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P 7788883260
E igel@igel-arch.com



1 WEST ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



3 SIGNAGE DETAIL
N.T.S.

REGISTERED ARCHITECT
BRITISH COLUMBIA
2023-06-12

REV	DATE	DESCRIPTION	DR	RV
2	05/17/23	DP REVISION		

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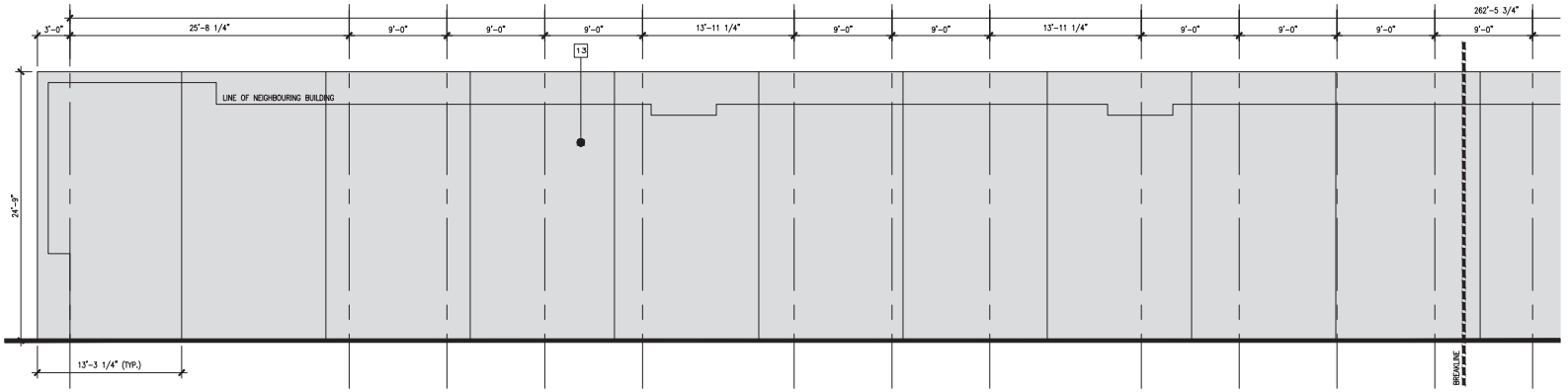
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PROJECT:
STORAGE FACILITY
PROPOSED ADDITION

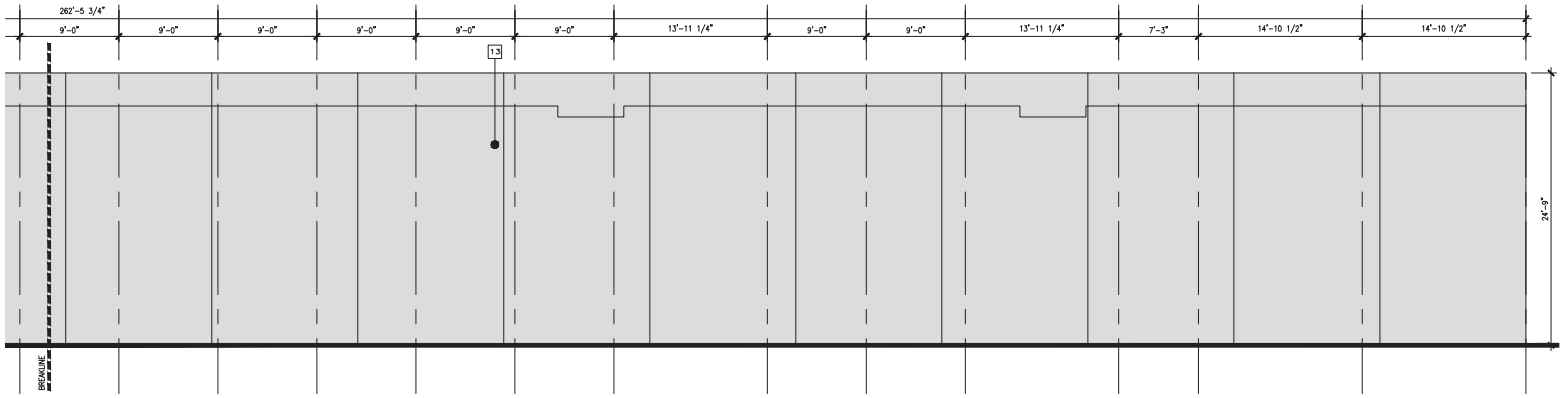
6296 202 STREET
LANGLEY, BC

SHEET TITLE:
ELEVATIONS

PLOT DATE	PROJECT NO.
10/28/21	20158
SCALE	
AS SHOWN	
DRAWING NO.	REVISION
A3.1	2



1 SOUTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

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E vip@igel-arch.com

REGISTERED ARCHITECT
ANDREW IGEL
BRITISH COLUMBIA
2023-06-12

REV	DATE	DESCRIPTION	DR	RV

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PROJECT:
STORAGE FACILITY
PROPOSED ADDITION

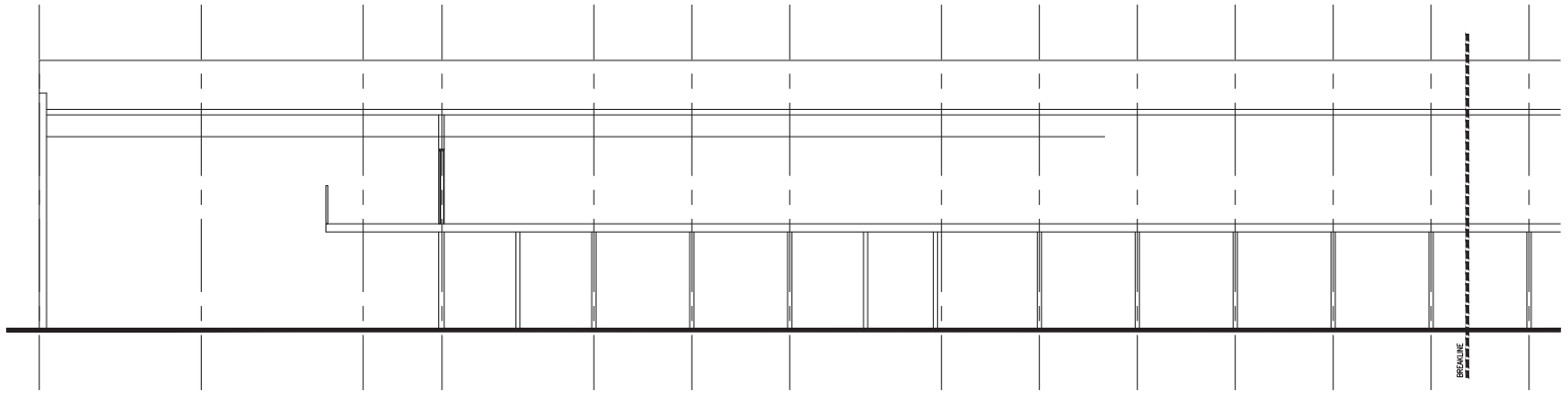
6296 202 STREET
LANGLEY, BC

SHEET TITLE:
ELEVATIONS

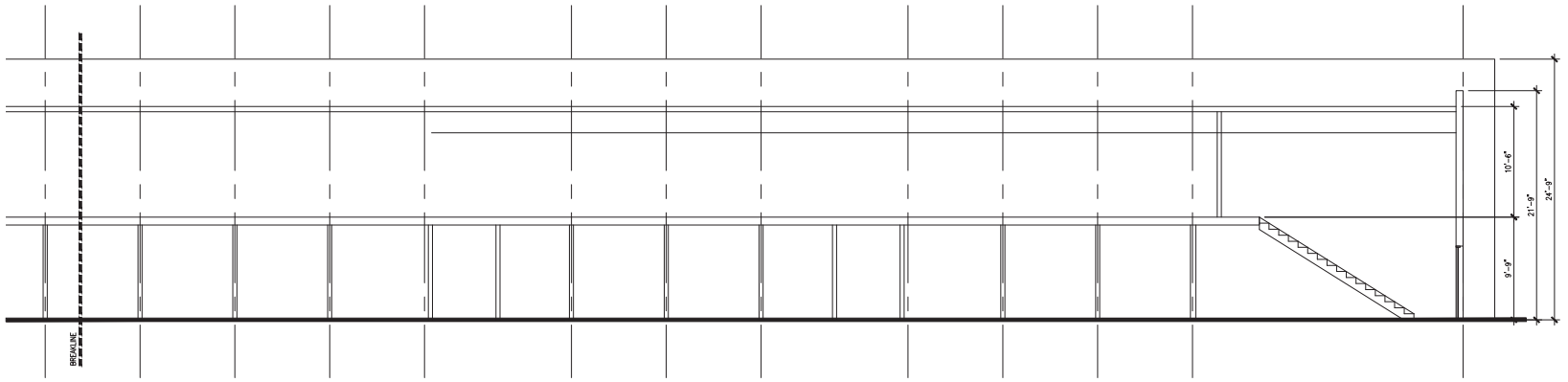
PLOT DATE: 10/28/21
SCALE: AS SHOWN
DRAWING NO.: A3.2
PROJECT NO.: 20158
REVISION:

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P 7788888260
E igel@igel-arch.com



1 SECTION
3/16" = 1'-0"



2 SECTION
3/16" = 1'-0"

REGISTERED ARCHITECT
PROFESSIONAL ENGINEER
BRITISH COLUMBIA
2023-06-12

REV	DATE	DESCRIPTION	DR	RV

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PROJECT:
STORAGE FACILITY
PROPOSED ADDITION

6296 202 STREET
LANGLEY, BC

SHEET TITLE:
SECTIONS

PLOT DATE	PROJECT NO.
10/28/21	20158
SCALE	REVISION
AS SHOWN	1
DRAWING NO.	
A4.0	



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E [redacted]

REGISTERED ARCHITECT
ROBERT IGEL
BRITISH COLUMBIA

2023-06-12

REV	DATE	DESCRIPTION	DR	RV
1	10/12/22	DP REVISION		

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PROJECT:

STORAGE FACILITY
PROPOSED ADDITION

6296 202 STREET
LANGLEY, BC

SHEET TITLE:

RENDERING

PLOT DATE: 10/28/21	PROJECT NO. 20158
SCALE: AS SHOWN	
DRAWING NO. A5.0	REVISION 1



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P 7[redacted]260
E [redacted]igel-arch.com

REGISTERED ARCHITECT
IGOR GUSEV
BRITISH COLUMBIA

2023-06-12

REV	DATE	DESCRIPTION	DR	RV
1	10/12/22	DP REVISION		

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PROJECT:

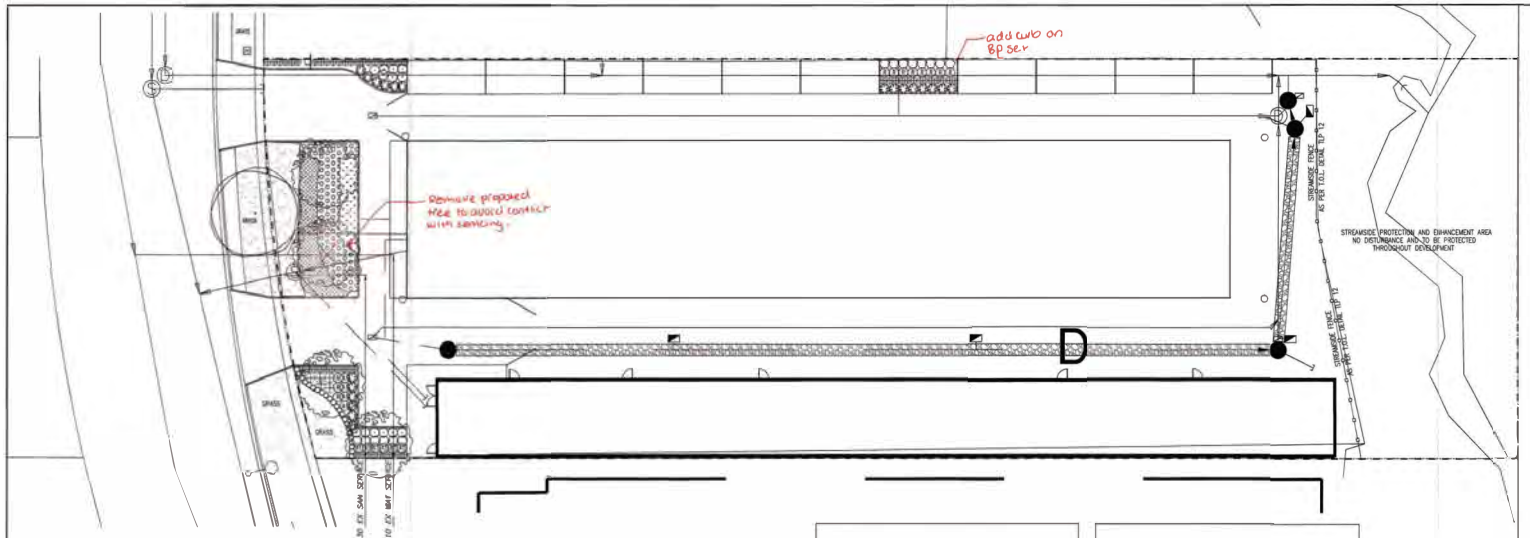
STORAGE FACILITY
PROPOSED ADDITION

6296 202 STREET
LANGLEY, BC

SHEET TITLE:

RENDERING

PLOT DATE: 10/28/21	PROJECT NO. 20158
SCALE: AS SHOWN	
DRAWING NO. A5.1	REVISION 1



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
STREET TREE (PROPOSED)						
	LIRIODENDRON TULIPIFERA	TULIP TREE	1	6 CM. CAL.	AS SHOWN	B. & B.
ON-SITE (EXISTING)						
	OTTO LUYKEN LAUREL					
	FRETHORN					
	BLUE CARPET JUNIPER					
ON-SITE (PROPOSED)						
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	X3	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	5	#3 POT	90 CM. O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	10	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	23	#3 POT	45 CM. O.C.	
	JUNIPERUS HORIZONTALIS 'BLUE CARPET'	BLUE CARPET JUNIPER	20	#3 POT	90 CM. O.C.	
	ROSA MEIDILAND 'PINK'	MEIDILAND ROSE	11	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	53	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	14	#3 POT	90 CM. O.C.	
	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	13	#3 POT	90 CM. O.C.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS" (BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES). SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY, AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "BCLA LANDSCAPE STANDARDS"

ALL PLANT MATERIAL MUST BE PROPAGATED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARDS". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

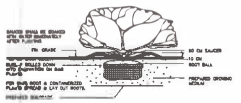
4) ON-SITE OR IMPORTED SOILS SHALL BE FREE FROM THE CONTAMINANTS OF THE STANDARDS FOR GROWING MEDIUM SOILS SHALL BE VIRTUALLY FREE FROM WEEDS, NOTED INCL. NOXIOUS PLANT PARTS, SEEDS OR REPRODUCTIVE PARTS OF NOXIOUS PLANT, PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

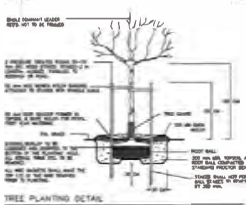
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAN AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL AT THE COMPLETION OF THE WORK, LEAVE THE SITE TIDY AND THE SITE ENTIRELY IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



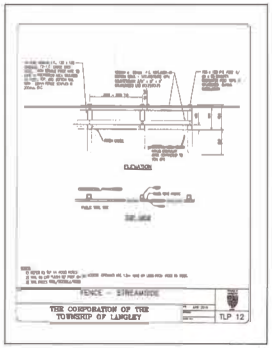
PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

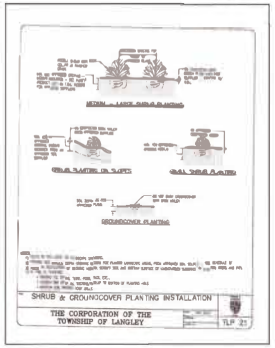
SECTION N.T.S.



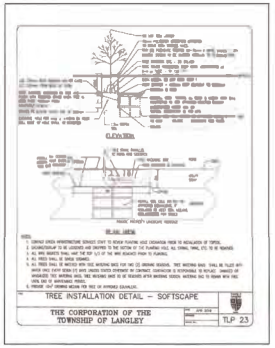
TREE PLANTING DETAIL

SECTION N.T.S.









NOTE: A MINIMUM OD 10 CUBIC METERS OF TOPSOIL IS REQUIRED FOR EACH TREE.

SEP/23	T.O.L. COMMENTS	2
SEP/22	T.O.L. COMMENTS	1
DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2482 JONQUIL COURT
ABBOTSFORD, B.C.
V2G 3E8
PHONE (604) 857-2376

CLIENT
MARTIN CONSTRUCTION LTD.
ATTENTION: EDWARD TUNG
UNIT A
5740 PRODUCTION WAY
ABBOTSFORD, B.C.
V3A 4N4
604-534-6225

RZ (DP) SP OTHER
PLANS ARE GENERALLY ACCEPTED WITH EXCEPTIONS AS NOTED IN RED
ON OCT 05 2022
BY Emily
GREEN INFRASTRUCTURE SERVICES
TOWNSHIP OF LANGLEY

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
MINI STORAGE
8298 – 202 STREET
LANGLEY, B.C.

SCALE	1:200	DATE JUN/22
DRAFT		CHK'D
DES.		CHK'D
APP'D		AS BUILT
PLOTTED	JOB No.	
	DRAWING No.	L-1

SCHEDULE B

RECEIVED
GREEN INFRASTRUCTURE SERVICES
TOWNSHIP OF LANGLEY

E.1

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 4, 2023 – REGULAR MEETING	**REPORT:**	23-257
FROM:	BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	LRP00023
SUBJECT:	FRASER HIGHWAY EMPLOYMENT LANDS AREA PLAN		

RECOMMENDATION:

That Council endorse the Terms of Reference for the Fraser Highway Employment Lands Area Plan in the form presented substantially as Attachment A in this report.

EXECUTIVE SUMMARY:

On February 27, 2023, Council directed staff to prepare Terms of Reference for a Fraser Highway Employment Lands Area Plan (Fraser Highway Plan) and initiate environmental assessment and liaison with Metro Vancouver staff. The Terms of Reference (Attachment A) include additional appendices outlining scopes of work for an environmental assessment and Engineering Services Plan.

Completion of the Fraser Highway Plan is anticipated to trigger a Type 3 Regional Growth Strategy (RGS) amendment to extend the Urban Containment Boundary and change land designated Rural in the Plan area to Industrial. As a result, the planning process would be structured into pre- and post-RGS amendment to complete the work required for the amendment and finalize details pending Metro Vancouver approval.

Funding to complete the Fraser Highway Plan has been requested in the 2024 budget. If the Terms of Reference are approved, staff would issue a request for proposals from qualified consultants in January 2024. The first three phases of the project would take place in 2024. The RGS amendment process would follow, and the fourth and final phase would take place in 2025 pending approval. Research and analysis for a Community Amenity Contribution framework would be completed in Phase 4 to determine accurate costing closer to the start of Plan implementation.

PURPOSE:

This report recommends Council endorsement of the Terms of Reference for a planning process to complete the Fraser Highway Employment Lands Area Plan.

BACKGROUND/HISTORY:

At its Regular Meeting on February 27, 2023 Council passed a motion directing staff to complete the following:

A. Report to Council with a Terms of Reference, proposed timeline and general rationale regarding:

   1. a new Fraser Highway Employment Lands Area Plan, with public consultation, for an area generally located between 228 Street and 240 Street, based on the Fraser Highway Corridor Study completed in 2020;

   2. the long-term need and benefit to increase the supply of employment lands along Fraser Highway for properties not within the Agricultural Land Reserve, expand the tax base and provide for additional employment opportunities for Township of Langley residents;

   3. an appropriate framework for Community Amenity Contributions for extraordinary land use changes within a new Fraser Highway Employment Lands Area Plan, if so adopted by Council.

B. Initiate an environmental assessment for a new Fraser Highway Employment Lands Area Plan; and

C. Initiate consultation with Metro Vancouver regarding proposed requirements and potential timeline to amend Metro 2050, the Urban Containment Boundary and Sewerage Service Areas to accommodate a new Fraser Highway Employment Lands Area Plan, if adopted by Council.

DISCUSSION/ANALYSIS:

Terms of Reference (ToR), presented as Attachment A to this report, have been prepared to outline a scope and process framework for a Fraser Highway Employment Lands Area Plan ("Fraser Highway Plan"). The ToR:

- define the planning area
- delineate the public engagement for the planning process
- outline the work program and schedule for preparing the Plan, RGS amendments, and supporting documents
- provide a general rationale for the Plan

<u>Plan Area</u>

The Fraser Highway Plan area is shown on Figure 1 below. It would comprise approximately 205.6 hectares (508 acres) along both sides of Fraser Highway between 228 Street and 240 Street. Current Official Community Plan (OCP) designations include Rural and Industrial. The Plan Area is within the Rural Plan and includes lands designated Small Farms/Country Estates and Salmon River Uplands. It is surrounded by Agricultural Land Reserve (ALR) to the north, east and south and abuts the Murrayville Community Plan to the west.

The area contains several significant watercourses, including Hatchery Creek and Best (Trigg) Creek, and associated tributaries. It also overlies the Hopington Aquifer with various levels of confinement and vulnerability, necessitating analysis of potential impacts to identify appropriate mitigation measures.

Fraser Highway forms an essential component of the Township's transportation network between Murrayville and Aldergrove. Beyond the Township, Fraser Highway provides an east-west route between Abbotsford and Surrey that is a southerly alternative to Highway 1 and an important connection to Highway 13 running south to the Aldergrove/Lynden border crossing.

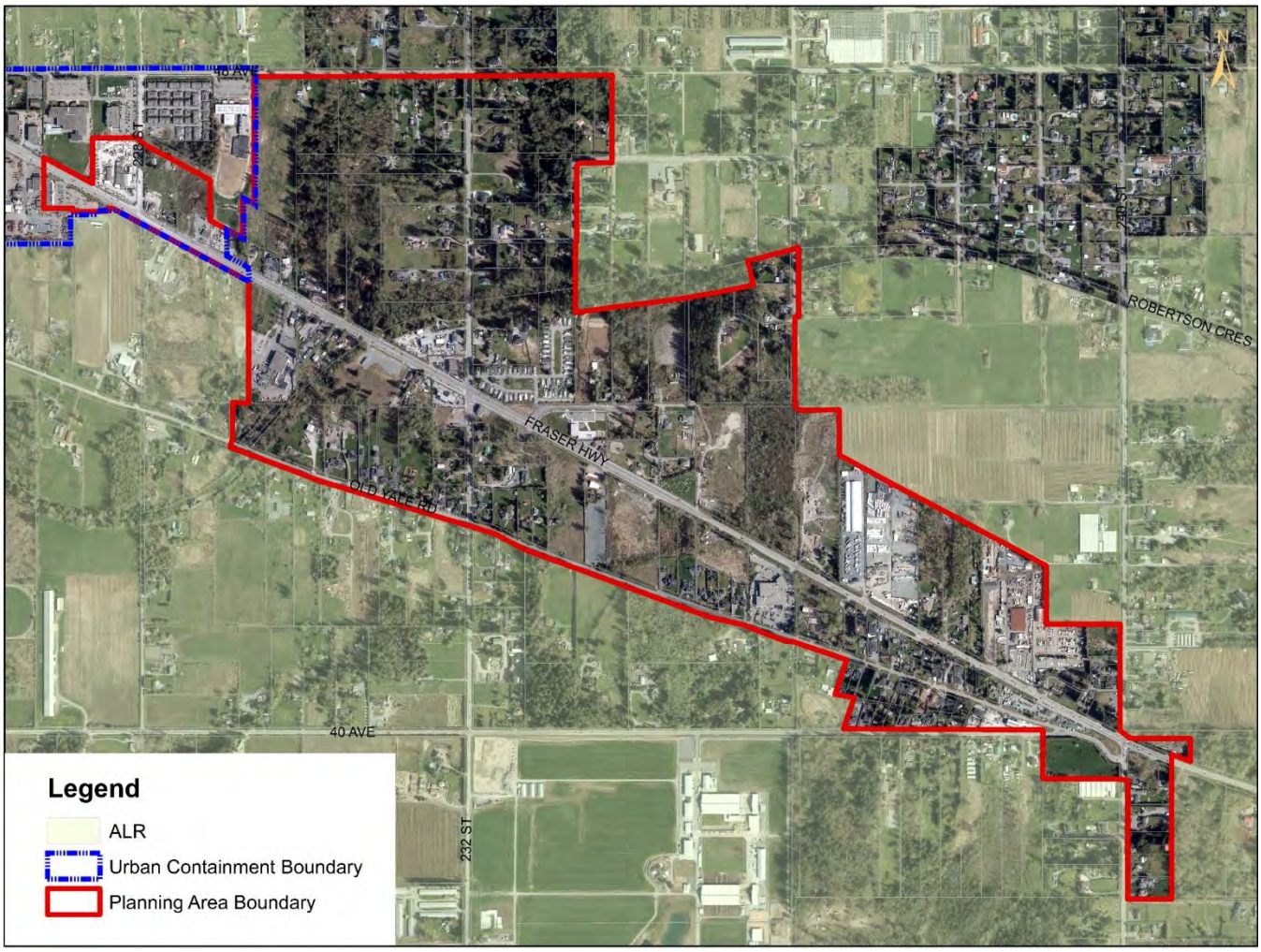


Figure 1: Plan Area Map showing Urban Containment Boundary and existing conditions.

Policy Context

The Fraser Highway Plan area is primarily designated Rural with small Industrial areas in the OCP and Metro Vancouver RGS. It is outside of the Urban Containment Boundary (UCB) as delineated in the RGS. The Fraser Highway Plan would require OCP and RGS amendments. An RGS land use designation amendment from Rural to Industrial and UCB extension would be required. Amendments that extend the UCB and amend the land use from Rural to Industrial require a Type 3 amendment, as stated in RGS section 6.3.4 f):

> *"The following Type 3 amendments require an affirmative 50% + 1 weighted vote of the Metro Vancouver Regional District Board: … for sites that are contiguous with, or within, the Urban Containment Boundary, and are not within the Agricultural Land Reserve and are not subject to the Agricultural Land Commission Act, amendment from Agricultural or Rural to Industrial regional land use designation and associated Urban Containment Boundary adjustments."*

Proposed Scope of Work

Key Goals for the Fraser Highway Plan are:

1. Develop a vision for the Fraser Highway Corridor as a dynamic light industrial area that anticipates future employment trends based on market and economic analysis.

2. Develop a land use plan that identifies appropriate locations for various industrial and industrial-related uses, environmental conservation areas, and the retention of existing residential, institutional and commercial uses.
3. Articulate future built form and landscape character, place-making elements and sustainable community design through policies, guidelines and illustrations that result in an area that is desirable for residents, investors, employers and employees.
4. Prepare an Engineering Services Plan to identify the transportation infrastructure, water, sewer, stormwater management, energy forecasting and site development requirements to support the development proposed in the plan including a financial plan for the provision and maintenance of infrastructure services.
5. Identify required amenities to support the future land use and development vision for the Fraser Highway Corridor and more detailed policy recommendations for securing amenities such as, but not limited to, parks, plazas and public art.
6. Identify potential land use conflicts between future and existing uses and provide mitigation policies and regulations.
7. Communicate, involve and engage property owners, interested and affected parties, external agencies, potential future business owners and the broader public in the planning process.

Proposed Process and Timeline

The Fraser Highway planning process consists of four phases which are outlined in detail in the ToR. The planning process is anticipated to commence early in 2024. The first three phases would provide the necessary information for a RGS amendment application. The RGS amendment application would take at least six months. Accordingly, the first three phases are proposed to be completed by the end of 2024 or early 2025.

Following the RGS amendment application, and pending approval by Metro Vancouver, the fourth phase would include more detailed planning and engineering analysis to complete the land use plan and Engineering Services Plan. The planning process is summarized as follows:

Phase 1: Planning Principles and Preliminary Development Concepts (Q1/Q2 2024)

Phase 1 would involve undertaking background research, including environmental assessment, to understand key features and issues in the Plan area. A public open house would be hosted by the Township to obtain initial input on ideas from the community, which would be used for the development of preliminary development concepts.

Phase 2: Vision and Design Options (Q2/Q3 2024)

In Phase 2, a draft vision statement and design options would be developed. The background information obtained in Phase 1 would inform this process and help to identify implications of the different options. Workshops with landowners, other key stakeholders and the public would form part of Phase 2. A second open house would also be held to gather feedback on the preliminary ideas developed as part of this phase. Additional public engagement and intergovernmental coordination would be considered.

Phase 3 – Preferred Land Use Plan and Strategic Policy Directions (Q3/Q4 2024)

Phase 3 would involve the preparation of a preferred land use plan and strategic policy directions based on the analysis and public feedback on the draft vision and design options in the last phase. A third public open house would be held to obtain feedback on the preferred land use plan and other plan components.

The analysis and deliverables completed to the end of Phase 3 are expected to provide sufficient detail for the RGS amendment application that will be required for the Fraser Highway Plan. The amendment process would be well underway at this point. As proposed, Phase 4 would commence following the RGS amendment process, subject to approval. This approach is efficient by ensuring that details

irrelevant to the application are not completed prematurely, in the event that the RGS amendment is not successful.

Phase 4 – Draft Community Plan (Q2/Q3 2025)
Phase 4 would require synthesizing all technical findings, policy analysis and public engagement feedback in a draft Fraser Highway Plan document for Council consideration. The research, analysis, and engagement activities carried out in the earlier phases would inform policy directions and implementation actions. The Engineering Services Plan would also be initiated and completed in this phase.

Throughout the planning process, Council would receive updates at key milestones and be kept informed of the project schedule. Staff would update Council of scheduling changes as required. The start time of Phase 4 is highly dependent on time required for the RGS amendment, which could exceed the six-month timeline indicated above. It is anticipated that Phase 4 will take approximately six months once initiated, though the Engineering Services Plan would extend beyond six months.

Research and analysis for a community amenity contribution framework would be completed in Phase 4 to provide accurate cost estimates close to Plan implementation. It is noted that community amenity contributions for industrial land use and development have not been standard practice in Metro Vancouver or British Columbia. However, BC Bill 46 – 2023: Housing Statutes (Development Financing) Amendment Act, 2023 includes provisions for amenity cost charges for development that results in increased employment density.

<u>Environmental and Hydrological Assessment</u>
In-depth analysis would be completed, including review and mapping of soil types, surficial geology, aquifer depths, locations, and vulnerability, and review of stream reaches in and near the Fraser Highway Plan area, where groundwater discharge is anticipated to contribute to stream baseflows.

The environmental analysis would be initiated in the first phase of the project to inform all Plan components. The Scope of Work is outlined in Appendix B of the ToR.

Financial Implications:

The scope of work to complete the Fraser Highway Plan is estimated at approximately $350,000. A budget request has been submitted to Council as part of the 2024 Budget process. Funding would enable preparation of:

- an industrial/employment land use plan (and associated public engagement activities)
- environmental and hydrogeological assessments
- engineering services plan to ensure infrastructure services (such as transportation, water, sanitary sewer, stormwater management, drainage systems and energy forecasting) are adequate for the planning area

Respectfully submitted,

Aaron Penner
COMMUNITY AND POLICY PLANNER
for
BYLAWS, LEGAL AND STRATEGIC IMPLENTATION DIVISION

ATTACHMENT A Fraser Highway Employment Lands Area Plan – Terms of Reference

Fraser Highway Employment Lands Area Plan

Sustainable Economy, Enhanced Mobility, Environmental Protection

ATTACHMENT A

Draft Terms of Reference

INTRODUCTION

In February 2023, Council directed staff to prepare Terms of Reference, a proposed timeline and general rationale for the preparation of a new Fraser Highway Employment Lands Area Plan ("Fraser Highway Plan) including consideration of:

- the long-term needs and benefits of increasing the supply of Employment Lands along Fraser Highway
- an expanded industrial tax base
- the provision of local employment opportunities for Township of Langley residents

Other considerations include:

- an appropriate framework for Community Amenity Contributions
- an environmental assessment of the Plan area
- consultation with Metro Vancouver regarding proposed requirements and potential timeline to amend Metro 2050, the Urban Containment Boundary and Sewerage Service Areas to accommodate a new Fraser Highway Employment Lands Area Plan

Key objectives for the Fraser Highway Plan are to contribute much-needed industrial lands within the Metro Vancouver region, expand the municipal tax base and advance the Official Community Plan goal of providing a 1:1 ratio of jobs to workers in the local labour force. The Plan will be informed by land use, environmental, market and transportation analyses and a robust public engagement program.

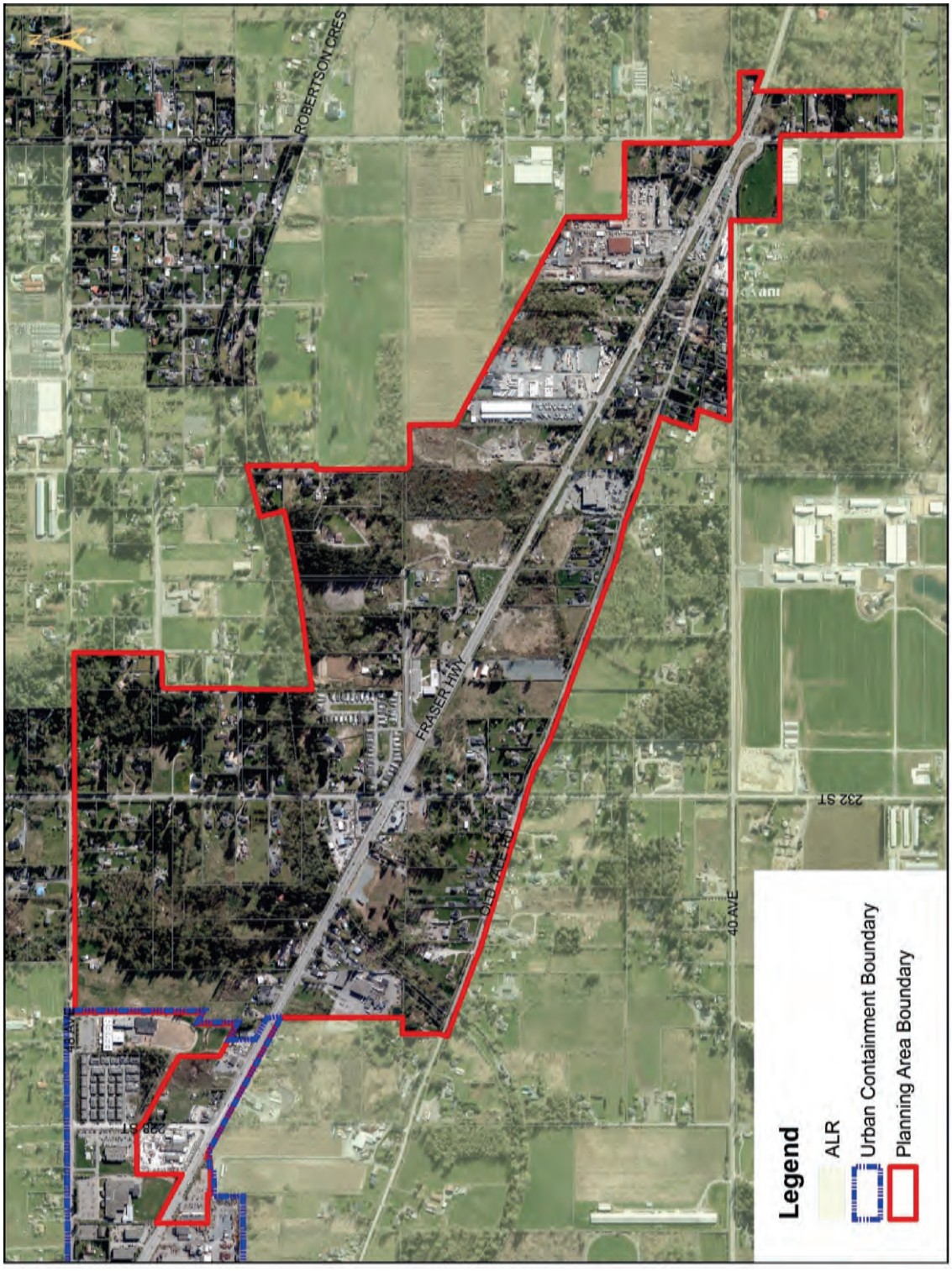
The Township will be issuing a Request for Proposals from qualified planning consultants to support Plan preparation once the Terms of Reference are approved by Council. This document outlines the Terms of Reference including a description of the study area, goals for the plan update, required plan content and a generalized work plan.

PLANNING AREA

The planning area is in central Langley, immediately east of the Murrayville Community Plan area and Urban Containment Boundary. It abuts the Agricultural Land Reserve on three sides. Approximate boundaries are 228 Street on the west, 48 Avenue on the north, 240 Street on the east and Old Yale Road/40 Avenue on the south as shown on Map 1.

The study area is approximately 205.7 hectares (508 acres), with slightly less than 50% or 95 hectares (235 acres) having frontage along Fraser Highway. Though the areas are primarily rural residential, other uses include commercial, industrial, institutional and manufactured home park.

Fraser Highway forms an essential component of the Township's east-west transportation network between Murrayville and Aldergrove; and between the communities of Surrey and Abbotsford. It is also an alternative route to Highway 1 and an important connection to Highway 13 south to the border crossing at Aldergrove.



Map 1: Fraser Highway Employment Lands (2023) Plan Area

POLICY FRAMEWORK

Preparation of the Fraser Highway Plan is guided by an established regional and municipal policy framework including the following:

- Metro Vancouver's *Regional Growth Strategy (RGS, Metro 2050)* aims to accommodate anticipated future growth and build resiliency by creating a compact urban area; supporting a sustainable economy; protecting the environment and responding to climate change and natural hazards; providing diverse and affordable housing choices; and supporting sustainable transportation choices. The RGS notes the importance of industrial activities connected by a diverse and reliable transportation system in supporting a sustainable economy.

  The Plan Area is primarily designated Rural with pockets of land designated Industrial and is outside the Urban Containment Boundary (UCB). An RGS land use designation amendment from Rural to Industrial will be required for the Plan. UCB extension will also be required. Amendments that extend the UCB and amend the land use from Rural to Industrial require a Type 3 amendment (50% + 1 MVRD Board weighted vote).

- Metro Vancouver's *Industrial Lands Strategy (ILS)* aims to ensure sufficient industrial lands to meet the needs of a growing and evolving regional economy to the year 2050 by: protecting remaining industrial lands; intensifying and optimizing industrial lands; bringing existing land supply to market and addressing site issues; and ensuing a coordinated approach. The ILS notes that there is a critical shortage of industrial lands in the region which will have implications for achieving long-term economic sustainability; the Area Plan is an opportunity to respond to this challenge.

- Sustainability Charter (the Charter): In 2008, Township Council adopted a vision to build a legacy for future generations by leading and committing the community to a lifestyle that is socially, culturally, economically and environmentally balanced. Goals set forth in the Charter include:

  - developing livable and vibrant communities
  - strengthening the economy
  - investment in effective infrastructure
  - integration of transportation and community planning
  - conserving and enhancing the environment
  - respecting rural character and heritage

- The Township's *Official Community Plan (OCP)* was adopted in 2016 and provides a long-term vision for sustainable growth and development to 2043. It contains several objectives and policies relating to the design and building of complete communities and neighbourhoods. The OCP also addresses protection measures for sensitive environments such as streams and streamside areas. The Regional Context Statement within the OCP includes a target to achieve a 1:1 ratio of jobs in the Township to residents in the workforce. The Area Plan is primarily designated Rural in the OCP and will require amendments. Section 2.2.9 provides guidance for a vision and appropriate policies for the Fraser Highway corridor.

- The Township's *Rural Plan (RP)* aims to enhance agricultural viability through recognition and protection of diverse agricultural lands, preservation of larger lot sizes, policies that reinforce designation of ALR lands as agricultural lands and encouragement of the agricultural industry within Langley. The RP encompasses most land in the Township outside of the UCB that are not within another Community Plan area. The majority of the Fraser Highway Corridor is designated Small Farms/Country Estates in the RP, with some lands designated Salmon River Uplands (rural residential designation). There is a "Rural Commercial Centre" overlay at 232 Street and Fraser

Highway within the Plan area. The RP will need to be amended to remove the Plan area from the RP.

- The Township's *Employment Lands Study (ELS),* completed in 2010, aims to inform decisions to ensure sufficient lands are designated in appropriate locations for continued employment growth, balanced with residential growth. The study concluded that the Township could accommodate a large share of employment growth in the region, particularly within the transportation and light industrial sectors.

- Wildlife Habitat Conservation Strategy: In 2008, Township Council adopted a strategy to ensure long term planning and management of wildlife habitat by incorporating wildlife planning concerns into the planning process.

- The Township's *Master Transportation Plan* (MTP) was adopted in 2009 and guides the orderly long-term development of the Township's transportation system in an effective and economical manner. It accommodates future population and employment growth and has implications for all levels of the transportation system. While this plan is currently in the process of being updated to accommodate more active modes of transportation, it identifies improvements to the Fraser Highway Corridor including widening to 4-lanes. The 2015 Cycling Plan should also be reviewed in conjunction with the Master Transportation Plan.

- *Fraser Highway Corridor Study:* In 2020, in response to an application for a private school near the intersection of Fraser Highway and 44 Avenue, the Township required the applicant to complete a land use study to ensure a more comprehensive understanding of the context for Council's consideration. The Fraser Highway Corridor Study was not considered as a formal plan but does provide some useful baseline information.

PLANNING AND DEVELOPMENT CONTEXT

The Township has experienced significant population growth in recent years. Between 2016 and 2021, the population grew by 13.1 %, the fastest proportional growth of the major municipalities in Metro Vancouver, and growth is projected to continue at a similar rate. New development the Township has been supported by proactive community planning, the attractiveness of the Metro Vancouver region, and comparative housing affordability. It has also been spurred by a series of major transportation upgrades that have improved access to Langley from other parts of the region, including the Port Mann and Golden Ears Bridges, widening of Highway 1 and construction of a series of new highway interchanges in Langley, completion of the South Fraser Perimeter Road, numerous arterial road upgrades, and transit service improvements. The Township is positioned to accommodate further growth and assist with providing solutions to challenges around housing and employment in the region.

An approved extension of Skytrain service from King George Station in Surrey to the Langley Regional Town Centre has advanced significantly in recent years with design work currently underway and planned completion by 2028. Translink has also approved Bus Rapid Transit along 200 Street from Willowbrook to Carvolth connecting communities north of the Fraser to the Townshp. Future rapid transit will provide opportunities for higher density land uses in the Township, including industrial and employment uses in the Plan area. Higher density uses will likely lead to higher transit services levels along Fraser Highway from Willowbrook to Aldergrove accommodating employees from throughout the region and Abbotsford to the east (within the Fraser Valley Regional District).

The earliest large-scale industrial area in the Township is in northwest Langley, which abuts Highway 1 and the Surrey border. A small portion of the northwest Langley industrial area is supported by the Northwest Langley Community Plan (1985), but many of the industrial buildings and operations in this area pre-date the Community Plan. The second large-scale industrial area is in Gloucester, located adjacent to Highway 1 and the Abbotsford Border. It is entirely guided by the Gloucester Community

Plan (1988), which facilitated greenfield development from Rural to Industrial land. A smaller and only partially built-out industrial area is in Aldergrove, north and south of Fraser Highway between 264 Street and 260 Street. There is some additional industrial land interspersed along Fraser Highway.

As reported in the Metro Vancouver *Regional Industrial Lands Inventory, 2020*, 18% of Langley's 821 hectares of industrial land were considered vacant. This constitutes 8% of the region's vacant industrial land. The most common industries in the Township are "General Industrial" and "Distribution/Warehouse". "General Industrial" refers to a wide variety of heavy and light industrial uses of various scales including repair activities and limited industrial-related accessory uses such as on-site retail and office.

Lands in the Fraser Highway Corridor have been primarily rural residential including a manufactured home park. Patchwork OCP land use and zoning amendments over several decades have resulted in interspersed industrial, commercial, and institutional uses. Institutional uses include churches and private schools.

Because the Plan area is outside of the RGS Urban Containment Boundary and primarily designated "Rural" in the RGS, the Plan will require RGS amendments. The Plan will also require OCP and RP amendments.

An applicant-driven Fraser Highway Corridor Study was completed in December 2020 and some components of the Study may inform the planning process including public engagement, environmental and engineering services findings.

GOALS FOR FRASER HIGHWAY EMPLOYMENT LANDS AREA PLAN

The Plan will establish the vision, policies, guidelines, and implementation tools for development in the Fraser Highway Corridor. It will build upon and advance the Township's comprehensive land use, transportation, environmental, cultural, economic, social and sustainability objectives as established in the OCP and other strategic plans.

The primary goals for the Plan are:

1. Develop a vision for the Fraser Highway Corridor as a dynamic light industrial area that anticipates future employment trends based on market and economic analysis.
2. Develop a land use plan that identifies appropriate locations for various industrial and industrial-related uses, environmental conservation areas and the retention of existing residential, institutional and commercial uses.
3. Articulate future built form and landscape character, place-making elements, and sustainable community design through policies, guidelines and illustrations that result in an area that is desirable for residents, investors, employers and employees.
4. Prepare an Engineering Services Plan to identify the transportation infrastructure, water, sewer, stormwater management, energy forecasting, and site development requirements to support the development proposed in the plan including a financial plan for the provision and maintenance of infrastructure services.
5. Articulate required amenities to support the future land use and development vision for the Fraser Highway Corridor and more detailed policy recommendations for securing such amenities.
6. Identify potential land use conflicts between future and existing uses and provide mitigation policies and regulations.

7. Effectively communicate, involve and engage property owners, interested and affected parties, external agencies, potential future business owners and the broader public in the planning process.

PLANNING PROCESS

It is anticipated that this Plan would be developed over 18 to 24 months. The planning process will be managed by the Community and Policy Planning Department and supported by a multi-disciplinary Technical Team of Township staff from:

- Development Engineering
- Transportation Engineering
- Parks Design and Development
- Water Resources and Environment
- Development Planning
- Green Infrastructure Services
- Sustainability and Climate Action
- Permits, Licences and Inspection Services
- Operations / Asset Management
- Finance (if necessary)
- Fire (if necessary)
- RCMP (if necessary)

The process must consider engineering servicing and environmental issues based on current standards and regulatory requirements as outlined in more detail below.

A multi-disciplinary team of consultants with expertise in community and land use planning, civil and transportation engineering, environmental assessment, urban design, land economics and financial analysis and public engagement will be required to effectively complete the project.

PROJECT PRINCIPLES

The following Project Principles are provided to guide the planning process:

Policy Context: Establish objectives and policies to guide the development of a Plan that provides for long-term sustainable industrial growth. Describe how the Plan aligns with the broader policy context of the RGS, Sustainability Charter, OCP, Rural Plan and other relevant strategies, policies and initiatives. Policy context should provide a “balanced” outcome that is both visionary and implementable, while providing for economic sustainability, enhanced mobility and environmental protection.

Community Engagement: Communicate, involve and engage residents, property owners, community service groups and other stakeholders, other levels of government and the broader public in the surrounding rural areas, through a variety of means, to participate in creating the Area Plan. Provide documentation throughout the process for public review to establish transparency.

Environmental Protection: An environmental assessment, as outlined in this document, will be one of the first steps in the process leading to the development of the Area Plan. The environmental assessment will determine environmental conservation opportunities and assets that will contribute to establishing environmental or green infrastructure network policies and the development of urban forestry and other ecosystem management policies and guidelines, particularly in the key areas of: a) aquifer protection; b) tree protection, vegetation and landscaping; and c) watercourse and wildlife protection.

REQUIRED PLAN CONTENT

The Plan will contain, but is not limited to, the following components:

- Description of the Plan's purpose, contents, and structure:

  - The Plan will provide an overall framework for development and establish polices related to land use, built form character, open space, community amenities, environmental protection, climate action, mobility and transportation, emergency response and utilities and services.

  - Once adopted, the Plan will amend and form part of the Township of Langley Official Community Plan (OCP), which provides the long-term vision for sustainable growth and development in the Township of Langley as a whole.

  - Overview of the land use and development context, the process for Plan development and summary of public input.

  - Articulate a vision for this future employment area with supporting uses and an explanation of the overall development concept, including any sub-areas within the Plan's boundaries, with descriptive maps and illustrations, as needed.

  - Future land use plan showing the location of proposed land uses and densities.

  - Policies and guidelines pertaining to: land uses and densities; form and character; community services; protection of the natural environment; sustainable development practices and (low carbon, passive design, resilient, energy independent) building performance; multi-modal transportation network; infrastructure services including water, sanitary sewer, stormwater management and drainage systems; phasing of development; financing plan; and description of required updates to other Township plans and regulatory bylaws for implementation of the Plan.

  - An Engineering Services Plan is to be developed in conjunction with and in support of the proposed Plan, with the required scope and content as described in more detail below.

  - An outline of the overall vision and development concept, consistent with the planning principles outlined above, development goals and associated objectives, complete with an overall land use plan, showing parks and open spaces, buffers and landscape areas, environmental protection/preservation areas, and key engineering and servicing requirements.

    An assessment of existing conditions complete with mapping, including existing land uses, environmental features, mobility constraints and existing engineering services and associated infrastructure.

  - Projection of anticipated overall gross and net developable land area by use, including gross and net densities, and corresponding financial analyses with respect to servicing costs, potential Development Cost Charges (DCC) revenues and Community Amenity Contributions (CACs) if determined to be applicable.

  - As the Plan Area is surrounded by Agricultural Land Reserve, appropriate buffering will be a significant consideration of the Plan. Building setbacks and landscape treatments will form part of the recommendations and guidelines of the Plan.

PUBLIC CONSULTATION

The public participation process will be consistent with International Association of Public Participation (IAP2) principles and the Township's Public Engagement Charter. It will include engagement methods that are appropriate for the public participation objectives at each phase of the planning process. Public engagement completed for the Fraser Highway Corridor Study will be considered. Details of the methods and objectives are included in the Draft Work Plan below.

ENVIRONMENTAL ASSESSMENT

The work plan shall include an environmental assessment as one of the key first steps in the process leading to the development of the Plan. This will include hydrological and hydrogeological analyses to ensure the protection of both quality and quantity of ground and surface water resources. The environmental assessment shall identify conservation opportunities and mitigation measures that will contribute to establishing environmental or green infrastructure network policies and the development of urban forestry and other ecosystem management policies and guidelines

In addition, the environmental assessment shall provide guidelines for protection and enhancement of treed, landscaped and streamside and associated vegetation areas, particularly in relation to the protection of wildlife and conservation of aquatic habitat. Impact of development on the sensitive Hopington aquifer is a key component of the work. This will include overall and site-specific source control measures that must be identified as part of the development of the Plan, particularly as it pertains to stormwater control and nutrient management, including, but not limited to:

- tree protection and enhanced vegetation measures
- topsoil ground cover retention
- oil and grease interception measures
- sediment control
- impervious surface treatment methods
- on-site storm water detention

The Plan shall consider and make recommendations on policies and protocols related to on-going monitoring measures to ensure efficacy of proposed systems.

DRAFT WORK PLAN

The Plan is expected to progress through four phases. Specific tasks and timelines will be further refined and detailed in consultant responses to a Request for Proposals. The first three phases of the project will inform an RGS amendment application to extend the Urban Containment Boundary and change the regional land use designation from Rural to Industrial. If approved, the fourth and final phase would commence immediately subject to direction from Council at that time.

The Township requires meaningful and transparent public engagement throughout the planning process in accordance with the *Public Engagement Strategy for Planning and Development* (2016) and *Policy No. 07-160 Council Consultation – Official Community Plan*. Key objectives are to:

- carry out early and ongoing consultation
- increase public awareness about community planning
- broaden and diversify community participation in the plan update
- undertake direct community outreach
- employ creative engagement tools
- allow for respectful dialogue
- carefully consider all input received

These Terms of Reference do not outline specific engagement tools or methods. Rather, in responding to the RFP, consultants will be required to propose a public engagement strategy for each phase of the work plan, based on their own understanding of innovative and effective public engagement.

Following Council's approval of the project Terms of Reference and awarding of a consultant contract, formal project initiation will include:

1. establishing a Technical Team (TT) of inter-divisional Township and Metro Vancouver staff (and possibly staff from other government agencies)
2. inaugural meeting(s) with the consultant team and TT to discuss process, timeline, and logistics, and to refine the proposed Work Plan

The generalized draft work plan is as follows:

Phase 1 – Planning Principles and Preliminary Development Concepts

(approximately 4 months)

- Initiate an Environmental Assessment as described in Appendix B.
- Review background information, including relevant plans, policies, regulations, and other documents to help identify land use and development options, servicing issues and opportunities and environmental considerations.
- Review and mapping of existing conditions (land use designations, existing development, transportation networks, infrastructure services, environmental conditions and other considerations).
- Review existing information about the hydrogeology of the study area and undertake further analysis (as may be required) to identify existing soil and groundwater conditions, associated opportunities and limitations for new development and required site preparation and mitigation measures that would be necessary to accommodate industrial development including multi-storey buildings.
- Compile and review population, employment, and other relevant demographic considerations for the Township through 2043, the planning horizon of the Township Official community Plan.
- Prepare a summary report on existing conditions, community needs and development opportunities and constraints in the planning area.
- Identify and recruit community members and key property owners to engage in the planning process through participation on a Community Planning Team(s).
- Develop a public engagement process for each phase of the community plan update in accordance with the Township's Public Engagement Strategy for Planning and Development, which in Phase 1 will include:
    - presenting an overview of the plan purpose, objectives, process and opportunities for input
    - sharing relevant background information on the planning area, and educational materials pertaining to sustainable community design and transit-oriented development
    - seeking preliminary input on opportunities and challenges
    - establishing initial planning principles and preliminary design concepts, and working towards a guiding vision for the Plan

- prepare a draft vision statement and planning principles and describe and articulate preliminary development concepts
- prepare and present a Phase I summary report to Council for information and input and endorsement of the next phase(s) of the planning process
- initiate communications with Metro Vancouver Regional Planning staff to:
    - determine the ideal process and timeline for Urban Containment Boundary and Regional Land Use Designation Amendments
    - ensure that relevant regional planning considerations are being integrated into all phases of the project

Phase 2 – Vision and Design Options
(approximately 4 months)

- Undertake a technical review of the preliminary land use and design concepts and make recommendations for further refinement for development of preferred options.
- Finalize Environmental Assessment as per Appendix B.
- Undertake Phase 2 community engagement on the draft vision, guiding principles and preferred options (land use and design concepts).
- Begin formulating strategic policy directions;
- Refine vision, principles and development options;
- Continue liaison with Metro Vancouver Regional Planning staff to ensure that relevant information is being gathered for an RGS amendment application;
- Prepare and present a Phase 2 summary report to Council for information and input and endorsement of the next phase(s) of the planning process.

Phase 3 – Preferred Land Use Plan and Strategic Policy Directions
(approximately 4 months)

- Develop and detail a preferred land use plan and strategic policy directions, with further input from the Technical Team and Community Team, and consideration of input from Phase 2 community engagement.
- Commence preparation of draft development policies, and Development Permit Area designation(s) and guidelines.
- Undertake Phase 3 community engagement on the preferred development option and related policies and guidelines.
- Refine draft policies and guidelines based on public input, and further input from the Technical Team and Community Team.
- Prepare and present a Phase 3 summary report to Council for information and input, and endorsement of an application for the required Metro Vancouver Type 3 RGS amendment to extend the UCB and change the Rural land use designation in the Plan area to the Industrial land use designation.

Phase 4 – Draft Area Plan (Contingent on Metro Vancouver Regional Growth Strategy Amendment)
(approximately 6 months)

- Commence preparation of the draft Plan document and related mapping which will describe and articulate an overall vision and development framework for the Fraser Highway Employment Lands Area, and proposed polices related to land use, form and character of development, open space, the environment, mobility and transportation, utilities and services and amenities.
- Commence the Engineering Services Plan as per Appendix A.
- Complete a Fraser Highway Plan-specific Community Amenity Contribution framework, if determined to be feasible under enabling provincial legislation and regulations.
- Refine the draft Plan document with further input from the Technical and Community Teams.
- Present the draft Plan to Council for review and input and direction to seek broader community input through Phase 4 engagement.
- Refer the draft Plan for external agency review and comment.
- Review community and agency input with the Technical Team to identify required Plan refinements and edits and requirements for finalizing engineering services and financial plans.
- Finalize the draft Plan and prepare bylaws for formal consideration by Council.

APPENDIX A: REQUIRED SCOPE OF WORK FOR ENGINEERING SERVICES PLAN

An Engineering Services Plan (ESP) will be prepared in tandem with an environmental assessment and preparation of the Plan. It will form an integral part of short- and long-term Plan implementation.

The ESP should be sufficiently developed through Phase 4 of the planning process to support implementation of the proposed land use and development concept for the Plan area. It will also inform specific policies related to transportation and servicing, but it is not expected to be completed until after the Plan is adopted. All conceptual plans for transportation, water, stormwater, and sanitary services are to be consistent in format with other plans and utility drawings contained in the ESP. The ESP will include a financial plan to estimate the cost of capital infrastructure, including an assessment of the annual Operations, Maintenance and Rehabilitation cost of new infrastructure.

This document outlines general requirements for the scope and content of the ESP. More detailed requirements relating to mobility and transportation, stormwater management, water network, and sanitary sewer system will be articulated as part of a Request for Proposal (RFP) process once these broader Terms of Reference for the Area Plan have been endorsed by Council.

Planning Context: Employment/Industrial Land Development

- Employment/ industrial development promote local economic sustainability through diversifying the tax base and providing jobs close to home for Langley residents. Such development also contributes to broader economic sustainability by bolstering economic growth in the region, province, and country.
- Transportation networks in and around employment/industrial areas are typically designed to prioritize efficient movement of large material transport vehicles. Recognizing that the Plan area is contiguous with the Murrayville Community on the west, approximately five kilometres from the future 203 Street Skytrain Station, and approximately 8 kilometres from the Aldergrove Municipal Centre, the transportation strategy should account for efficient movement of people to, from, and through the area by all transportation modes, including walking, rolling, and public transportation.
- The ESP for the Plan area should facilitate a sustainable employment/industrial area by accounting for all modes of transportation and appropriate infrastructure, providing the following:
    - a multi-modal mobility plan, including pedestrian and cycling infrastructure, and proposed road network and road standards;
    - updated plans for drainage, sanitary sewer, and water services; and
    - a financial plan for provision of infrastructure services.

Transportation and Mobility Strategy

The Township of Langley's Master Transportation Plan describes the current major road network and a proposed hierarchy of Major Road Network roads, Arterial roads, Collector roads and Local roads. It also includes maps with proposed road cross sections which provide further information on the proposed vehicular lane configuration along with bicycle and pedestrian facilities. To provide for sustainable transportation of employees to and from the area, the Transportation and Mobility Strategy should address the following:

- Pedestrian Network

- Details on the proposed pedestrian network, consisting of sidewalks, Multi-Use Paths (MUPs), trail linkages and associated infrastructure.

- Bicycle Routes and Facilities
  - Proposed bicycle routes, cycling infrastructure and end-of-trip facilities, in consideration of established Township policies and the Cycling Plan (2015) which includes a series of maps that identify cycling routes for commuter and recreational cyclists and local community routes. The type of infrastructure for each of these route types is also identified in the network map. The plan should update the infrastructure plan to meet new guidelines for pedestrian cycling infrastructure found in the Transportation Association of Canada (TAC) Guidelines, TransLink guidelines and the BC Active Transportation Design Guide (2019).
  - Appropriate end-of-trip bicycle facilities (e.g., bike racks, lockers) at strategic locations within the planning area to promote bicycle use. End-of-trip destinations will primarily include places of employment and any public spaces such as parks, natural areas and plazas.
- Road Network
  - Proposed road standards will need to address (but are not limited to) the following considerations:
    - Location and appropriate treatment of pedestrian crossings and potential traffic calming measures.
    - Potential on-street parking requirements based on proposed land uses and density of development.
    - Streets that accommodate all modes but with industrial vehicle standards.
    - Goods movement to, from and within the Plan area, being a critical factor for most industrial businesses.
    - Proposed road cross-sections and road classification including the accommodation of active transportation facilities for pedestrians and cyclists.

Transportation Assessment

A transportation assessment exploring all modes of transportation will be required to determine the impacts of the ultimate development of the Plan area on the existing road network of surrounding neighbourhoods. The study should use the new 2050 regional model that was developed by TransLink.

Storm Water Management Plan

Beyond a drainage plan intended to collect and convey rainfall run-off, a Storm Water Management Plan (SWMP) is provided to control the quantity and quality of run-off resulting from a change to the impervious nature of an area. A SWMP thereby reduces impacts to the natural environment and protects human health and the natural assets. A SWMP consisting of a conceptual layout of all major and minor drainage systems, and detention and infiltration system requirements pursuant to the proposed land use and transportation plans shall be completed. The SWMP will comply with applicable provincial, regional and municipal regulations.

The work shall be completed in compliance with Township of Langley's Subdivision and Development Servicing Bylaw, as amended from time to time, as well as existing Hopington Aquifer and Salmon River Watershed studies and analyses. A review of documentation and work completed by stewardship groups including Salmon River Enhancement Society and the Langley Sustainable Agriculture Foundation shall be completed in preparation for the SWMP.

With the objective to support development in the Plan area, pursuant to the proposed land use concept plans, the SWMP shall consider and mitigate the impact of development and the anticipated resultant impervious areas on peak volume and quality of runoff from small, medium and large rainfall events.

Appropriate computer modelling will be required to meet the servicing needs as well as the regulatory requirements of controlling post-development flow rates and volumes to pre-development levels. This may include single-event and continuous event modelling and the use of models such as the Water Balance Model for various components of rainwater management, including collection of all pertinent information on the existing and planned drainage systems and watercourses within the study area.

The life cycle of existing infrastructure and evolving climate change conditions will need to be considered in the design a phased integration plan. A key component of the SWMP shall be creating innovative Best Management Practices (BMPs) which achieve the overall goal of maintaining pre-development infiltration rates and address water quality impacts generated by development. Another key consideration is to recommend source control measures and on-site facilities to address engineering requirements while protecting the aquatic habitat and preserving the sensitive pre-development water balance in the area. Such shall include, but not be limited to, innovative measures and practices to promote sustainable stormwater design principles in a changing climate, incorporating natural features to the extent possible.

Water

The ESP shall include a review of the existing water supply and distribution system in the Plan area and identify the required upgrading to the overall system to adequately service development of the area to its ultimate land uses as determined in the Plan. Innovation and conservation initiatives should be identified, assessed and presented.

A conceptual layout of the local and grid water distribution network will be prepared and modelled to demonstrate adequacy for domestic needs as well as for fire protection purposes. The proposed system must conform to the requirements of the Township and Metro Vancouver and shall include the following components:

- A schematic pipe network plan showing pipe and node numbers, flow directions, source locations and available/starting heads, head-loss and velocity in each pipe, demand and hydraulic head (in metres) at each node, together with approved model output and a table indicating domestic and fire flow requirements and residual pressures available for critical events.
- Description of the critical events used to establish the water network and the rationale for these choices.
- A financing requirement for all grid or feeder mains for pipes with a diameter greater than 250 mm and additional water facility upgrades required to service the area.

Sanitary Sewerage System

The provision of sewerage services should include a study of the existing sewerage system in the area including a conceptual layout of the sanitary sewer system extensions required to service the area

based on the preferred land use plan. The conceptual plan shall ensure feasibility of adequate and effective sanitary sewer services in compliance with Township's design standards and other applicable regulations, including, but not limited to the regional sewer system.

Analysis of the existing system and recommendations on the proposed system to support the proposed development in the area complete with projected pipe sizes that meet the design standards and address capacity requirements shall form part of the scope of works. Preliminary engineering including site reconnaissance may be necessary to determine more accurately the limits of tributary catchments serviceable by proposed sewers to confirm the feasibility of extending sanitary sewer service to the planning area.

The study shall indicate financing requirements for all trunk sewers, lift stations and force mains. A sewer is considered a trunk for sizes greater than 200mm diameter. Sewers identified as "trunk sewers" will be considered for inclusion within the Township's servicing plans and Development Cost Charges (DCC) Program.

FINANCIAL PLAN

A review of high-level cost estimates for the provision, maintenance and replacement of infrastructure and assets is needed to assist in understanding the financial implications and impacts of implementing the land use and development concept for this future Employment Lands Area.

The financial plan will provide estimated costs of providing the following capital infrastructure: transportation infrastructure (including roads, MUPs, cycling facilities, sidewalks, (on-street and off-street) trails and street lighting), water system, sewer system, stormwater management system, parks, and public spaces and amenities including the costs of developing neighbourhood parks and public spaces.

The costs of the infrastructure will be compared to the following sources of funding: (1) Development Cost Charges (DCCs) – based on cost of DCC eligible projects compared to estimated DCC revenues; (2) developer provided infrastructure; and (3) other sources of funding.

APPENDIX B: REQUIRED SCOPE OF WORK FOR ENVIRONMENTAL ASSESSMENT

An environmental assessment will be completed in the first phase of preparation of the Fraser Highway Employment Lands Area Plan ("Plan"). It will inform land use designation and policies and the engineering services plan.

Context

The Plan area forms part of an important aquifer recharge zone for Hopington confined and unconfined aquifers, with known sensitivity to pollutants from surface sources. It is noted that if unaddressed, development has the potential to impact the quality and quantity of the aquifer and affect the hydrogeology of the area by diverting rainwater runoff that would otherwise infiltrate into the surface area soils to nearby streams and watercourses through reduced infiltration opportunities. To mitigate potential impacts on groundwater, rainwater retention, detention and treatment approaches are to be considered as part of technical analyses to support the proposed development in the area.

On-site and source control measures, including rain gardens, buffer strips, and incorporation of porous pavements to promote infiltration and enhance water quality wherever possible will be considered. When inflow is projected to exceed soil infiltration capacity, flows will be able to be directed to detention and drainage conveyance systems prior to discharging to creek systems. Qualified Environmental Professionals will be engaged to assist with the appropriate setbacks to streams and watercourses traversing the area, protection of environmentally sensitive areas contiguous forested areas, if any, as well as provision of enhanced wildlife corridors.

Services and Deliverables

The assessment is to identify areas of conservation significance, environmental constraints on development, archaeological significance, and potential impacts on the surrounding area that could result from development such as the effects of increased impervious areas. The assessment would include aquatic habitat (stream morphology, riparian extent, and composition), terrestrial habitat (treed areas, wildlife corridors, terrestrial "hubs"), rare species potential, environmentally sensitive areas (marshes, wetlands) and an archaeological overview assessment within the project area and surrounding watersheds. The assessment will also include a basic hydrological desktop study. Inventory would include an evaluation of valued environmental and historical features for recommended retention within the Plan area.

	Task	Deliverable	Performance Indicators
A	Mapping, Data Collection and Analysis • Map and inventory of habitat (aquatic and terrestrial), rare species, and environmental sensitive areas	Inventory and map of habitat and environmental sensitive areas in the Core Area and surrounding watershed to be incorporated into the Township's GIS database	List of aquatic habitat (stream morphology, riparian extent and composition), terrestrial habitat (treed areas, wildlife corridors, terrestrial "hubs"), rare species potential, environmental sensitive areas (marsh and wetlands)
B	Archaeological Overview Assessment	Report detailing and mapping the research and recommendations	List of areas with archaeological potential
C	Hydrological Study	Report detailing and summarizing the research and recommendations	Potential consequences of the increase in development, including impervious surfaces
D	Recommendations	Digital versions of the Report detailing and summarizing the research and recommendations of the Environmental Assessments, Archeological Overview Assessment and hydrological study	Maps, charts, illustrations, photographs, etc, as required, to describe and provide the rationale for the recommendations Prioritize options for conservation

Project Management and Township staff support and liaison

Township staff will be available to support the work of the consultant (e.g., facilitating access to municipal data and connections with local stakeholders), but the consultant is expected to take on a substantial level of independence in undertaking the tasks.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 4, 2023 - REGULAR MEETING	**REPORT:**	23-259
FROM:	FACILITIES DIVISION	**FILE:**	0810-01
SUBJECT:	CAPITAL REQUEST – 2023 LOCAL GOVERNMENT CLIMATE ACTION PROGRAM FUNDING FOR ENERGY AND EMISSIONS REDUCTION PROJECTS		

RECOMMENDATION:

That Council authorize using up to $185,000 in Local Government Climate Action Program (LGCAP) funds from the Climate Action Reserve Fund to implement the four projects described in this report.

ANALYSIS:

In 2022, the Province of British Columbia introduced the LGCAP, an annual funding mechanism to help local governments reduce emissions and prepare for the impacts of climate change.

The eligibility requirements for receiving LGCAP funding include:

1. be a signatory to the B.C. Climate Action Charter
2. measure and report on corporate greenhouse gas (GHG) emissions annually
3. have the Director of Finance sign an attestation to confirm all funds were, or will be used towards climate action
4. report on projects linked to one or more of the objectives in the Province's CleanBC Roadmap to 2030 and Climate Preparedness and Adaptation Strategy

The Township is set to receive approximately $390,000 annually via LGCAP from 2022 through 2024. The Township must utilize all funding by March 31, 2025.

BACKGROUND:

The Township of Langley became a signatory of the B.C. Climate Action Charter in 2007, demonstrating our commitment to environmental stewardship and sustainable development. Subsequently, in 2008, the Province of British Columbia introduced the Climate Action Revenue Incentive Program (CARIP), providing annual grants to municipal governments to support the Climate Action Charter's objectives.

Originally tied to carbon tax payments, CARIP underwent changes in 2022 and was rebranded as the LGCAP. This new program offers base funding and a per capita amount, resulting in a larger annual grant for the Township. These funds are deposited into the Climate Action Reserve Fund when received.

2023 Proposed LGCAP Projects:

The following four projects are being proposed by staff because they are ready for immediate implementation, they will result in energy and/or GHG savings, and they deliver additional benefits such as improved facility operations and improved service to the public.

1. New Public Charger at Langley Events Centre (LEC)

   The Township currently operates one dual-port "level 2" EV charger at LEC that had over 1,700 charging sessions logged last year. Two BC Hydro-owned chargers at LEC were recently upgraded and relocated, leaving behind electrical infrastructure including a power kiosk, transformer and underground works. This provides the Township with spare electrical capacity to support additional chargers without upgrades to the BC Hydro service. Work would also include upgrades to the curb, parking stalls and signage to bring the EV charging stalls up to the Township's current standard. The new charger is estimated to generate $7,400 in annual revenue.

2. Occupancy-based Controls at Walnut Grove Community Centre and Civic Facility

   This measure involves the installation of sensors that control Heating, Ventilation and Air-Conditioning (HVAC) systems based on real-time occupancy. This minimizes unnecessary energy consumption when rooms are unoccupied, while maintaining comfort and safety. A pilot project completed at W.C. Blair Recreation Centre in 2022 yielded $2,500 - $3,000 in annual energy savings, with no reported impact on occupant comfort. This project is expected to save approximately $8,000 in energy costs per year.

3. CO_2 Sensors and Programmable Thermostats at George Preston Recreation Centre

   CO_2 sensors allow for real-time adjustment of ventilation rates based on occupancy and air quality, while programmable thermostats allow for scheduling of the HVAC system to reduce energy when spaces are not being used. Both measures will save energy while maintaining a comfortable and healthy indoor environment. Furthermore, direct measurement of CO_2 levels will improve indoor air quality for occupants. This project is expected to save approximately $8,000 in energy costs per year.

4. Building Automation System Programming Optimization at Various Corporate Facilities

   The Township uses Building Automation Systems (BAS) in various facilities to control and monitor heating, cooling and ventilation systems. This project will install new BAS software at some major facilities and improve BAS programming to optimize equipment performance and thermal comfort while increasing efficiency. This project is expected to save approximately $10,000 in energy costs per year.

Financial Implications:

The cost implications of these four projects are as follows and are further detailed in the following tables.

Project	Funding Required	Estimated Annual Energy Cost Savings	Estimated Annual Operating Impact	Estimated Annual Revenue
Public Level 2 EV Charger	$60,000		$5,000	$7,400
Occupancy-based HVAC Controls	$52,500	$8,000		
CO_2 Sensors and Programmable Thermostats	$32,500	$8,000		
BAS Programming Optimization	$40,000	$10,000	$5,000	
TOTAL	**$185,000**	**$26,000**	**$10,000**	**$7,400**

* *The Township will also be applying for up to $46,000 in rebates from FortisBC if projects 2 and 3 are completed before April 2024. Township staff will apply for these rebates upon project completion.*

Township of Langley Capital Project Description					
Project Title:	Langley Events Centre: Public EV Charger				
	2023	2024	2025	2026	2027
Requested Amount	$60,000				
Budget Remaining					
Total Projected Cost	$60,000				

Township of Langley Capital Project Description					
Project Title:	Langley Events Centre: Public EV Charger				
Work Breakdown					
Proposed Funding Sources					
Proposed Funding Sources	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure					
Operating Revenue					
Prior Year's Surplus					
Federal / Provincial / Other Grants					
Development Cost Charges					
Reserve: Climate Action Reserve Fund	$60,000				
Debt					
TransLink					
ICBC					
Other: FortisBC					
Total Currently Funded	**$60,000**				

Total Currently Unfunded					

Township of Langley Capital Project Description					
Project Title:	Corporate Energy Savings Projects				
	2023	2024	2025	2026	2027
Requested Amount	$125,000				
Budget Remaining					
Total Projected Cost	$125,000				

Township of Langley Capital Project Description					
Project Title:	Corporate Energy Savings Projects				
Work Breakdown					
Proposed Funding Sources					
Proposed Funding Sources	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure					
Operating Revenue					
Prior Year's Surplus					
Federal / Provincial / Other Grants					
Development Cost Charges					
Reserve: Climate Action Reserve Fund	$125,000				
Debt					
TransLink					
ICBC					
Other:					
Total Currently Funded	**$125,000**				

Total Currently Unfunded					

Respectfully submitted,

Greg Dennis
PROJECT ENGINEER
for
FACILITIES DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
FACILITIES DIVISION	H. Chohan

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 4, 2023 - REGULAR MEETING	**REPORT:**	23-255
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-160
SUBJECT:	CAPITAL REQUEST – CONSTRUCTION OF 208 STREET (72 AVENUE TO 76 AVENUE)		

RECOMMENDATION:

That Council authorize $23,731,945 from various sources for the construction of 208 Street from 72 Avenue to 76 Avenue.

ANALYSIS:

The first phase of widening 208 Street from 64 Avenue to 72 Avenue commenced in September 2023, and the next (second) phase of widening of 208 Street is from 72 Avenue to 76 Avenue.

The design for the second phase is 95% complete. Refinements to the design are underway and anticipated to be complete in January 2024. Following the completion of the design of 208 Street from 72 Avenue to 76 Avenue, a construction tender package is anticipated to be ready in February 2024.

The second phase includes the widening of approximately 820 metres of arterial roadway from a two-lane cross-section to a four or six-lane cross-section, bicycle lanes, multi-use pathway, street and pedestrian lighting, boulevard, landscaped centre median, and transit stop improvements. It also includes a new traffic signal at 76 Avenue and pre-ducting for future traffic signals at 73B Avenue and the 212 Street Connector. Municipal utility works include the replacement of an undersized watermain, as well as new storm and sanitary sewers.

Given the timeline of Smith Athletic Park, included as part of the second phase of widening 208 Street is the installation of a sanitary and storm sewer along 212 Street from 208 Street to the 21000 block to the park site to allow for servicing.

Environmental Implications:

Along various sections of 208 Street between 72 Avenue and 76 Avenue, there are “Class B” drainage ditches that require infilling to accommodate road widening. A submission to the Department of Fisheries and Oceans Canada (DFO) for a new enhanced landscaped ditch on the west side of 208 Street north of 72 Avenue is under review.

Legislation:

The widening of 208 Street from 72 Avenue to 76 Avenue requires land and/or right-of-way acquisitions, third-party utility relocations, and environmental offsetting works.

Staff are in discussions with third party utility providers for the pole relocations to the ultimate location. BC Hydro is in the process of finalizing their design. The TELUS and Rogers/Shaw designs are near complete, and discussions on a relocation schedule and cost responsibilities are in-progress. Provisional amounts have been included in the project estimate.

Financial Implications:

Funding is proposed to be sourced from borrowing and to be recovered primarily from Road DCC's as outlined on the following tables.

Township of Langley Capital Project Description						
Project Title:	208 Street Phase I and II (64 Avenue to 76 Avenue) (Roads, Water, Sewer, Storm)					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount	$34,804,979	$23,731,945				
Budget Remaining						
Total Projected Cost	$34,804,979	$23,731,945				

Project Description *(Phased Project)	Construction of approximately 820 metres of arterial road widening on 208 Street from 72 Avenue to 76 Avenue, including a new traffic signal with pedestrian actuated crossings at 76 Avenue, water, storm, sanitary, streetlighting, pedestrian lighting, active transportation facilities (multi-use pathways and cycling lanes), and third-party utility relocations. Included in the capital request are works related to Smith Athletic Park, including the installation of a sanitary and storm sewer, on the 212 Street Connector from 208 Street to approximately 210 Street.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The construction of 208 Street from 72 Avenue to 76 Avenue is the second phase of road widening works. Road widening to accommodate a four-lane to six-lane cross-section will alleviate traffic congestion along an arterial road corridor that provide connectivity through the Willoughby Community.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High** (circled)	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	3	Initial Year of Approval:	2023

Township of Langley Capital Project Description						
Project Title:	208 Street Phase I and II (64 Avenue to 76 Avenue) (Roads)					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges	$4,004,093					
Reserve: Capital Projects	$359,182	$148,599				
Debt (DCC Supported)	$19,089,000	$14,711,318				
TransLink	$840,750					
ICBC						
Other: NRD	$23,254					
Total Currently Funded	**$24,316,279**	**$14,859,917**				

Total Currently Unfunded						

Estimated Annual Operating Impact	$46,075

Township of Langley Capital Project Description						
Project Title:	208 Street Phase I and II (64 Avenue to 76 Avenue) (Stormwater)					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges		$235,620				
Reserve:						
Debt (Universal)	$6,262,000	$4,514,675				
TransLink						
ICBC						
Other:_____						
Total Currently Funded	**$6,262,000**	**$4,750,295**				

Total Currently Unfunded						

Estimated Annual Operating Impact	$12,960

Township of Langley Capital Project Description						
Project Title:	208 Street Phase I and II (64 Avenue to 76 Avenue) (Sewer)					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Sewer Capital Works	$24,700	$2,103,310				
Debt (User Pay)	$1,666,500					
TransLink						
ICBC						
Other:_____						
Total Currently Funded	**$1,691,200**	**$2,103,310**				

Total Currently Unfunded						

Estimated Annual Operating Impact	$3,255

Township of Langley Capital Project Description						
Project Title:	Willowbrook Connector, 208 Street, and 212 Street Connector (Water)					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Water Capital Works	$13,000	$2,018,423				
Debt (User Pay)	$2,474,500					
TransLink						
ICBC						
Other: NRD	$48,000					
Total Currently Funded	**$2,535,500**	**$2,018,423**				
Total Currently Unfunded						

Estimated Annual Operating Impact	$4,335

Respectfully submitted,

Richard Welfing
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 4, 2023 - REGULAR MEETING	**REPORT:**	23-256
FROM:	BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	LSP00009
SUBJECT:	HOUSING ACTION UPDATE		

RECOMMENDATIONS:

That Council direct staff to prepare a policy to require new apartment development to provide a minimum of 20% of units with three (3) or more bedrooms per unit.

That Council direct staff to prepare a policy and consequential bylaw amendments to permit detached accessory dwelling units.

That Council direct staff to prepare a policy and consequential bylaw amendments to permit secondary suites within duplex units.

EXECUTIVE SUMMARY:

This report provides an update on three actions in the Housing Action Plan (HAP). It outlines policy options for requiring family-sized apartment units with three or more bedrooms and recommendations for detached suites on single family lots and secondary suites within duplex units.

Proposed Policies:	Comments:
• Require family-friendly units in apartments	Require 20% of units to be three bedrooms or more in new development
	Require a minimum 60 impact insulation class and sound transmission class ratings
• Permit detached suites on single family lots	Allow two secondary suites per lot
	Require one parking space per suite
	Maximum floor area of 120m^2 per suite in urban areas, 90m^2 on ALR lands as per ALC regulations
• Permit secondary suites in duplex units	Require one parking space per suite
	Floorspace limited to 40% of the total duplex unit

PURPOSE:

This report presents emerging policy directions for family-friendly apartment units, detached accessory dwelling units and lock-off suites.

BACKGROUND/HISTORY:

On November 22, 2021, Council endorsed updates to the Housing Action Plan (HAP). Some of the updates included the following actions:

- Action 1A: Prepare a policy that requires a proportion of apartment units in new developments to be three or more bedrooms in size.
- Action 2D: Develop policy and regulatory changes that would allow detached accessory dwelling units (e.g., ground-level backyard suites) in some areas.
- Action 2H: Explore policy and regulatory changes that would allow secondary suites in new ground-oriented multi-family dwellings (e.g. duplexes and rowhouses) and lock-off suites in new apartment dwellings.

DISCUSSION/ANALYSIS:

This report provides an update on three actions from the Housing Action Plan and presents the emerging directions.

1. Action 1A: Family-friendly Units
2. Action 2D: Detached Accessory Dwelling Units
3. Action 2H: Lock-off Suites

Require 20% of New Apartment Units to have Three (3) or More Bedrooms

Proposed revisions to the Williams Neighbourhood Plan (now at second reading) require new apartment development to provide a minimum of 20% of units with three or more bedrooms. These larger apartment units are to be family-friendly with layouts that consider the needs of households with children such as generous entryways, spacious living spaces for family activities, adequately sized bedrooms to accommodate a bed, dresser, desk, floor space for playing and closet/storage space, all bathrooms large enough for a parent and child and balconies/terraces as an extension of living places and visible from the kitchen. It is recommended that the family-friendly (three-bedroom) apartment provisions in the Williams Neighbourhood Plan be extended Township-wide.

Furthermore, it is recommended that family-friendly units with three or more bedrooms be required to achieve a minimum 60 impact insulation class and sound transmission class ratings to reduce the transmission of noise associated with young children.

The limited stock of three-bedroom apartment units represents a gap in the Township's housing options. Family-friendly units are generally considered to be units with two or more bedrooms with maximized space to accommodate various family sizes. In the Township, aside from single family dwellings, the majority of three-bedroom units are concentrated in the form of townhouses with three-bedroom apartments making up a small proportion of total apartment units. As of October 2023, there were 6,621 townhouse units and 577 three-bedroom apartment units.

About a third of Metro Vancouver municipalities have policies requiring a minimum percentage of family-friendly apartment units (ranging from 10% to 25%) and policies that support differentiating family units from other types of apartment units in new developments.

Allow Detached Suites Township-wide

Staff have drafted policy and regulatory changes that would allow detached accessory dwelling units on single family lots. These units are to be in the form of laneway homes or garden

cottages/coach houses for the purpose of providing a secondary suite. The stratification of these units is not a consideration of this proposed policy.

Coach houses are permitted within select residential zones in the Township. A key change of this proposal is to allow a coach house on any lot, subject to meeting minimum setback requirements for siting of the building. It is recommended that a secondary suites and a detached suite be permitted per single family lot subject to servicing requirements.

Key considerations for detached suites in urban areas include:

- Allow two secondary suites per lot: maximum of one secondary suite in the primary dwelling unit and one detached suite in the accessory dwelling
- Require one additional off-street parking space per suite
- Maximum floor area of 120 m^2 (1,291 ft^2 - same for secondary suites)
- Minimum lot size of 370 m^2 (3,982 ft^2 - to be reconsidered following provincial housing regulations)
- Maximum height of one to two storeys, subject to lot size and lane access

Maximum floor area for a detached suite on lands in the Agricultural Land Reserve (ALR) is 90 m^2, based on Agricultural Land Commission (ALC) regulations. In other words, Township policy changes cannot permit a detached suite larger than 90 m^2 if the property is 40 ha or less and the total floor area of the principal residence is less than 500 m^2. If the ALR property is larger than 40 ha, where there is a lawfully constructed principal residence, one additional residence not larger than 186 m^2 may be permitted.

<u>Allow Secondary Suites within Ground Oriented Duplex Units (“Lock-off Suites”)</u>

The BC Building Code was updated in 2019 to allow secondary suites in ground-oriented multi-family dwelling units with conventional building methods. These suites are commonly known as lock-off suites which can also be constructed within apartments or other stacked housing types. The lock-off suites require additional fire control measures to be taken in their construction. Like secondary suites within single family homes, lock-off suites are not separate strata units and form a single real estate entity within the primary unit.

Best practice research indicates limited uptake of apartment lock-off units despite their ability to fill a gap in the supply of housing. These suites are typically smaller than those in single detached homes. Independent access to the suite is from the exterior of the building or a public corridor but also maintains an internal access connecting directly to the rest of the primary unit.

Lock-off suites can provide housing opportunities for a family member such as an adult child or an aging parent who may be seeking a semi-independent living arrangement while the rest of the family occupies the primary unit. They can also offer rental opportunities for single households including students, caregivers and others, consistent with the overarching priority of the HAP to “catalyze rental housing.”

Key policy considerations include:

- Require one additional parking space in keeping with existing secondary suite parking requirements.
- Limit floor area to a maximum of 40% of the duplex unit to ensure the unit is secondary to the primary unit.
- A limit of one secondary suite per duplex unit.

It is recommended that local-off suites be permitted in ground-oriented duplex units as a first step in introducing the concept to multi-family developments in the Township.

Conclusion:

Best practice research has been conducted to inform policy options for family-friendly apartment units, detached accessory dwelling units and lock-off suites. Proposed policies and consequential bylaw amendments will be brought forward for Council consideration.

Respectfully submitted,

Aubrey Jensen
MANAGER, STRATEGIC AND SOCIAL PLANNING
for
BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 4, 2023 - REGULAR MEETING	**REPORT:**	23-261
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0116
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100274 (ESSENCE PROPERTIES INC. / 7883 – 199 STREET)		

PROPOSAL:

Application to amend the Jericho Sub-Neighbourhood Plan and rezone approximately 0.96 ha (2.37 ac) of land located at 7883 - 199 Street to Comprehensive Development Zone CD-196 to facilitate development of a future apartment development.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5941 and 5942 subject to nine (9) development prerequisites being satisfied prior to final reading of Bylaw No. 5942 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Jericho Sub-Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 Amendment (Essence Properties Inc.) Bylaw No. 5941 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) Bylaw No. 5942 rezoning 0.96 ha (2.37 ac) of land located at 7883 – 199 Street to Comprehensive Development Zone CD-196 to facilitate the development of a future apartment development, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, greenways, widenings, and necessary traffic improvements including dedication of the west half of 199 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Jericho Sub-Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Compliance with Age Friendly Amenity Area requirements.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).

6. Dedication and protection of Streamside Protection and Enhancement Area and final acceptance of streamside restoration and enhancement plans, details and security consistent with Schedule 3 Streamside Protection and Enhancement, of the Township of Langley Official Community Plan.
7. Registration of restrictive covenants acceptable to the Township:
    a. prohibiting development until a Development Permit is issued for the site and identifying a minimum of 10% of the units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention and replacement, protection details, and securing in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township.
8. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy.
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 Amendment (Essence Properties Inc.) Bylaw No. 5941 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5941 and 5942.

EXECUTIVE SUMMARY:

Essence Properties Inc. has applied to amend the Jericho Sub-Neighbourhood Plan and rezone approximately 0.96 ha (2.37 ac) of land located at 7889 - 199 Street to Comprehensive Development Zone CD-196 to facilitate development of a future apartment development. Future Development Permit applications for form and character will be required prior to issuance of building permits should Council elect to advance the application.

The proposed development generally supports the objectives of the Willoughby Community Plan and Jericho Sub-Neighbourhood Plan including locating higher densities near arterial roads and close to commercial nodes, staff recommend that Council consider the neighbourhood plan amendment and rezoning request, subject to completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Jericho Sub-Neighbourhood Plan Amendment Bylaw No. 5941 and Rezoning Bylaw No. 5942.

REFERENCE:

Owner:	Essence Properties Inc. 118, 3950 – 191 Street Surrey, BC V3Z 0Y6
Legal Description:	Lot A Section 22 Township 8 New Westminster District Plan 68321
Location:	7883 - 199 Street
Area:	0.96 ha (2.37 ac)
Willoughby Community Plan:	Multi-Family
Development Permit Area	Area 'B' Residential
Jericho Sub-Neighbourhood Plan:	Sub-Area 7, Low Density Apartment (0.75 FSR)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-196

BACKGROUND/HISTORY:

The site is designated by the Jericho Sub-Neighbourhood Plan (Sub-Area 7) as Low Density Apartment. The designation allows a base density of 0.75 FSR (with bonus density up to 1.4 FSR (Gross Developable Land area)) and up to 6-storeys in height and 40% lot coverage.

DISCUSSION/ANALYSIS:

- The applicant has provided a preliminary site plan that proposes approximately 136 apartment units at 1.56 FSR.
- A Class A (red-coded) watercourse exists on the western half of the site. As a condition of development the applicant will be required to dedicate a Streamside Protection and Enhancement Area (SPEA) as well as register a restrictive covenant for protection of the SPEA consistent with Schedule 3 of the Official Community Plan.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	A property with an existing single family dwelling.	Sub-Area 7: Townhouse	Suburban Residential Zone SR-2
South:	A property with an existing single family dwelling.	Sub-Area 7: Low Density Apartment	Suburban Residential Zone SR-2
East:	199 Street, beyond which is a property with an existing single family dwelling.	High Density Mixed Use (2.5 FSR)	Suburban Residential Zone SR-2
West:	A property currently under application (ToL Project No. 08-22-0075) to rezone the site for 46 townhouse units.	Townhouse - Bonus	Suburban Residential Zone SR-2

Community / Neighbourhood Plan Amendment:

- The site is designated Low Density Apartment that allows a base density of 0.75 FSR (and bonus density up to 1.4 FSR), 6-storey maximum height and 40% lot coverage.
- Based on the site plan concept and associated information to date, the applicant proposes to increase the FSR to 1.56.

Zoning Amendment:

- Bylaw No. 5942 proposes to rezone the site to a new Comprehensive Development Zone to facilitate future development of approximately 136 apartment units.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-196 zoning in terms of height, use and density.

Development Permit:

The subject property is located in Development Permit Area "B" Residential in the Willoughby Community Plan. Prior to development, the application will be required to submit a Development Permit for the site detailing the specific number of units, landscaping and building form and character.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types. As the applicant has proposed more density than permitted by the Jericho Sub-Neighbourhood Plan, the CAC's for the project are required to be increased as specified in the policy. Based on current rates, the CAC calculation for this proposal is as follows:

	Units	**Rate**	**Total**
Apartments	136	$11,000 / unit	$1,496,000
FSR exceeding Jericho SNP max	55,326 ft^2	$25 / ft^2	$1,383,150
		Total	**$2,879,150**

Tree Protection / Replacement:

Detailed tree management and landscape plans for onsite areas will be provided in conjunction with future development permit applications.

Policy Considerations:

The proposed Jericho SNP amendment and rezoning application will facilitate the development of a future apartment development. In staff's opinion the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Jericho Sub-Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaw Nos. 5941 and 5942 (subject to nine (9) development prerequisites) and authorize staff to schedule the required Public Hearing for the bylaws.

Respectfully submitted,

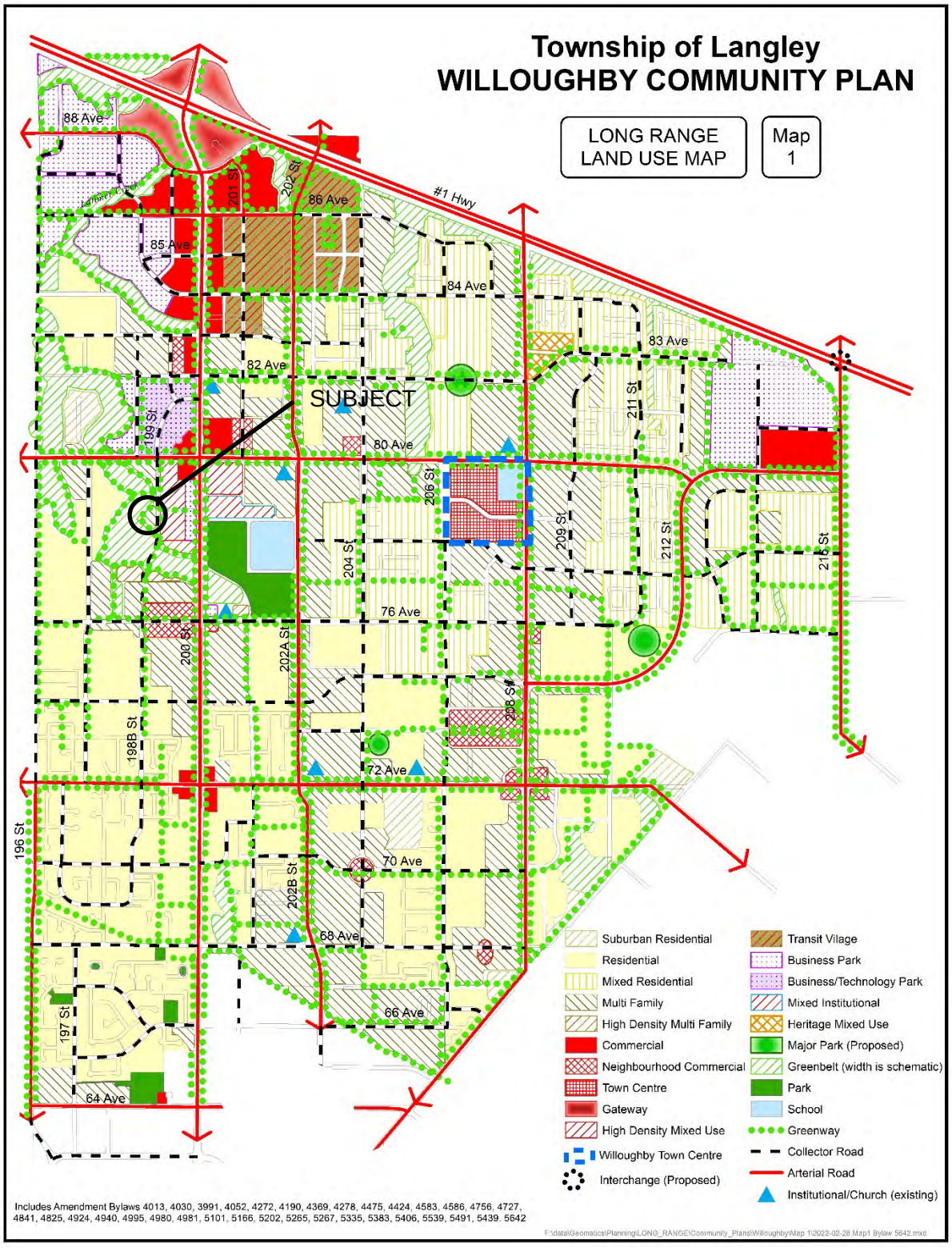
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

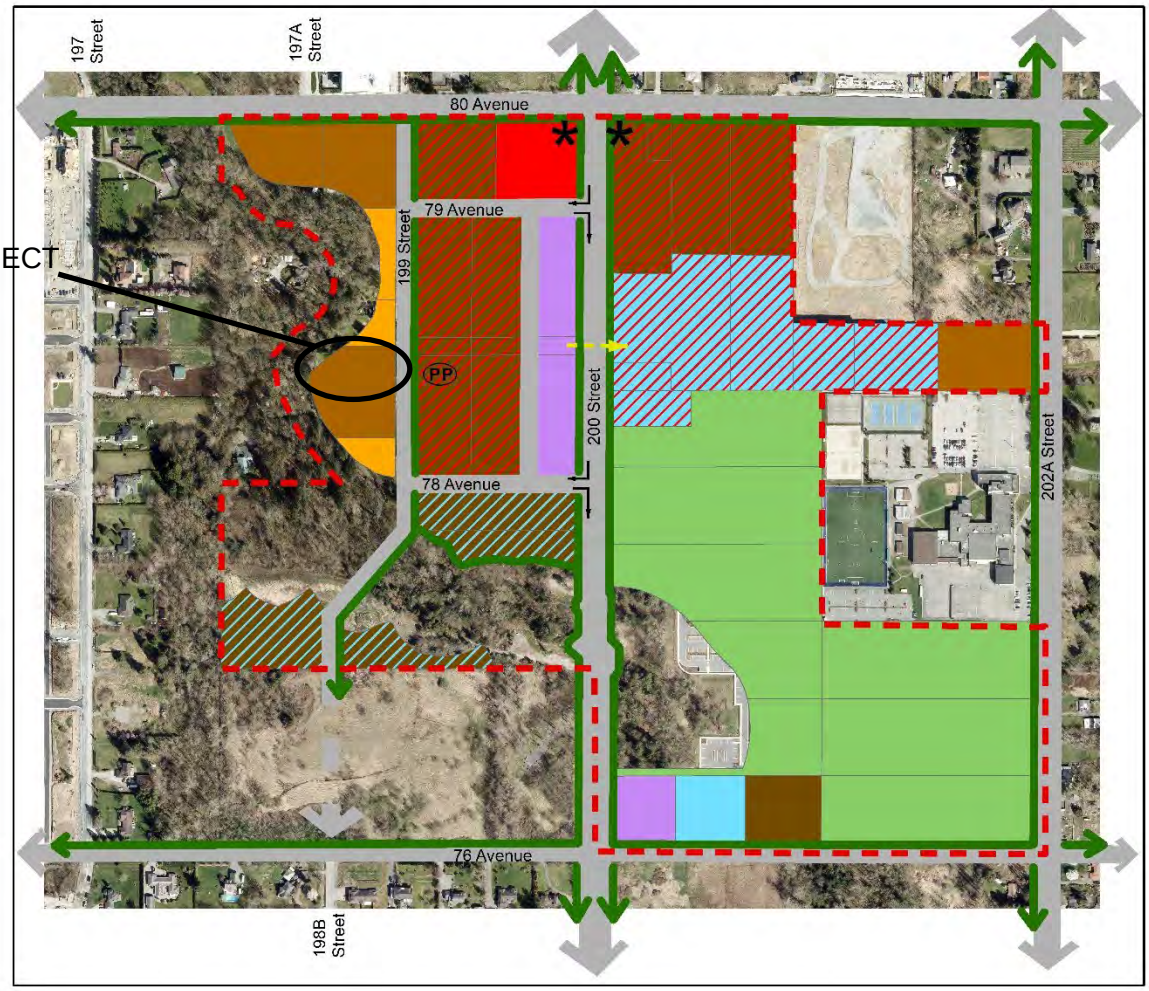
ATTACHMENT A



AERIAL PHOTO


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
SUBJECT
196 St
197 St
198B St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642

Jericho - Sub-Neighbourhood Plan

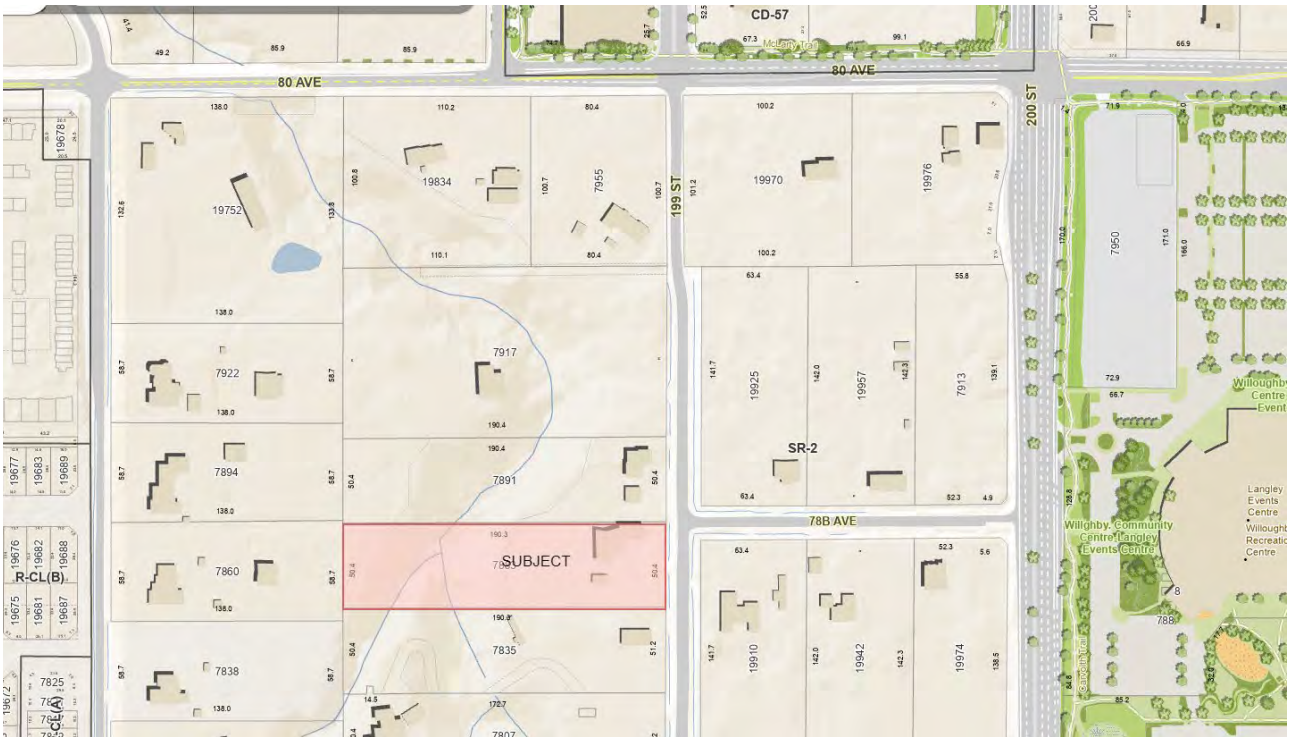


LEGEND

- Commercial
- Townhouse
- Low Density Apartment (1.4 FSR)
- High Density Apartment (2.4 FSR)
- High Density Mixed Use (2.5 FSR)
- Low Density Multi-Family and Seniors Residential/Institutional
- Business Park
- Mixed Institutional
- Institutional
- Park
- Greenway
- Landmark Features
- Pocket Park
- SNP Boundary

Includes Amendment Bylaw 4957, 5887

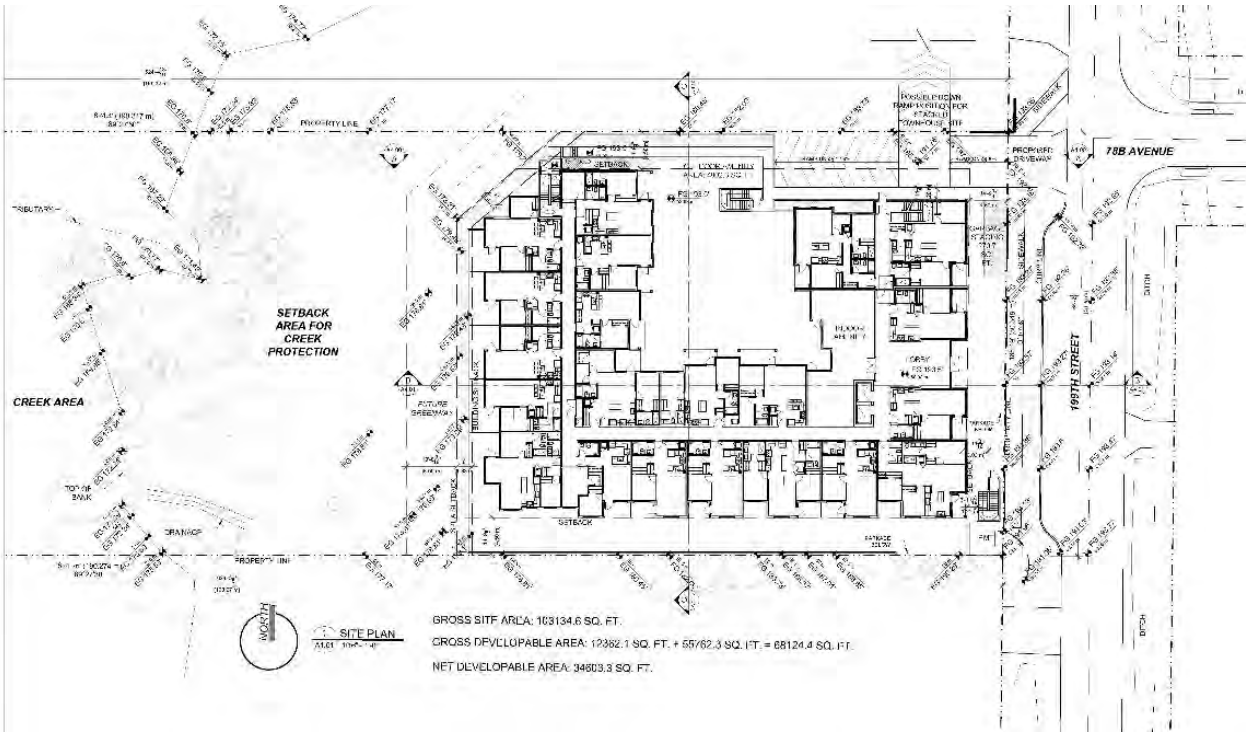
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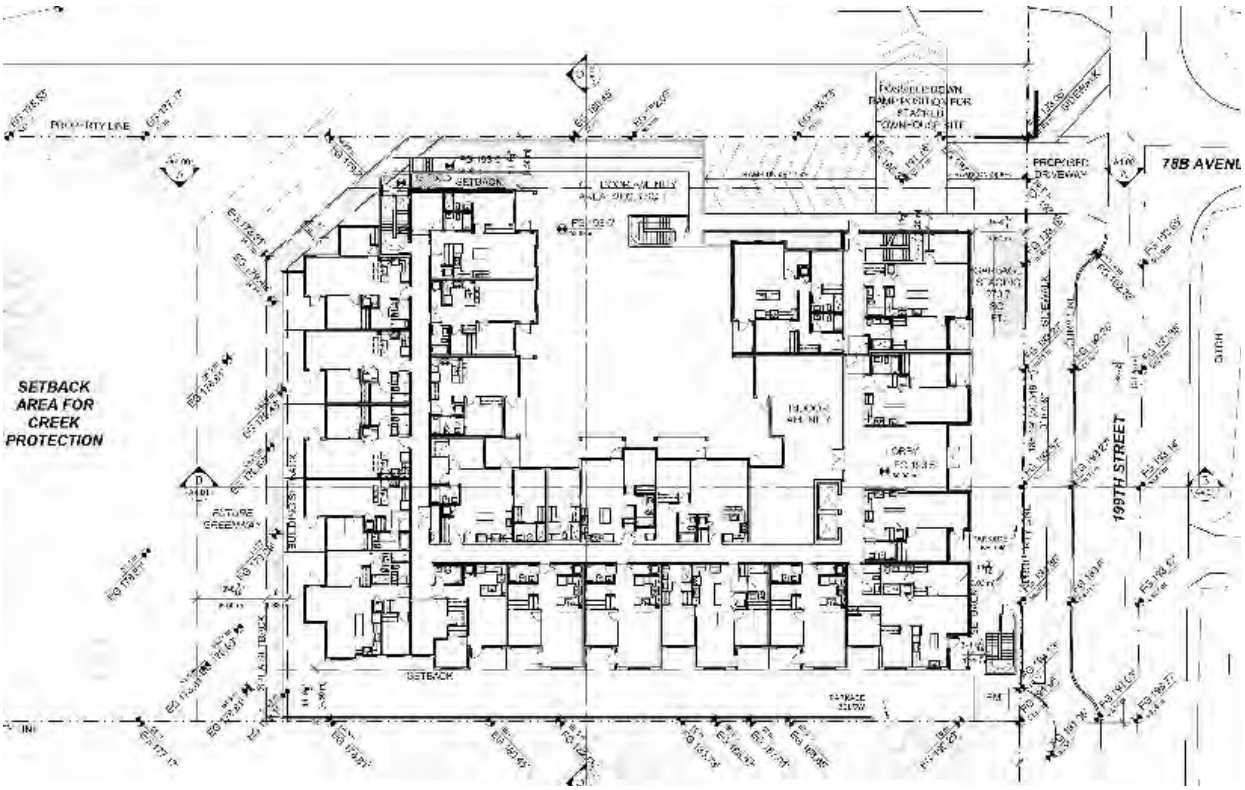


ZONING BYLAW NO. 2500



RENDERINGS – SUBMITTED BY APPLICANT





SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (JERICHO SUB-NEIGHBOURHOOD PLAN) BYLAW 2010
NO. 4825 AMENDMENT (ESSENCE PROPERTIES INC.) BYLAW NO. 5941

EXPLANATORY NOTE

Bylaw No. 5941 amends the Jericho Sub-Neighbourhood Plan to increase the permitted floor space in the Low Density Apartment designation up to 1.56 FSR for property located at 7883 – 199 Street to facilitate a multi-family development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (JERICHO SUB-NEIGHBOURHOOD PLAN) BYLAW 2010
NO. 4825 AMENDMENT (ESSENCE PROPERTIES INC.) BYLAW NO. 5941

A Bylaw to amend Jericho Sub-Neighbourhood Plan Bylaw No. 4825

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 Amendment (Essence Properties Inc.) Bylaw No. 5941.

2. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 as amended is further amended by:

   a. Adding a dashed black outline to Map 4 – Land Use Concept Plan as shown in Schedule A and adding a symbol to the legend 'Refer to Table 1.2'.
   b. Adding the following bullet point below Table 1.1
      - Despite the above density and height provisions, lands identified in dashed black on Map 4: Land Use Concept Plan may be developed in accordance with site specific maximum density and heights as specified in Table 1.2. (N/A indicates where the provisions in Table 1.1 apply) All other provisions of Table 1.1 continue to apply.
   c. Adding as Table 1.2 the following:

#	Designation	Location	Permitted FSR	Height
1	Low Density Apartment	7883 – 199 Street LT A, SEC 22, TW8, NWD, PL 68321	1.56	N/A

READ A FIRST TIME the day of , 2023.

READ A SECOND TIME the day of , 2023.

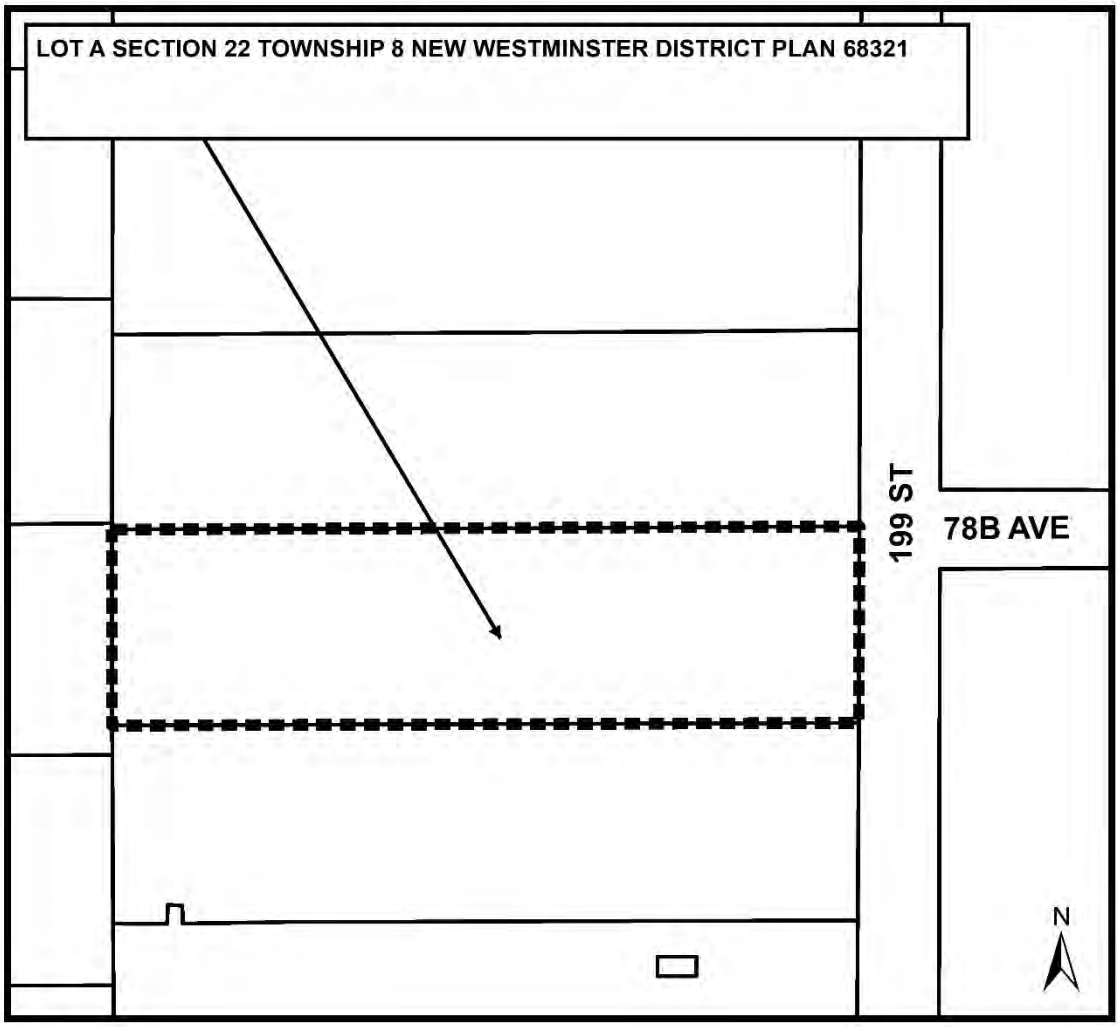
PUBLIC HEARING HELD the day of , 2023.

READ A THIRD TIME the day of , 2023.

ADOPTED the day of , 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5941



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ESSENCE PROPERTIES INC.) BYLAW NO. 5942

EXPLANATORY NOTE

Bylaw No. 5942 rezones 0.96 ha (2.37 ac) of land located at 7883 – 199 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-196 to accommodate an apartment development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ESSENCE PROPERTIES INC.) BYLAW NO. 5942

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) Bylaw No. 5942".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-196" after the words "Comprehensive Development Zone CD-195"

   b. Adding to Section 110.1 after the words "CD-195" the words "CD-196 – 0.3 ha"

   c. Adding after Section 1095 "Comprehensive Development Zone CD-195" the following as Section 1096 "Comprehensive Development Zone CD-196"

1096 **COMPREHENSIVE DEVELOPMENT ZONE CD-196**

Uses Permitted

1096.1 In the CD-196 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartments*

Density

1096.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-196 shall not exceed 1.56 FSR.

Lot Coverage

1096.3 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

1096.4 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1096.5 The *height* of *buildings* and *structures* shall not exceed six *storeys*, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

1096.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1096.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1096.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity Area

1096.9 *Age Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1096.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a Building Permit.

3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

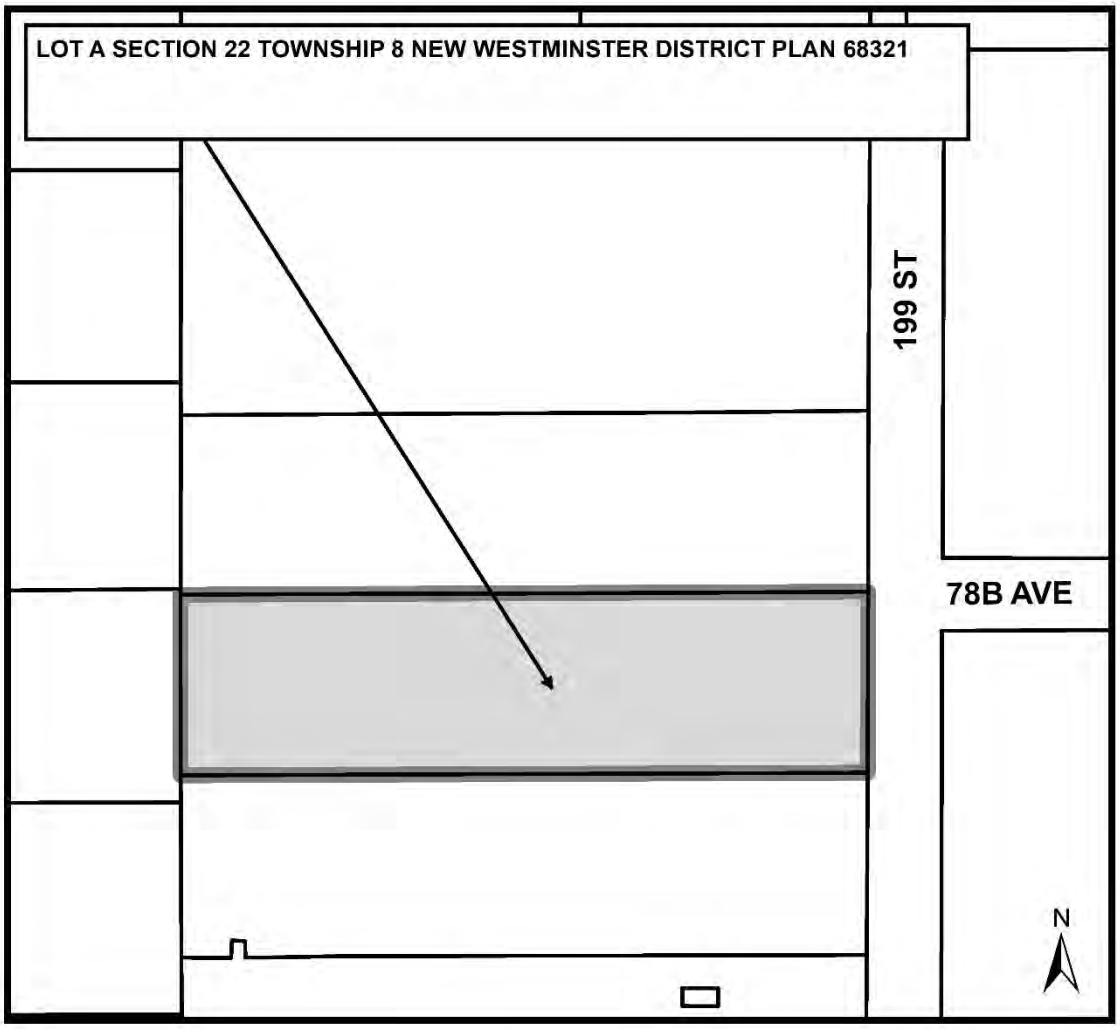
Lot A Section 22 Township 8 New Westminster District Plan 68321

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-196.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023.
PUBLIC HEARING HELD the	day of	, 2023.
READ A THIRD TIME the	day of	, 2023.
ADOPTED the	day of	, 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5942



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL BUSINESS LICENCE BYLAW NO. 5960

EXPLANATORY NOTE

Bylaw No. 5960 is a bylaw enabling the Township of Langley to participate in an Inter-municipal Business Licence scheme pursuant to Section 14 of the Community Charter.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL BUSINESS LICENCE BYLAW NO. 5960

WHEREAS Fraser Valley municipalities wish to enter into an agreement with one another to permit certain categories of Businesses to operate across municipal jurisdictions within the Fraser Valley region while minimizing the need to obtain a separate Municipal Business Licence in each jurisdiction;

AND WHEREAS each of the undersigned local governments (herein called singularly the Participating Municipality or as a group the "Participating Municipalities") has adopted this Bylaw;

NOW THEREFORE, the Municipal Council of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. There is hereby established an Inter-Municipal Business Licence scheme, pursuant to Section 14 of the Community Charter, and according to the terms and conditions of this Bylaw.

2. This Bylaw may be cited for all purposes as "Inter-municipal Business Licence Bylaw No. 5960".

3. In this Bylaw:

"Business" has the meaning as defined by the Community Charter;

"Community Charter" means the Community Charter, S.B.C. 2003, c.26;

"Mobile Business" means a trades contractor or other professional related to the construction industry or a contactor that performs maintenance and/or repair of land and buildings from other than their Premises;

"Inter-municipal" means a business licence which authorizes a "mobile business licence" Business to be carried on within the jurisdictional boundaries of any or all of the Participating Municipalities in accordance with this Bylaw and will be in addition to a Municipal Business Licence;

"Municipal Business Licence" means a licence or permit, other than an Inter-municipal Business Licence, issued by a Participating Municipality that authorizes a Business to be carried on within the jurisdictional boundaries of that Participating Municipality;

"Participating Municipality" means those of the following municipalities that have adopted this Bylaw:

City of Abbotsford	Township of Langley
City of Chilliwack	City of Maple Ridge
City of Delta	City of Mission
District of Hope	City of Pitt Meadows

District of Kent	City of Surrey
City of Langley	Village of Harrison Hot Springs

"Person" has the meaning as defined by the *Interpretation Act*, RSBC 1996, c. 238;

"Premises" means a fixed or permanent location where the Person ordinarily carries on Business; and

"Principal Municipality" means the Participating Municipality where a business is located or has a Premises.

4. Subject to the provisions of the inter-municipal Business Licence bylaw, the Participating Municipalities will permit a Person who has obtained an Inter-municipal Business Licence to carry on Business within any Participating Municipality for the term authorized by the Inter-municipal Business Licence without obtaining a Municipal Business Licence in the other Participating Municipalities.

5. A Principal Municipality may issue an Inter-municipal Business Licence to an applicant for an Inter-municipal Business Licence provided the applicant is a Mobile Business and meets the requirements of this Bylaw in addition to the requirements of the Municipal Business Licence bylaw of the Principal Municipality.

6. Notwithstanding that a Person may hold an Inter-municipal Business Licence that would make it unnecessary to obtain a Municipal Business Licence in other Participating Municipalities, the Person must still comply with all other regulations of any municipal business licence bylaw or regulation in addition to any other bylaws that may apply within any jurisdiction in which the Person carries on Business.

7. A Person that operates a Mobile Business may only apply for an Inter-municipal Business Licence from the Participating Municipality in which they maintain a Premises.

8. Neither this Bylaw nor the issuance of an Inter-municipal Business Licence eliminates a requirement of a holder of an Inter-municipal Business Licence to obtain a Municipal Business Licence for each Premises that is maintained within the jurisdiction of the Participating Municipality.

9. The Inter-municipal Business Licence fee is $250 and is payable to the Principal Municipality. The Inter-municipal Business Licence fee is separate and additional to any Municipal Business Licence fee that may be required.

10. Notwithstanding that some Participating Municipalities pro-rate their Municipal Business Licence fee, the Inter-municipal Business Licence fee must not be pro-rated.

11. The revenue generated from Inter-municipal Business Licence fees is shared amongst all Participating Municipalities using the revenue sharing formula referred to in Schedule "A" of this Bylaw.

12. The Participating Municipalities agree that the revenue sharing formula will be reviewed from time to time and will be altered as necessary upon agreement of all Participating Municipalities.

13. The revenue generated from Inter-municipal Business Licence fees collected by the Participating Municipalities will be distributed by each Participating Municipality to the other Participating Municipalities as follows:

    a. The revenue generated from Inter-municipal Business Licence fees collected from January 1 to December 31 inclusive will be distributed by February 28 of year following the year in which the fees were collected.

14. The term of the Inter-municipal Business Licence is the same as the term for the Municipal Business Licence issued by the Principal Municipality for that Business category.

15. An Inter-municipal Business Licence issued within the 12 month term of the inter-municipal business licence scheme established by this Bylaw shall, until its term expires, remain valid within the jurisdictional boundaries of any or all of the Participating Municipalities.

16. Each Participating Municipality shall provide the other Participating Municipalities with information regarding the Inter-municipal Business Licences that it issues by way of regular updates on a shared database that is available to all Participating Municipalities.

17. A Participating Municipality may exercise the authority of the Principal Municipality and suspend an Inter-municipal Business Licence in relation to conduct by the holder within the Participating Municipality which would give rise to the power to suspend a business licence under the Community Charter or the Municipal Business Licence Bylaw or regulation of the Participating Municipality. The suspension shall be in effect throughout all of the Participating Municipalities and it shall be unlawful for the holder to carry on the Business authorized by the Inter-municipal Business Licence in any Participating Municipality for the period of the suspension.

18. If the Council of a Participating Municipality is of the opinion that reasonable cause exists to cancel an Inter-municipal Business Licence issued by another of the Participating Municipalities, then it may by resolution reciting the details of such reasonable cause request the Principal Municipality that issued the licence to consider whether or not the licence should be cancelled pursuant to section 15 or section 60(2) of the Community Charter.

19. Any resolution made under section 18 of this Bylaw shall be communicated in writing to the Principal Municipality that issued the Inter-municipal Business Licence, together with such documentary evidence of the reasonable cause as may be available, and such Principal Municipality shall as soon thereafter as reasonably possible consider whether the Inter-municipal Business Licence should be cancelled.

20. In making any decision as to whether to cancel an Inter-municipal Business Licence under section 19 of this Bylaw or section 15 or section 60(2) of the Community Charter, the Principal Municipality shall approach the matter as if the conduct complained of had occurred within its own jurisdictional boundaries.

21. The Principal Municipality will retain the authority to hear related reconsiderations or appeals of suspensions and cancellations of Inter-municipal Business Licences.

22. Nothing in this Bylaw affects the authority of a Participating Municipality to suspend or cancel any business licence issued by that municipality or to enact regulations in respect of any category of Business under section 15 of the Community Charter.

23. The invalidity or unenforceability of any provision of this Bylaw shall not affect the validity or enforceability of any other provisions of this Bylaw and any such invalid or unenforceable provision shall be deemed to be severable.

24. In the event of an inconsistency between this Bylaw and any other bylaw relating to business licensing of a Participating Municipality, the provisions of this Bylaw shall take precedence.

This Bylaw shall come into force and take effect on the 1 day of January 2024.

Effective the 1 day of January 2024, Bylaw 2012 No. 4966 is repealed.

NOTICE WAS ADVERTISED the	9, 16	day of	November	, 2023
READ A FIRST TIME the	20	day of	November	, 2023
READ A SECOND TIME the	20	day of	November	, 2023
READ A THIRD TIME the	20	day of	November	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

Schedule A

The revenue generated from Inter-Municipal Business Licence fees is shared on the following formula:

(a) The Principal Municipality is to retain 90% of the fee collected and the remaining 10% is to be distributed to the remainder of the Participating Municipalities.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL BUSINESS LICENCE AGREEMENT BYLAW NO. 5961

EXPLANATORY NOTE

Bylaw No. 5961 is a bylaw to enter into an agreement among the Participating Municipalities regarding an Inter-municipal Business Licence scheme.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL BUSINESS LICENCE AGREEMENT BYLAW NO. 5961

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Inter-municipal Business Licence Agreement Bylaw No. 5961".

WHEREAS the City of Abbotsford, the City of Chilliwack, the City of Delta, the Village of Harrison Hot Springs, the District of Hope, the District of Kent, the City of Langley, the Township of Langley, the City of Maple Ridge, the City of Mission, the City of Pitt Meadows, and the City of Surrey (hereinafter the "*Participating Municipalities*") wish to permit certain categories of Businesses to operate across their jurisdictional boundaries while minimizing the need to obtain a separate municipal business licence in each jurisdiction;

NOW THEREFORE the City of Abbotsford, the City of Chilliwack, the City of Delta, the Village of Harrison Hot Springs, the District of Hope, the District of Kent, the City of Langley, the Township of Langley, the City of Maple Ridge, the City of Mission, the City of Pitt Meadows, and the City of Surrey agree as follows:

1. The *Participating Municipalities* agree to establish an *Inter-municipal Business Licence* scheme among the *Participating Municipalities*.

2. The term of this Agreement and the *Inter-municipal Business Licence* scheme will be permanent, unless terminated as provided for in this Agreement.

3. In this Agreement:

"Business" has the meaning in the Community Charter;

"Community Charter" means the Community Charter, S.B.C. 2003, c. 26;

"Inter-municipal Business" means a trades contractor or other professional related to the construction industry or a contactor that performs maintenance and/or repair of land and buildings from outside of the Participating Municipalities in which the Premises are located;

"Inter-municipal Business Licence" means a business licence which authorizes an *Inter-municipal Business* to be carried on within the jurisdictional boundaries of any or all of the *Participating Municipalities*;

"Inter-municipal Business Licence Bylaw" means the bylaw previously adopted by the Council of each *Participating Municipality* to implement the *Inter-municipal Business Licence* scheme contemplated by this Agreement;

"Municipal Business Licence" means a licence or permit, other than an *Inter-municipal Business Licence*, issued by a Participating Municipality that authorizes a *Business* to be carried on within the jurisdictional boundaries of that Participating Municipality;

"Participating Municipality" means any one of the "*Participating Municipalities*";

"Person" has the meaning in the *Interpretation Act*, R.S.B.C. 1996, c. 238;
"Premises" means one or more fixed or permanent locations where the Person ordinarily carries on *Business*;

"Principal Municipality" means the *Participating Municipality* where a *Business* is located or has Premises; and

"Singular vs. Plural" means reference to the singular includes a reference to the plural and vice versa, unless otherwise specified or the context requires.

4. Subject to the provisions of the *Inter-municipal Business Licence Bylaw*, the *Participating Municipalities* will permit a Person who has obtained an *Inter-municipal Business Licence* to carry on *Business* within any *Participating Municipality* for the term authorized by the *Inter-municipal Business Licence* without obtaining a *Municipal Business Licence* in the other *Participating Municipalities*.

5. A *Principal Municipality* may issue an *Inter-municipal Business Licence* to an applicant if the applicant is an *Inter-municipal Business* and meets the requirements of the *Inter-municipal Business Licence Bylaw*, in addition to the requirements of the *Principal Municipality's* bylaw that applies to a *Municipal Business Licence*.

6. Notwithstanding that a *Person* may hold an *Intermunicipal Business Licence* that would make it unnecessary to obtain a *Municipal Business Licence* in other *Participating Municipalities*, the *Person* must still comply with all other regulations of any municipal business licence bylaw or regulation in addition to any other bylaws that may apply within any jurisdiction in which the *Person* carries on *Business*.

7. An *Inter-municipal Business Licence* must be issued by the *Participating Municipality* in which the applicant maintains Premises.

8. The *Participating Municipalities* will require that the holder of an *Inter-municipal Business Licence* also obtain a *Municipal Business Licence* for Premises that are maintained by the licence holder within the jurisdiction of the *Participating Municipality*.

9. The *Inter-municipal Business Licence* fee is $250 and is payable to the *Principal Municipality*.

10. The *Inter-municipal Business Licence* fee is separate from, and in addition to any *Municipal Business Licence* fee that may be required by a *Participating Municipality*.

11. Despite paragraph 10, the *Inter-municipal Business Licence* fee will not be pro-rated.

12. The *Participating Municipalities* will distribute revenue generated from *Inter-municipal Business Licence* fees amongst all *Participating Municipalities* based on the revenue sharing formula referred to in Schedule 1 to this Agreement.

13. The *Participating Municipalities* will review the *Inter-municipal Business Licence* scheme and the revenue sharing formula established by this Agreement from time to

time and may alter the formula in Schedule 1 by written agreement of all *Participating Municipalities*.

14. The revenue generated from *Inter-municipal Business Licence* fees collected by the *Participating Municipalities* will be distributed by each *Participating Municipality* to the other *Participating Municipalities* as follows:

    (a) The revenue generated from *Inter-municipal Business Licence* fees collected from January 1 to December 31 inclusive will be distributed by February 28 of year following the year in which the fees were collected.

15. The *Inter-municipal Business Licence* is set as a permanent bylaw.

16. An *Inter-municipal Business Licence* will be valid within the jurisdictional boundaries of all of the *Participating Municipalities*, unless the *Inter-municipal Business Licence* is suspended or cancelled in accordance with the *Inter-municipal Business Bylaw,* or a *Participating Municipality* withdraws from the *Inter-municipal Business Licence* scheme among the *Participating Municipalities* in accordance with the *Inter-municipal Business Licence Bylaw*.

17. Each *Participating Municipality* will share a database of *Inter-municipal Business Licences*, which will be available for the use of all *Participating Municipalities*.

18. Each *Participating Municipality* which issues an *Inter-municipal Business Licence* will promptly update the shared database after the issuance of that licence.

19. A *Participating Municipality* may exercise the authority of the *Principal Municipality* and suspend an *Inter-municipal Business Licence* in relation to conduct by the holder within the *Participating Municipality* which would give rise to the power to suspend a business licence under the Community Charter or under the business licence bylaw of the *Participating Municipality*. The suspension will be in effect throughout all of the *Participating Municipalities* and it will be unlawful for the holder to carry on the *Business* authorized by the *Inter-municipal Business Licence* in any *Participating Municipality* for the period of the suspension.

20. A *Participating Municipality* may exercise the authority of the *Principal Municipality* and cancel an *Inter-municipal Business Licence* in relation to conduct by the holder within the *Participating Municipality* which would give rise to the power to cancel a business licence under the Community Charter or the business licence bylaw of the *Participating Municipality*. The cancellation will be in effect throughout all of the *Participating Municipalities*.

21. The suspension and cancellation of an *Inter-municipal Business Licence* under section 19 and 20 will not affect the authority of a *Participating Municipality* to issue a business licence, other than an *Inter-municipal Business Licence*, to the holder of the cancelled *Inter-municipal Business Licence*.

22. Nothing in this Agreement affects the authority of a *Participating Municipality* to suspend or cancel any business licence issued by that municipality or to enact regulations in respect of any category of *Business* under section 15 of the Community Charter except as provided for in this Agreement.

23. A *Participating Municipality* may, by notice in writing to each of the other *Participating Municipalities*, withdraw from the *Inter-municipal Business Licence* scheme among the *Participating Municipalities*, and the notice must:

    (a) set out the date on which the withdrawing municipality will no longer recognize the validity within its boundaries of *Inter-municipal Business Licences*, which date must be at least six months from the date of the notice; and

    (b) include a certified copy of the municipal Council resolution or bylaw authorizing the municipality's withdrawal from the *Inter-municipal Business Licence* scheme.

24. Nothing contained or implied in this Agreement shall fetter in any way the discretion of the Council of the *Participating Municipalities*. Further, nothing contained or implied in this Agreement shall prejudice or affect the *Participating Municipalities'* rights, powers, duties or obligation in the exercise of its functions pursuant to the Community Charter or the *Local Government Act*, as amended or replaced from time to time, or act to fetter or otherwise affect the *Participating Municipalities'* discretion, and the rights, powers, duties and obligations under all public and private statutes, bylaws, orders and regulations, which may be, if each *Participating Municipality* so elects, as fully and effectively exercised as if this Agreement had not been executed and delivered by the *Participating Municipalities*.

25. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original. Such counterparts together shall constitute one and the same instrument, notwithstanding that all of the *Participating Municipalities* are not signatories to the original or the same counterpart.

NOTICE WAS ADVERTISED the	9, 16	day of	November	, 2023
READ A FIRST TIME the	20	day of	November	, 2023
READ A SECOND TIME the	20	day of	November	, 2023
READ A THIRD TIME the	20	day of	November	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SIGNED AND DELIVERED on behalf of the *Participating Municipalities*, the Councils of each of which has, by bylaw, ratified this Agreement and authorized their signatories to sign on behalf of the respective Councils, on the dates indicated below.

CITY OF ABBOTSFORD

_____
Name/Title

_____
Signature

_____
Date

CITY OF CHILLIWACK

_____
Name/Title

_____
Signature

_____
Date

CITY OF DELTA

_____
Name/Title

_____
Signature

_____
Date

VILLAGE OF HARRISON HOT SPRINGS

_____
Name/Title

_____
Signature

_____
Date

DISTRICT OF HOPE

_____
Name/Title

_____
Signature

_____
Date

DISTRICT OF KENT

_____
Name/Title

_____
Signature

_____
Date

CITY OF LANGLEY

_____
Name/Title

_____
Signature

_____
Date

TOWNSHIP OF LANGLEY

_____
Name/Title

_____
Signature

_____
Date

CITY OF MAPLE RIDGE

_____
Name/Title

_____
Signature

_____
Date

CITY OF MISSION

_____
Name/Title

_____
Signature

_____
Date

CITY OF PITT MEADOWS

_____
Name/Title

_____
Signature

_____
Date

CITY OF SURREY

_____
Name/Title

_____
Signature

_____
Date

Schedule 1

The revenue generated from Inter-Municipal Business Licence fees is shared on the following formula:

(a) The Principal Municipality is to retain 90% of the fee collected and the remaining 10% is to be distributed to the remainder of the Participating Municipalities.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 NO. 4642

ADMENDMENT BYLAW NO. 5966

EXPLANATORY NOTE

Bylaw No. 5966 amends the Langley Building Bylaw 2008 No. 4642 to include language that any new Part 9 Building constructed after March 31, 2024 containing a residential occupancy shall be designed and constructed to meet the specified requirements of the Energy Step Code and Zero Carbon Step Code as defined by the BC Building Code.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 NO. 4642

ADMENDMENT BYLAW NO. 5966

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 5966”.

2. The “Langley Building Bylaw 2008 No. 4642” as amended is further amended as follows:

    1. Section 7.5 a) “Energy Step Code” is amended by deleting 7.5 a) and subsections i. & ii. in its entirety and replacing it with a new section 7.5 a) i. & ii as follows:

        “7.5 a) Any new Part 9 Building constructed after March 31, 2024, containing a residential occupancy shall be designed and constructed to meet the specified requirements of the Energy Step Code and Zero Carbon Step Code as defined by the BC Building Code to a level of:

        i. Step 4 and EL-2 where the Permit Application is dated after March 31, 2024.

        ii. Step 4 and EL-3 where the Permit Application is dated after March 31, 2025.

    2. Section 7.5 is further amended by adding a new section 7.5 b) after section 7.5 a) as follows:

        b) “Any new Part 3 Building constructed after 2022 containing a residential occupancy shall be designed and constructed to meet the specified requirements of the Energy Step Code as defined by the BC Building Code to a Level of Step 3.”

    3. Renumbering current section 7.5 b) to section 7.5 c)

READ A FIRST TIME the	20	day of	November	, 2023
READ A SECOND TIME the	20	day of	November	, 2023
READ A THIRD TIME the	20	day of	November	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 5963

EXPLANATORY NOTE

Bylaw No. 5963 amends Bylaw No. 5199 and makes amendments and improvements including agenda submission deadlines, agenda release timing, and electronic meeting and Council delegation requirements.

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 5963

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5963”.

2. The “Council Procedure Bylaw 2016 No. 5199” as amended is further amended:

   a) Section 2.01 - Amend the definition “Public Notice Posting Place” to remove the words:

      “and the Township Website”.

   b) Section 5.01 - Replace the text with:

      “Council’s meeting scheduled shall include Regular Council meetings, Regular Council Public Hearing meetings and Closed Council meetings.

      The agenda for the Regular Council Public Hearing meeting may also include other non-Public Hearing related items that require Council action or direction.”

   c) Section 5.09 - Delete

   d) Section 5.10 - Delete

   e) Section 5.12 - Replace the text in the first paragraph with:

      “Closed Meetings of Council maybe held after the commencement or termination of a Regular Council meeting or other open Council meeting, upon resolution of Council to exclude the public from the meeting in relation to one or more matters specified in the *Community Charter* and may be called in accordance with the following provisions:

   f) Section 5.12(a) - Replace the text:

      “Special (Closed) Meeting”

      with the text:

      “Closed meeting”

   g) Section 5.12(b) - Replace the text:

      “Special (Closed) Meeting”

with the text:

"Closed meeting"

h) Section 5.12(f) - Replace the text:

"Special (Closed) Meeting"

with the text:

"Closed meeting"

Section 5.17 - Delete the text:

(called under Clause 5.12)

i) Section 5.19 - Delete

j) Section 5.20 - Delete

k) Section 5.21 - Delete

l) Section 5.22 - Replace the text with:

"A Special Council meeting may be conducted partially or solely by electronic or other communication means providing that a designated municipal officer attends the location where the public may hear, or watch and hear the meeting, except for portions of a meeting closed to the public or as otherwise directed by the Provincial Government of British Columbia."

m) Section 5.23 - Replace the text with:

"The notice for an electronic other communication method Special Council meeting shall be as provided in Part 7, Section 2 and will include the following additional information.

a) An advisement that the meeting is to be conducted via electronic or other communication methods.
b) Providing a location where the public may hear, or watch and hear the meeting, except for portions of a meeting closed to the public or as otherwise directed by the Provincial Government of British Columbia."

n) Section 5.24 – Replace the text with:

A Council member who is unable to attend a Regular Council meeting location due to one of the following:

(a) attendance at a Township business activity

(b) a Federal, Provincial or Local State of Emergency

(c) illness, injury, or other health concern

may participate in the meeting by means of electronic or other communication methods in which the public may hear, or watch and hear the Council member.

The Council member must advise the Clerk / Deputy Clerk of the electronic attendance not less then three (3) hours prior to the commencement of the meeting.

o) Section 5.26 - Delete

p) Section 6.01 - Replace the text:

"Regular Meeting"

with the text:

"Council meeting"

q) The following is enacted January 1, 2024.

Section 6.02 - Replace the text with:

"Prior to each Council meeting, the Township Clerk / Deputy Township Clerk must prepare an agenda setting out all the items for consideration at that meeting, noting in short form a summary for each item on the agenda. The regular scheduled meeting agendas will be provided to Council prior to end of day on the sixth (6th) day prior to the meeting date."

r) Section 6.03 - Deleted the text:

"Special"

s) The following is enacted January 1, 2024.

Section 6.04 - Replace the text:

"fifth (5th)"

with the text:

"twelfth (12th)"

t) The following is enacted January 1, 2024.

Section 6.05 - Replace the text:

"third (3rd)"

with the text:

"fourth (4th)"

u) The following is enacted January 1, 2024.

Section 6.07 - Replace the text:

"fifth (5th)"

with the text:

"twelfth (12th)"

v) Section 10.11 - Replace the text:

"Councillors"

With the text:

"Council members"

w) The following is enacted January 1, 2024.

Section 10.12 - Replace the text:

"fifth (5th)"

with the text:

"twelfth (12th)"

x) Section 10.13 - Replace the text with:

"Motions read to Council must appear in the minutes of that meeting as a "Notice of Motion" and be placed on the agenda for the next Regular meeting."

y) The following is enacted January 1, 2024.

Section 12.05 - Replace the text with:

"The Township Clerk / Deputy Township Clerk must prepare and provide each Council member the minutes of previous meetings by end of day on the sixth (6th) calendar day prior to the meeting at which they are scheduled for adoption."

z) The following is enacted January 1, 2024.

Section 13.01 - Replace the text:

"fifth (5th)"

with the text:

"twelfth (12th)"

aa) Section 13.02(a) - Replace the text with:

"(i) A bylaw in respect of which a public hearing has been or will be held in which a public hearing is required under an enactment as a pre-requisite to the adoption of the bylaw.

Applicants submitting a delegation request prior to the bylaw's public hearing will be advised that Council will accept a written submission."

"(ii) An amending zoning bylaw which is compliant with the area's Official Community Plan, and subject of a notice mail out prior to first reading.

Applicants submitting delegation requests will be advised that Council will accept a written submission; and further, Council may direct public input at a later date."

"(iii) Application types as provided for in section 8.4, *Development Application Procedures Bylaw No. 5760* as amended.

Applicants submitting delegation requests will be advised that Council will accept a written submission; and further, Council may direct public input at a later date."

bb) The following is enacted January 1, 2024.

Section 13.09 - Replace the text:

"fifth (5th)"

with the text:

"twelfth (12th)"

cc) Appendix A - Delete

dd) Appendix B - Replace with the text:

A Public Hearing is a statutory requirement under Section 464 of the *Local Government Act,* and must be held before third reading of a community plan, land use contract amendment bylaw, heritage designation bylaw or heritage revitalization agreement bylaw.

During a Public Hearing, Council acts in a quasi-judicial role for the purpose of allowing persons who believe their interest in property is affected by a bylaw, permit or other matter, to make representations to Council either orally or by written submission, or add comments or elaborate upon correspondence that may have already been presented to Council concerning the bylaws. It is important to note that Council is not in a position to receive any additional information on the bylaws following the Public Hearing, as dictated by case law.

The hearing procedure involves an explanation from the Community Development Division on the purpose of the proposed bylaws and to hear from individuals regarding the bylaws. In order to ensure that all interested parties have a reasonable opportunity to be heard, speakers are requested to keep representations as brief and succinct as possible and no longer than five minutes, excluding time required for questions from Council. Speakers will be asked to state their name, neighborhood and city for the record and if referring to prepared remarks, to submit copies of these to the Township Clerk. Decorum must be maintained at all times, this includes refraining from applause, booing, or heckling.

To assist with large numbers of speakers, individuals may advise the Township Clerk/Deputy Township Clerk and sign the speakers list prior to the commencement of the public hearing. The names on the speakers list will be read out during the hearing; however the Chair will also call for any other speakers wishing to present their views once the speakers on the list have all been heard. Individuals who have already addressed Council and wish to add further submissions will wait until the people that have not yet addressed Council have had an opportunity to speak. All submissions and speakers lists are considered part of the public record.

Council members should not express their views nor debate the bylaws, but may question speakers to clarify particular points in the submissions. Council may consider Third Reading, or Third Reading and Final Adoption, at this meeting or at its next Regular Meeting.

NOTICE GIVEN THE 9th DAY OF NOVEMBER 2023.

SECOND NOTICE GIVEN THE 16th DAY OF NOVEMBER 2023.

READ A FIRST TIME the	20	day of	November	, 2023
READ A SECOND TIME the	20	day of	November	, 2023
READ A THIRD TIME the	20	day of	November	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 6, 2023 - REGULAR MEETING	**REPORT:**	23-232
FROM:	PERMITS, LICENCES AND INSPECTIONS DIVISION	**FILE:**	4320-01
SUBJECT:	LICENCING BYLAW AND POLICY AMENDMENT		

RECOMMENDATIONS:

That Council endorse the draft Township of Langley Licencing Bylaw 2016 No. 5192 Amendment Bylaw No. 5878 and authorize staff to schedule the required notice pursuant to applicable regulations; and

That Council endorse amendments to Council Policy 07-411 Renewal of Existing Licences Enforcement.

EXECUTIVE SUMMARY:

The Township of Langley (the Township) issues Secondary Suite Licences (Licence) pursuant to the Township of Langley Licencing Bylaw 2016 No. 5192, as amended from time to time. Licences are required for authorized secondary suites located in the Township. An authorized secondary suite is one that is in compliance with the Township of Langley Zoning Bylaw and Building Bylaw. Unauthorized secondary suites are not licenced by the Township and are subject to enforcement policies which are not discussed in this Report.

A Licence is not issued until such time as the application has been approved by the Manager, Licencing & Policies, or their designate, and all required fees have been paid. Licences are renewable on an annual basis from the date of the original Licence application. Licences are not transferrable, with a new Licence being required for new property owners. Licences are not required for secondary suites that have been decommissioned to the satisfaction of the Township, and thus are unavailable for use as a dwelling, to the satisfaction of the Township.

Staff use a variety of methods to advise Licencees as to when Licences are approaching expiration and need to be renewed, or that a new Licence is required for a new property owner. Invoices, reminder notices, phone calls, and letters are sent to Licencees or new property owners advising that the required Licence fees are outstanding or that a new Licence is required. Included in the notification are gradual reminders stating that not renewing or obtaining the required Licence may result in escalating enforcement action, including the issuance of Bylaw Offence Notice tickets.

Consistent with historical practice in the Township, staff aim for voluntary compliance with Licence requirements; however, there are Licencees who disregard repeated notifications and escalating enforcement action taken by staff. The revised Bylaw and Council Policy, which has been reviewed by legal counsel, authorizes staff to recover outstanding Licence fees in accordance with Sections 231 and 258 of the Community Charter in the same manner and by the same means as annual property taxes for the subject properties.

PURPOSE:

To obtain Council approval to recover outstanding Secondary Suite Licence fees in the same manner and by the same means as annual property taxes.

BACKGROUND/HISTORY:

Licences are required for authorized secondary suites located in the Township. Unauthorized secondary suites are not licenced by the Township and are subject to enforcement policies. The licencing of secondary suites is regulated under the Township of Langley Licencing Bylaw which provides for the issuance of Licences for secondary suites subject to compliance with the Township of Langley Zoning and Building Bylaws.

Current procedures for Licence renewals are as follows:

1. Approximately 30 days before a Licence is due for renewal, an invoice is generated and mailed to the Licencee. Included on the invoice is a due date to pay the licence fees and notations stating that a secondary suite without a valid Licence may result in the issuance of Bylaw Offence Notice tickets.
2. Where the required Licence fees have not been paid by the due date indicated on the first invoice, a reminder notice is sent to the Licencee. The reminder invoice again advises the Licencee that operating without a Licence may result in the issuance of Bylaw Offence Notice tickets.
3. Where the required Licence fees have not been paid by the due date indicated on the reminder invoice, a second reminder notice is sent to the Licencee. The second reminder invoice again advises the Licencee that operating without a Licence may result in the issuance of Bylaw Offence Notice tickets.
4. Where staff receive no response from the Licencee to the second notification, a formal letter is sent to the Licencee advising them that the Licence fees must be paid by a certain date. Generally included with the formal letter is a Bylaw Offence Notice ticket.
5. If staff again receive no response from the Licencee, and fees are not paid by the required date, a second letter is sent, and one or more Bylaw Offence Notice tickets are issued.
6. If these steps do not result in the Licencee paying the invoice and renewing or obtaining a Licence, the fees continue to accumulate year after year. Staff may continue to issue additional Bylaw Offence Notice tickets or proceed with legal action in accordance with Council Policy 07-411 Renewal of Existing Licences Enforcement. However, to date, staff have never proceeded with legal action for any unpaid Licences.

DISCUSSION/ANALYSIS:

At the time of this report, there is approximately $117,000 in outstanding Licence fees owed to the Township where an invoice and at least one reminder notice has been sent. Continued enforcement of Licences that are not paid after the above process is followed and compliance is still not obtained requires staff to pursue legal action in accordance with Council Policy 07-411 Renewal of Existing Licences Enforcement.

Authorization to proceed with collecting outstanding Licence fees by way of property taxes ensures the payment of fees without pursuing legal action saving considerable staff time and legal fees.

Recovering fees through the property taxation process will not be contemplated until staff have exhausted all reasonable efforts to have the Licence voluntarily renewed or obtained including continuing to follow the escalating notice and enforcement steps outlined above. Prior to recovering fees as property taxes, staff will send a “final notice” letter to the registered owner(s) advising the Licencee of the next steps should the Licence not be obtained or renewed by a specific date, including specific notice that the unpaid fees will be recovered in the same manner and by the same means as property taxes in accordance with the Bylaw and the Policy. Such a letter may also include additional Bylaw Offence Notice tickets.

Property owners are also at any time able to avoid having to pay Licence fees by having the secondary suite decommissioned, and thus unavailable for use as a dwelling, to the satisfaction of the Township. Decommissioning a secondary suite requires removal of cooking and laundry facilities and other items and amenities that comprise a secondary suite. Secondary suites that have been decommissioned are not subject to Licence fees.

Respectfully submitted,

Britta Bieberstein
MANAGER, LICENCING & POLICIES
for
PERMITS, LICENCES & INSPECTIONS DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	K. Kenward

ATTACHMENT A Amended Council Policy 07-411

ATTACHMENT B Draft Bylaw No. 5878

Township of Langley
Est. 1873

ATTACHMENT A

COUNCIL POLICY

Subject: Renewal of Existing Licences Enforcement

Policy No: 07-411
Approved by Council: 2020-06-15
Revised by Council:

1. Purpose

1.1 To set out conditions for enforcement where:

(a) an existing Licence has not been renewed or the fees have not been paid within the required timeframe; or

(b) a new owner or operator of an existing business or secondary suite has not obtained a new ~~license~~licence.

2. Background

2.1 Licences are renewed on an annual basis. Annual fees for a Licence are addressed in "Schedule A" of the Licencing Bylaw.

3. Related Bylaw

3.1 Licencing Bylaw 2016 No. 5192, as amended or replaced (the "Licensing Bylaw").

4. Definitions:

4.1 The following terms in this Policy shall have the below set out definitions:

"**Licence**" means a valid and subsisting licence granted pursuant to the Licencing Bylaw.

"**Licencee**" means a person to whom a Licence has been granted pursuant to the Licencing Bylaw.

5. Policy

5.1 Departmental Enforcement of Licences

5.1.1 Where a Licence has been issued, it must be renewed on an annual basis and fees paid in accordance with the Licencing Bylaw.

5.1.2 Where a Licence has been issued, and is up for renewal, an invoice for the outstanding fees payable pursuant to the Licensing Bylaw (the "Licencse Fees") is sent to the Licencee approximately 30 days prior to expiry of the Licence (the "Invoice"). The Invoice includes a "Due Date" by which the Licence Fees must be paid (the "Due Date"). The Invoice also contains notations stating that the Licence fees are payable by the Due Date indicated, and should the Licencee not have a valid Licence, the Licencee may result in the issuance of municipal fines.

5.1.3 Where no response to the Invoice is received from the Licencee, and the Licence fees have not been paid by the Due Date indicated on the Invoice, a reminder invoice is sent to the Licencee (the "Reminder Invoice"). The Reminder Invoice again advises the Licencee that operating without a Licence may result in the issuance of municipal fines.

5.1.4 Where no response to the Reminder Invoice is received from the Licencee, and the Licence Fees have not been paid by the Due Date indicated on the Invoice, a Second Reminder Invoice is sent to the Licencee (the "Second Reminder invoice"). The Second Reminder Invoice again advises the Licencee that operating without a Licence may result in the issuance of municipal fines.

~~5.1.4~~5.1.5 Where no response to the Second Reminder Invoice is received from the Licencee, and the Licence Fees have not been paid and are over 90 days past the Due Date, a notification letter is sent to the Licencee (the "Letter Notice"), which ~~letter~~ may include Bylaw Offence Notice ticket(s) issued under the Licencing Bylaw.

~~5.1.5~~5.1.6 Where no response to the Letter Notice is received from the Licencee within 30 days, and the Licen~~s~~ce Fees remain outstanding, a second letter, including Bylaw Offence Notice ticket(s) issued under the Licence Bylaw, is sent to the Licen~~s~~cee.

~~5.1.6~~5.1.7 Where there is a new owner or operator for a business or secondary suite with an existing Licen~~s~~ce (the "New Owner"), and the New Owner has not obtained a new Licen~~s~~ce from the Township pursuant to the Licensing Bylaw, a letter is sent to the New Owner to advise that an application and new Licence from the Township are required for the New Owner to continue operating the business or secondary suite. If no Licence application is received, and no new Licen~~s~~ce issued to the New Owner by the Township, follow-up letters will be sent to the New Owner, which may include Bylaw Offence Notice ticket(s) issued under the Licen~~s~~ing Bylaw, until compliance is obtained, and subject to section 5.1.~~8~~7 below.

5.1.8 Where no response is received to the Letter Notice for secondary suite licences and where the licence fees have not been paid as at December 31 in each year, the licence fees may be recovered in the same manner and by the same means as ordinary property taxes in arrears.

5.1.9 Where attempts by staff in the Permit, Licence & Inspection Services Department to gain voluntary compliance, through renewal of an existing Licence, including full payment of the Licen~~s~~ce Fees, or a new Licen~~s~~ce is not obtained by a New Owner, all in accordance with this

Policy, Council authorizes the Director, Permit, Licence & Inspection Services ~~General Manager, Engineering & Community Development,~~ or their delegate, to commence and proceed with legal proceedings, in his or her discretion. The approval of this Policy by Council will constitute a resolution authorizing such legal proceedings as required by section 274 of the Community Charter, SBC 2003, c. 26, as may be amended or replaced.

5.1.10 Where the registered property owners of an owner-occupied dwelling containing an unoccupied secondary suite submit a formal request to be exempt from licencing the secondary suite, an inspection will be conducted by Township staff and the property owners must swear or affirm a statutory declaration that is signed by a Commissioner for taking affidavits in the Province of BC, confirming the secondary suite is not being occupied as a secondary suite. Upon receipt of the statutory declaration and confirmation by Township staff through an inspection that the secondary suite is not being occupied as a secondary suite, the registered property owners will be exempt from licencing the suite and the utility fees generally applied to secondary suites (if applicable) for as long as the secondary suite continues to not be occupied as a secondary suite.

~~5.1.7~~5.1.11 Licences are not required for secondary suites where they have been decommissioned, and are unavailable for use as a dwelling, to the satisfaction of the Township.

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LICENCING BYLAW 2016 NO. 5912

AMENDMENT BYLAW NO. 5878

EXPLANATORY NOTE

Bylaw No. 5878 amends the Township of Langley Licencing Bylaw 2016 No. 5192 to allow for unpaid secondary suite licence fees to form a charge on the Lands to be recovered in the same manner and by the same means as ordinary property taxes in arrears.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LICENCING BYLAW 2016 NO. 5912

AMENDMENT BYLAW NO. 5878

A Bylaw to Amend Licencing Bylaw 2016 No. 5192

WHEREAS it is deemed necessary and desirable to regulate businesses within the Municipality; and

WHEREAS Council wishes to amend the Licencing Bylaw 2016 No. 5192;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Licencing Bylaw 2016 No. 5192 Amendment Bylaw No. 5878”.

2. The Township of Langley Licencing Bylaw 2016 No. 5192, as amended, is further amended by:

    a. Adding the following to “**PART 3 LICENCE REQUIREMENTS**”

    Unpaid Secondary Suite Licence Fees

    3.5 All Secondary Suite Licence fees, if due and payable, but unpaid as of December 31 in each year, will form a charge on the lands for which the Secondary Suite Licence fee was charged, and may be recovered in the same manner and by the same means as ordinary property taxes in arrears.

NOTICE WAS ADVERTISED the	day of	, 2023
READ A FIRST TIME the	day of	, 2023.
READ A SECOND TIME the	day of	, 2023.
READ A THIRD TIME the	day of	, 2023.
ADOPTED the	day of	, 2023.

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 4, 2023 - REGULAR MEETING	**REPORT:**	23-260
FROM:	BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	6440-06-001
SUBJECT:	JOINT SCHOOL-PARK SITES - HISTORY AND FINANCIAL PROJECTIONS		

RECOMMENDATION:

That Council receive the report titled Joint School-Park Sites - History and Financial Projections for information.

EXECUTIVE SUMMARY:

The Council adopted Parks and Recreation Master Plan (2002) provides a Statement of Principles and Opportunity for both School District #35 (School District) and the Township to develop, operate and maintain public assets for the benefit of Township residents.

There are Council policies to guide development of parks and playing fields (Policy 06-023), location of new schools (Policy 07-229) and funding of neighbourhood parkland (Policy 07-231).

On November 6, 2023, Council requested a high-level summary of capital/development costs and ongoing operating costs for existing joint school-park sites (joint sites) in Willoughby, remaining planned sites in Willoughby and Brookswood-Fernridge and projected additional sites to accommodate future long-term growth. The requested high-level summary is provided below.

A. Willoughby (Existing)

- Over 158 acres of school and park sites which include joint elementary school/neighbourhood park sites, joint middle school/community park site (such as Yorkson) and joint middle-secondary school/community park site (such as Peter Ewart Middle School/R.E. Mountain Secondary School/Willoughby Community Park) with various configurations and sizes.
    a) Schools: 62 acres
    b) Parks: 96 acres
        - estimated total land costs for parks: approximately $47M
        - estimated total development costs for parks: more than $22.4M
        - estimated Township operating cost for eight existing joint sites: $640,000 per annum

B1. Willoughby (Planned)

- Four additional joint sites
    a) Schools: 29 acres
    b) Parks: 69 acres
        - projected land costs for parks: approximately $276M
        - projected development costs for parks: more than $175M
        - projected Township operating cost for four future joint sites: $320,000 per annum

B2. Brookswood-Fernridge (Planned)

- Eleven additional joint sites
    a) Schools: 89 acres
    b) Parks: 112 acres
        - projected land costs for parks: approximately $259M
        - projected development costs for parks: more than $116M
        - projected Township operating cost for eleven future joint sites: $880,000 per annum

C. Potential Population Increases

Potential population increases could come from proposed provincial legislative changes and Township planning initiatives which would have profound impacts on the future growth trajectory of the Township.

Based on a preliminary analysis conducted without public engagement and adopted policy guidance, it is estimated that there would be substantial increase in population with the need for additional elementary schools, middle schools and secondary schools based on current student generation ratios. The Township would need to acquire additional lands for community parks and neighbourhood parks to maintain current service levels.

The preliminary analysis focuses on the implications of potential population increases on schools and parks, as requested by Council. There would be other impacts on areas such as infrastructure (water, sewer and roads) and services such as community centres, libraries, policing and fire protection. While the Township may reach economies of scale by more than double its current population of 150,000, the cumulative financial impacts of potential population increases are difficult to quantify without a comprehensive analysis based on adopted policies.

PURPOSE:

This report provides information on existing joint school-park sites in Willoughby, remaining planned sites in Willoughby and Brookswood-Fernridge and projected additional school and park sites to accommodate future growth in response to Council's request from November 6, 2023.

BACKGROUND/HISTORY:

At the November 6, 2023 Regular Meeting, Council requested a report with a high-level summary of:

A. *The school park sites that have been acquired and/or provided by the Township of Langley since 2001 within the Willoughby area, including at the AS&ED and Yorkson Community Park, total land capital and park development costs, and the ongoing annual operating subsidies of joint school park sites provided by Township of Langley development revenue and property taxpayers to the Ministry of Education and School District 35;*

B. *The projected total land capital, parks development and annual operating costs projected for the remaining, known and identified school park sites within the Willoughby and Brookswood-Fernridge development area(s); and*

C. *The possible, projected quantity of additional school sites that may be needed based on the potential population increases contemplated for 200 Street and other areas as called for by the Province of British Columbia and the Government of Canada, and the potential capital and operating costs that could accrue to the Township of Langley for additional joint school park sites that may or may not be required.*

DISCUSSION/ANALYSIS:

Adopted by Council in 2022, the Parks and Recreation Master Plan (Section 3.4.4) provides a Statement of Principles and Opportunity:

"Both School District #35 (School District) and the Township develop, operate and maintain public assets for the benefit of Township residents. Duplication of services and resources should be avoided where possible. Schools are strategically located to provide educational services on a neighbourhood and community basis, similar to parks and recreation facilities. Sharing of public resources can reduce operating costs and extend services to both organizations to the benefit of all Township residents."

There are Council policies to guide development of parks and playing fields (Policy 06-023), location of new schools (Policy 07-229) and funding of neighbourhood parkland (Policy 07-231).

A high-level summary is provided below.

<u>A. Willoughby (Existing)</u>
Over 158 acres of school and park sites exist in Willoughby of which 62 acres are for schools and 96 acres for parks. There are nine joint school-park sites (joint sites), namely:

1. Donna Gabriel Robins Elementary School/Neighbourhood Park
2. James Anderson Learning Centre/Neighbourhood Park
3. Lynn Fripps Elementary School/Neighbourhood Park
4. Northeast Gordon Estates School/Neighbourhood Park
5. R.C. Garnett Elementary School/Neighbourhood Park
6. R.E. Mountain Secondary School/Peter Ewart Middle School/Willoughby Community Park
7. Richard Bulpitt Elementary School/Neighbourhood Park
8. Northeast Latimer Elementary School/Neighbourhood Park

9. Yorkson Creek Middle School/Yorkson Community Park North

The estimated total land cost for all Township-owned parks is approximately $47M, while the development costs totaled more than $22.4M. The estimated operating cost for the joint sites is approximately $640,000 per annum.

The Township and Langley School District have different maintenance standards for sports fields, as the former has sand-based fields with drainage and irrigation and the latter has soil-based fields. Sand-based fields are more costly to maintain than soil-based ones but they can handle the wear-and-tear that is placed on them from users, especially during the rainy season. The estimated annual operating cost for the Township to maintain a sand-based field is approximately $22,000 which includes mowing twice per week, irrigating and cultural practices such as fertilization, aerating, top-dressing and overseeding, when required.

The School District's current level of maintenance involves mowing fields once every 10 – 14 days during the growing season with a cost of $3,000 per field, per annum. The above estimate reflects the annual maintenance cost of the fields and overall park at eight joint sites. (James Anderson does not have a sports field. Routley Park is not a joint site but with a larger park area to accommodate washroom facilities and parking without an adjoining school.)

<u>B1. Willoughby (Planned)</u>
Four additional joint sites are planned in Willoughby, namely:

1. Southwest Latimer School/Neighbourhood Park (to be named)
2. Smith Middle-Secondary School/Community Park (to be named)
3. Smith Elementary School/Neighbourhood Park (to be named)
4. Williams Elementary School/Neighbourhood Park (to be named)

These joint sites would total approximately 98 acres of which 29 acres for schools and 69 acres for parks. The projected land cost for the planned parks is approximately $276M, while the development costs are anticipated to be more than $175M. The estimated Township operating cost for the four joint sites would be about $80,000 per annum per site, or $320,000 total.

Historically, the Province/School District has contributed to the joint sites by either building their own soil-based playing fields or contributing financially to the development of shared playing fields. The School District also paid for utility servicing costs such as connections for irrigation and allowing the use of exterior accessible washrooms for the community. Parking for the park may also have been provided by the school. Recently with newer school construction in Willoughby and for various reasons, a number of these contributions have been reduced or eliminated thereby reducing the overall benefit to the Township of having such joint sites.

There has also been a tendency for the BC Ministry of Education to allow the School District to plan and build combined middle-secondary schools on smaller areas. More specifically, the Ministry initially allowed the School District to acquire 26 acres for the combined middle-secondary school in Smith. It appears that the School District has obtained only 15 acres to accommodate the combined middle-secondary school. Also, the planned combined middle-secondary school in Williams would be built on 4 to 5 acres. This trend would put extra pressure on the Township to acquire land and build outdoor sports facilities to support schools.

C. Potential Population Increases

Potential population increases could come from proposed provincial legislative changes and Township planning initiatives as follows:

a) Provincial Housing Statues: In November 2023, the BC Minister of Housing introduced Bill 44 Housing Statues (Residential Development) Amendment Act and Bill 47 Housing Statues (Transit-Oriented Area) Amendment Act. Both Bills would have significant implications on the future growth trajectory of the Township. Some of the implications were presented to Council at the Regular Meeting on November 20, 2023 (Item D.2).
    i. Bill 44 proposes to allow small-scale multi-unit housing (SSMUH) without the need for a rezoning as follows:
        - three dwelling units in single family and duplex zones on parcels that are 280 m^2 (3014 ft^2) or less
        - four dwelling units on parcels that are greater than 280 m^2 (3014 ft^2)
        - six units on single family lots close to frequent bus service
    ii. Bill 47 proposes to establish transit-oriented development (TOD) areas within 400 m of a transit exchange and within 800 m of a SkyTrain station

b) Willowbrook Community Plan Update: This Township planning initiative will meet one of the requirements in the Supportive Policies Agreements with TransLink in preparation for the arrival of SkyTrain in the Willowbrook area by 2028.

c) 200 Street 2040: This Township planning initiative will explore options for densifying the 200 Street corridor in line with Metro Vancouver and TransLink's intention to bring Bus Rapid Transit to the area.

Based on preliminary analysis conducted without public engagement and adopted policy guidance, it is estimated that there would be substantial increase in population that would require additional elementary schools, middle schools and secondary schools based on current student generation ratios. The Township would need to acquire additional lands for community parks and neighbourhood parks to maintain current service levels.

Respectfully submitted,

Jason Chu
MANAGER, COMMUNITY AND POLICY PLANNING
for
BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	DECEMBER 4, 2023
FROM:	LEGISLATIVE SERVICES DIVISION	**FILE NO:**	0550-08
SUBJECT:	MAYOR AND COUNCIL CORRESPONDENCE DELIVERY		

On July 27, 2023 the method of distributing correspondence to Council began a trial period with a move to an online delivery method. This change was as a result of Council concerns that the previous method only provided a package of correspondence once a week, with an additional package on Council days. Council members were concerned that information in the package may have been received up to seven days prior to it being provided to Council.

With the trial period concluded, staff have been reviewing comments received from Council members on the effectiveness of the online method. Staff have been advised that there are difficulties in logging into the site, searching the items, retrieving the items, among other issues.

Due to the difficulties experienced, beginning Thursday, December 7 we will be returning to the previous method of providing a Distribution List weekly on Thursdays and on Council meeting Mondays. The delivery will be as before. If you received a paper copy, one will be forwarded. If you received a PDF version only prior to July and wish to now receive a paper copy as well, please advise Legislative Services staff.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	DECEMBER 4, 2023
FROM:	BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION	**FILE NO:**	6440-01
SUBJECT:	CHILD CARE FACILITIES PLANNING		

At the November 6, 2023, Regular Council Meeting Council directed staff to complete an impact study and early public engagement for the potential child care sites and rank them according to feasibility.

Public engagement is underway through a communications strategy and public survey hosted on the Township website. The survey is seeking feedback from the surrounding areas adjacent to the 13 potential park sites where the child care facilities are being proposed. A Child Care Facilities Planning webpage has been prepared that communicates key information to the public and provides a landing page for the survey at https://www.tol.ca/en/connect/child-care-facilities-planning.aspx.

The survey is being promoted through the Township website, newspaper ads and social media and will continue into early 2024. The survey will be conducted from approximately December 2023 to February 2024. The survey results will inform the recommendations of this project. Further feasibility assessments are underway to identify the size and location of the facility at each park location including driveway access, parking and outdoor amenities associated with child care facilities such as playgrounds, equipment and open space.

Township of Langley

Est. 1873

AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE

Wednesday, November 22, 2023 at 7:00pm
Nicomekl Meeting Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair
Councillor M. Pratt, Council Co-Chair

B. Holmes, A. Smith, U. Tayyab, and T. Taylor

Guests:
C. Stewart, Metro Vancouver, Agriculture and Food Security
D. Wakelin, Metro Vancouver, Environmental Control Officer

Staff:
M. Gunn, Planner, Community and Policy Planning
K. Stepto, Recording Secretary

The agenda order was varied.

C. DELEGATIONS AND PRESENTATIONS

1. Regional Agriculture Update

C. Stewart, Metro Vancouver, Senior Planner (Agriculture and Food Security), provided a presentation on the Regional Agriculture Update. She commented that in the Metro 2050 plan, agriculture lands are a priority. She provided updates on the following Metro Vancouver documents:

Ecosystem Services on Agricultural Land Report:

- The baseline study completed in January 2023 and focuses on ecosystem locations, types, and service benefits. The report will provide policies, regulations, and financial options to support long-term agricultural use.

Climate 2050 Agriculture Roadmap:

- Endorsed by the Metro Vancouver Board in September 2023.
- Key Actions include:
    - Protect agricultural land
    - Transition to lower emissions
    - Support anerobic digestions
    - Support ecosystem services
    - Adapt to climate change
    - Long-term financial investment
    - Support innovation

C. DELEGATIONS AND PRESENTATIONS

Regional Food System Strategy:

- Endorsed by the Board in 2011
- Key Projects in the strategy include:
    - Food system action plans
    - Food flows
    - Farm tax research
    - Ecosystems services on agriculture land
    - Will be updated in 2024

Agriculture Land Use Inventory:

- Resource tool on agriculture land use in the region.
- Inventory is conducted every 5 years.
- Provides key information on loss of land, crops grown, and development

Agriculture and Food Data Book:

- Still in the early stages of this work.
- Phasing the information in as it is completed

D. Wakelin, Environmental Control Officer, provided the following update on Open Burning permits:

- Metro Vancouver regulates most open burning in the region
- Open Burning Emission Regulation Bylaw 1355 establishes:
    - Clear requirements for the majority of open burns in the region
    - A simpler method to authorize open burning
    - Any property planning to do open burning in Metro Vancouver is required to obtain a permit
    - Encourages alternative disposal methods and cleaner technologies for burning
- Site specific approval are still an option if Bylaw 1355 requirements cannot be met
- Alternative to Open Burning Best Practices Guide now available.
- Two permits for the Township of Langley area were issued by Metro Vancouver for 2023

How to find the Bylaw Registration System:

1. Visit www.metrovancouver.org
2. Search and select “Open Burning Vegetative Debris”

Upcoming work to include:

- Metro 2050 Climate Enhancements
- Climate 2050 Roadmaps
- Ecosystem Services White Paper
- Soil Movement Tracking
- Agriculture Protection and Viability Strategy

Discussion ensued and the following comments were provided:

C. DELEGATIONS AND PRESENTATIONS

- Incentives required for farmers not to burn such as free disposal of green waste at the Langley Transfer Station or easier access to chippers or air curtain incinerators
- Permit process should be streamlined instead of Township residents having to obtain a permit through Metro Vancouver and Township of Langley separately.
- The permit fees should be used to educate landowners on burning alternatives such as chipping and/or purchasing equipment to set up a rental program

The agenda order then resumed.

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

J. Caldarella acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory and Economic Enhancement Committee - November 22, 2023

Moved by B. Holmes,
Seconded by T. Taylor,
That the Agricultural Advisory and Economic Enhancement Committee approve the agenda and receive the agenda items of the November 22, 2023 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory and Economic Enhancement Committee - October 25, 2023

Moved by U. Tayyab,
Seconded by A. Smith,
That the Agricultural Advisory and Economic Enhancement Committee adopt the Minutes of the October 25, 2023 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

2. Langley Environmental Partners Society (LEPS)

A. Smith provided an update on the Outdoor Education Programs with LEPS. The following information was provided:

C. DELEGATIONS AND PRESENTATIONS

Natures' Classroom - Grade 3-7:

- Started in 2011, offered in community spaces or school gardens.
- Helps youth connect with the natural world by discovering where food really comes from.
- Learn how to grow their own food.
- Develop awareness about environmental issues and social responsibility.
- Math, science, geography are themes within the program and fits within the district's rubrics.

Langley Learning Farm – Grades 9-12:

- A facility to demonstrate community-based food skills, an educational space for farm education and contributes to local food security.
- Located at the Derek Doubleday Arboretum.
- In partnership with Langley Sustainable Agriculture Foundation and Langley Secondary School.
- Environmental Science and Foods students participate in all aspects of farm activities, as well as environmental awareness.

WAVE Program – Grade 10-12:

- A credited class in school – students gain skills to obtain a job.
- LEPS acts as an "employer".
- 50 to 70 hours of volunteer time and offer a reference.
- Students participate in farm and garden related works, with elements of science themes.
- LEPS can sometimes provide students with paid summer job opportunities.

Nicomekl Elementary School Garden:

- In 2020, LEPS approached Nicomekl Elementary after hearing that the City of Langley was planning on removing the garden on city land that is attached to the schoolyard.
- Now a PAC/Administration/LEPS project to maintain the garden for use by teachers and students.
- Provides outdoor learning experiences and contributes to food security of students.

Future ideas:

- District Agriculture Academy
    - Credited elective courses and coached by teachers and industry professionals. Provide expanded education choices for secondary students and allow them to engage in their passions right in the middle of the school day.
- Future opportunities to expand offerings throughout SD35.

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

1. Building Agricultural/Rural Connections Task Force Update

J. Caldarella presented the final report from the Building Agricultural/Rural Connections Task Force with recommendations for the Committee to consider. (See Attachment A).

MOTION
Moved by J. Caldarella,
Seconded by U. Tayyab,
That the Agricultural Advisory and Economic Enhancement Committee receive and endorse the Building Agricultural/Rural Connections Task Force report and recommendations as follows:

1. Develop an agricultural outreach campaign to include:
    a. Building connections with agricultural organizations such as BC Agriculture Council, various commodity groups (such as poultry, dairy), 4H, established Langley farms and agritourism operations, the equestrian community, gardening clubs, vet offices, feed stores, real-estate community, etc. to provide an informational about agriculture in the Township of Langley in their newsletter or bulletin, social media and/or website.
    b. Creating an awareness campaign to be posted on the Township's social media and website, with the goal to connect with the rural and agricultural community and create opportunities for these groups to share the content on their social media accounts.
    c. Organizing an 'Ask an Agriculture Planner' campaign with support from the Ministry of Agriculture and Food with the purpose to:
        i. Give farmers and rural landowners a targeted opportunity to meet with the Township's Agricultural Planner and a Ministry of Agriculture and Food Regional Agrologist during an in-person meeting, phone call or on-farm visit to answers questions and hear concerns.
        ii. Engage and create connections with the new, future, or current farmers and rural landowners.
    d. Creating a survey, open to all in the agriculture industry (consumers, farmers, rural community members), with a goal to understand agriculture operations and rural living in the Township.
2. Continue to work with partner organizations, such as the Langley Sustainable Agriculture Foundation, Young Agrarians, Langley Farmers Market, and 4H, to facilitate outreach and educational workshops.

CARRIED

F. WORK PROGRAM

COUNCIL
Moved by B. Holmes,
Seconded by J. Caldarella,
That the Agricultural Advisory and Economic Enhancement Committee recommends that Council directs Staff to include an agricultural/rural community outreach campaign as part of the Agricultural Advisory Committee's 2024 work program considering the recommendations from the Agricultural Advisory and Economic Enhancement Committee's Building Agricultural/Rural Connections Task Force.
CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Chamber of Commerce Update

No report.

2. Farmers' Institute Update

A. Smith reported that the Institute will be presenting their comments to the Mayor regarding the Bylaw work they have been working on, and that they will be recruiting new members in January 2024.

I. NEXT MEETING

Date: Wednesday, December 20, 2023
Location: TBD
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by U. Tayyab,
That the metering terminate at 8:47pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Agricultural Advisory and Economic Enhancement Committee
Building Agricultural/Rural Connections Task Force
Summary

Background/History

The Future of Farming Task Force provided input and feedback into the exploration of the future of farming within the context of the Council-adopted Agricultural Viability Strategy (AVS), with an overall objective to promote the business of farming in the Township of Langley (Township). The recommendations completed in the report and presented to the Agricultural Advisory and Economic Enhancement Committee (AAEEC) at the end of 2022, suggested that the Township build relationships with the Township farming community to expand the promotion of agriculture and develop a strategy to build relationships and educate the non-farming ALR community.

To build on the recommendations, the approved AAEEC work program for 2023 included the item:

> *Initiate the preparation of a workplan for building relationships with the Township farming community to expand the promotion of agriculture.*

This work moves towards improving the agricultural information, education, and awareness in the Township to the rural community.

The AVS supports communication with the Township agriculture community through the following initiatives:

- **AVS 2.1.1 Township of Langley Council**
  Objective: To assure farmers that agriculture is important in the Township and to support agriculture at the Township level.
- **AVS 2.1.3 Partnerships**
  Building partnerships within the Township, and beyond its boundaries, is an appropriate way to support agricultural production and viability.
  Objective: To encourage partnerships to expand agricultural production.
- **AVS 2.1.4 Promotion of Agriculture**
  The agricultural industry provides considerable activity in the Township and citizens may be unaware of the economic, cultural, and heritage benefits from agriculture. Promotion of agriculture enhances the welcoming business environment for the industry.
  Objective: To promote the role of agriculture to citizens and others.

At the March 22, 2023, AAEEC meeting, the committee brainstormed how the work program item could move forward with the conclusion that at task force should be created with AAEEC members and key stakeholders.

At the April 26, 2023, AAEEC meeting, the committee endorsed the Terms of Reference, refer to Appendix A, for the Building Agricultural/Rural Communications Task Force and recommended that

Council approve the establishment of a Task Force. At the May 8, 2023, Regular Council meeting, Council approved the establishment of the Building Agricultural/Rural Connections Task Force (Task Force) for a duration of 180 days.

The purpose of the Task Force was to:

- Determine the level of awareness and understanding of the Township's work in the agricultural community – both with the general public and among key stakeholder groups;
- Review the existing agricultural information and communication tools and methods (including the AVS), and assessing their effectiveness in building community awareness and understanding; and
- Provide input on:
    - Appropriate communication methods and formats.
    - Relevant content for various audiences.
    - Support and leverage the work of partner organizations.
    - Online information links.
    - Required resources for sustained education and outreach.

Discussion/Analysis

The Task Force consisted of a member of Council, three AAEEC members, Langley Environmental Partner's Society, Langley Farmers' Institute, and the Langley Sustainable Agriculture Foundation.

The Task Force worked with the Farm Tour Working Group to provide questions on-table during the networking session of the June Farm Tour to gather information on the attendee's understanding of agriculture and how they find information on agriculture in Langley. Refer to appendix B.

The Task Force additionally met five times outside of the regular AAEEC meetings and provided the AAEEC members progress reports during the September and October AAEEC meetings. During these meetings the Task Force discussed many ways to improve the communication outcomes with the rural and agriculture community as there is no one direct group that they are all connected to as Langley has a very diverse agriculture profile. The Langley Farmers' Institute is a potential body in the future, but it is currently still growing its membership.

Finally, the Task Force partnered with the Langley Sustainable Agriculture Foundation to develop the November 4, 2023, workshop, Small Lot Living: Explore Composting and Make Connections. The Agricultural Planner with the Township provided a presentation on how the Township supports and encourages agriculture. The Task Force also conducted an informal poll to understand the agriculture versus non-agriculture profile of the 25 attendees. Refer to Appendix C.

Recommendations:

The Task Force developed the following recommendations based on the work they completed over the past five months:

1. Develop an agricultural outreach campaign to include:
    a. Building connections with agricultural organizations such as BC Agriculture Council, various commodity groups (such as poultry, dairy), 4H, established Langley farms and agritourism operations, the equestrian community, gardening clubs, vet offices, feed

stores, real-estate community, etc. to provide an informational about agriculture in the Township of Langley in their newsletter or bulletin, social media and/or website.

b. Creating an awareness campaign to be posted on the Township's social media and website, with the goal to connect with the rural and agricultural community and create opportunities for these groups to share the content on their social media accounts.
c. Organizing an 'Ask an Agriculture Planner' campaign with support from the Ministry of Agriculture and Food with the purpose to:
    i. Give farmers and rural landowners a targeted opportunity to meet with the Township's Agricultural Planner and a Ministry of Agriculture and Food Regional Agrologist during an in-person meeting, phone call or on-farm visit to answers questions and hear concerns.
    ii. Engage and create connections with the new, future, or current farmers and rural landowners.
d. Creating a survey, open to all in the agriculture industry (consumers, farmers, rural community members), with a goal to understand agriculture operations and rural living in the Township.

2. Continue to work with partner organizations, such as the Langley Sustainable Agriculture Foundation, Young Agrarians, Langley Farmers Market, and 4H, to facilitate outreach and educational workshops.

Conclusion

The Township has a diverse agriculture and rural community. The Agricultural Viability Strategy encourages the Township to support the agriculture community by appreciating and respecting the many contributions they provide to the Township and surrounding communities. To continue to foster the relationship with the rural and agricultural community and improve awareness, understanding, cooperation and problem solving, it is suggested that the incoming Agricultural Advisory Committee build on the work of the Task Force to develop a more robust and focused outreach campaign.

Attachments

Appendix A – Building Agricultural/Rural Communications Task Force Terms of Reference

Appendix B – Answers to 2023 Farm Tour Questions

Appendix C – November 4, 2023 Langley Sustainable Agriculture Foundation Workshop Poll Results

Township of Langley
Est. 1873

BUILDING AGRICULTURAL/RURAL CONNECTIONS TASK FORCE

Terms of Reference

1.0 BACKGROUND

The Future of Farming Task Force provided input and feedback into the exploration of the future of farming within the context of the Council-adopted Agricultural Viability Strategy (AVS), with an overall objective to promote the business of farming in the Township of Langley (Township). The recommendations in the completed report, and presented to the Agricultural Advisory and Economic Enhancement Committee (AAEEC) at the end of 2022, suggested that the Township build relationships with the Township farming community to expand the promotion of agriculture and develop a strategy to build relationships and educate the non-farming ALR community.

The approved 2023 AAEEC Work Plan, proposes to create a strategy to build those relationships with the Township agricultural/rural community to expand the promotion of agriculture. As recommended by the Future of Farming Task Force Report, this is a key step towards improving the agricultural information, education and awareness in the Township to the rural community.

In accordance with its Terms of Reference (and the applicable sections of Council Advisory Committee Establishment Bylaw 2008 No. 4700), the AAEEC may establish a task force for a specific purpose (up to a maximum duration of 180 days) to undertake special projects which may require extended consultation, review and planning, subject to prior approval of Council.

2.0 PURPOSE

The purpose of this Task Force is to assist in developing a strategy to engage with the agricultural/rural community. Specifically, the Task Force will assist in:

- Determining the current level of awareness and understanding of the Township's work in the agricultural community – both with the general public and among key stakeholder groups;
- Reviewing the existing agricultural information and communication tools and methods (including the Agricultural Viability Strategy), and assessing their effectiveness in building community awareness and understanding; and
- Providing input on:
    - Appropriate communication methods and formats;

- Relevant content for various audiences;
- Supporting and leveraging the work of partner organizations;
- Online information links; and
- Required resources for sustained education and outreach.

3.0 EXPECTED TERM OF SERVICE

It is anticipated that the work of this Task Force will require a term of 180 days.

4.0 MEMBERSHIP

The Task Force should include a minimum of four volunteers currently serving on the AAEEC and others with expertise or experience in the subject areas such as representatives from the Ministry of Agriculture and Food, Langley Sustainable Agriculture Foundation, Langley Farmers Institute and academia.

5.0 MEETING FREQUENCY / SCHEDULING

It is anticipated that the Task Force will meet approximately six times over the length of its term, but additional meetings may be held if required.

6.0 STAFF SUPPORT

Township staff will facilitate the participation and contributions of the Task Force by:

- providing relevant background information;
- scheduling meetings and preparing agendas;
- attending all meetings to facilitate discussion, provide advice, and obtain input; and
- preparing meeting notes.

Appendix B - Answers to 2023 Farm Tour Questions

1. **What are some key facts that you know about Township's agriculture and/or equine industry?**
    a. Over 1500 kms of watercourse in agri-areas
    b. Fewer full time agricultural farms/businesses
    c. Hobby farms
    d. 50% of the titles/farms are under 10 acres
    e. Langley is the horse capital of BC
    f. Thunderbird is #1
    g. Over 5000 private wells provide drinking water & irrigation
    h. 75% of the land is in the ALR
    i. 40% of the land is actually farmed and 25% is designated as parks
    j. Farm not estates
    k. Small amount of farmers
    l. Too many small farms

2. **Where would you go to find information on agriculture?**
    a. Melisa Gunn, TOL
    b. Stats Canada
    c. Farmers
    d. Farms
    e. Tim
    f. KPU
    g. Township City Hall
    h. Metro Vancouver
    i. Ministry of Agriculture
    j. ALC
    k. Circle Farms Tours
    l. Tourism Langley
    m. LSAF
    n. Langley Learning Farm
    o. Langley Community Farmers Market
    p. Otter Co-op
    q. LEPS
    r. Manure Link
    s. Not publicized enough but TOL and Provincial Agriculture
    t. Horse Council BC
    u. Neighbours' Farms
    v. AAEEC
    w. Google
    x. Young Agrarians
    y. Poster boards at feed & equipment stores
    z. Egg finder

3. **What do you believe are the/your roadblocks(s) in agriculture?**
    a. Ownership of land – loans – investments in equipment & infrastructure
    b. Parcelization (small lots)
    c. Non-farm ALR Landowners
    d. Cost of Land
    e. Access to long-term lease agreements
    f. Labour costs
    g. Lack of agriculture education
    h. Population growth
    i. Rural/urban conflicts, including perception that ag land is parkland and therefore freely accessible (trespass)
    j. Who owns the lands? Farmers?
    k. Farmland owned by families for the lifestyle not for farm business investments
    l. Value of farmland
    m. Access to more equine events for intro/grassroots training & competitions that can build on the industry (there used to be lots for local equine events)
    n. Horses aren't always considered agriculture
    o. Balance between farming and viability such as restriction on land use re: ancillary uses (events, film, etc..)
    p. 10 non-farm events per year
    q. Economic viability
    r. Financing & capital to get started
    s. Better recognition that agri-tourism is agriculture
    t. Concierge/gateway that operates as one-stop for info/permitted uses/rules

4. **What is your perception/opinion of agriculture in the Township?**
    a. Lots of challenges but lots of potential
    b. Lack of farming culture
    c. Agriculture shrinking in the Township and it should be preserved and supported as much as possible
    d. It is not as robust as it should be. Farmland being used for estate homes and not farming
    e. Potential to be converted by business and industry buyers
    f. Huge potential
    g. No more removal of farmland
    h. Farm not estates
    i. Difficulty finding the resources and supports to make progress

5. **What do you see are the key stakeholders to reach out to the engage the agricultural community?**
    a. ALR Landowners
    b. KPU
    c. LEPS
    d. Farmland Advantage
    e. Large Animal Vets
    f. Commodity groups ie berry
    g. Equestrian communities
    h. TOL Staff (Melisa Gunn & Jason Chu)
    i. Producer Groups such as sheep, pig
    j. Events – Pacific Ag Show, Mane Event
    k. Feed stores
    l. Equipment Supply Stores
    m. Industry Associations (BC Egg, BC Garlic, Bees, HCBC, Dairy, Greenhouse, etc..)
    n. Farmers
    o. TOL Councillors
    p. Farmers Markets
    q. Ministry of Ag Regional Agrologists
    r. AAEEC
    s. Farmers Institute
    t. Metro Vancouver
    u. Agricultural Realtors
    v. Young Agrarians
    w. Agricultural Educators

6. **What are some of the challenges you see that agriculture in the community brings?**
    a. Education: lack of understating as to importance of local agriculture and food production. Where does your food come from?
    b. Much of land is not farmed
    c. Manure management for small properties
    d. No compensation to farmers for ecosystem services (habitat, etc..)
    e. It is a hidden but important economic driver
    f. Land development - agriculture lands going from food/farm production to industrial/housing
    g. Watercourse protection
    h. Low taxes due to agriculture but expensive to invest in infrastructure, etc…
    i. Urban sprawl
    j. Economics - land, building, equipment, labour & feed costs all high
    k. Land management

7. **What do you think the equestrian community brings to the general agricultural community?**
    a. Economic, social & environmental values
    b. Opportunities for large mix of uses

c. Economic contribution

8. How do you feel about food security in Langley?

a. Concerned
b. Anxious – we need to grow our own food not bring it in from across the border, etc..
c. Has the potential to supply 25% of food required in Metro Vancouver. Until food is a societal concern, will no be fully developed
d. Poor – many people have no comprehension about food production, where it comes from… besides the store
e. We are not food secure, too much reliance on Big Box grocery stores

Appendix C – November 4, 2024 Langley Sustainable Agriculture Foundation Workshop Poll Results

Informal Poll Questions and Results:

1. How many attending live on lands:
    - Greater than 10 acres
        - 6 attendees
    - Less than 10 acres
        - 5 attendees
    - Non ALR lands
        - 7 attendees
2. Who would classify themselves as a:
    - Commercial farmer
        - 1 attendee
    - Hobby farmer
        - 8 attendees
    - Gardner
        - 3 attendees
3. How many here grow food for consumption?
    - 14 attendees
4. Who was aware the Township employs an agricultural planner prior to this workshop?
    - 8 attendees
5. Who here has visited the Township's agriculture page on the website?
    - 2 attendees

From: Troy Abromaitis
To: legservicesinfo
Subject: Request for Proclamation: Indigenous Survivors Day - June 30, 2024
Date: Sunday, November 19, 2023 4:13:08 PM
Attachments: Edmonton Alberta 6 30 Indigenous Survivors Day.pdf
Proclamation - Indigenous Survivors" Day - June 30, 2023.pdf
Nova Scotia Proclamation - Indigenous Survivors Day.pdf
Prince George - Proclamation - Indigenous Survivors" Day.pdf
Nanaimo Proclamation - Indigenous Survivors Day.pdf
St Johns - Indigenous Survivors" Day 2023 (1).pdf
Regina - Indigenous Survival Day .pdf
Surrey - Indigenous Survivors Day June 30, 2023.pdf
Victoria - Indigenous Survivors Day.pdf

Dear Mayor and Council,

I trust this email finds you well. My name is Troy Abromaitis, and I am reaching out on behalf of All Nations Outreach. Please note cities like Vancouver, Victoria, Surrey and others have proclaimed this day in 2023.

I am writing to bring attention to a significant opportunity for the Township of Langley to proclaim June 30, 2024, as Indigenous Survivors Day, a day dedicated to recognizing and honoring the enduring resilience of Indigenous communities.

Whereas,

The Township of Langley acknowledges the enduring historical injustices faced by Indigenous peoples, rooted in colonization, forced assimilation, and systemic injustices.

The designation of June 30 as Indigenous Survivors Day provides a significant opportunity to recognize and honor the resilience, strength, and cultural heritage of Indigenous communities that have endured historical traumas, including the 60s Scoop, the Millennium Scoop, birth alerts, and the enduring legacy of residential schools.

By establishing June 30 as Indigenous Survivors Day, the Township of Langley aims to create a crucial platform for healing, education, and dialogue. This initiative seeks to raise awareness about the unique struggles faced by Indigenous peoples, emphasizing the need for understanding and support.

This observance serves as a solemn reminder of the ongoing challenges confronted by Indigenous people and communities in the Township of Langley.

Through the implementation of Indigenous Survivors Day on June 30, 2024, the Township of Langley reaffirms its dedication to honoring Indigenous survivors, promoting healing, and actively contributing to the construction of a more equitable and inclusive community for all.

Therefore,

I kindly request that the Township of Langley consider proclaiming June 30, 2024, as Indigenous Survivors Day. Such a proclamation would symbolize the township's commitment to reconciliation and provide an opportunity for residents to reflect on the rich cultural heritage of Indigenous communities, standing in solidarity with them.

Your support in this matter would be greatly appreciated, and we believe that this proclamation would contribute to fostering understanding, respect, and unity within our community.

Thank you for your time and consideration. I am available to discuss this further if needed.

Sincerely,

Troy Abromaitis