REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, January 27, 2025 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 – January 27, 2025

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held January 27, 2025.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – January 13, 2025

That Council adopt the Minutes of the Regular Council meeting held January 13, 2025.

2. Public Hearing Meeting – January 13, 2025

That Council adopt the Minutes of the Public Hearing meeting held January 13, 2025.

C. DELEGATIONS

D. PRESENTATIONS

1. Surrey Langley SkyTrain Project

Presentation by Gilles Assier, Executive Project Director, Transportation Investment Corporation, providing an update on the Surrey Langley SkyTrain project.

E. REPORTS TO COUNCIL

1. **Agricultural Land Commission Application No. 100458 (48 Avenue BT Langley Ltd. / 21400 Block of 48 Avenue)**
   Report 25-05
   File CD 07-36-0146

   That Council advise the Agricultural Land Commission that the subdivision application with associated road dedication and trail submitted by Candou Management Ltd. on behalf of the owner of property located in the 21400 Block of 48 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

2. **Capital Request - 27 Avenue Extension**
   Report 25-03
   File ENG 5330-28-014

   That Council authorize the use of $59,400 from Road Development Cost Charges for the design services of the 27 Avenue extension, from the Brookswood-Fernridge Fire Hall west to the Employment Lands.

3. **2025–2027 Culvert Replacement Program**
   Report 25-04
   File PW 1030-01

   That Council approve $13,927,500 for the 2025–2027 culvert replacement program, funded from external debt.

4. **2025 to 2029 Facilities Renewal Plan**
   Report 25-09
   File FAC 0810-30

   That Council continue with limited annual budget funding for the Facilities Renewal Reserve Program.

   OR

   That Council establish a dedicated annual base funding amount specifically for the Facilities Renewal Reserve, to be funded from external debt.

   OR

   That Council establish a dedicated annual base funding amount specifically for the Facilities Renewal Reserve, to be funded by an increase in property taxes.

E. REPORTS TO COUNCIL

5. Draft 2025 - 2029 Financial Plan
Report 25-08
File FIN 1700-80

That Council endorse the Draft 2025-2029 Universal Services Operating, Library Services, User Pay Utilities, and Capital Financial Plans for further consideration, discussion, and approval, as received or amended.

That Council direct staff to undertake further public consultation.

That Council direct staff to prepare the Five-Year Financial Plan bylaw and Development Cost Charge Expenditure bylaw for approval.

That Council direct staff to fund $1,016,359 from the debt reserve for the early redemption of MFA debt previously approved to be funded from the Prior Year Surplus.

Clerk's Note: The 2025 Draft Budget package will be received under separate cover and electronically.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and
Rezoning Application No. 100236 and
Agricultural Land Commission Application
No. 100463 (1413264 BC Ltd. / 21952 – 44A Avenue)
Bylaw No. 6097
Bylaw No. 6098
Report 25-06
File CD 10-31-0178

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (1413264 BC Ltd.) Bylaw No. 6097 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1413264 BC Ltd.) Bylaw No. 6098, amending the density on a site specific basis and rezoning to Residential Zone R-1D the northern 0.45 ha (1.1ac) portion of the site at 21952 - 44A Avenue to facilitate development of four (4) single family lots, subject to the following development prerequisites being satisfied 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, construction and necessary traffic improvements for 44 Avenue in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.

F. BYLAWS FOR FIRST AND SECOND READING

3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. 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).
5. Registration of a restrictive covenant acceptable to the Township:
    a. securing an exterior design control agreement (informed by a neighbourhood character study) at the subdivision stage.
6. Agricultural Land Commission (ALC) approval of the proposed subdivision, shown conceptually on the site layout dated December 2024.
7. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.
8. Payment of applicable 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 (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (1413264 BC Ltd.) Bylaw No. 6097 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 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. 6097 and 6098.

That Council advise the Agricultural Land Commission that the subdivision application and road dedications submitted on behalf of the owners of the property located at 21952 – 44A Avenue complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

Explanation – Bylaw No. 6097

Bylaw No. 6097 proposes a text amendment to the Murrayville Community Plan for the northern portion 0.45 ha / 1.1 ac of the property located at 21952 - 44A Avenue to increase the maximum permitted density to 5 UPA and reduce the minimum lot size requirements to allow for the development of four residential lots in the "Single Family One" land use designation.

Explanation – Bylaw No. 6098

Bylaw No. 6098 rezones the northern 0.45 ha / 1.1 ac portion of the site located at 21952 – 44A Avenue from Suburban Residential Zone SR-1 to Residential Zone R-1D to permit development of four residential lots.

F. BYLAWS FOR FIRST AND SECOND READING

2. Official Community Plan Amendment and Rezoning Application No. 100267 and Development Permit No. 101270 (1342692 BC Ltd. / Common Ground / 6815 – 204 Street)
Bylaw No. 6093
Bylaw No. 6094
Report 25-07
File CD 08-14-0165

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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1342692 BC Ltd.) Bylaw No. 6093 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1342692 BC Ltd.) Bylaw No. 6094 rezoning 0.6 ha (1.5 ac) of land located at 6815 – 204 Street to Comprehensive Development Zone CD-212, 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 including dedications in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate 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. Registration of a restrictive covenant acceptable to the Township identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
7. Finalization of landscape and architectural plans.
8. Compliance with the Community Amenity Contributions Policy and the requirements of the Willoughby Greenway Amenity 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 and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighourhood Plan) Bylaw

F. BYLAWS FOR FIRST AND SECOND READING

2012 No. 4924 Amendment (1342692 BC Ltd.) Bylaw No. 6093 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 at time of final reading of Rezoning Bylaw No. 6094 authorize issuance of Development Permit No. 101270 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. 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.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6093 and 6094 in conjunction with the hearing for the proposed Development Permit No. 101270.

Explanation – Bylaw No. 6093

Bylaw No. 6093 amends the Central Gordon Neighbourhood Plan for 0.6 ha (1.5 ac) of land located at 6815 – 204 Street to 'Medium Density Apartment (1.5 – 2.5 FSR)' designation. The amendment is required to facilitate the development of two apartment buildings comprised of 143 apartment units.

F. BYLAWS FOR FIRST AND SECOND READING

Explanation – Bylaw No. 6094

Bylaw No. 6094 rezones 0.6 ha (1.5 ac) of land located at 6815 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-212 to accommodate the development of 143 apartment units.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. **Official Community Plan Amendment and**
   Rezoning Application No. 100256 and
   Development Permit Application No. 101402
   (1308728 BC Ltd. / 21588 – 96 Avenue)
   Bylaw No. 6069
   Bylaw No. 6070
   Report 24-215
   File CD 08-36-0219

   That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069", and

   "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (130828 BC Ltd.) Bylaw No. 6070".

   Explanation – Bylaw No. 6069

   Bylaw No. 6069 amends the Walnut Grove Community Plan for land located at 21588 – 96 Avenue to change the land use from Neighbourhood Commercial to High Density in the Community Plan to facilitate the development of 12 townhouses.

   Explanation – Bylaw No. 6070

   Bylaw No. 6070 rezones land located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 to permit development of 12 townhouse units.

   Development Permit No. 101402

   Running concurrently with this Bylaw is Development Permit No. 101402 (1308728 BC Ltd. / 21588 – 96 Avenue) in accordance with Attachment B subject to the following conditions:

H. BYLAWS FOR CONSIDERATION AT THIRD READING

a. Building plans being in substantial compliance with Schedule “A”.
b. 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. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the southern interior side lot line from 2.0 m (6.5 ft) to 0.8 m (2.6 ft) as indicated in Schedules “A” and “B”.
d. Section 111.5.2) b) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area to be located in the lot line setback as shown in Schedules “A” and “B”.
e. Section 111.5.2) d) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area dimension to be less than 6.0 m as shown in Schedules “A” and “B”.
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and/or in enclosures and screened.
h. All signage being in substantial compliance with Schedules “A” and “B” and with the Township’s Sign Bylaw.

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.

2. Official Community Plan Amendment and Rezoning Application No. 100296 (1364204 BC Ltd. / Apcon Latimer 200 Project Ltd. / 8146 - 200 Street)
Bylaw No. 6086
Bylaw No. 6087
Report 24-290
File CD 08-26-0232

That Council give third reading to ““Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998

H. BYLAWS FOR CONSIDERATION AT THIRD READING

No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 6086", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 6087".

Explanation – Bylaw No. 6086

Bylaw No. 6086 amends the Latimer Neighbourhood Plan to permit High Density Mixed-Use up to 2.5 FSR and 6 storeys in height on property at 8146 – 200 Street.

Explanation – Bylaw No. 6087

Bylaw No. 6087 rezones land located at 8146 – 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-211 to permit a comprehensive development consisting of an apartment building and a mixed use apartment building.

I. BYLAWS FOR FINAL ADOPTION

1. **212 Street Civic Infrastructure Loan Authorization Bylaw and Alternative Approval Process**
   Bylaw No. 6054
   Report 24-181
   File FIN 1760-20

   That Council give final reading to "212 Street Civic Infrastructure Loan Authorization Bylaw No. 6054".

   Explanation – Bylaw No. 6054

   Bylaw No. 6054 authorizes the Township of Langley to borrow $5,830,952 towards the estimated cost of the 212 Street Civic Infrastructure.

2. **208A Civic Infrastructure Loan Authorization Bylaw and Alternative Approval Process**
   Bylaw No. 6053
   Report 24-180
   File FIN 1760-20

   That Council give final reading to "208A Civic Infrastructure Loan Authorization Bylaw No. 6053".

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 6053

Bylaw No. 6053 authorizes the Township of Langley to borrow $11,824,689 towards the estimated cost of the 208A Civic Infrastructure.

3. Smith Neighbourhood Storm Works Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6052
Report 24-179
File FIN 1760-20

That Council give final reading to "Smith Neighbourhood Storm Works Loan Authorization Bylaw No. 6052".

Explanation – Bylaw No. 6052

Bylaw No. 6052 authorizes the Township of Langley to borrow $19,758,600 towards the estimated cost of the Smith Neighbourhood Storm Works.

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

At the January 13, 2025 Closed Council meeting, Council released the following resolution for public information:

1. Methodology and Costs to Terminate the Joint RCMP Agreement
Report C23-05
File ADM 2250-21

That Council authorize staff to commence with compiling detailed cost estimates as a means to establish the Township's 'Purchase Price' to terminate the contract;

That Council authorize staff to provide the City of Langley with the required 24 month notice of termination and negotiate or arbitrate with the City of Langley to finalize the termination of the agreement; and

That staff include the termination costs in the 2024 budget in order to obtain Council direction for the funding source(s).
CARRIED UNANIMOUSLY

M. FOR INFORMATION

1. **Official Community Plan Update**
   Memorandum – Community and Policy Planning Division
   File LRP00026

2. **Health Canada Emergency Treatment Fund**
   Memorandum – Engineering Division
   File 1855-35

3. **Relocation of the Canadian Museum of Flight's DC-3**
   Memorandum – Engineering Division
   File 8400-01

4. **Seniors Advisory Committee**
   Minutes – December 18, 2024
   File 0540-20

5. **Heritage Advisory Committee**
   Minutes – January 8, 2025
   File 0540-20

6. **Recreation, Culture, and Parks Advisory Committee**
   Minutes – January 15, 2025
   File 0540-20

N. MOTIONS ARISING FROM INFORMATION

The following item was deferred at the October 21, 2024 Regular Council Meeting:

1. **Seniors Advisory Committee Recommended Motion**
   File 0540-20

   Moved by Councillor Rindt,
   Seconded by Councillor Pratt,
   That Council consider the following to support food security across the Township of Langley, as recommended in the Aldergrove food system pilot project report, with specific reference to the needs of seniors:

   1. Creating a Township-wide food system study to explore food security issues and solutions in all neighbourhoods within the Township of Langley;
   2. Encouraging the Township of Langley to maintain and increase supports to existing and future food-related initiatives; and
   3. Creating a Community Food Security Coordinator role.

N. MOTIONS ARISING FROM INFORMATION

DEFERRAL
Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That this motion be deferred to the January 27, 2025 Regular Council Meeting.
CARRIED

O. OTHER BUSINESS

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

1. Township of Langley Emergency Response Preparedness

Whereas the recent tragic events, loss of life and extreme property damage due to the wildfires within Los Angeles and the State of California have demonstrated the need for properly resourced public safety first responders, emergency response planning and ongoing emergency preparedness;

Therefore be it resolved that Council directs staff to present to Council within Q1 2025 on the evolving 2024 and 2025 Emergency Response Plans including, but not necessarily limited to, ongoing volunteer recruitment, new legislative requirements and any additional Emergency Operations Centre needs.

2. Potential Parking Requirement Reductions for Rapid Transit

Whereas:

1. Metro Vancouver is in the final stages of completing a Regional Parking Strategy that has concluded that parking utilization tends to decrease near Frequent or Rapid Transit within strata or rental multi-family projects; and

2. Transport 2050 proposes Rapid Transit on 200 Street to be implemented as Investment Plan(s) are endorsed by the Mayors' Council and funding becomes available;

Therefore be it resolved that Council directs staff to report to Council with a preliminary review of options for Council to consider, informed by Metro Vancouver's 2025 Regional Parking Strategy:

1. potentially reducing mandatory minimum parking requirements for apartment housing forms within close proximity to Bus Rapid Transit service as outlined within Transport 2050; and

O. OTHER BUSINESS

2. the implementation of a modest cash-in-lieu provision for the reduction of mandatory minimum parking requirements to further support the recently established Cycling Infrastructure Improvements Fund.

Councillor Richter presented the following Notice of Motion within the deadlines according to Council's policy:

3. Request for a Provincial Municipal Audit and Governance Review

Whereas:

1. The present Langley Township Council, in its first two years of office alone, has significantly expanded the number and total dollar amount of its Municipal Borrowing Bylaws by $499 Million and total TOL Municipal Debt now stands at $688 Million;

2. The present Langley Township Council has also significantly expanded the number and total dollar amount of its Temporary Borrowing Bylaws in the past year, including a doubling of the 2025 Revenue Anticipation Borrowing Bylaw to $50 Million;

3. On November 4, 2024, the present Langley Township Council rescinded its Budget Directives Policy #03-824 and referred it to staff for "improvements to achieve staff time reductions and process refinements that may be appropriate for Council to consider for the upcoming 2025 and 2026 Five-Year Financial Plans" but Council has not yet replaced this key budget policy even though it is now nearly the end of January 2025;

4. A 2025 Budget Workshop has not yet been held nor has a Draft 2025 Budget and Five-Year Financial Plan been given to or discussed by the present Council despite repeated requests from various Council members for complete Budget 2025 information; and

5. As a consequence, the current Langley Township Council does not have a replacement for the above-mentioned rescinded Budget Policy #03-824, a draft 2025 TOL Budget and Five-Year Financial Plan, and all individual Council members have not been afforded the fair and equal opportunity to exercise their full and proper financial fiduciary due diligence under provincial law.

Therefore be it resolved that a request be made to the Minister of Municipal Affairs and Housing to audit and review Council governance, Council instructions to staff and compliance of the Township of Langley in its 2024 and 2025 Budget and Reporting Cycles with provincial legislative and policy requirements as well as adherence to Canadian public sector accounting standards; and

O. OTHER BUSINESS

Be it further resolved that the Minister of Municipal Affairs and Housing be requested to direct the Inspector of Municipalities under the *Local Government Act* to facilitate and oversee the aforesaid audit and review.

P. MOTION TO RESOLVE INTO 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 D.1 - Section 90(1) (a) Personnel
Item D.2 - Section 90(1) (a) Personnel
Item G.1 - Section 90(2) (b) Intergovernmental Relations
Item G.2 - Section 90(1) (k) Negotiations
Item G.3 - Section 90(1) (k) Negotiations
Item I.1 - Section 90(2) (b) Intergovernmental Relations
Item I.2 - Section 90(1) (k) Negotiations
Item I.3 - Section 90(1) (g) Legal
Item I.4 - Section 90(1) (b) Personal

Q. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, January 13, 2025 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, K. Richter, R. Rindt and M. vanPopta

C. Kooner, S. Richardson, S. Ruff, A. Ruhl, and J. Winslade

W. Bauer 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 – January 13, 2025

Moved by Councillor Ferguson,
Seconded by Councillor vanPopta,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held January 13, 2025.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – December 16, 2024

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held December 16, 2024.
CARRIED

C. DELEGATIONS

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. 2025 ICBC Road Improvement Grant - 208 Street
Report 25-01
File ENG 1855-50

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council direct staff to apply for funding from the Insurance Corporation of British Columbia's Road Improvement Grant Program for $103,000 of funding towards 208 Street from 64 Avenue to 72 Avenue.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Credit Card Service Fee Bylaw Amendment
Bylaw No. 6092
Report 24-283
File FIN 1615-20

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council give final reading to "Credit Card Payment Service Fee Bylaw No. 5853 Amendment Bylaw No. 6092".
CARRIED

2. 2025 Revenue Anticipation Borrowing Bylaw
Bylaw No. 6088
Report 24-281
File FIN 3900-25

Moved by Councillor Rindt,
Seconded by Councillor Baillie,

I. BYLAWS FOR FINAL ADOPTION

That Council give final reading to "2025 Revenue Anticipation Borrowing Bylaw No. 6088".
CARRIED

3. Temporary Borrowing Bylaw (Strategic Land Loan)
Bylaw No. 6089
Report 24-282
File FIN 1760-30

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give final reading to "Temporary Borrowing (Strategic Land) Bylaw No. 6089".
CARRIED

Councillor Kunst opposed

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information has been brought forward from the December 16, 2024 Closed Council meeting for public information:

1. Board of Variance Council Representation

Mayor Woodward requested he be removed as a Board of Variance Council representative and Council approved the request.
CARRIED

Section 90(1) (a) Personnel

M. FOR INFORMATION

1. Fraser Highway Employment Lands Area Plan Engagement
Memorandum – Community and Policy Planning Division
File LRP00023

2. 24 Avenue and 196 Street Update
Memorandum – Engineering Division
File 5330-23-140

M. FOR INFORMATION

3. Agricultural Advisory Committee
Minutes – December 18, 2024
File 0540-20

Councillor Richter entered the meeting at 1:34pm.

N. MOTIONS ARISING FROM INFORMATION

O. OTHER BUSINESS

P. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
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) (k) Negotiations
Item G.1 - Section 90(1) (a) Personnel
Item G.2 - Section 90(1) (e) Property
Item J.1 - Section 90(1) (k) Negotiations

CARRIED

Q. TERMINATE

Moved by Councillor vanPopta,
Seconded by Councillor Pratt,
That the meeting terminate at 1:39pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

REGULAR MEETING
OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF
PUBLIC HEARING
MINUTES

Monday, January 13, 2025 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, K. Richter, R. Rindt and M. vanPopta

S. Richardson

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – January 13, 2025

Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held January 13, 2025.
CARRIED

B. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100256 and Development Permit Application No. 101402 (1308728 BC Ltd. / 21588 – 96 Avenue)
Bylaw No. 6069
Bylaw No. 6070
Report 24-215
File CD 08-36-0219

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069", and

B. PUBLIC HEARING

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (130828 BC Ltd.) Bylaw No. 6070"

Explanation – Bylaw No. 6069

S. Richardson explained that Bylaw No. 6069 amends the Walnut Grove Community Plan for land located at 21588 – 96 Avenue to change the land use from Neighbourhood Commercial to High Density in the Community Plan to facilitate the development of 12 townhouses. 127 public notices were mailed out.

Explanation – Bylaw No. 6070

Bylaw No. 6070 rezones land located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 to permit development of 12 townhouse units.

Development Permit No. 101402

Running concurrently with this Bylaw is Development Permit No. 101402 (1308728 BC Ltd. / 21588 – 96 Avenue) in accordance with Attachment B subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. 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. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the southern interior side lot line from 2.0 m (6.5 ft) to 0.8 m (2.6 ft) as indicated in Schedules "A" and "B".
d. Section 111.5.2) b) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area to be located in the lot line setback as shown in Schedules "A" and "B".
e. Section 111.5.2) d) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area dimension to be less than 6.0 m as shown in Schedules "A" and "B".
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and/or in enclosures and screened.
h. All signage being in substantial compliance with Schedules "A" and "B" and with the Township's Sign Bylaw.

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:

B. PUBLIC HEARING

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. T. Finlayson, a Langley resident, was in attendance and expressed concerns regarding access from 216 Street, lack of parking, and an increase in traffic.
2. C. Burrows, a Langley resident, was in attendance and expressed concerns regarding lack of parking.
3. H. Bains, a Langley resident, was in attendance and expressed concerns regarding lack of parking and traffic congestion.

The following written submissions were received from the public:

1. C. McArthur, a Langley resident, expressing concerns about lack of parking in the area.
2. H. Bains, a Langley resident, expressing concerns about increased density, environmental impact, increased traffic, noise, and inadequate infrastructure.

Explanation by the proponent:

R. Dhall, Principal Architect, Architecture Panel Inc., was in attendance and commented that the developer has decided to only build 12 townhouses as opposed to the higher density that is permitted. He further stated that each unit will have two parking spaces and two visitor parking spots will be provided. They feel that the development will contextually enhance the quality of the neighbourhood.

Councillor vanPopta left the meeting at 7:29pm.

2. Official Community Plan Amendment and Rezoning Application No. 100289 (Dream Castle Homes 204 Street Ltd. / 7065 - 204 Street) Bylaw No. 6062 Bylaw No. 6063 Report 24-222
File CD 08-14-0242

B. PUBLIC HEARING

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Dream Castle Homes 204 Street Ltd.) Bylaw No. 6062", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dream Castle Homes 204 Street Ltd.) Bylaw No. 6063"

Explanation – Bylaw No. 6062

S. Richardson explained that Bylaw No. 6062 amends the Central Gordon Estate Neighbourhood Plan for 0.4 ha (1.0 ac) of land located at 7065 – 204 Street to increase the allowable density in the Townhouse 15 UPA land use designation on a site specific basis to 23 UPA. The amendment is required to facilitate the development of 23 townhouse units. 41 public notices were mailed out.

Explanation – Bylaw No. 6063

Bylaw No. 6063 rezones land at 7065 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-210 to permit a comprehensive development consisting of 23 Townhouse units.

Submissions from the public:

There were no submissions received from the public.

Explanation by the proponent:

M. Taggart, Common Grown Consulting, was in attendance and stated that the amendment is only needed for increased density. All other zoning aspects remain the same.

MOTION
Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Dream Castle Homes 204 Street Ltd.) Bylaw No. 6062", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dream Castle Homes 204 Street Ltd.) Bylaw No. 6063"
CARRIED

B. PUBLIC HEARING

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council give third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Dream Castle Homes 204 Street Ltd.) Bylaw No. 6062", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dream Castle Homes 204 Street Ltd.) Bylaw No. 6063"
CARRIED

3. Official Community Plan Amendment and Rezoning Application No. 100296 (1364204 BC Ltd. / Apcon Latimer 200 Project Ltd. / 8146 - 200 Street)
Bylaw No. 6086
Bylaw No. 6087
Report 24-290
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. 6086", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 6087"

Explanation – Bylaw No. 6086

Bylaw No. 6086 amends the Latimer Neighbourhood Plan to permit High Density Mixed-Use up to 2.5 FSR and 6 storeys in height on property at 8146 – 200 Street. 1,305 public notices were mailed out.

Explanation – Bylaw No. 6087

Bylaw No. 6087 rezones land located at 8146 – 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-211 to permit a comprehensive development consisting of an apartment building and a mixed use apartment building.

Submissions from the public:

1. R. Singh, a Langley resident, was in attendance and expressed his support for the development application as it will provide affordable housing and will help alleviate the housing shortage.

B. PUBLIC HEARING

2. M. Xhemshiti, a Langley resident, was in attendance and expressed support for this proposal as it will provide a much-needed daycare centre.

The following written submission was received from the public:

1. C. Cruz, a Langley resident, expressing opposition due to the affect on property values, increase in traffic, and lack of parking.
2. J. Jung, a Langley resident, expressing concerns due to a six-story building being placed amongst townhomes and the affects on privacy and the aesthetics of the community design.
3. A. Seth, a Langley resident, expressing concerns about pedestrian and cyclist safety, and asking Council to implement a pedestrian and cyclist-friendly approach to ensure the safety and usability of 201 Street.
4. T. Atwal, Managing Director, Apcon Group, submitted 21 letters of support for the project.
5. D. Jang and J. Lee, Langley residents, expressing concerns about the six-storey building blocking sunlight and the view which could affect property values, and also concerns about increased traffic.

Explanation by the proponent:

T. Atwal, Managing Director, Apcon Group, was in attendance and stated this development will provide affordable housing and a desirable, centrally located hub. Commercial space will be provided to meet current demands, including a daycare, barber shops, coffee shops etc. The development has been designed with community input.

C. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That the meeting terminate at 8:01pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Township of Langley

Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JANUARY 27, 2025 – REGULAR MEETING	**REPORT:**	25-05
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-36-0146
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100458 (48 AVENUE BT LANGLEY LTD. / 21400 BLOCK OF 48 AVENUE)		

PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 15.3 ha (37.9 ac) parcel located in the 21400 Block of 48 Avenue into seven rural lots.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision (including road dedication and trail) complies with the minimum lot size provisions of the Township's Zoning Bylaw and request consideration based on agricultural merits.

RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw.

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application with associated road dedication and trail submitted by Candou Management Ltd. on behalf of the owner of property located in the 21400 Block of 48 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The applicant, pursuant to Section 21(2) of the ALC Act, has applied to subdivide a 15.3 ha (37.9 ac) property into seven rural lots ranging in size from approximately 1.7 ha (4.2 ac) to 2.5 ha (6.3 ac). The subdivision proposes road dedication for the extension of 214A Street and provision of a 3.0 m wide trail as an extension to the Arbour Ribbon Trail.

The subject property is located in the 21400 Block of 48 Avenue, within the ALR, designated Agriculture in the Murrayville Community Plan, and zoned Rural Zone RU-1 requiring a minimum lot size of 1.7 ha (4.2 ac). Staff recommend that Council forward the application to the ALC as the proposal complies with the minimum lot size requirements of the Township's Zoning Bylaw.

PURPOSE:

To provide Council with information and a recommendation with respect to an ALR subdivision application submitted under Section 21(2) of the ALC Act.

REFERENCE:

Owner:	48 Avenue BT Langley Ltd. 1202, 570 Granville Street Vancouver, BC V6C 3P1
Agent:	Candou Management Ltd. PO Box 457 Stn Aldergrove, BC V4W 2T9
Legal Description:	Lot 1 Except: Firstly: Part Subdivided by Plan 31828 Secondly: Part Subdivided by Plan 35707; Section 36 Township 7 New Westminster District Plan 8991
Location:	21400 Block of 48 Avenue
Area:	15.3 ha (37.9 ac)
Existing Zoning:	Rural Zone RU-1 (1.7 ha / 4.2 ac minimum lot size)
Murrayville Community Plan:	Agriculture
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is designated Agriculture in the OCP, designated Agriculture in the Murrayville Community Plan, zoned Rural Zone RU-1 and located in the ALR.
- The property is currently vacant with a watercourse along the north and east boundaries of the site.

DISCUSSION/ANALYSIS:

- An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide the 15.3 ha (37.9 ac) property into seven rural lots ranging in size from approximately 1.7 ha (4.2 ac) to 2.5 ha (6.3 ac).
- Proposed lots must meet the Rural Zone RU-1 minimum lot size of 1.7 ha (4.2 ac) after road dedication with details determined at the time of the future subdivision application, should ALC approval be granted.
- Consistent with the Township's Subdivision and Development Servicing Bylaw standards, 214A Street road dedication, design and construction is required at the subdivision stage should the application advance and ALC approval be granted.
- The proposal includes provision of a secondary emergency access from the 214A Street extension to 215 Street in alignment with 46A Avenue.
- The Township's Subdivision and Development Servicing Bylaw designates the subject property Service Level 1 – Urban requiring each lot to be serviced with a connection to a municipal water supply and municipal sanitary sewer system.
- Provision of a 3.0 m wide public trail on the north, east and south boundaries of the site is proposed as an extension to the Arbour Ribbon Trail.
- Senior government approvals may be required at time of future subdivision application for the proposed secondary emergency access crossing the watercourse on the east boundary of the site and to determine streamside protection and enhancement areas.

Adjacent Uses:

	Existing Use	Murrayville Community Plan Designation	Existing Zoning
North:	48 Avenue, beyond which are properties with single family dwellings and a property with agricultural uses	Single Family One and Agriculture	Residential Zone R-1E and Rural Zone RU-1
South:	Murrayville Cemetery, a large vacant agricultural property and properties with single family dwellings	Institutional, Neighbourhood Park/Community Park, and Single Family One	Civic Institutional Zone P-1, Rural Zone RU-1 and Suburban Residential Zone SR-1
East:	A watercourse, beyond which are properties with single family dwellings	Single Family One and Single Family Two	Residential Zone R-1D, Residential Zone R-1E and Suburban Residential Zone SR-1
West:	A large vacant agricultural property	Agriculture	Rural Zone RU-1 and Suburban Residential Zone SR-1

Policy Considerations:

- The subject site is located within the ALR and designated Agriculture in the Murrayville Community Plan.
- Staff recommend that Council advise the ALC that the subdivision proposal complies with the minimum lot size requirements of the Rural Zone RU-1.
- Details of the proposed subdivision (including road dedication and trail) will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw and any additional requirements imposed by the ALC as a condition of approval, should such be granted.
- As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

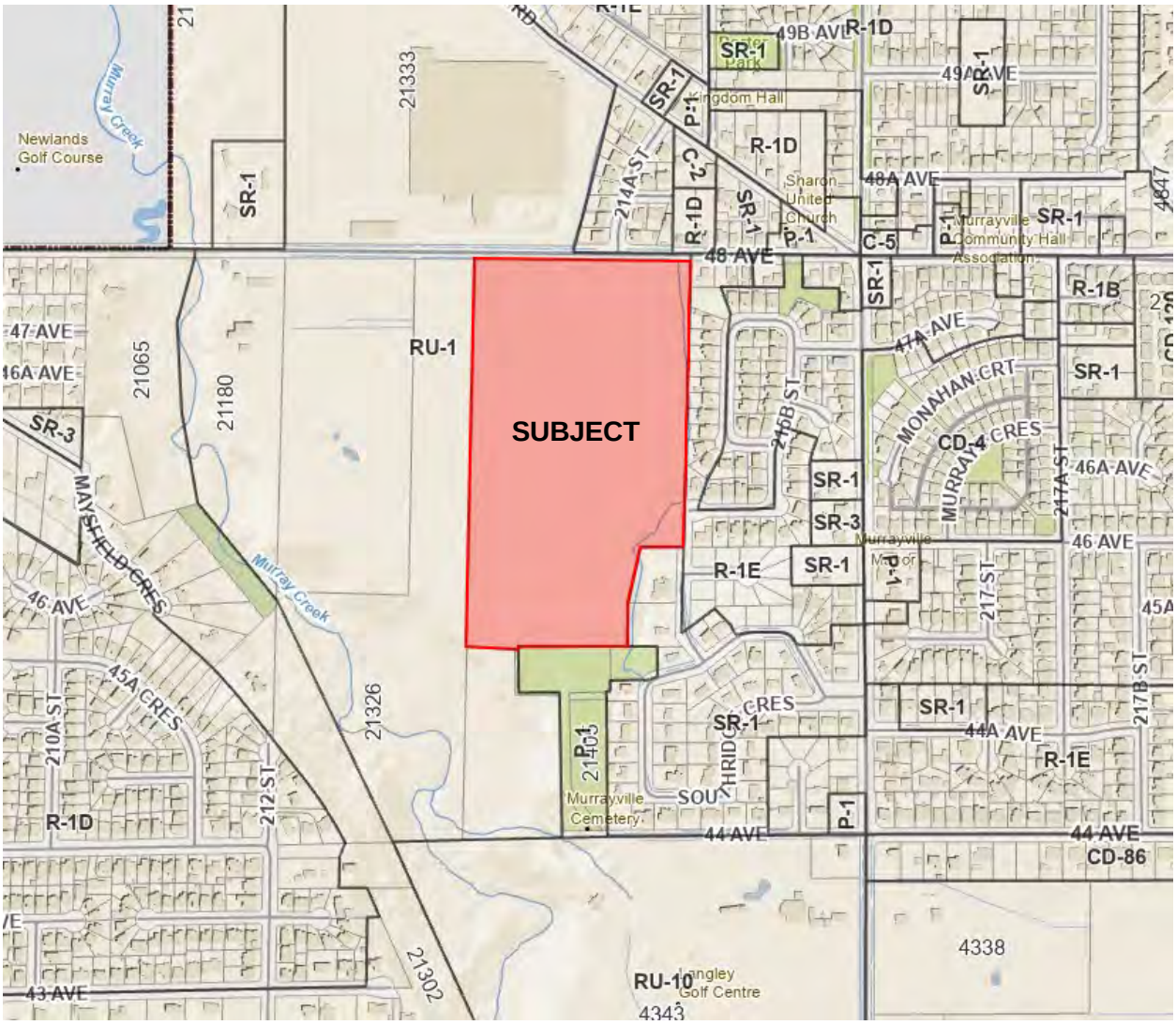
Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

ATTACHMENT A

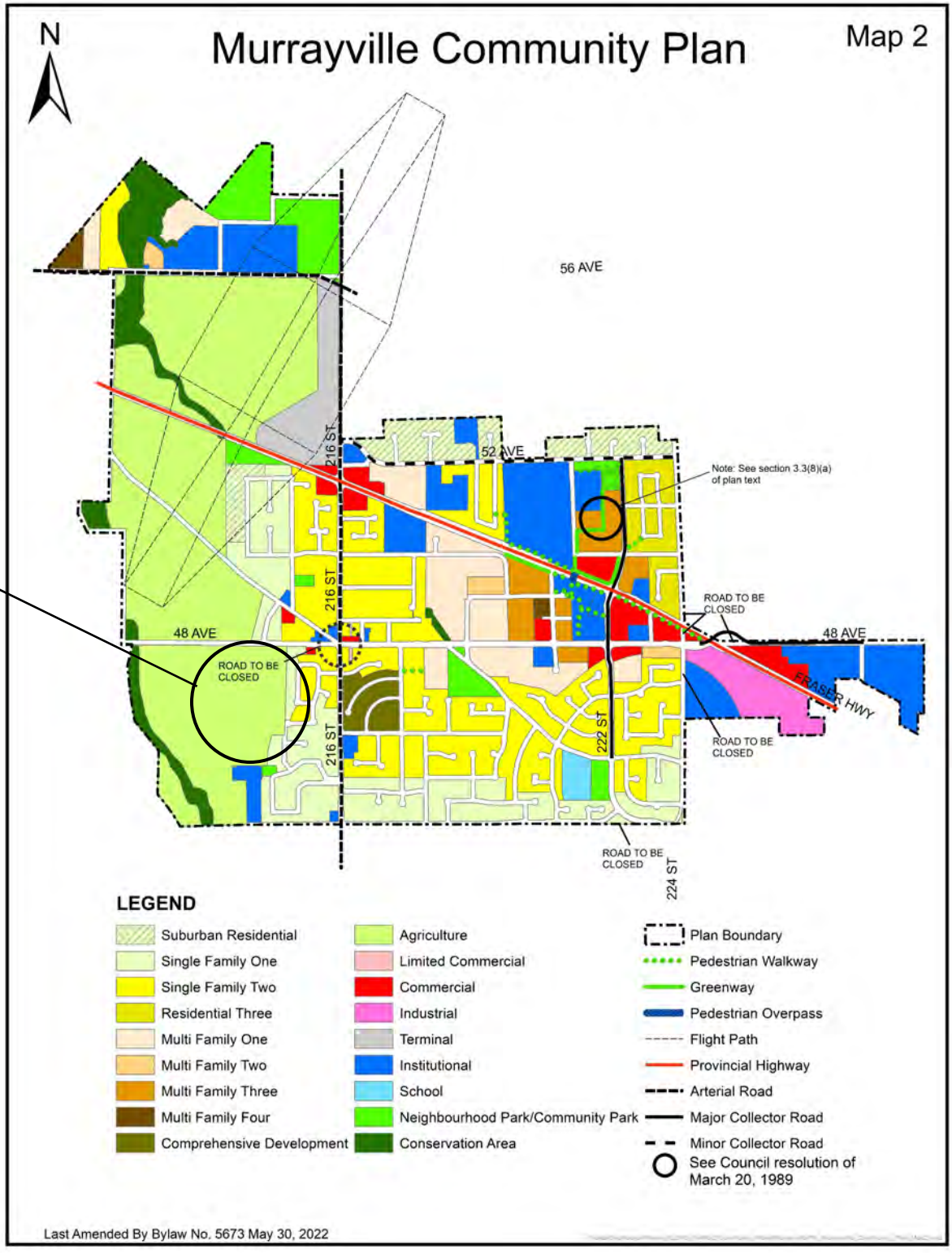


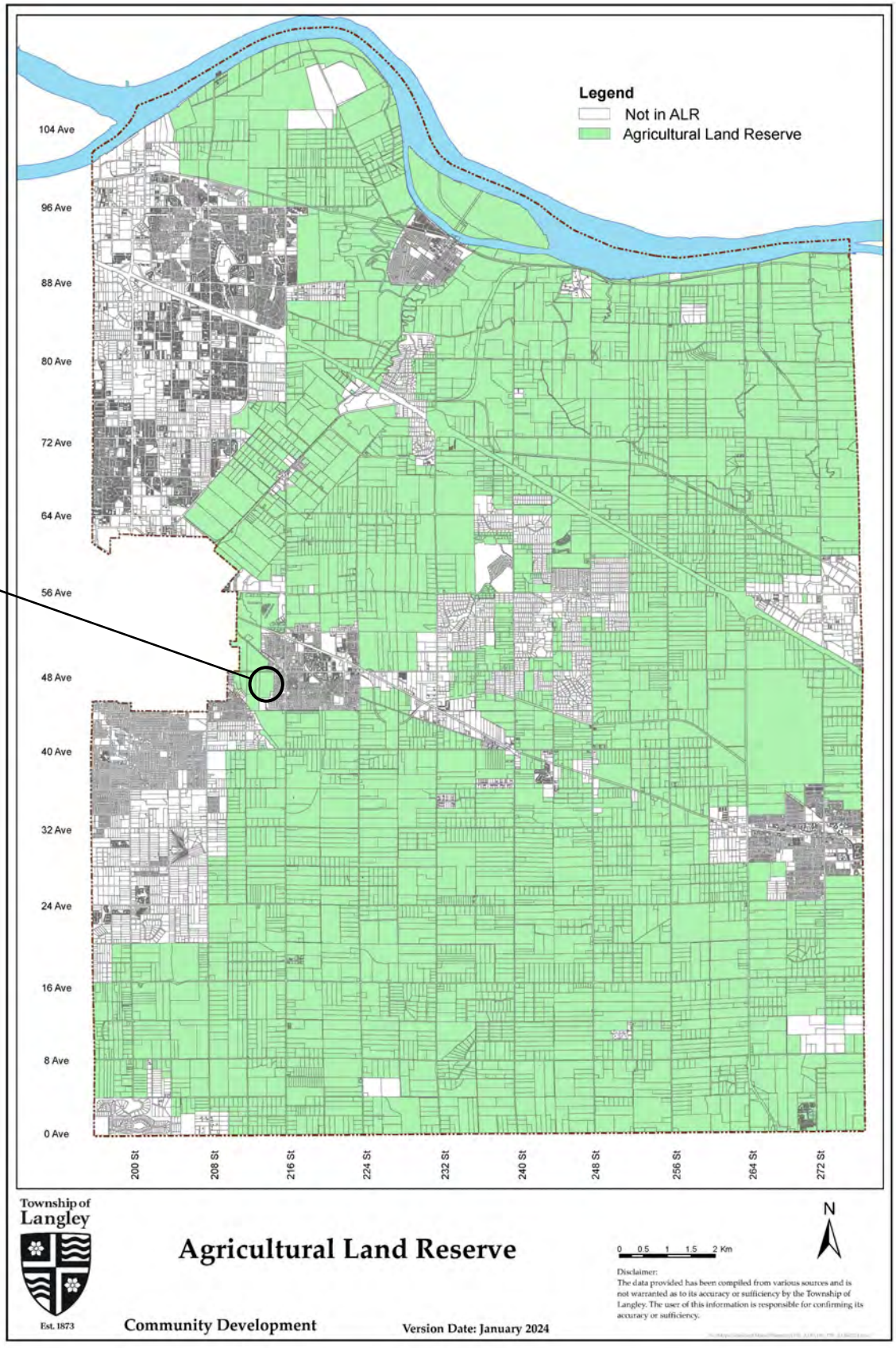
AERIAL CONTEXT MAP

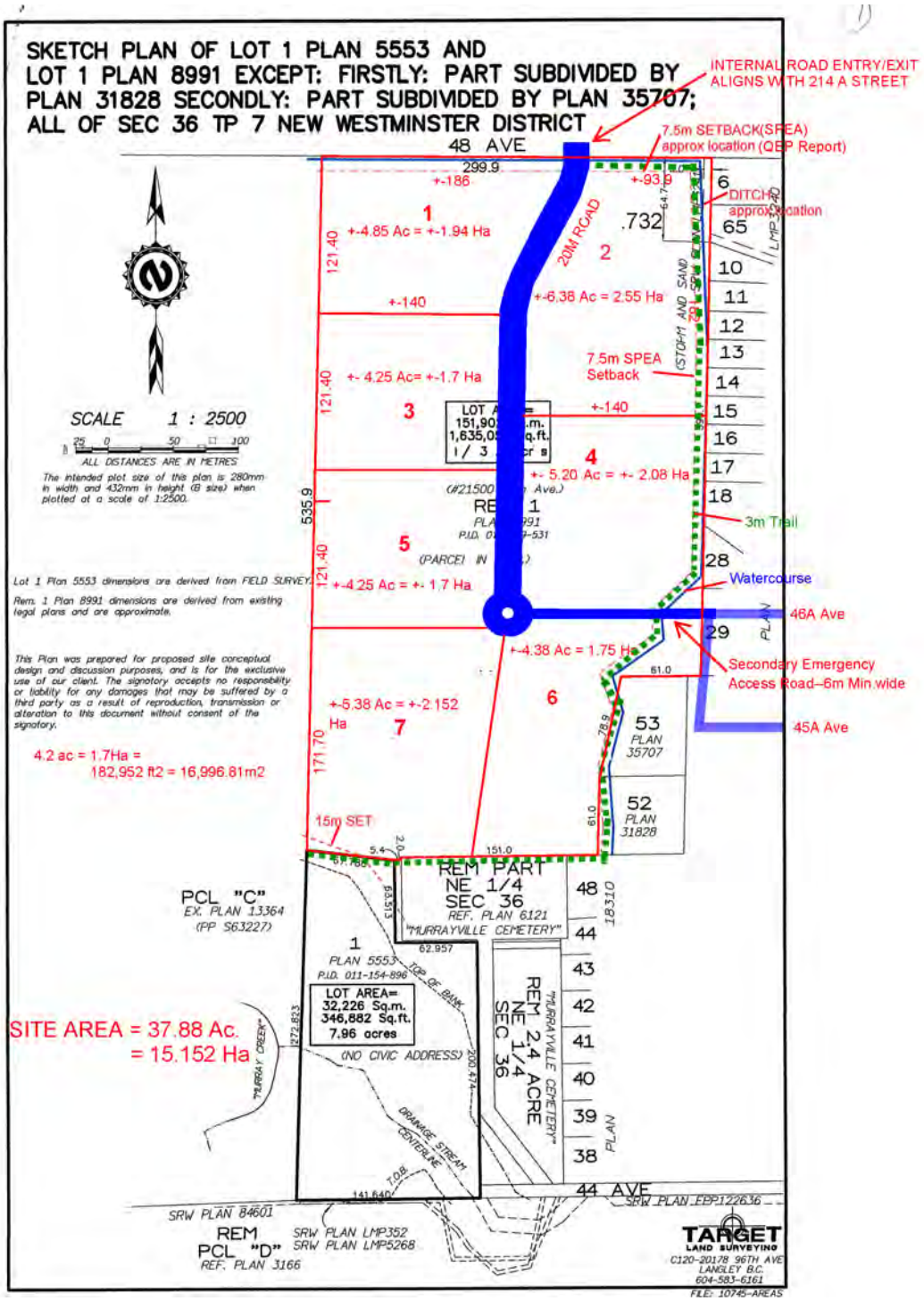


ZONING BYLAW NO. 2500

SUBJECT


N
Murrayville Community Plan
Map 2
56 AVE
52 AVE
48 AVE
48 AVE
216 ST
216 ST
216 ST
222 ST
224 ST
Note: See section 3.3(8)(a) of plan text
ROAD TO BE CLOSED
ROAD TO BE CLOSED
ROAD TO BE CLOSED
ROAD TO BE CLOSED
FRASER HWY
LEGEND
Suburban Residential
Single Family One
Single Family Two
Residential Three
Multi Family One
Multi Family Two
Multi Family Three
Multi Family Four
Comprehensive Development
Agriculture
Limited Commercial
Commercial
Industrial
Terminal
Institutional
School
Neighbourhood Park/Community Park
Conservation Area
Plan Boundary
Pedestrian Walkway
Greenway
Pedestrian Overpass
Flight Path
Provincial Highway
Arterial Road
Major Collector Road
Minor Collector Road
See Council resolution of March 20, 1989
Last Amended By Bylaw No. 5673 May 30, 2022


SUBJECT
Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: January 2024
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



SITE PLAN – SUBMITTED BY APPLICANT

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JANUARY 27, 2025 - REGULAR MEETING	**REPORT:**	25-03
FROM:	ENGINEERING DIVISION	**FILE:**	5330-28-014
SUBJECT:	CAPITAL REQUEST - 27 AVENUE EXTENSION		

RECOMMENDATION:

That Council authorize the use of $59,400 from Road Development Cost Charges for the design services of the 27 Avenue extension, from the Brookswood-Fernridge Fire Hall west to the Employment Lands.

ANALYSIS:

The construction of 27 Avenue, which fronts the new fire hall site, is being completed as part of the fire hall project. This includes the construction of an approximately 10 metre roadway with a sidewalk and street lighting on the south side of the roadway. The curb and gutter, pedestrian facilities, and street lighting on the north side are not being constructed at this time.

In this location, the land generally slopes from east to west, and the ultimate drainage path/storm sewers will follow this direction. To drain the section of 27 Avenue constructed as part of the fire hall, the western catch basin is being temporarily routed onto the fire hall site, flowing into the onsite drainage. The permanent drainage path will require a storm sewer that flows west and the construction of a detention pond. Extending 27 Avenue further west would typically require the construction of this storm sewer and detention pond. The locations and sizing of the detention ponds are currently being evaluated as part of the Engineering Servicing Plan project led by Community and Policy Planning, with an anticipated completion timeframe of Spring 2025.

Alternatively, an interim drainage solution could likely be provided, either directing flows temporarily to the east or providing a temporary infiltration facility. Both options would necessitate further design work and soil infiltration testing to confirm. Once the necessary design work is completed, staff will bring forward a construction estimate for the consideration of Council.

Financial Implications:

Design work is estimated at $120,000. $59,600 is proposed to come from Roads Development Cost Charges and $60,600 from existing carry forward in Road Construction: 19900 Block 27 Avenue, with further funding details outlined in the following tables:

Township of Langley Capital Project Description						
Project Title:	Road Construction: 19900 Block 27 Avenue					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$59,600				
Budget Remaining	$2,035,000					
Total Projected Cost	$2,035,000	$59,600				

Project Description *(Phased Project)	Design work for the extension of 27 Avenue to the west and temporary drainage routing until the associated detention pond and storm sewer works are completed.
Project Justification and Consequences of Not Proceeding *(Phased Project)	An interim 27 Avenue will be constructed as part of the fire hall project.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**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):	2	Initial Year of Approval:	2024

Township of Langley Capital Project Description						
Project Title: Road Construction: 19900 Block 27 Avenue						
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Road Development Cost Charges		$59,400				
Reserve: Capital Projects	$2,435,000					
Reserve: Sewer Capital Works	$75,000					
Reserve: Water Capital Works	$115,000					
Debt						
TransLink						
ICBC						
Total Currently Funded	**$2,625,000**	**$59,400**				

Total Currently Unfunded						

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
CORPORATE PROJECTS DIVISION	S. Groves

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 27, 2025 - REGULAR MEETING	**REPORT:**	25-04
FROM:	PUBLIC WORKS DIVISION	**FILE:**	1030-01
SUBJECT:	2025–2027 CULVERT REPLACEMENT PROGRAM		

RECOMMENDATION:

That Council approve $13,927,500 for the 2025–2027 culvert replacement program, funded from external debt.

EXECUTIVE SUMMARY:

The Township of Langley's stormwater infrastructure is essential for managing and conveying rainwater. By controlling and disposing of stormwater runoff in a safe, practical, and cost-effective manner, the risk of flooding and damage to civic infrastructure in the community is mitigated. Recognizing the need for proactive replacement of this necessary infrastructure, on December 2, 2024, Council directed staff to prepare a capital plan addressing culvert replacements for the 2025–2027 period.

Since the initiation of the first culvert inspection program in 2010, the Township has made advancements in its culvert management program. This program addressed the need for accurate and complete data identified during the first iteration of the stormwater asset management plan. Over the years, the program has evolved to include comprehensive condition assessments and targeted maintenance, leveraging a Geographic Information System (GIS) inventory of approximately 8,000 culverts. To date, critical replacements and maintenance efforts have been completed, but increasing infrastructure demands and climate change impacts necessitate further investment.

The 13 culverts identified for replacement over the next three (3) years have been prioritized based on condition, capacity constraints, and potential for failure. Without timely replacement, these culverts pose risks, including civic infrastructure damage, road closures, and disruption to utilities.

PURPOSE:

The purpose of this report is to provide Council with information and recommendations regarding the ongoing culvert replacement program and to request approval for funding to replace 13 culverts identified for replacement over the next three (3) years.

BACKGROUND/HISTORY:

A culvert is a structure designed to allow the unobstructed flow of water from one location to another underneath an obstruction such as a road, railway, or driveway. Culverts are used to prevent water from pooling on roads or other infrastructure, reducing the risk of flooding and erosion.

In 2009, the Township of Langley developed its first stormwater asset management plan, which reviewed stormwater infrastructure data. The plan initially identified 1,382 known culvert locations with a varying degree of accuracy and attribute information such as size and material.

One of the action items was to improve missing culvert data such as age, location, and count. This action was initiated in 2010 and has since identified over 8,000 culvert locations as well as validating the associated information for previously identified culverts. The replacement program uses culvert type as one factor in determining criticality, where road crossing is identified as a major contributing factor to potential failure. The following presents the approximate breakdown of all known culverts owned and maintained by the Township of Langley.

Culvert Type	Breakdown Count	Percentage of Culvert Type
Boulevard	1,035	13%
Roadway Crossing (Cross Culverts)	1,311	16%
Driveway	5,356	66%
Utility Crossing	395	5%
Total	**8,097**	**100%**

In 2015, the Township of Langley recognized the immediate need to improve our understanding of the condition (probability of failure), criticality (consequence of failure), and ultimately, the risk of our major culvert assets. At that time, a condition assessment program was developed to assist in the decision-making process for future culvert replacement based on available resources.

The detailed condition assessments conducted by a consultant initially focused on identified cross culverts which posed the greatest risk to residents, infrastructure, and transportation network. Those culverts, made of corrugated steel pipe (CSP) or wood stave pipe, were deemed the highest risk culverts and were prioritized for inspection. Since the implementation of this program, 530 cross culverts have been inspected, verified, and assessed. The Public Works Division continues to perform regular assessments based on approved budget and resource availability.

The following table presents the overall condition of the 530 culverts assessed to date. Of note, a combined 117 culverts have had their condition assessed as either critical or monitor/replace.

Culvert Size	Good	Fair	Poor	Critical	Monitor/Replace
Less than 601 mm	4	31	102	51	15
610 mm - 1200 mm	2	41	129	24	10
1210 mm - 1800 mm	5	10	49	7	2
Greater than 1810 mm	2	8	30	6	2
Total	**13**	**90**	**310**	**88**	**29**

DISCUSSION/ANALYSIS:

Historically, capital funding for large culvert replacements has been insufficient, making it challenging to keep up with the increasing demands of the culvert replacement program. It is recommended that all 117 culverts currently identified as critical to monitor/replace, be replaced. Replacement cost estimates for culverts can vary based on various factors such as size, height of overburden, any utility conflicts, and stream classification and permitting requirements. Additionally, any culverts within Class A or B watercourses can only be replaced during the permitted provincial fisheries window, which is generally from June 1 to September 15 for Class B, and from August 1 to September 15 for Class A. To replace all 117 culverts currently identified as critical to monitor/replace, it is estimated to cost over $100,000,000 over ten (10) years.

On December 2, 2024, staff were directed to bring forward a culvert replacement capital plan for critical and monitor/replace culvert replacement for the 2025–2027 period, to be presented for Council consideration. The following 13 culverts represent the most essential to be replaced based on the current information and assessments, for the next three (3) years.

Location	Culvert Type	Size	Material	Condition
40 Avenue, 21400 Block	Cross	3300 mm Twin Cell	CSP	Monitor/replace
216 Street, 800 Block	Boulevard	375 mm	Concrete	Monitor/replace
216 Street, 2200 Block	Cross	3000 mm	CSP	Monitor/replace
63 Avenue, 24200 Block	Cross	1400 mm	CSP	Monitor/replace
50 Avenue, 248 Street	Boulevard	300 mm	CSP	Monitor/replace
252 Street, 8700 Block	Cross	1400 mm	CSP	Monitor/replace
264 Street, Glen Valley	Cross	600 mm 375 mm 750 mm	Concrete	Monitor/replace
80 Avenue, Glen Valley	Cross	600 mm	Concrete	Monitor/replace
52 Avenue, 245A Street	Outflow Realignment	300 mm	Concrete	Critical
200 Street, 6400 Block	Cross	900 mm 800 mm 600 mm Triple Cell	CSP / Concrete	Critical
16 Avenue, 21700 Block	Cross	600 mm	Concrete	Critical
Telegraph Trail, 22500 Block	Cross	300 mm 900 mm	Concrete	Critical
24 Avenue, 25600 Block	Cross	1200 mm	Wood	Critical

Once the 13 culverts identified for replacement are completed, a plan will be implemented to address the replacement of the remaining critical and monitor/replace culverts. This plan will include conducting a detailed analysis of the culvert inventory, assessing their condition, capacity, and potential risks.

The long-term approach is to develop a capital replacement program for larger culverts. Smaller culverts will continue to be replaced through the operating budget, as per past practice.

The table below summarizes the cost estimates and funding for 13 culvert replacement projects identified as high-priority for initial replacement to be undertaken from 2025–2027. These projects have been selected based on their current condition, capacity, potential for failure, and consequence of failure. Where applicable, the cost estimates account for potential TransLink funding, to provide a more accurate cost estimate.

Location	Status	Total Required	Other Funding	Debt Required
40 Avenue, 21400 Block	Pre-approved	$4,840,000[1]	$1,187,500	$3,652,500
216 Street, 800 Block	Unfunded	$675,000	-	$675,000
216 Street, 2200 Block	Unfunded	$2,500,000	-	$2,500,000
63 Avenue, 24200 Block	Unfunded	$1,300,000	-	$1,300,000
50 Avenue, 248 Street	Unfunded	$700,000	-	$700,000
252 Street, 8700 Block	Unfunded	$400,000	-	$400,000
264 Street, Glen Valley	Unfunded	$1,250,000	-	$1,250,000
80 Avenue, Glen Valley	Unfunded	$300,000	-	$300,000
52 Avenue, 245A Street	Unfunded	$600,000	-	$600,000
200 Street, 6400 Block	Pre-approved (Design Only, 50% TransLink funding)	$2,000,000	$1,100,000[2]	$900,000
16 Avenue, 21700 Block	Pre-approved (50% TransLink funding)	$675,000	$675,000	-
Telegraph Trail, 22500 Block	Unfunded	$650,000	-	$650,000
24 Avenue, 25600 Block	Unfunded	$1,000,000	-	$1,000,000
Total		**$16,890,000**	**$2,962,500**	**$13,927,500**

[1] Pre-approved December 2, 2025, with $3,652,500 to come from external borrowing and $1,187,500 from Water Capital Works.
[2] Requires an application to TransLink for 2026 funding of $900,000.

Community Implications:

In the event funding is not made available to replace the 13 currently identified culverts, there is a risk that flooding issues may continue to expand, potentially leading to the closure of roadways or impacting other infrastructure. The recent atmospheric events, since 2021, have highlighted the importance of replacing existing infrastructure to ensure the resilience and safety of the community.

Environmental Implications:

The stormwater system is an integrated network of infrastructure intended to move stormwater runoff and water across the Township. Many culverts are directly associated with various classifications of rivers and streams. Therefore, the replacement of these culverts can have an impact on the surrounding environment and requires various environmental studies and permits before conducting the replacement.

Financial Implications:

To undertake the culvert replacement program, $13,927,500 of additional funding is required and is proposed to come from external borrowing with repayment proposed to come from reserves fund as they are available, and remainder will be funded from general revenue.

For the 6400 Block of 200 Street Culvert, an application to TransLink will be required for $900,000 in 2026 to complete the project. TransLink funding applications for 2025 remain outstanding with confirmation expected to be received sometime in spring 2025.

A combined summary of all the 2025–2027 culverts is presented in the following table and includes some funding that has been previously pre-approved.

Township of Langley Capital Project Description						
Project Title:	Culvert Replacement Program: 2025–2027					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$15,990,000	$900,000			
Budget Remaining						
Total Projected Cost		$15,990,000	$900,000			

Project Description *(Phased Project)	Replacement of 13 culverts in critical and monitor/replace condition from 2025–2027
Project Justification and Consequences of Not Proceeding *(Phased Project)	In the event funding is not made available to replace the 13 culverts currently identified, culvert failures may result in the closure of roadways or impact other infrastructure.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**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:	2025

Township of Langley Capital Project Description						
Project Title: Culvert Replacement Program: 2025–2027						
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects		$437,500				
Reserve: Water Capital Works		$1,187,500				
Debt		$13,927,500				
TransLink		$437,500	$900,000			
ICBC						
Other:_____						
Total Currently Funded		**$15,990,000**				

Total Currently Unfunded			**$900,000**			

Respectfully submitted,

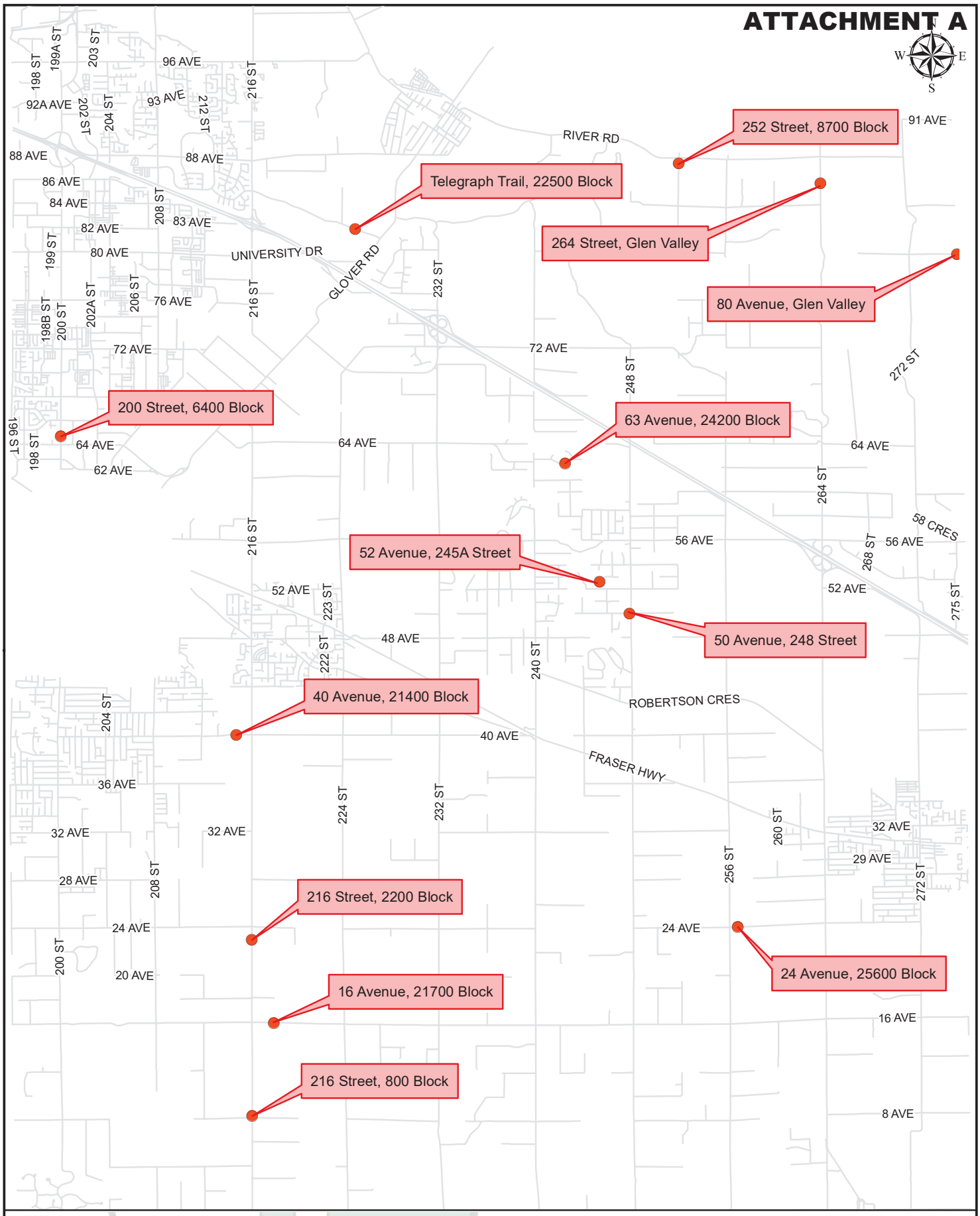
Hakim Bismel
INFRASTRUCTURE ASSETS MANAGER
for
PUBLIC WORKS DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

ATTACHMENT A Map – 2025 – 2027 Culvert Replacement Program

ATTACHMENT A



Township of Langley BC

Culvert Replacement Program
2025 - 2027

0 0.5 1 2 Kilometers

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JANUARY 27, 2025 - REGULAR MEETING	**REPORT:**	25-09
FROM:	FACILITIES DIVISION	**FILE:**	0810-30
SUBJECT:	2025 TO 2029 FACILITIES RENEWAL PLAN		

RECOMMENDATIONS:

That Council continue with limited annual budget funding for the Facilities Renewal Reserve Program.

OR

That Council establish a dedicated annual base funding amount specifically for the Facilities Renewal Reserve, to be funded from external debt.

OR

That Council establish a dedicated annual base funding amount specifically for the Facilities Renewal Reserve, to be funded by an increase in property taxes.

EXECUTIVE SUMMARY:

On December 2, 2024, Council directed staff to bring forward a Facilities Renewal Plan (FRP) for Council's consideration funded by external debt with a 10-year amortization period, potentially supported by the Facilities Renewal Reserve and/or the annual transfer to the Facilities Renewal Reserve within the 2025 to 2029 Five Year Financial Plan. Staff are bringing forward an interim update for Council's consideration and require further direction on an annual base funding amount and a preferred funding strategy.

The Township of Langley is home to a wide range of outstanding facilities that provide immense benefits to the community. There are 80 facilities that serve different community needs. These facilities include Recreation/Community Centres, Protective Services Facilities, Parks Facilities, Event Facilities, and Libraries. Over 80% of these facilities were constructed pre-2010.

The current backlog of renewal projects is estimated at $22.5M (2025). Including these projects, the total 5-year investment projection required is $86.2M (2025-2029). Some potential approaches for Council's consideration to address the funding shortfall in facilities renewal are:

- to continue with limited annual budget funding which is not sufficient to sustain the current maintenance needs and has resulted in increases in deferred renewal projects,
- to increase property taxes, and/or
- to secure external borrowing

The Township's diverse facilities portfolio requires timely replacement of worn or obsolete building systems and components that include roofs, air handling units, chillers, pumps, lighting, electrical equipment, elevators, life-safety systems, and interior/exterior finishes. Replacement

of these systems is often postponed due to other funding priorities. These facilities are essential to offering and maintaining public services, safety, and community well being. The FRP underlines the need for investment to address the backlog in facilities renewal and to improve facility conditions.

The FRP does not account for facility expansions to address both community and corporate growth, significant building renovations, new projects that could arise within the next five years, energy enhancements, or all renewal projects beyond 2029. Providing a consistent and predictable financial funding resource will significantly support the growing need for maintaining, upgrading, and replacing the aging facilities infrastructure and equipment.

PURPOSE:

The purpose of this report is to provide Council with information on the status of the 5-year Facilities Renewal Plan and the required funding to address the backlog of renewal projects.

DISCUSSION/ANALYSIS:

Long-term ownership of infrastructure assets requires the periodic renewal of facilities. FRP refers to the process of investing in and maintaining existing infrastructure to ensure facilities continue to operate safely and efficiently. This involves planned upgrades and replacements to critical building components/elements such as plumbing and HVAC systems, electrical systems, communication and security systems, refrigeration and pool equipment, roofs, building envelope, interior finishes, and structural elements that have reached the end of their expected useful life. The goal of a FRP is to preserve the value of the facilities, extend their lifespan, and avoid costly emergency repairs or premature failures.

The Township of Langley owns a broad portfolio of facilities that serve different functions, including, but not limited to:

- Administrative Buildings,
- Fire Halls,
- RCMP Detachment,
- Community Policing Offices,
- Recreation/Community Centres,
- Langley Events Centre,
- Cultural Facilities,
- Libraries,
- Parks Facilities,
- Utility Buildings,
- Residential Buildings, and
- Leased Spaces.

Currently, there are 80 buildings that are owned and operated by the Township of Langley with a gross floor area nearing one million square feet. A building list is included as Attachment A.

The Facilities Division is directly responsible for the inspection, maintenance, renewal, and repair of these buildings. Currently, over 80% of the Township of Langley owned/operated buildings were built before the year 2010.

Aging infrastructure, in conjunction with growing communities and high community usage at the facilities, is increasing the need for renewal of assets. The FRP covers facilities for which the municipality is responsible for lifecycle management. Most facilities are owned by the Township of Langley, but some are leased by the Township or operated by independent organizations or societies. Depending on the terms of the lease/tenant agreements, maintenance, repairs, upgrades, and renovations may or may not fall under the responsibility of the Facilities Division. Examples of Township-owned facilities that are not included in the FRP are utility facilities (water, sanitary and storm), residential rental houses, and some heritage buildings.

Over the past few years, facilities staff have been utilizing a predictive facilities capital planning software platform, Asset Planner (developed by Ameresco), to effectively manage the Township of Langley's facilities portfolio. This platform requires consistent updates with condition assessment data to ensure accurate forecasting and decision making. This data assists in determining how much longer these buildings components will last, recommends which components require repairs/replacements, and assists in determining where to focus spending. Renewals are forecasted based on operational staff inspections, condition reports from service contractors, and building or detailed condition assessments. The goal in managing these assets is to provide safe and reliable facilities in the most cost-effective manner and maintain current levels of service.

Estimated Five Year Renewal Investments

The supporting information used to develop the five year renewal investment is derived from condition assessments completed by consultants, data from the Asset Planner software and computerized maintenance management system, legislation and regulation related to codes and standards, stakeholder consultation, feedback from user groups, input from contractors that service the equipment, submission of capital projects from previous years that were deferred, industry standards and best practice, staff maintenance and inspection records, and documented incidents related to performance and life expectancy of equipment.

Based on the information currently available, the 5-year investment in renewal projects is projected at $86.2M with an annual average of $17.2M. Figure 1 illustrates the estimated annual budget requirements to address the backlog of renewal projects (2025) and future (2026 – 2029) replacement of equipment and assets within Township of Langley owned/operated buildings.



Figure 1: Total Annual Funding from 2025 to 2029 and the Five-Year Annual Average

Regardless of the infrastructure, there are consistent components between all buildings that influence the need for maintenance and repairs. The key components of buildings include building envelope, mechanical and electrical systems, equipment, general, grounds, interior finishes, grounds, security systems, and specialty items.

Figure 2 identifies the different building components with an allocated percentage based estimated projects costs between 2025 – 2029. Most of the costs (73%) are being attributed to mechanical and electrical systems, building envelope, and interior elements.

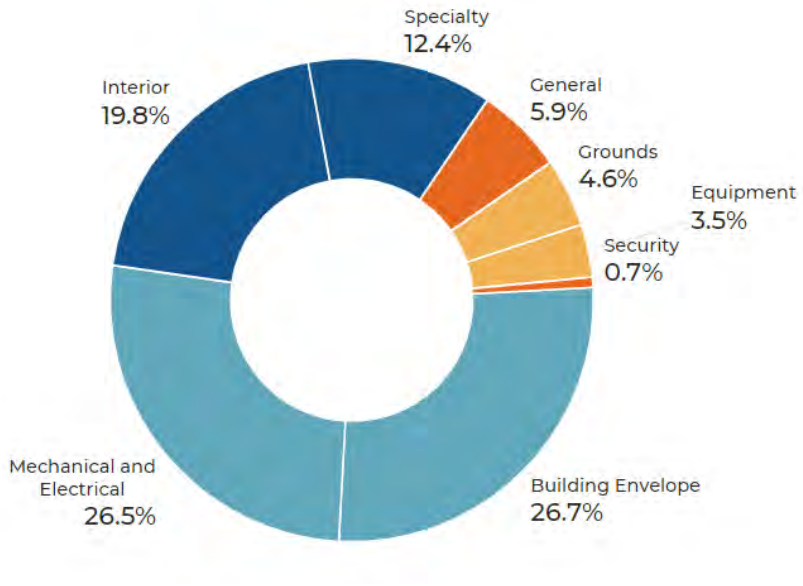


Figure 2: Percentage of the total 5-year funding broken down by building components.

Table 1 represents a high-level summary with estimated dollar values for the current types of facilities that are included in the FRP.

Table 1: Required Investments Categorized by Facility Type from 2025 to 2029

Type of Facilities	2025-2029 Total	2025	2026	2027	2028	2029
Parks Facilities	$3,695,000	$225,000	$1,360,000	$1,360,000	$340,000	$410,000
Other Facilities	$6,800,000	$1,820,000	$1,100,000	$2,150,000	$1,140,000	$590,000
Administration Facilities	$8,825,000	$1,875,000	$2,700,000	$2,600,000	$1,410,000	$240,000
Protective Services Facilities	$11,850,000	$6,360,000	$1,210,000	$2,730,000	$1,550,000	-
Recreation Facilities	$19,360,000	$8,660,000	$3,410,000	$4,300,000	$2,390,000	$600,000
Event Facilities: LEC	$35,745,000	$3,595,000	$3,530,000	$2,310,000	$10,340,000	$15,970,000
Grand Total	**$86,275,000**	**$22,535,000**	**$13,310,000**	**$15,450,000**	**$17,170,000**	**$17,810,000**

The FRP is a living document that staff maintain and reference on a regular basis. Projects that have been identified and included in the table above may be adjusted based on Council priorities and updated information from assessments and inspections. Additionally, unexpected replacement of equipment or infrastructure at any Township of Langley facility may be required within the next five years. If necessary, these unexpected incidents could delay or potentially change the priority order of current projects to reduce the disruption of services to the community and user groups.

Any equipment renewals or replacements are based on a “like for like” model. The ability to complete annual projects will be dependent on availability of equipment and lead times, procurement processes, third party contractors and professionals’ abilities to deliver services within scope, complexity of project (i.e. multi-phased) and current market conditions. The

Facilities Division will work diligently to deliver a balanced approach to ensure adequate resources are available to support all active projects over the 5-year term.

Past investment in facilities renewal has been unable to sustain the current maintenance needs and has resulted in increases in deferred renewal projects. This situation is not unique to the Township of Langley and is something other municipalities are also trying to address.

Some potential approaches for Council's consideration to begin addressing the funding shortfall in facilities renewal are to continue with business as usual, increase property taxes, and/or secure external borrowing. Business as usual implies annually funding projects through existing funding sources. This past approach has been unsuccessful in providing adequate funding needed for renewal projects.

If sufficient ongoing investments are made in facilities renewal, the Township of Langley will begin to see significant overall improvement in the condition of its facilities, reduced maintenance costs through renewed assets, minimized risk of equipment failures and impact to facility operations, and reduced future liability of deferred maintenance.

Respectfully submitted,

Farzad Ardestani
MANAGER, FACILITIES PLANNING AND CONSTRUCTION
for
FACILITIES DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

ATTACHMENT A - List of Township of Langley Facilities Included in the Facilities Renewal Plan

ATTACHMENT B - Capital Renewal Projects by Facility for 2025 to 2029

List of Township of Langley Facilities Included in the Facilities Renewal Plan

No.	Facility Name
1	Airport Administration Building
2	Airport Hanger 17
3	Airport Hanger 4
4	Airport Hanger 5
5	Aldergrove Athletic Park Batting Cage
6	Aldergrove Athletic Park Caretaker Residence
7	Aldergrove Athletic Park Fieldhouse
8	Aldergrove Community Centre
9	Aldergrove Community Police Office
10	Aldergrove Kinsmen Community Centre
11	Aldergrove Library
12	Bedford/Haldi House
13	Brookswood Library
14	Brookswood Park Washrooms
15	Brookswood Senior Centre
16	Brown Park Caretaker
17	Brown Park Fieldhouse
18	Civic Facility
19	Denny Ross Park Washrooms
20	Derek Doubleday Arboretum
21	Fire Training Facilities
22	Fire Training Tower (Burn Building)
23	Fire Hall 2 Fort Langley
24	Fire Hall 3 Aldergrove
25	Fire Hall 4 Willoughby
26	Fire Hall 5 Brookswood
27	Fire Hall 6 Murrayville
28	Fire Hall 7 Otter
29	Fire Hall 8 Walnut Grove
30	Fort Langley Cemetery Office
31	Fort Langley Community Park Fieldhouse/Caretaker Residence
32	Fort Langley Library
33	George Preston Recreation Centre
34	George Preston Recreation Centre - Outdoor Sports Box
35	Langley Animal Protection Society (LAPS)
36	Langley Animal Protection Society (LAPS) - Cat Oasis Building
37	Langley Centennial Museum
38	Langley Events Centre - Building A
39	Langley Events Centre - Building B

No.	Facility Name
40	Langley Lawn Cemetery Office
41	Langley Rowing & Paddling Centre
42	Matheson House - Langley Meadows Park
43	McLeod Athletic Park - Outdoor Sports Box
44	McLeod Athletic Park Stadium
45	McLeod Athletic Park Caretaker Residence
46	McLeod Athletic Park Eric Bysouth Fieldhouse
47	McLeod Athletic Park Washrooms
48	Milner Park Washrooms
49	Muriel Arnason Library
50	Murrayville Cemetery Office
51	Murrayville Library
52	Noel Booth Community Park Batting Cage
53	Noel Booth Community Park Caretaker Residence
54	Noel Booth Community Park Fieldhouse
55	North Langley Community Police Office
56	Operations Centre
57	Operations Centre - Various storage structures/building/tents
58	Philip Jackman Park Fieldhouse
69	Philip Jackman Spray Park Building
60	RCMP Main Detachment
61	Redwoods Golf Course
62	Riverside Centre
63	Routley Park Washrooms
64	salishan Place by the River
65	Walnut Grove Community Centre
66	Walnut Grove Community Park Batting Cage
67	Walnut Grove Community Park Fieldhouse/Caretaker Residence
68	Walnut Grove Library- Dean Drysdale
69	WC Blair Recreation Centre
70	West Langley Hall
71	West Langley Park Caretaker Residence
72	West Langley Park Washrooms
73	Williams Park Caretaker Residence
74	Williams Park Interpretive Centre
75	Williams Park Washrooms
76	Willoughby Community Park Fieldhouse
77	Willoughby Stadium
78	Willowbrook Community Police Office
79	Yorkson Community Park Caretaker Residence
80	Yorkson Community Park Fieldhouse

Capital Renewal Projects by Facility for 2025 to 2029

Facilities	Total	2025	2026	2027	2028	2029
Community Facilities	**$43,730,000**	**$17,120,000**	**$8,680,000**	**$10,990,000**	**$5,690,000**	**$1,250,000**
Administration Facilities	$8,825,000	$1,875,000	$2,700,000	$2,600,000	$1,410,000	$240,000
Civic Facility	$6,055,000	$1,205,000	$2,230,000	$970,000	$1,410,000	$240,000
Operations Centre	$2,770,000	$670,000	$470,000	$1,630,000	-	-
Parks Facilities	$3,695,000	$225,000	$1,360,000	$1,360,000	$340,000	$410,000
Aldergrove Athletic Park	$170,000	-	-	$170,000	-	-
Brown Park Fieldhouse	$75,000	$75,000	-	-	-	-
McLeod Athletic Park Facilities	$150,000	$150,000	-	-	-	-
Parks Buildings General	$2,720,000	-	$780,000	$1,190,000	$340,000	$410,000
Walnut Grove Field House	$580,000	-	$580,000	-	-	-
Protective Services Facilities	$11,850,000	$6,360,000	$1,210,000	$2,730,000	$1,550,000	-
Community Police Offices	$430,000	-	$260,000	$170,000	-	-
RCMP Main Detachment	$3,410,000	-	$370,000	$1,910,000	$1,130,000	-
Fire Halls	$8,010,000	$6,360,000	$580,000	$650,000	$420,000	-
Recreation Facilities	$19,360,000	$8,660,000	$3,410,000	$4,300,000	$2,390,000	$600,000
Aldergrove Community Centre	$3,215,000	$1,525,000	$430,000	$940,000	$320,000	-
George Preston Recreation Centre	$9,185,000	$3,465,000	$1,230,000	$2,600,000	$1,890,000	-
George Preston Outdoor Sports Box	$375,000	$375,000	-	-	-	-
Walnut Grove Community Centre	$2,245,000	$425,000	$650,000	$390,000	$180,000	$600,000
WC Blair Recreation Centre	$4,340,000	$2,870,000	$1,100,000	$370,000	-	-
Events Facilities	**$35,745,000**	**$3,595,000**	**$3,530,000**	**$2,310,000**	**$10,340,000**	**$15,970,000**
Langley Events Centre: Building A	$34,415,000	$3,595,000	$3,530,000	$1,870,000	$10,110,000	$15,310,000
Langley Events Centre: Building B	$1,330,000	-	-	$440,000	$230,000	$660,000
Other Facilities	**$6,800,000**	**$1,820,000**	**$1,100,000**	**$2,150,000**	**$1,140,000**	**$590,000**
Aldergrove Kinsmen Community Centre	$1,340,000	-	$320,000	$450,000	$570,000	-
Brookswood Senior Centre	$300,000	$300,000	-	-	-	-
Langley Animal Protection Society	$480,000	-	$260,000	$220,000	-	-
West Langley Hall	$2,350,000	$1,420,000	-	$930,000	-	-
Redwoods Golf Course	$2,330,000	$100,000	$520,000	$550,000	$570,000	$590,000
Grand Total	**$86,275,000**	**$22,535,000**	**$13,310,000**	**$15,450,000**	**$17,170,000**	**$17,810,000**

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 27, 2025 - REGULAR MEETING	**REPORT:**	25-08
FROM:	FINANCE DIVISION	**FILE:**	1700-80
SUBJECT:	DRAFT 2025 - 2029 FINANCIAL PLAN		

RECOMMENDATIONS:

That Council endorse the Draft 2025-2029 Universal Services Operating, Library Services, User Pay Utilities, and Capital Financial Plans for further consideration, discussion, and approval, as received or amended.

That Council direct staff to undertake further public consultation.

That Council direct staff to prepare the Five-Year Financial Plan bylaw and Development Cost Charge Expenditure bylaw for approval.

That Council direct staff to fund $1,016,359 from the debt reserve for the early redemption of MFA debt previously approved to be funded from the Prior Year Surplus.

EXECUTIVE SUMMARY:

The *Community Charter* requires Council to adopt the Langley 2025 – 2029 Five-Year Financial Plan Bylaw including both operating and capital expenditures, before adopting the Annual Tax Rates Bylaw and not later than May 15, 2025.

Section 165 of the Community Charter directs that the Five-Year Financial Plan must be balanced for each year. Meaning that the total of the proposed expenditures and transfers to other funds for a year must not exceed the total of the proposed funding sources and transfers from other funds for the year.

This draft budget is presented in a time of continued uncertainty in the financial environment. While inflation is returning to anticipated rates, interest rates remain relatively high, and the Canadian dollar has declined. These factors impact the ongoing business of the Township and while there has been improvement, it is still a fiscally challenging environment which is expected to persist into the five-year plan.

This draft financial plan, as presented provides for the continuation of services as well as enhancements to services which have been deemed to be a priority by Council. Some of those priorities are improved public safety and planning for future amenities within the rapidly growing Community.

Capital projects which were previously approved and commenced are moving forward as planned. Those projects requiring new funding will be evaluated by Council to ensure continued alignment with current priorities. The objective is to sustain existing infrastructure, ensure health and safety, and plan for future new infrastructure to support a fast-growing community.

PURPOSE:

To provide Council with the Draft 2025 - 2029 Financial Plan.

BACKGROUND/HISTORY:

Under Section 165 and 166 of the *Community Charter*, all Municipalities must have a balanced five-year financial plan that is adopted annually, by bylaw before the property tax rates bylaw is adopted. As well, Council must undertake a process of public consultation before the plan is adopted.

DISCUSSION/ANALYSIS:

Draft 2025 - 2029 Financial Plan

UNIVERSAL SERVICES

Universal Services includes Parks, Transportation Utility, Stormwater Utility, and General (which includes Fire, Police, Bylaw Enforcement, Recreation and Culture, Facilities, and General Government).

The Draft 2025 Budget reflects a core services increase of 3.58% or $92.29 for the average residential home with a value of $1,502,344. In establishing this budget and the resultant tax rate, all costs and sources of revenue were carefully reviewed.

The table below summarizes the changes to the base budget:

BASE BUDGET CHANGES	%	$ (in $000's)
CORE MUNICIPAL SERVICES	-0.40%	(702)
PROTECTIVE SERVICES - RCMP	2.07%	3,761
PROTECTIVE SERVICES - FIRE	1.58%	2,857
PROTECTIVE SERVICES - BYLAW ENFORCEMENT	0.33%	594
DRAFT 2025 CORE SERVICES TAX INCREASE	**3.58%**	**6,510**

HIGHLIGHTS – CORE SERVICES BUDGET

Core Municipal Services
Significant changes*:*

Salary, Wages and Benefits: The increase in salary and wages reflects trends in the labour market including union wage settlements and other issues with respect to recruitment and retention issues. These are regional trends across all sectors.

Operating efficiencies and cost cutting:
A review of departmental budgets was undertaken by staff resulting in efficiencies and cost savings with no impact on services.

Staff will continue to work toward finding a permanent cost saving of $1.25 million to eliminate the need within the budget for a one-time transfer from prior year surplus.

The Recycle BC program adjusted rates to reflect updates in the recycling collection program which resulted in an increase to recycling revenue of $1.1 million.

Council approved the repayment of the Langley Events Centre debt in 2024 resulting in a reduction of debt payments of $1.3 million.

Other significant increases include additional insurance costs of $534,000 due to increases in worldwide insurance rates, the addition of final costs for the snow and ice control sidewalk program totaling $495,000, the return of the museum operating costs in anticipation of the reopening of $402,000, and items preapproved by Council totaling $916,000. This is offset by a reduction in the transfer to the Public Works Equipment reserve of $750,000 while a review is done of fleet requirements.

There are also revenue increases of over $2.1 million including anticipated revenue increases for building permits and application fees.

Protective Services
Significant changes:

RCMP

This includes the annual increase for the current contracted officers of $3 million, as well as the annualization of the two RCMP officers from 2024 ($365,000).
We are proposing the addition of two new RCMP officers in August of 2025 ($209,000).
In addition, there are also costs for civilian staffing, telecommunications and Next Gen911 funding. These costs are offset by a proposed increase in the transfer from RCMP reserve of $750,000.

Fire

This includes the annual contract increases ($1.36 million), the addition of 11 Firefighters on January 1, 2025 ($1.25 million), training expenses, and protective clothing and uniforms with some savings from reduction in paid call expenses.

Bylaw Enforcement

This includes the contract increases, the addition of two bylaw enforcement officers on February 1, 2025 ($201,000), the annualization of three bylaw enforcement officers from 2024 ($164,000), overtime costs, and bylaw enforcement vehicle rental costs.

HOUSEHOLD IMPACT AND FIVE-YEAR PLAN

The household impact of the proposed 3.58% increase for 2025:

CORE SERVICES – Property Tax Changes	%	Annual Change $	Monthly Change $
Draft 2025 Core Services Property Tax Change	3.58%	$92.29	$7.69

A five-year projection of proposed changes is as follows:

CORE SERVICES	2025	2026	2027	2028	2029
Proposed Property Tax Revenue Increases	3.58%	17.24%	7.16%	4.94%	3.83%

For the remaining four years of the five-year financial plan, in addition to base budget increases, the plan includes:

- Additional 22 firefighters over the next three years.
- Additional 2 bylaw enforcement officers in 2026 starting June 1.
- Additional 3 RCMP officers in 2027 and 2 RCMP officers in 2028.

INFRASTRUCTURE RENEWAL

Increased budget has been put towards infrastructure renewal with additional contributions to reserves.

BASE BUDGET CHANGES	%	$ (in $000's)
DRAFT 2025 INFRASTRUCTURE RENEWAL TAX INCREASE	**0.92%**	**1,660**

HOUSEHOLD IMPACT AND FIVE-YEAR PLAN

The household impact of the proposed 0.92% increase for 2025:

INFRASTRUCTURE RENEWAL – Property Tax Changes	%	Annual Change $	Monthly Change $
Infrastructure Renewal Property Tax Change	0.92%	$23.72	$1.98

A five-year projection of proposed changes is as follows:

INFRASTRUCTURE RENEWAL	2025	2026	2027	2028	2029
Proposed Property Tax Revenue Increases	0.92%	1.00%	1.00%	1.00%	1.00%

LIBRARY SERVICES

Consistent with prior years, the costs to operate the Township's libraries are being presented separately and include increases which are part of our service contract with Fraser Valley Regional Library as well as costs to operate the facilities.

Library	
Base Budget Change	**(in 000's)**
FVRL annual contract increase	254
Contribution to Library reserve fund	500
Facility Maintenance Cost Escalations	56
Revenue from Growth	(124)
Base Budget Increase	**686**

HIGHLIGHTS – LIBRARY SERVICES

Fraser Valley Regional Library Contract Increase: This increase was a result of anticipated wage increases from contract negotiations, new wage settlements, and increased costs of library materials.

Contribution to library reserve fund: The contribution has been increased to establish a fund for future library infrastructure in the Township.

HOUSEHOLD IMPACT AND FIVE-YEAR PLAN

The household impact of the proposed 9.10% levy increase for 2025:

Library Services - Levy Change	%	Annual Change $	Monthly Change $
Library Services Levy Change	9.10%	$9.74	$0.81

A five-year projection of proposed changes is as follows:

LIBRARY SERVICES	2025	2026	2027	2028	2029
Proposed Library Levy Revenue Increases	9.10%	23.10%	19.00%	3.70%	3.70%

USER PAY UTILITIES

BASE BUDGET CHANGES (in $000's)	Water	Sewer	Solid Waste
Salary & Wages - Steps/Increments	312	191	54
Regional Costs (Water Purchases & Liquid Waste)	394	6,422	0
Waste/Organics Collection and Disposal	0	0	928
Voluntary Water Metering Program	327	0	0
External Debt Repayments	13	(54)	0
Infrastructure Renewal	2,661	2,150	200
Other Adjustments	131	(54)	252
Change from 2024 to 2025 before Revenue from Growth	**3,838**	**8,655**	**1,434**
User Pay Utility Revenue from Growth	(717)	(564)	(116)
Base Budget Change	**3,121**	**8,091**	**1,318**
Utility User Fee Increase	**8.71%**	**28.69%**	**12.56%**

HIGHLIGHTS – USER PAY UTILITIES

The most significant increase in the User Pay Utilities costs is the increase in the regional cost budget items.
Metro Vancouver increased their water rates by 7.2%.
In the sewer utility, the increase in regional purchases is a result of a 46.9% rate increase from Metro Vancouver. Of this increase 62% is related to the North Shore Wastewater Treatment Plant liquid waste levy.
Due to significant increases in the contract for the collection and disposal costs, Solid Waste rates have also increased.

User fee increases will provide funding for expenditure increases for salaries and wages, utility contracts, service and maintenance contracts, debt repayments, and operating costs for the water, sanitary sewer, and solid waste infrastructure.

In addition, the transfers to reserves in Water and Sewer were increased for new infrastructure and replacement of current infrastructure.

2025 Budgeted Increases to Reserve Transfers	Amount (in $000's)
Sewer Capital Works Reserve	2,150
Water Capital Works Reserve	2,661
Solid Waste Equipment Replacement Reserve	200
Total Budgeted Increases	**5,011**

HOUSEHOLD IMPACT AND FIVE-YEAR PLAN

The household impact of proposed changes to the utility user pay levies for 2025 is shown in the table below. This information is based on a representative household with an assessed value of $1,502,344. An estimated growth rate for new users joining the system has been estimated at 2.00% for water and sewer and 1.11% for solid waste.

Current Year Proposed Changes as follows:

USER PAY UTILITIES	Annual Change $	Monthly Change $	Annual Flat Rate
Water	61.42	5.12	$766.56
Sanitary Sewer	174.47	14.54	$782.60
Solid Waste – 240L	38.61	3.22	$411.00
Solid Waste – 120L	28.61	2.38	$316.00

A five-year projection for User Pay Utilities is as follows:

USER PAY UTILITIES	2025	2026	2027	2028	2029
Water	8.71%	6.46%	10.01%	3.01%	3.03%
Sanitary Sewer	28.69%	2.98%	2.94%	3.87%	3.28%
Solid Waste	12.56%	5.14%	5.02%	4.92%	3.73%

CAPITAL PROGRAM

Funding for the capital program comes from sources such as reserves and surplus, development cost charges receipts, senior government grants, local area service funds, and debt financing.

The previously approved and commenced projects are moving forward as planned. The remaining projects will be funded through funding envelopes provided in the budget bylaw. The bylaw considers that funds will be received during the year. Projects will only be approved if sufficient funds are available. Reports will be brought to Council for consideration and approved on the individual merits of the projects and alignment with Council priorities.

USE OF PRIOR YEAR SURPLUS AND RESERVES TO FUND ONE-TIME EXPENDITURES:

As in previous years, the Financial Plan includes one-time operating items and capital items funded from prior year surplus, grants, and other reserves.

Budgeted one-time items may include specific Council directives, expenditures to meet one-time commitments, seed money for the commencement of programs and/or services, payment and/or pay-down of debt obligations, and transfers to reserves. One-time items are funded from prior year surplus and to a lesser extent reserves and other sources and, as such, have no impact on current or future property tax rates.

Current year proposed one-time expenditures:

Universal Services One-Times:

Universal One-Time Project Description	Prior Year Surplus	Grants	Reserves
Langley Regional Airport Zoning Regulation Study	150,000		
Existing Detention Pond Optimization Study (Phase 1)	175,000		
2025 BC Curling Championships	60,500		
Recreation Facility Renovation Plan	200,000		
Funding for Budget Efficiencies	1,250,000		
Council Contingency	150,000		
Mayor Operating Contingency	100,000		
Corporate Operating Contingency	150,000		
Business System Migration	150,000		
Transfer to IT Reserve	100,000		
Transfer to Capital Projects Reserve	2,600,000		
Transfer to Facilities Renewal Reserve	1,500,000		
Transfer to Recreation Renewal and Replacement Reserve	400,000		
Traffic Impact Study	25,000		
MAP National Certification	25,000		
Animal Control from LAPS	200,000		
Fraser River Presentation Theatre Upgrades	350,000		
MFA Bylaw 5922	198,722		
MFA Bylaw 5991	93,486		
Transfer from CAC Reserve for Debt Payment			8,083,762
Transfer from Aldergrove Amenity Fund for Debt Payment			357,955
Transfer from Greenway Amenity Fund for Debt Payment			157,289
Transfer from RCMP Reserve			750,000
Building Energy - BC Hydro		100,000	
Building Safer Communities Fund (BSCF) (2022-26)		682,421	
Transfer from Debt Reserve for MFA Debt Redemptions			1,016,359
MFA Debt Redemptions from Prior Year Surplus	1,074,843		
Total	**8,952,551**	**782,421**	**10,365,365**

User Pay Utility One-Times:

Utilities One-Time Project Description	Sewer Capital Works
MFA Debt Redemption	**2,754,068**

Respectfully submitted,

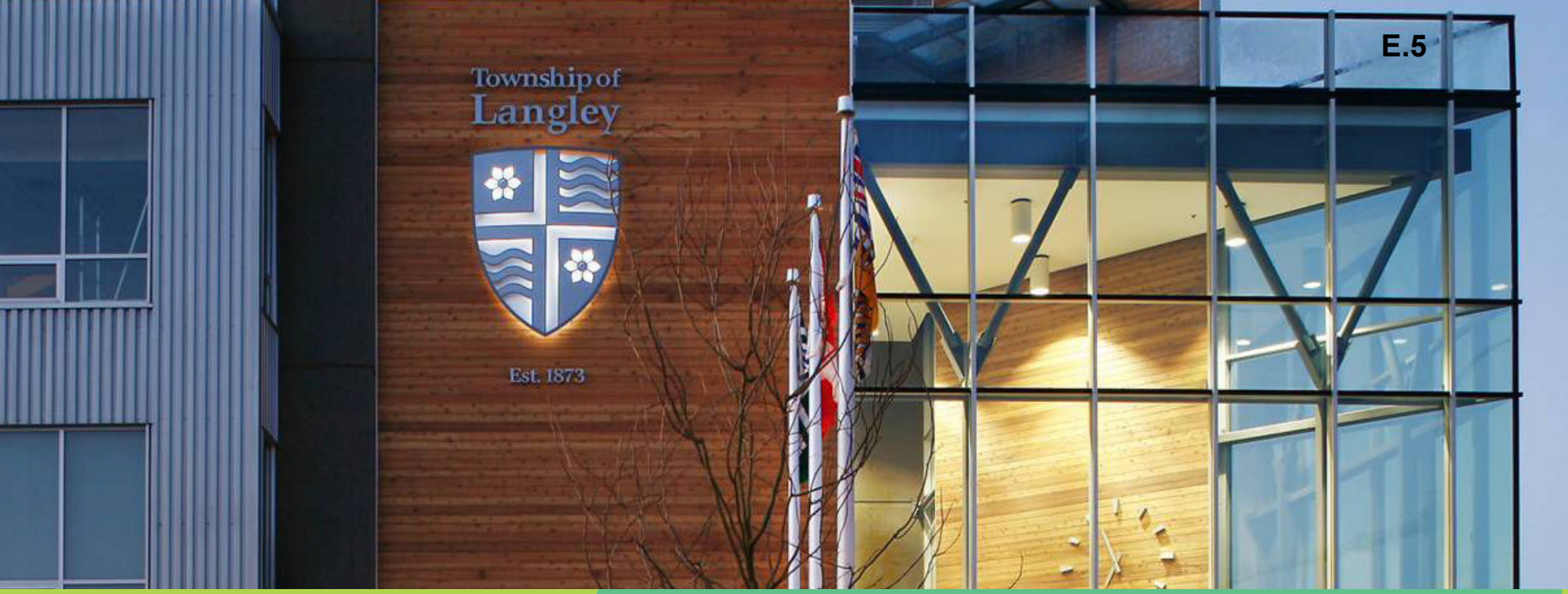
Karamjit Mahil
MANAGER, FINANCIAL PLANNING
for
FINANCE DIVISION

Attachment A – 2025 Draft Operating package (under separate cover and electronically)
Attachment B – 2025 Draft Capital package (under separate cover and electronically)



ADDITIONAL BUDGET INFORMATION

January 2025



2025 Preliminary Operating Budget

User Pay Utilities

January 2025

Budget Timeline

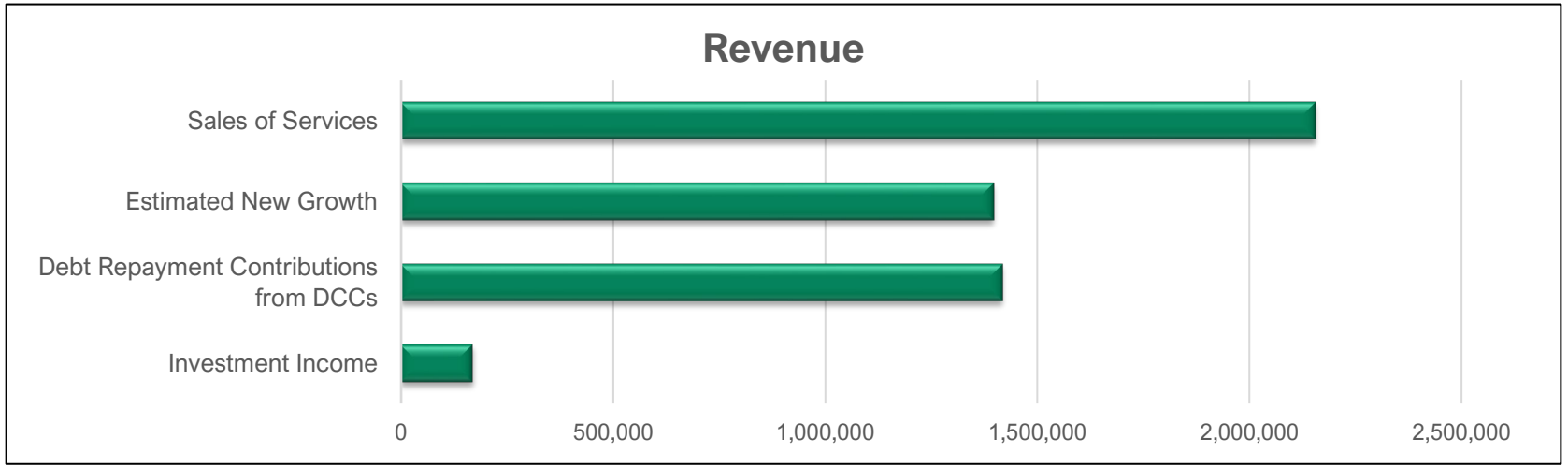
Date	Action
Jan-27	Draft Budget Report to Council - Universal, Utilities and Capital Budgets
Feb-03	Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw 1st, 2nd, 3rd
Jan-28 to Feb-13	Public Consultation
Feb-24	Results of Public Consultation Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw Final Utility User Fee Bylaw 1st, 2nd, 3rd
Mar-10	Utility User Fee Bylaw Final
Mar-25	Flat Utility Statements
Apr-28	Property Tax Rate Bylaw, 1st, 2nd, 3rd
May-12	Property Tax Rate Bylaw, Final
May/September/December	Metered Utility Statements- Triannual
May-26	Property Tax Notices Mailed
Jul-02	Property Tax Due Date

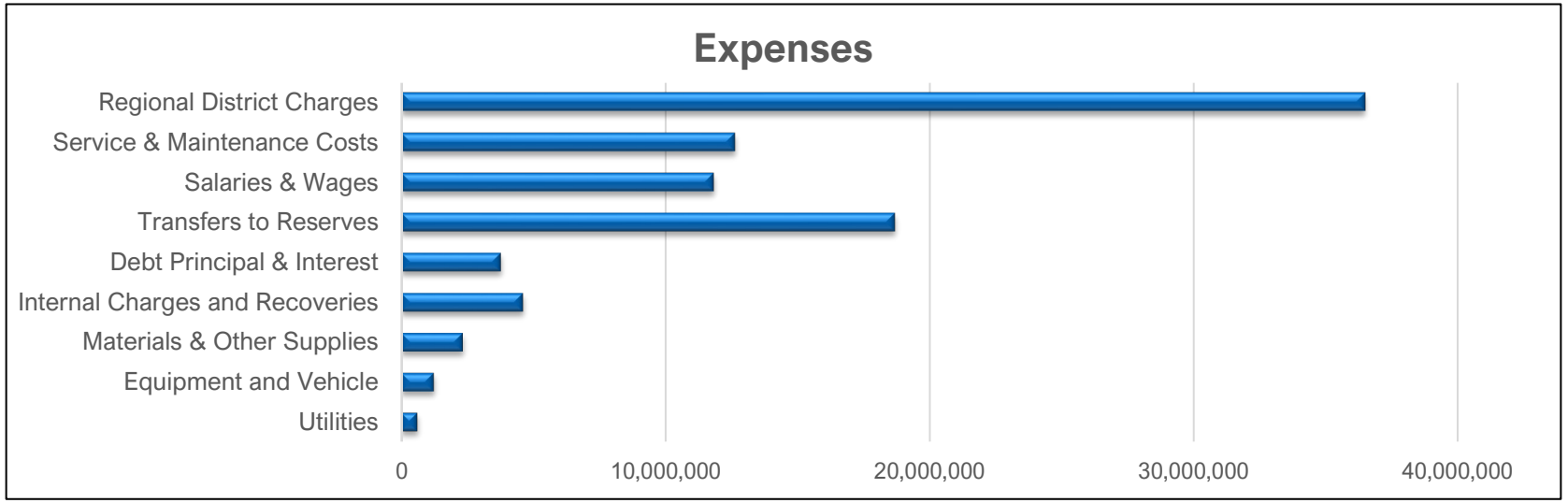
Revenue and Cost Drivers

Drivers	Examples
User Fee Revenue from Growth	New Development
Other User Fees & Charges	Secondary Suite Program
Salary & Wage Contracts	CUPE, Steps, and Increments
Special Contracts	Solid Waste
Regional District	Metro Vancouver Water Services, Sewer/Drainage Levy, and Tipping Fees
Maintenance Contracts	Inspection Programs, Dispatch, Planted Area Maintenance, etc.
Equipment & Vehicle	Internal and External Equipment Costs
Asset Management	Debt, Transfers to Reserves and Surplus, and Asset Maintenance

Revenue and Expense Categories for 2025

Utilities – excluding Utility User Rates





2025 Budget Issues and Challenges



2025 Budget

Issues and Challenges

- Inflation
- Regional Costs
  (GVS&DD, GVWD, Metro Tipping Fees)- impacted this year by costs related to the North Shore Wastewater Treatment Plant
- Operating Impact of Township Capital and Community Development
- Infrastructure Costs
  - Continued diligence in providing funding levels that support asset maintenance now and into the future
  - Transfer to Reserves

Regional Charges – Metro Vancouver

Water Rate Increases

Year	Rate Increase %	Peak Rate ($/m^3)	Non-Peak Rate ($/m^3)
2025	7.2%	1.4214	0.7119
2026	6.5%	1.5138	0.7582
2027	3.0%	1.5592	0.7809
2028	2.4%	1.5966	0.7996
2029	1.3%	1.6174	0.8100

Sewerage and Drainage

Year	Rate Increase (%)
2025	46.9%*
2026	4.8%
2027	6.7%
2028	9.1%
2029	7.9%

* 62% of this increase is the North Shore Wastewater Treatment Plant Levy

Infrastructure Costs

From Operating Funds

Water

- Transfers to Reserves & Surplus
- Debt Servicing
- Asset Maintenance

Sewer

- Transfers to Reserves & Surplus
- Debt Servicing
- Asset Maintenance

Solid Waste

- Transfers to Reserves & Surplus
- Debt Servicing
- Asset Maintenance

Summary of Budget Changes

By Cost and Revenue Categories



2025 Budget Changes

BASE BUDGET CHANGES (in $000's)	Water	Sewer	Solid Waste
Salary & Wages - Steps/Increments	312	191	54
Regional Costs (Water Purchases & Liquid Waste)	394	6,422	0
Waste/Organics Collection and Disposal	0	0	928
Voluntary Water Metering Program	327	0	0
External Debt Repayments	13	(54)	0
Infrastructure Renewal	2,661	2,150	200
Other Adjustments	131	(54)	252
Change from 2024 to 2025 before Revenue from Growth	**3,838**	**8,655**	**1,434**
User Pay Utility Revenue from Growth (WTR 2% / SWR 2% / SW 1.11%)	(717)	(564)	(116)
Base Budget Change	**3,121**	**8,091**	**1,318**
Utility User Fee Increase	**8.71%**	**28.69%**	**12.56%**

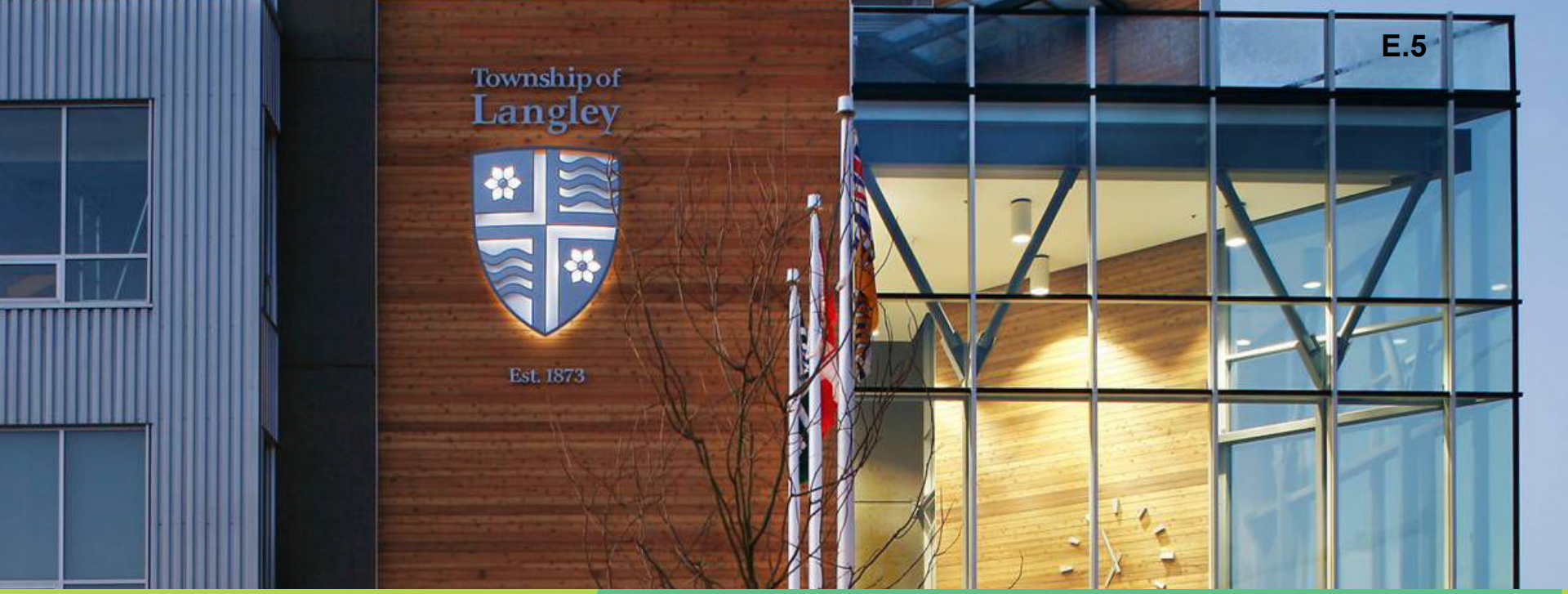
One Times



One-Times

Utilities One-Time Project Description	Sewer Capital Works
MFA Debt Redemption	**2,754,068**

One-Time Expenditure Budget contingent upon adequate prior year surplus funding availability.



2025 Preliminary Operating Budget

Universal Services

January 2025

Budget Context

Economic Context:

- Inflation - BC inflation has declined again in 2024 with the latest data from November showing YOY at 2.3%. (This is not always a direct indicator of Municipal cost drivers which include Metro Vancouver levies, RCMP contracts and construction cost which generally trend above CPI)

Next:

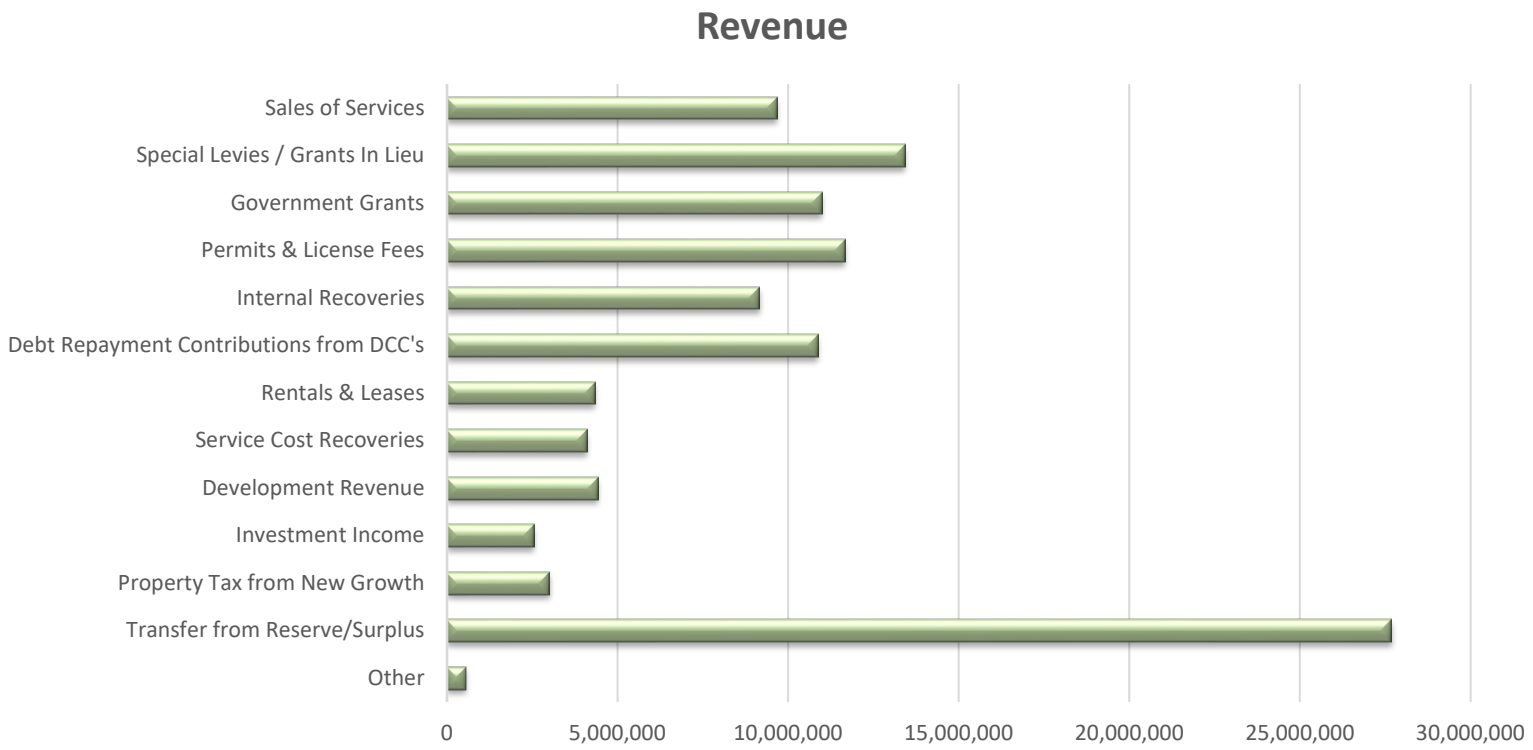
- Council review and input

Revenue and Cost Drivers

Drivers	Examples
Property Tax Revenue from Growth	New Development
Other User Fees & Charges	Recreation, Development, Police, Fire, etc.
Salary & Wage Contracts	CUPE, IAFF, Steps and Increments
Special Contracts	RCMP, FVRL, ECOMM, Recycling
Regional District & Translink	Transportation and Stormwater
Maintenance Contracts	Mowing, Information Technology, etc.
Materials & Supplies	Maintaining sufficient inventories and providing supplies as needed.
Equipment & Vehicle	Internal and External Equipment Costs
Asset Management	Debt, Transfers to Reserves and Surplus, Asset Maintenance

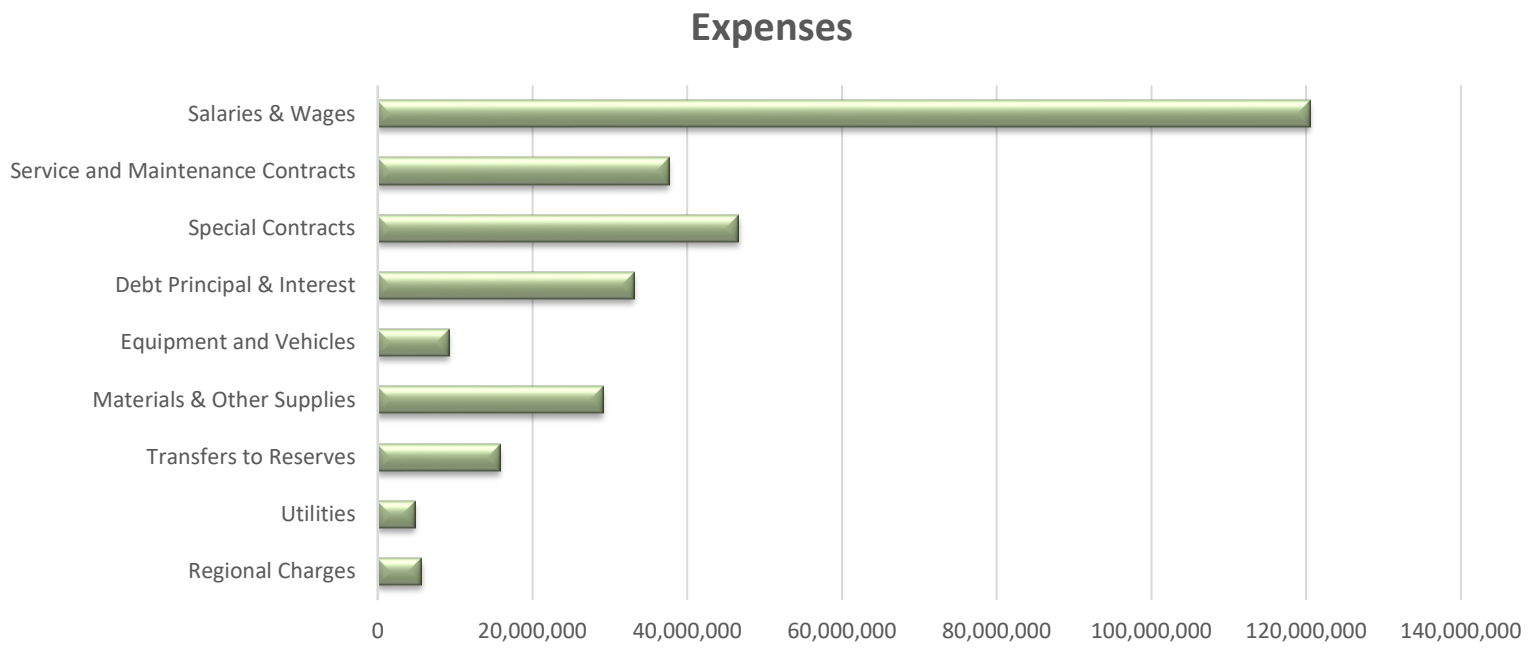
Revenue Categories for 2025

Universal Services – excluding Property Taxes



Expense Categories for 2025

Universal Services



2025 Budget

Issues and Challenges



2025 Budget Issues and Challenges

- Inflation
  Inflation in BC was 2.3% in 2024 which has lowered from the 3.3% we experienced in 2023
- Regional Costs
  RCMP Contract and Fraser Valley Regional Library (FVRL)
- Salary and Wage Contracts
  (CUPE expired end of 2024)
- Operating impact of Township Capital and Community Development
- Interest Rates
- Infrastructure Costs and Asset Maintenance

Regional Costs – RCMP

RCMP and Commitment to Protective Services

The general increase in the RCMP contract from 2024 to 2025 is **$3,046,145 (1.68% tax increase).** In addition, the 2024 annualization of the 2 members is a further cost of **$365,252.**

The largest components of the RCMP contract are:

- Direct Cost (Salaries, Professional and Special Services, Purchased Repair and Maintenance, etc.)
- Indirect Costs (Division Admin, Regular Member Pensions, Recruitment and Training, etc.)

- **Direct Costs** – For the past two years the cost of salaries has been increased by 4% per year as per the new RCMP collective agreement which will expire on March 31, 2025.
  A non-contractual estimate of 3.5% has been included in the 2025 Budget, plus other direct costs related to RCMP members which has resulted in an increase from 2024 to 2025 of approximately **$1,731,522.**

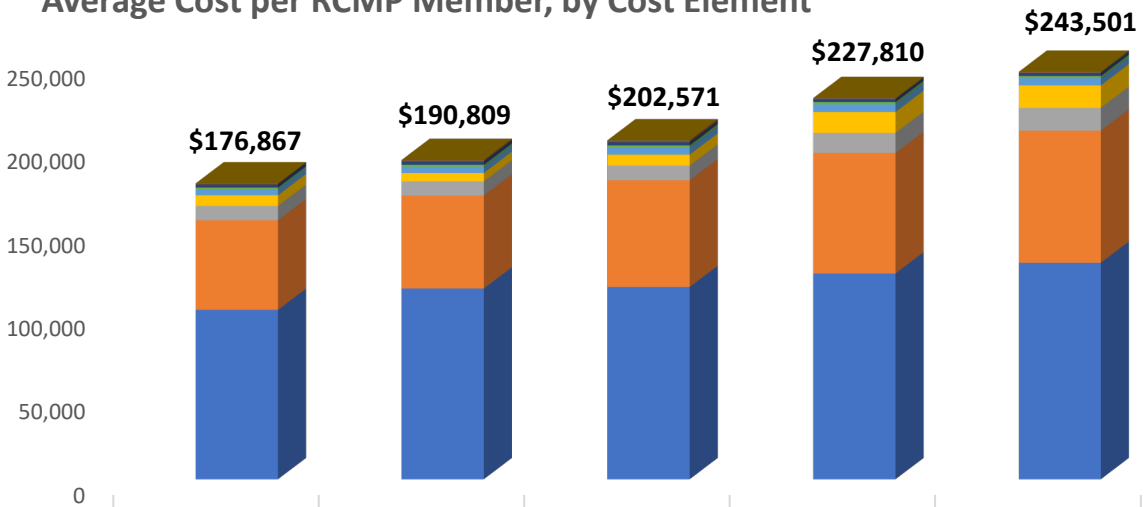
- **Indirect Costs** - With the exception of Member Pension, all indirect costs are charged on a per FTE basis for members. A Member's pension is charged at 20.13% of pensionable salaries and would therefore increase the same as salaries. The increase in pension from 2024 to 2025 is approximately **$325,009.**

- E-Division Administration is the largest component of indirect costs and for 2025 it is $43,647 per member, or approximately $8,033,528 in total. The increase is approximately 14% over 2024 or **$903,844**.

- Other Indirect Charges, like Recruitment and Training, National Programs, etc., have been increased by 4% over 2024 or **$85,770**.

Regional Costs – RCMP

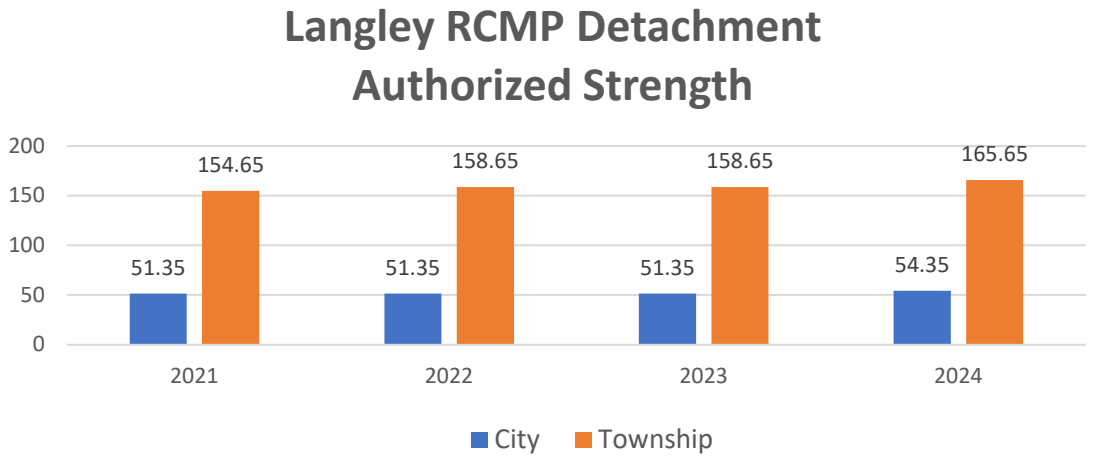
Average Cost per RCMP Member, by Cost Element

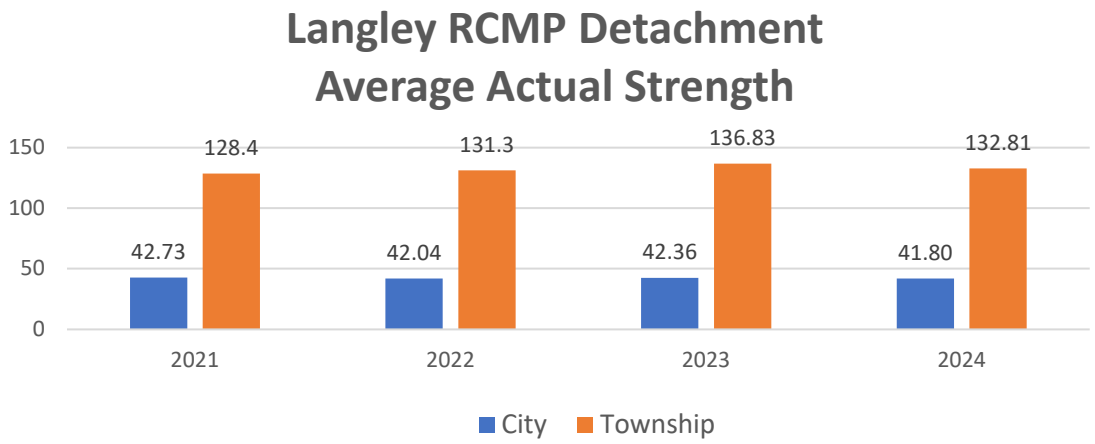


	2021	2022	2023	2024	2025
Information	24	25	26	36	37
Rentals	226	318	360	351	450
Other Subsidies & Payment	352	605	704	301	308
Purchased Repair & Maintenance	1,892	1,889	1,945	1,693	1,713
Transportation & Telecommunications	941	1,183	1,343	1,352	1,290
Utilities, Materials & Supplies	3,667	3,684	4,165	4,559	4,297
Mach & Equip for Asset Acquisitions	6,393	5,061	6,576	12,532	13,449
Professional & Special Services	8,560	8,450	8,737	11,930	13,609
Indirect Costs	53,515	55,537	63,770	72,021	78,920
Salaries	101,297	114,057	114,945	123,035	129,428

Regional Costs – RCMP

Langley RCMP 'Authorized' versus 'Average Actual Strength'





2025 Budget

One Time Expenditures



New 2025 One-Times (Universal)

Universal One-Time Project Description	Prior Year Surplus	Grants	Reserves
Langley Regional Airport Zoning Regulation Study	150,000		
Existing Detention Pond Optimization Study (Phase 1)	175,000		
2025 BC Curling Championships	60,500		
Recreation Facility Renovation Plan	200,000		
Funding for Budget Efficiencies	1,250,000		
Council Contingency	150,000		
Mayor Operating Contingency	100,000		
Corporate Operating Contingency	150,000		
Business System Migration	150,000		
Transfer to IT Reserve	100,000		
Transfer to Capital Projects Reserve	2,600,000		
Transfer to Facilities Renewal Reserve	1,500,000		
Transfer to Recreation Renewal and Replacement Reserve	400,000		
Traffic Impact Study	25,000		
MAP National Certification	25,000		
Animal Control from LAPS	200,000		
Fraser River Presentation Theatre Upgrades	350,000		
MFA Bylaw 5922	198,722		
MFA Bylaw 5991	93,486		
Transfer from CAC Reserve			8,083,762
Transfer from Aldergrove Amenity Fund			357,955
Transfer from Greenway Amenity Fund			157,289
Transfer from RCMP Reserve			750,000
Building Energy - BC Hydro		100,000	
Building Safer Communities Fund (BSCF) (2022-26)		682,421	
Transfer from Debt Reserve for MFA Debt Redemptions			1,016,359
MFA Debt Redemptions from Prior Year Surplus	1,074,843		
Total	**8,952,551**	**782,421**	**10,365,365**

One-Time Expenditure Budget contingent upon adequate prior year surplus funding availability.

2025 Budget

Library Services



Library Services

Library	
Base Budget Change	**(in 000's)**
FVRL annual contract increase	254
Contribution to Library reserve fund	500
Facility Maintenance Cost Escalations	56
Revenue from Growth	(124)
Base Budget Increase	**686**

The Township will calculate a separate charge to collect the amount assessed. It will be included on the Property Tax Notice along with all Municipal Levies, Metro Van, MFA, BCAA, Schools and TransLink.

2025 Budget

Household Impact



Est. Impact on Representative House



(Municipal Statistics $1,502,344)

Property Tax	2024	Change	2025
Property Tax Increase (General $2,578, Library $107 = $2,685)	2,578.00	116.01	2,694.01

704 - Taxes and Charges on a Representative House - 2024

Municipalities	RD	House Value	School	General Municipal	Regional District	Hospital	BCA, MFA and Other	Total Res Variable Rate Taxes	Total Res Parcel Taxes	Total Res User Fees	Total Residential Property Taxes and Charges
West Vancouver	MVRD	3,691,993	2,725	6,128	209	0	1,127	**10,189**	0	2,805	**12,994**
Vancouver	MVRD	2,673,403	2,327	4,640	147	0	816	**7,930**	0	1,962	**9,892**
White Rock	MVRD	1,992,208	1,969	4,607	116	0	608	**7,300**	0	1,653	**8,953**
Port Moody	MVRD	1,894,192	1,905	4,526	110	0	578	**7,119**	0	1,562	**8,681**
New Westminster	MVRD	1,615,972	1,768	4,246	94	0	493	**6,601**	0	4,117	**10,718**
Lions Bay	MVRD	2,253,370	1,663	3,802	143	0	1,031	**6,639**	0	3,382	**10,021**
Anmore	MVRD	2,535,365	2,550	3,712	817	0	1,166	**8,245**	1,613	1,434	**11,292**
North Vancouver - C	MVRD	2,096,439	1,874	3,709	120	0	640	**6,343**	0	1,571	**7,914**
North Vancouver - D	MVRD	2,232,436	1,996	3,659	126	0	681	**6,462**	0	2,172	**8,634**
Bowen Island	MVRD	1,605,650	1,185	3,593	94	0	909	**5,781**	1,952	2,590	**10,323**
Coquitlam	MVRD	1,771,416	1,782	3,467	100	0	541	**5,890**	0	1,591	**7,481**
Richmond	MVRD	2,020,469	2,030	3,385	112	0	617	**6,144**	0	1,812	**7,956**
Maple Ridge	MVRD	1,279,121	1,393	3,146	73	0	390	**5,002**	253	1,375	**6,630**
Delta	MVRD	1,473,991	1,464	3,121	82	0	558	**5,225**	0	1,357	**6,582**
Burnaby	MVRD	2,079,173	2,045	3,098	116	0	635	**5,894**	616	817	**7,327**
Langley - C	MVRD	1,370,475	1,413	2,994	78	0	418	**4,903**	0	1,492	**6,395**
Pitt Meadows	MVRD	1,200,063	1,307	2,962	71	0	366	**4,706**	0	1,538	**6,244**
Port Coquitlam	MVRD	1,430,546	1,439	2,869	81	0	437	**4,826**	0	1,197	**6,023**
Surrey	MVRD	1,741,553	1,722	2,764	96	0	532	**5,114**	546	1,420	**7,080**
Langley - D	MVRD	1,502,344	1,549	2,685	84	0	459	**4,777**	0	1,586	**6,363**
Belcarra	MVRD	1,941,000	1,952	2,519	926	0	870	**6,267**	1,110	2,412	**9,789**

Household Impact

Property Tax / User Pay Utilities	2024	Change	2025	Cumulative Total
Property Tax Increase	2,578.00	See below	2,578.00	2,578.00
Core Municipal Services		(10.31)	(10.31)	2,567.69
Protective Services		102.60	102.60	2,670.29
Infrastructure Renewal		23.72	23.72	2,694.01
Library Services	107.00	9.74	116.74	2,810.75
Water[1]	705.14	61.42	766.56	3,577.31
Sanitary Sewer[1]	608.13	174.47	782.60	4,359.91
Solid Waste[2]	372.39	38.61	411.00	4,770.91

[1] For non-metered water and sewer

[2] 240L solid waste container being referenced in relation to representative household

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Community Development	63-64
Fiscal/Other	65-66

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
2025 OPERATING BUDGET SUMMARY
USER PAY UTILITIES

	Water	Sewer	Solid Waste
RATES REVENUE			
Utility Levies	(35,850,194)	(28,196,040)	(10,496,487)
Estimated New Growth	(717,004)	(563,921)	(116,086)
Utility Levy increase	(3,123,230)	(8,090,714)	(1,318,218)
	(39,690,428)	(36,850,675)	(11,930,791)
NON-RATES REVENUE			
Sales of Services	(1,437,908)	(682,323)	(35,000)
Investment Income	(85,000)	(65,000)	(20,000)
Debt Repayment Contributions from DCCs	(1,300,191)	(116,779)	-
External Unidentified Revenue	(150,000)	(150,000)	(150,000)
Total Revenue	**(42,663,527)**	**(37,864,777)**	**(12,135,791)**
EXPENSE			
Salaries, Wages & Benefits	6,896,791	4,067,397	867,133
Service and Maintenance Contracts	1,880,582	1,436,946	9,321,224
Consulting and Professional Services	131,964	101,991	20,000
Regional Charges/Recoveries	16,148,867	20,343,649	-
Fuel	5,100	6,652	-
Equipment and Vehicle Rental	798,965	422,776	15,023
Communication and Technology	61,110	29,820	1,460
Insurance	134,088	61,193	200
Materials and Supplies	632,479	368,909	78,934
Utility User Fees	427,908	183,415	-
Debt Principal and Interest	3,353,092	419,761	-
Internal Charges & Recoveries	2,274,101	1,719,021	619,703
Transfer to Own Funds	9,378,045	8,313,893	1,000,000
External Unidentified	150,000	150,000	150,000
Other Supplies and Expense	390,435	239,354	62,114
Total Expense	**42,663,527**	**37,864,777**	**12,135,791**
Budget Shortfall/(Surplus)	**-**	**-**	**-**
Estimated New Growth Rate	**2.00%**	**2.00%**	**1.11%**
User Rate Increase	**8.71%**	**28.69%**	**12.56%**

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TOWNSHIP OF LANGLEY
WATER UTILITY
2025-2029 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 Budget	2026 Change	2026 Budget	2027 Change	2027 Budget	2028 Change	2028 Budget	2029 Change	2029 Budget
RATES REVENUE											
Utility Levies		(26,878)	(35,850,194)	-	(39,690,428)	-	(43,048,600)		(48,216,906)	-	(50,631,733)
Estimated New Growth		(717,004)	(717,004)	(793,809)	(793,809)	(860,972)	(860,972)	(964,338)	(964,338)	(1,012,635)	(1,012,635)
Utility Levy increase		(3,123,230)	(3,123,230)	(2,564,363)	(2,564,363)	(4,307,334)	(4,307,334)	(1,450,489)	(1,450,489)	(1,535,740)	(1,535,740)
	(35,823,316)	(3,867,112)	(39,690,428)	(3,358,172)	(43,048,600)	(5,168,306)	(48,216,906)	(2,414,827)	(50,631,733)	(2,548,375)	(53,180,108)
NON-RATES REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	-	-	-	-	-	-	-	-	-	-	-
Service Cost Recoveries	-	-	-	-	-	-	-	-	-	-	-
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(1,339,001)	(98,907)	(1,437,908)	-	(1,437,908)	-	(1,437,908)	-	(1,437,908)	-	(1,437,908)
Rentals and Leases	-	-	-	-	-	-	-	-	-	-	-
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	(85,000)	-	(85,000)	-	(85,000)	-	(85,000)	-	(85,000)	-	(85,000)
Other Revenue	-	-	-	-	-	-	-	-	-	-	-
Debt Repayment Contributions from DCCs	(1,228,165)	(72,026)	(1,300,191)	(1,432,428)	(2,732,619)	(20,982)	(2,753,601)	(21,644)	(2,775,245)	(22,326)	(2,797,571)
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified Revenue	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)
TOTAL REVENUE	**(38,625,482)**	**(4,038,045)**	**(42,663,527)**	**(4,790,600)**	**(47,454,127)**	**(5,189,288)**	**(52,643,415)**	**(2,436,471)**	**(55,079,886)**	**(2,570,701)**	**(57,650,587)**
EXPENSE											
Salaries, Wages & Benefits	6,497,855	398,936	6,896,791	7,500	6,904,291	7,500	6,911,791	7,500	6,919,291	7,500	6,926,791
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	1,800,256	80,326	1,880,582	32,196	1,912,778	32,305	1,945,083	32,426	1,977,509	32,557	2,010,066
Consulting and Professional Services	131,964	-	131,964	-	131,964	-	131,964	-	131,964	-	131,964
Regional Charges/Recoveries	15,754,780	394,087	16,148,867	1,737,943	17,886,810	1,254,544	19,141,354	1,203,622	20,344,976	1,027,431	21,372,407
Fuel	5,100	-	5,100	-	5,100	-	5,100	-	5,100	-	5,100
Equipment and Vehicle Rental	804,629	(5,664)	798,965	11,664	810,629	11,895	822,524	12,133	834,657	12,380	847,037
Communication and Technology	67,865	(6,755)	61,110	217	61,327	125	61,452	425	61,877	550	62,427
Insurance	15,052	119,036	134,088	13,409	147,497	14,750	162,247	16,225	178,472	17,847	196,319
Materials and Supplies	629,567	2,912	632,479	-	632,479	-	632,479	-	632,479	-	632,479
Utility User Fees	551,206	(123,298)	427,908	8,540	436,448	8,709	445,157	8,883	454,040	9,062	463,102
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	3,237,149	115,943	3,353,092	2,380,014	5,733,106	3,340,697	9,073,803	-	9,073,803	377,817	9,451,620
Internal Charges & Recoveries	2,045,287	228,814	2,274,101	315,556	2,589,657	260,459	2,850,116	240,108	3,090,224	220,666	3,310,890
Transfer to Own Funds	6,314,917	3,063,128	9,378,045	-	9,378,045	-	9,378,045	724,000	10,102,045	708,000	10,810,045
Contribution to Capital	500,000	(500,000)	-	-	-	-	-	-	-	-	-
External Unidentified	150,000	-	150,000	-	150,000	-	150,000	-	150,000	-	150,000
Other Supplies and Expense	119,855	270,580	390,435	283,561	673,996	258,304	932,300	191,149	1,123,449	156,891	1,280,340
TOTAL EXPENSE	**38,625,482**	**4,038,045**	**42,663,527**	**4,790,600**	**47,454,127**	**5,189,288**	**52,643,415**	**2,436,471**	**55,079,886**	**2,570,701**	**57,650,587**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Estimated New Growth Rate			**2.00%**		**2.00%**		**2.00%**		**2.00%**		**2.00%**
User Rate Increase			**8.71%**		**6.46%**		**10.01%**		**3.01%**		**3.03%**
Approximate value of a 1% Utility Increase			**358,500**		**396,900**		**430,500**		**482,200**		**506,300**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Rates)					
SALES OF SERVICES					
- Secondary Suite Program	(98,000)	-	-	-	-
- Recoverable Work Revenue	(907)	-	-	-	-
SALES OF SERVICES	**(98,907)**	**-**	**-**	**-**	**-**
DEBT REPAYMENT CONTRIBUTIONS FROM DCCs					
- Jericho Reservoir - Phase I - Repayment from DCCs (Fund 90)	(9,697)	(10,002)	(10,318)	(10,643)	(10,978)
- Jericho Reservoir - Phase I - Repayment from DCCs (Fund 88)	(10,023)	(10,340)	(10,664)	(11,001)	(11,348)
- Debt Repayments for Jericho Water Booster Station from DCCs	(62,345)	(1,331,421)	-	-	-
- Debt Repayments 208th Phase I	(14,058)	(55,431)	-	-	-
- Temporary Internal 208th Phase I - Interest	50,141	-	-	-	-
- Debt Provision - DCC Funded	(26,044)	(25,234)	-	-	-
DEBT REPAYMENT CONTRIBUTIONS FROM DCCs	**(72,026)**	**(1,432,428)**	**(20,982)**	**(21,644)**	**(22,326)**
REVENUE ADJUSTMENTS	**(170,933)**	**(1,432,428)**	**(20,982)**	**(21,644)**	**(22,326)**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	56,532	-	-	-	-
- Asset Management Auxiliary Staff	-	7,500	7,500	7,500	7,500
- Voluntary Water Metering Program (Clerk III)	78,693	-	-	-	-
- Voluntary Water Metering Program (Engineering Technologist II)	117,085	-	-	-	-
- Voluntary Water Metering Program (Utilities Maintenance Worker)	90,253	-	-	-	-
- Operating Impact from Development Capital Works	42,881	-	-	-	-
- Operating Impact from ToL Capital Construction	13,492	-	-	-	-
SALARY, WAGES & BENEFITS	**398,936**	**7,500**	**7,500**	**7,500**	**7,500**
SERVICE AND MAINTENANCE CONTRACTS					
- Surrey Dispatching Contract	1,647	1,196	1,305	1,426	1,557
- Groundwater Well Budget (Contracts)	(10,000)	-	-	-	-
- Registered Land Surveyor	33,500	-	-	-	-
- Water Infrastructure Condition Assessment Program	20,000	20,000	20,000	20,000	20,000
- Voluntary Water Metering Program	20,000	10,000	10,000	10,000	10,000
- Corrosive Investigation Program	1,000	1,000	1,000	1,000	1,000
- Operating Impact from Development Capital Works	10,790	-	-	-	-
- Operating Impact from ToL Capital Construction	3,389	-	-	-	-
SERVICE AND MAINTENANCE CONTRACTS	**80,326**	**32,196**	**32,305**	**32,426**	**32,557**
REGIONAL DISTRICT CHARGES					
- Water Purchase	394,087	1,737,943	1,254,544	1,203,622	1,027,431
REGIONAL DISTRICT CHARGES	**394,087**	**1,737,943**	**1,254,544**	**1,203,622**	**1,027,431**
EQUIPMENT & VEHICLE RENTALS					
- Vehicle & Equipment Hourly Unit Rental	7,582	9,231	9,414	9,601	9,797
- Vehicle & Equipment Monthly Unit Rental	1,998	2,433	2,481	2,532	2,583
- Water Treatment Plants (Vehicle Rental)	(2,191)	-	-	-	-
- Groundwater Well Budget (Vehicle Rental)	(24,000)	-	-	-	-
- Voluntary Water Metering Program (Vehicle Rental)	10,000	-	-	-	-
- Operating Impact from Development Capital Works	719	-	-	-	-
- Operating Impact from ToL Capital Construction	228	-	-	-	-
EQUIPMENT & VEHICLE RENTALS	**(5,664)**	**11,664**	**11,895**	**12,133**	**12,380**
COMMUNICATION AND TECHNOLOGY					
- Metro Vancouver Geospatial	216	217	125	425	550
- Water Treatment Plants (Software/Phone)	(6,971)	-	-	-	-
COMMUNICATION AND TECHNOLOGY	**(6,755)**	**217**	**125**	**425**	**550**
INSURANCE					
- Insurance Premiums	119,036	13,409	14,750	16,225	17,847
INSURANCE	**119,036**	**13,409**	**14,750**	**16,225**	**17,847**
MATERIALS & SUPPLIES					
- Groundwater Well Budget (Materials)	(16,000)	-	-	-	-
- Operating Impact from Development Capital Works	14,386	-	-	-	-
- Operating Impact from ToL Capital Construction	4,526	-	-	-	-
MATERIALS & SUPPLIES	**2,912**	**-**	**-**	**-**	**-**
UTILITY USER FEES					
- Electricity	8,289	8,455	8,622	8,794	8,971
- Natural Gas	84	85	87	89	91
- Water Treatment Plants (Electricity)	(2,164)	-	-	-	-
- Water Treatment Plants (Natural Gas)	(454)	-	-	-	-
- Groundwater Well Budget (Electricity)	(130,000)	-	-	-	-
- Operating Impact from Development Capital Works	719	-	-	-	-
- Operating Impact from ToL Capital Construction (Electricity)	228	-	-	-	-
UTILITY USER FEES	**(123,298)**	**8,540**	**8,709**	**8,883**	**9,062**

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

	2025	2026	2027	2028	2029
DEBT PRINCIPAL AND INTEREST					
- Debt Repayments for Jericho Water Booster Station DCC	62,345	1,331,421	-	-	-
- Debt Repayments 208th Phase I (DCC Funded)	14,058	55,431	-	-	-
- Debt Repayments 208th Phase I	13,496	53,213	-	-	-
- Debt Provision	-	914,715	3,340,697	-	377,817
- Debt Provision - DCC Funded	26,044	25,234	-	-	-
DEBT PRINCIPAL AND INTEREST	**115,943**	**2,380,014**	**3,340,697**	**-**	**377,817**
INTERNAL CHARGES & RECOVERIES					
- Small Equipment Replacement Contribution	662	-	-	-	-
- Garage Shop Overhead Contribution	358	-	-	-	-
- Administrative Overhead	227,794	315,556	260,459	240,108	220,666
INTERNAL CHARGES & RECOVERIES	**228,814**	**315,556**	**260,459**	**240,108**	**220,666**
TRANSFER TO RESERVES					
- Jericho Reservoir - Phase I - Principal Payment from DCCs (Fund 90)	9,697	10,002	10,318	10,643	10,978
- Jericho Reservoir - Phase I - Interest from User Fees (Fund 90)	(9,697)	(10,002)	(10,318)	(10,643)	(10,978)
- Jericho Reservoir - Phase I - Principal Payment from DCCs (Fund 88)	10,023	10,340	10,664	11,001	11,348
- Jericho Reservoir - Phase I - Interest from User Fees (Fund 88)	(10,023)	(10,340)	(10,664)	(11,001)	(11,348)
- Temporary Internal 208th Phase I - Interest (DCC Funded)	(50,141)	-	-	-	-
- Temporary Internal 208th Phase I - Interest	(48,136)	-	-	-	-
- Transfer to Reserves	2,661,405	-	-	724,000	708,000
- Reallocation from Contribution to Capital	500,000	-	-	-	-
TRANSFER TO RESERVES	**3,063,128**	**-**	**-**	**724,000**	**708,000**
CONTRIBUTION TO CAPITAL					
- Reallocation to Transfer to Reserves	(500,000)	-	-	-	-
CONTRIBUTION TO CAPITAL	**(500,000)**	**-**	**-**	**-**	**-**
OTHER SUPPLIES AND EXPENSES					
- Operating Impact from Development Capital Works	719	-	-	-	-
- Operating Impact from ToL Capital Construction	228	-	-	-	-
OTHER SUPPLIES AND EXPENSES	**947**	**-**	**-**	**-**	**-**
FISCAL SERVICES	**269,633**	**283,561**	**258,304**	**191,149**	**156,891**
TOTAL EXPENSE ADJUSTMENTS	**4,038,045**	**4,790,600**	**5,189,288**	**2,436,471**	**2,570,701**
TOTAL NET NON-DISCRETIONARY ADJUSTMENTS	**3,867,112**	**3,358,172**	**5,168,306**	**2,414,827**	**2,548,375**

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TOWNSHIP OF LANGLEY
SEWER UTILITY
2025-2029 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 Budget	2026 Change	2026 Budget	2027 Change	2027 Budget	2028 Change	2028 Budget	2029 Change	2029 Budget
RATES REVENUE											
Utility Levies		(340,437)	(28,196,040)	-	(36,850,675)	-	(38,686,738)	-	(40,598,387)	-	(42,982,205)
Estimated New Growth		(563,921)	(563,921)	(737,014)	(737,014)	(773,735)	(773,735)	(811,968)	(811,968)	(859,644)	(859,644)
Utility Levy increase		(8,090,714)	(8,090,714)	(1,099,050)	(1,099,050)	(1,137,914)	(1,137,914)	(1,571,850)	(1,571,850)	(1,411,157)	(1,411,157)
	(27,855,603)	(8,995,072)	(36,850,675)	(1,836,063)	(38,686,738)	(1,911,649)	(40,598,387)	(2,383,818)	(42,982,205)	(2,270,801)	(45,253,006)
NON-RATES REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	-	-	-	-	-	-	-	-	-	-	-
Service Cost Recoveries	-	-	-	-	-	-	-	-	-	-	-
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(589,622)	(92,701)	(682,323)	-	(682,323)	-	(682,323)	-	(682,323)	-	(682,323)
Rentals and Leases	-	-	-	-	-	-	-	-	-	-	-
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	(65,000)	-	(65,000)	-	(65,000)	-	(65,000)	-	(65,000)	-	(65,000)
Other Revenue	-	-	-	-	-	-	-	-	-	-	-
Debt Repayment Contributions from DCCs	(164,410)	47,631	(116,779)	(73,169)	(189,948)	-	(189,948)	-	(189,948)	-	(189,948)
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified Revenue	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)
TOTAL REVENUE	**(28,824,635)**	**(9,040,142)**	**(37,864,777)**	**(1,909,232)**	**(39,774,009)**	**(1,911,649)**	**(41,685,658)**	**(2,383,818)**	**(44,069,476)**	**(2,270,801)**	**(46,340,277)**
EXPENSE											
Salaries, Wages & Benefits	4,015,224	52,173	4,067,397	10,000	4,077,397	10,000	4,087,397	10,000	4,097,397	10,000	4,107,397
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	1,367,401	69,545	1,436,946	28,696	1,465,642	28,805	1,494,447	28,926	1,523,373	29,057	1,552,430
Consulting and Professional Services	101,991	-	101,991	-	101,991	-	101,991	-	101,991	-	101,991
Regional Charges/Recoveries	13,921,542	6,422,107	20,343,649	977,508	21,321,157	1,419,480	22,740,637	2,046,511	24,787,148	1,941,187	26,728,335
Fuel	6,652	-	6,652	-	6,652	-	6,652	-	6,652	-	6,652
Equipment and Vehicle Rental	417,551	5,225	422,776	5,996	428,772	6,118	434,890	6,241	441,131	6,365	447,496
Communication and Technology	29,604	216	29,820	217	30,037	125	30,162	425	30,587	550	31,137
Insurance	15,057	46,136	61,193	6,119	67,312	6,731	74,043	7,404	81,447	8,145	89,592
Materials and Supplies	359,406	9,503	368,909	5,000	373,909	5,000	378,909	5,000	383,909	5,000	388,909
Utility User Fees	179,524	3,891	183,415	3,662	187,077	3,736	190,813	3,810	194,623	3,886	198,509
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	455,605	(35,844)	419,761	(293,706)	126,055	-	126,055	-	126,055	-	126,055
Internal Charges & Recoveries	1,494,737	224,284	1,719,021	248,617	1,967,638	279,223	2,246,861	162,560	2,409,421	173,799	2,583,220
Transfer to Own Funds	5,230,080	3,083,813	8,313,893	750,000	9,063,893	-	9,063,893	-	9,063,893	-	9,063,893
Contribution to Capital	1,000,000	(1,000,000)	-	-	-	-	-	-	-	-	-
External Unidentified	150,000	-	150,000	-	150,000	-	150,000	-	150,000	-	150,000
Other Supplies and Expense	80,261	159,093	239,354	167,123	406,477	152,431	558,908	112,941	671,849	92,812	764,661
TOTAL EXPENSE	**28,824,635**	**9,040,142**	**37,864,777**	**1,909,232**	**39,774,009**	**1,911,649**	**41,685,658**	**2,383,818**	**44,069,476**	**2,270,801**	**46,340,277**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Estimated New Growth Rate			**2.00%**		**2.00%**		**2.00%**		**2.00%**		**2.00%**
User Rate Increase			**28.69%**		**2.98%**		**2.94%**		**3.87%**		**3.28%**
Approximate value of a 1% Utility Increase			**282,000**		**368,500**		**386,900**		**406,000**		**429,800**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Rates)					
SALES OF SERVICES					
- Recoverable Work Revenue	(101)	-	-	-	-
- Secondary Suite Program	(92,600)	-	-	-	-
SALES OF SERVICES	**(92,701)**	**-**	**-**	**-**	**-**
DEBT REPAYMENT CONTRIBUTIONS FROM DCCs					
- Debt Repayments 208th Phase I	(18,556)	(73,169)	-	-	-
- Temporary Internal 208th Phase I - Interest	66,187	-	-	-	-
DEBT REPAYMENT CONTRIBUTIONS FROM DCCs	**47,631**	**(73,169)**	**-**	**-**	**-**
REVENUE ADJUSTMENTS	**(45,070)**	**(73,169)**	**-**	**-**	**-**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	32,741	-	-	-	-
- H2S Mitigation and Monitoring	2,404	2,500	2,500	2,500	2,500
- Asset Management Auxiliary Staff	-	7,500	7,500	7,500	7,500
- Operating Impact from Development Capital Works	11,070	-	-	-	-
- Operating Impact from ToL Capital Construction	5,958	-	-	-	-
SALARY, WAGES & BENEFITS	**52,173**	**10,000**	**10,000**	**10,000**	**10,000**
SERVICE AND MAINTENANCE CONTRACTS					
- Surrey Dispatching Contract	1,647	1,196	1,305	1,426	1,557
- Registered Land Surveyor	33,500	-	-	-	-
- H2S Mitigation and Monitoring	7,500	7,500	7,500	7,500	7,500
- Sewer Infrastructure Condition Assessment Program	20,000	20,000	20,000	20,000	20,000
- Operating Impact from Development Capital Works	4,488	-	-	-	-
- Operating Impact from ToL Capital Construction	2,410	-	-	-	-
SERVICE AND MAINTENANCE CONTRACTS	**69,545**	**28,696**	**28,805**	**28,926**	**29,057**
REGIONAL DISTRICT CHARGES					
- Greater Vancouver Sewer and Drainage District Levy	6,334,316	952,192	1,392,898	2,018,600	1,911,881
- City of Langley Annual Sewer Agreement	87,791	25,316	26,582	27,911	29,306
REGIONAL DISTRICT CHARGES	**6,422,107**	**977,508**	**1,419,480**	**2,046,511**	**1,941,187**
EQUIPMENT & VEHICLE RENTALS					
- Vehicle & Equipment Hourly Unit Rental	4,026	4,902	5,002	5,101	5,203
- Vehicle & Equipment Monthly Unit Rental	898	1,094	1,116	1,140	1,162
- Operating Impact from Development Capital Works	195	-	-	-	-
- Operating Impact from ToL Capital Construction	106	-	-	-	-
EQUIPMENT & VEHICLE RENTALS	**5,225**	**5,996**	**6,118**	**6,241**	**6,365**
COMMUNICATION AND TECHNOLOGY					
- Metro Vancouver Geospatial	216	217	125	425	550
COMMUNICATION AND TECHNOLOGY	**216**	**217**	**125**	**425**	**550**
INSURANCE					
- Insurance Premiums	46,136	6,119	6,731	7,404	8,145
INSURANCE	**46,136**	**6,119**	**6,731**	**7,404**	**8,145**
MATERIALS & SUPPLIES					
- H2S Mitigation and Monitoring	5,000	5,000	5,000	5,000	5,000
- Operating Impact from Development Capital Works	2,927	-	-	-	-
- Operating Impact from ToL Capital Construction	1,576	-	-	-	-
MATERIALS & SUPPLIES	**9,503**	**5,000**	**5,000**	**5,000**	**5,000**
UTILITY USER FEES					
- Electricity	3,590	3,662	3,736	3,810	3,886
- Operating Impact from Development Capital Works	195	-	-	-	-
- Operating Impact from ToL Capital Construction	106	-	-	-	-
UTILITY USER FEES	**3,891**	**3,662**	**3,736**	**3,810**	**3,886**
DEBT PRINCIPAL AND INTEREST					
- Debt Repayments 208th Phase I	18,556	73,169	-	-	-
- DEBTMFA-4750 - Redemption	(54,400)	(366,875)			
DEBT PRINCIPAL AND INTEREST	**(35,844)**	**(293,706)**	**-**	**-**	**-**
INTERNAL CHARGES & RECOVERIES					
- Small Equipment Replacement Contribution	662	-	-	-	-
- Garage Shop Overhead Contribution	356	-	-	-	-
- Administrative Overhead	223,266	248,617	279,223	162,560	173,799
INTERNAL CHARGES & RECOVERIES	**224,284**	**248,617**	**279,223**	**162,560**	**173,799**
TRANSFER TO RESERVES					
- Transfer to Reserve	2,150,000	750,000	-	-	-
- Temporary Internal 208th Phase I - Interest	(66,187)	-	-	-	-
- Reallocation from Contribution to Capital	1,000,000	-	-	-	-
TRANSFER TO RESERVES	**3,083,813**	**750,000**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
CONTRIBUTION TO CAPITAL					
- Reallocation to Transfer to Reserves	(1,000,000)	-	-	-	-
CONTRIBUTION TO CAPITAL	**(1,000,000)**	**-**	**-**	**-**	**-**
OTHER SUPPLIES AND EXPENSES					
- Vehicle Allowance Adjustment	-	-	-	-	-
- Operating Impact from Development Capital Works	195	-	-	-	-
- Operating Impact from ToL Capital Construction	106	-	-	-	-
OTHER SUPPLIES AND EXPENSES	**301**	**-**	**-**	**-**	**-**
FISCAL SERVICES	**158,792**	**167,123**	**152,431**	**112,941**	**92,812**
TOTAL EXPENSE ADJUSTMENTS	**9,040,142**	**1,909,232**	**1,911,649**	**2,383,818**	**2,270,801**
TOTAL NET NON-DISCRETIONARY ADJUSTMENTS	**8,995,072**	**1,836,063**	**1,911,649**	**2,383,818**	**2,270,801**

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TOWNSHIP OF LANGLEY
SOLID WASTE UTILITY
2025-2029 OPERATING BUDGET

	2024	2025	2025	2026	2026	2027	2027	2028	2028	2029	2029
	BUDGET (Base)	Changes	Budget	Changes	Budget	Changes	Budget	Changes	Budget	Changes	Budget
RATES REVENUE											
Utility Levies		178,981	(10,496,487)		(11,930,791)		(12,662,296)		(13,418,847)		(14,202,840)
Estimated New Growth		(116,086)	(116,086)	(118,752)	(118,752)	(121,480)	(121,480)	(124,271)	(124,271)	(127,125)	(127,125)
Utility Levy increase		(1,318,218)	(1,318,218)	(612,753)	(612,753)	(635,071)	(635,071)	(659,722)	(659,722)	(529,320)	(529,320)
	(10,675,468)	(1,255,323)	(11,930,791)	(731,505)	(12,662,296)	(756,551)	(13,418,847)	(783,993)	(14,202,840)	(656,445)	(14,859,285)
NON-RATES REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	-	-	-	-	-	-	-	-	-	-	-
Service Cost Recoveries	-	-	-	-	-	-	-	-	-	-	-
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(35,000)	-	(35,000)	-	(35,000)	-	(35,000)	-	(35,000)	-	(35,000)
Rentals and Leases	-	-	-	-	-	-	-	-	-	-	-
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	(20,000)	-	(20,000)	-	(20,000)	-	(20,000)	-	(20,000)	-	(20,000)
Other Revenue	(7,295)	7,295	-	-	-	-	-	-	-	-	-
Debt Repayment Contributions from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified Revenue	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)
TOTAL REVENUE	**(10,887,763)**	**(1,248,028)**	**(12,135,791)**	**(731,505)**	**(12,867,296)**	**(756,551)**	**(13,623,847)**	**(783,993)**	**(14,407,840)**	**(656,445)**	**(15,064,285)**
EXPENSE											
Salaries, Wages & Benefits	847,687	19,446	867,133	-	867,133	-	867,133	-	867,133	-	867,133
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	8,387,324	933,900	9,321,224	622,923	9,944,147	654,071	10,598,218	686,772	11,284,990	561,112	11,846,102
Consulting and Professional Services	20,000	-	20,000	-	20,000	-	20,000	-	20,000	-	20,000
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	-	-	-	-	-	-	-	-	-	-	-
Equipment and Vehicle Rental	14,776	247	15,023	300	15,323	307	15,630	313	15,943	318	16,261
Communication and Technology	1,460	-	1,460	-	1,460	-	1,460	-	1,460	-	1,460
Insurance	200	-	200	-	200	-	200	-	200	-	200
Materials and Supplies	78,934	-	78,934	-	78,934	-	78,934	-	78,934	-	78,934
Utility User Fees	-	-	-	-	-	-	-	-	-	-	-
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	-	-	-	-	-	-	-	-	-	-	-
Internal Charges & Recoveries	559,376	60,327	619,703	72,620	692,323	69,720	762,043	72,915	834,958	75,342	910,300
Transfer to Own Funds	750,000	250,000	1,000,000	-	1,000,000	-	1,000,000	-	1,000,000	-	1,000,000
Contribution to Capital	50,000	(50,000)	-	-	-	-	-	-	-	-	-
External Unidentified	150,000	-	150,000	-	150,000	-	150,000	-	150,000	-	150,000
Other Supplies and Expense	28,006	34,108	62,114	35,662	97,776	32,453	130,229	23,993	154,222	19,673	173,895
TOTAL EXPENSE	**10,887,763**	**1,248,028**	**12,135,791**	**731,505**	**12,867,296**	**756,551**	**13,623,847**	**783,993**	**14,407,840**	**656,445**	**15,064,285**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Estimated New Growth Rate			**1.11%**		**1.00%**		**0.96%**		**0.93%**		**0.90%**
User Rate Increase (Decrease)			**12.56%**		**5.14%**		**5.02%**		**4.92%**		**3.73%**
Approximate value of a 1% Utility Increase			**104,965**		**119,300**		**126,600**		**134,200**		**142,000**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Rates)					
OTHER REVENUE					
- Recycle BC - Internal Allocation	7,295	-	-	-	-
OTHER REVENUE	**7,295**	**-**	**-**	**-**	**-**
REVENUE ADJUSTMENTS	**7,295**	**-**	**-**	**-**	**-**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	19,446	-	-	-	-
SALARY, WAGES & BENEFITS	**19,446**	**-**	**-**	**-**	**-**
SERVICE AND MAINTENANCE CONTRACTS					
- Waste Collection	162,200	144,652	151,885	159,479	167,453
- Waste Disposal	231,900	84,891	89,136	93,592	98,272
- Organics Collection	197,900	141,274	148,338	155,755	163,543
- Organics Processing	280,000	235,832	247,623	260,004	113,005
- Waste Collection - Large Pickup Item/Mattresses	56,400	10,849	11,392	11,961	12,559
- New Resident Cart Delivery	-	3,750	3,938	4,134	4,341
- Cart Storage	5,500	1,675	1,759	1,847	1,939
SERVICE AND MAINTENANCE CONTRACTS	**933,900**	**622,923**	**654,071**	**686,772**	**561,112**
EQUIPMENT & VEHICLE RENTALS					
- Vehicle & Equipment Hourly Unit Rental	17	20	21	21	21
- Vehicle & Equipment Monthly Unit Rental	230	280	286	292	297
EQUIPMENT & VEHICLE RENTALS	**247**	**300**	**307**	**313**	**318**
INTERNAL CHARGES & RECOVERIES					
- Administrative Overhead	60,327	72,620	69,720	72,915	75,342
INTERNAL CHARGES & RECOVERIES	**60,327**	**72,620**	**69,720**	**72,915**	**75,342**
TRANSFER TO RESERVES					
- Transfer to Reserves	200,000	-	-	-	-
- Reallocation from Contribution to Capital	50,000	-	-	-	-
TRANSFER TO RESERVES	**250,000**	**-**	**-**	**-**	**-**
CONTRIBUTION TO CAPITAL					
- Reallocation to Transfer to Reserves	(50,000)	-	-	-	-
CONTRIBUTION TO CAPITAL	**(50,000)**	**-**	**-**	**-**	**-**
FISCAL SERVICES	**34,108**	**35,662**	**32,453**	**23,993**	**19,673**
TOTAL EXPENSE ADJUSTMENTS	**1,248,028**	**731,505**	**756,551**	**783,993**	**656,445**
TOTAL NET NON-DISCRETIONARY ADJUSTMENTS	**1,255,323**	**731,505**	**756,551**	**783,993**	**656,445**

TOWNSHIP OF LANGLEY
2025 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	(15,087,989)	(33,882,912)	(10,259,128)	(24,735,573)	(40,208,786)	(8,534,246)	(19,109,377)	(29,531,568)	**(181,349,579)**
Property Tax from New Growth	(248,951)	(559,068)	(169,276)	(408,137)	(663,445)	(140,815)	(315,305)	(487,271)	**(2,992,268)**
Property Tax Change	(543,962)	2,295,361	(732,945)	(3,281,458)	(3,532,359)	(1,117,022)	(2,368,356)	1,111,547	**(8,169,194)**
	(15,880,902)	(32,146,619)	(11,161,349)	(28,425,168)	(44,404,590)	(9,792,083)	(21,793,038)	(28,907,292)	**(192,511,041)**
OTHER REVENUE									
Special Levies/Grants-In-Lieu	-	-	(13,515)	-	-	(8,336,881)	-	(5,062,498)	**(13,412,894)**
Government Grants	-	(8,334,016)	(285,177)	-	(1,652,238)	(51,018)	(25,000)	(638,000)	**(10,985,449)**
Service Cost Recoveries	-	(273,000)	-	(57,200)	(724,698)	(500)	-	(206,147)	**(1,261,545)**
Service Cost Sharing	-	-	-	-	(2,681,178)	-	(153,103)	-	**(2,834,281)**
Sales of Services	(548,697)	(1,595,114)	(129,101)	(20,000)	(248,366)	(6,661,051)	(3,500)	(449,145)	**(9,654,974)**
Rentals and Leases	(971,076)	(960,797)	-	-	-	(1,424,491)	-	(972,508)	**(4,328,872)**
Permit and License Fees	(270,000)	(344,613)	-	(85,200)	-	-	-	(10,952,953)	**(11,652,766)**
Development Revenue	-	(150,000)	-	-	-	-	-	(4,263,932)	**(4,413,932)**
Investment Income	-	-	-	-	-	-	-	(2,548,993)	**(2,548,993)**
Other Revenue	(739,313)	418,564	(8,281)	(2,430,682)	(4,413,311)	(2,004,453)	(433,778)	9,066,468	**(544,786)**
Debt Repayment Contributions from DCCs	(4,134,785)	(4,689,550)	(2,044,383)	-	-	-	-	-	**(10,868,718)**
Internal Recoveries	-	-	-	-	-	-	-	(9,152,586)	**(9,152,586)**
Transfer from Own Funds	(1,088,667)	(1,726,939)	(505,208)	-	(3,358,932)	(305,618)	(6,452,248)	(14,235,737)	**(27,673,349)**
External Unidentified Revenue	(150,000)	(500,000)	(400,000)	-	-	-	-	(500,000)	**(1,550,000)**
Total Revenue	**(23,783,440)**	**(50,302,084)**	**(14,547,014)**	**(31,018,250)**	**(57,483,313)**	**(28,576,095)**	**(28,860,667)**	**(68,823,323)**	(303,394,186)
EXPENSE									
Salaries, Wages & Benefits	7,726,799	14,062,606	4,307,896	24,925,436	9,001,395	13,456,932	9,645,252	37,302,888	**120,429,204**
Special Contracts	-	-	-	-	46,556,279	-	-	-	**46,556,279**
Service and Maintenance Contracts	3,470,570	17,948,079	2,651,754	1,269,498	566,731	3,861,713	5,852,108	2,008,764	**37,629,217**
Consulting and Professional Services	1,500	216,848	266,451	10,000	500	194,070	100,000	1,749,414	**2,538,783**
Regional Charges/Recoveries	-	-	-	-	-	5,591,973	-	-	**5,591,973**
Fuel	10,950	2,596,243	20,300	246,095	545,887	-	6,800	30,000	**3,456,275**
Equipment and Vehicle Rental	2,476,845	4,373,994	1,137,215	30,806	130,023	185,663	263,334	500,885	**9,098,765**
Communication and Technology	27,965	227,095	16,711	157,470	76,457	59,820	28,167	4,026,441	**4,620,126**
Insurance	1,000	507,734	-	146,508	37,726	687,273	-	1,684,448	**3,064,689**
Materials and Supplies	1,318,183	3,412,968	562,140	903,822	88,004	607,432	1,147,128	561,701	**8,601,378**
Utility User Fees	740,163	896,072	112,053	-	-	-	2,978,442	49,984	**4,776,714**
Municipal Grants	-	-	-	-	-	300,000	-	1,237,775	**1,537,775**
Debt Principal and Interest	5,181,170	5,667,013	1,851,327	-	-	-	6,539,883	13,757,757	**32,997,150**
Internal Charges & Recoveries	1,218,876	(5,807,451)	837,221	208,446	21,435	204,956	(220,155)	10,000	**(3,526,672)**
Transfer to Own Funds	1,145,934	3,438,694	2,194,921	3,111,242	55,647	2,065,749	2,079,670	1,660,216	**15,752,073**
External Unidentified	150,000	500,000	400,000	-	-	-	-	500,000	**1,550,000**
Other Supplies and Expense	313,485	2,262,189	189,025	8,927	403,229	1,360,514	440,038	3,743,050	**8,720,457**
Total Expense	**23,783,440**	**50,302,084**	**14,547,014**	**31,018,250**	**57,483,313**	**28,576,095**	**28,860,667**	**68,823,323**	303,394,186
Budget Shortfall/(Surplus)	-	-	-	-	-	-	-	-	-
									MUNICIPAL
Estimated New Growth Rate	**1.65%**	**1.65%**	**1.65%**	**1.65%**	**1.65%**	**1.65%**	**1.65%**	**1.65%**	**1.65%**
Tax rate increase over Total ToL	**0.30%**	**(1.27%)**	**0.40%**	**1.81%**	**1.95%**	**0.62%**	**1.31%**	**(0.61%)**	**4.50%**
Tax rate increase per Fund or Division	**3.61%**	**(6.77%)**	**7.14%**	**13.27%**	**8.79%**	**13.09%**	**12.39%**	**(3.76%)**	**4.50%**
1% Tax or Utility Rate Increase									**$ 1,813,500**

TOWNSHIP OF LANGLEY
UNIVERSAL SERVICES
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		72,389	(181,349,579)	-	(192,511,041)	-	(230,514,806)	-	(252,792,056)	-	(271,592,720)
Property Tax from New Growth		(2,992,268)	(2,992,268)	(2,887,666)	(2,887,666)	(3,457,724)	(3,457,724)	(3,791,883)	(3,791,883)	(4,073,891)	(4,073,891)
Property Tax Change		(8,169,194)	(8,169,194)	(35,116,099)	(35,116,099)	(18,819,526)	(18,819,526)	(15,008,781)	(15,008,781)	(13,105,012)	(13,105,012)
	(181,421,968)	**(11,089,073)**	**(192,511,041)**	**(38,003,765)**	**(230,514,806)**	**(22,277,250)**	**(252,792,056)**	**(18,800,664)**	**(271,592,720)**	**(17,178,903)**	**(288,771,623)**
NON-TAX REVENUE									-		
Special Levies/Grants-In-Lieu	(12,648,846)	(764,048)	(13,412,894)	(1,896,431)	(15,309,325)	(422,646)	(15,731,971)	(422,986)	(16,154,957)	(430,941)	(16,585,898)
Government Grants	(9,788,413)	(1,197,036)	(10,985,449)	1,857	(10,983,592)	(134,397)	(11,117,989)	(121,087)	(11,239,076)	(130,857)	(11,369,933)
Service Cost Recoveries	(1,068,745)	(192,800)	(1,261,545)	-	(1,261,545)	-	(1,261,545)	-	(1,261,545)	-	(1,261,545)
Service Cost Sharing	(2,843,497)	9,216	(2,834,281)	(676)	(2,834,957)	(689)	(2,835,646)	(703)	(2,836,349)	(717)	(2,837,066)
Sales of Services	(9,670,194)	15,220	(9,654,974)	-	(9,654,974)	-	(9,654,974)	(1,501,241)	(11,156,215)	(1,501,241)	(12,657,456)
Rentals and Leases	(4,508,052)	179,180	(4,328,872)	65,752	(4,263,120)	(14,926)	(4,278,046)	(15,224)	(4,293,270)	(15,528)	(4,308,798)
Permit and License Fees	(9,712,765)	(1,940,001)	(11,652,766)	-	(11,652,766)	-	(11,652,766)	-	(11,652,766)	-	(11,652,766)
Development Revenue	(4,238,932)	(175,000)	(4,413,932)	-	(4,413,932)	-	(4,413,932)	-	(4,413,932)	-	(4,413,932)
Investment Income	(4,048,993)	1,500,000	(2,548,993)	-	(2,548,993)	-	(2,548,993)	-	(2,548,993)	-	(2,548,993)
Other Revenue	(533,797)	(10,989)	(544,786)	-	(544,786)	-	(544,786)	-	(544,786)	-	(544,786)
Debt Repayment Contributions from DCCs	(8,008,270)	(2,860,448)	(10,868,718)	(3,958,954)	(14,827,672)	(2,798,252)	(17,625,924)	-	(17,625,924)	-	(17,625,924)
Internal Recoveries	(8,026,456)	(1,126,130)	(9,152,586)	(313,550)	(9,466,136)	(825,446)	(10,291,582)	(615,219)	(10,906,801)	(587,159)	(11,493,960)
Transfer from Own Funds	(25,080,552)	(2,592,797)	(27,673,349)	16,403,076	(11,270,273)	501,992	(10,768,281)	175,000	(10,593,281)	-	(10,593,281)
External Unidentified Revenue	(1,300,000)	(250,000)	(1,550,000)	-	(1,550,000)	-	(1,550,000)	-	(1,550,000)	-	(1,550,000)
TOTAL REVENUE	**(282,899,480)**	**(20,494,706)**	**(303,394,186)**	**(27,702,691)**	**(331,096,877)**	**(25,971,614)**	**(357,068,491)**	**(21,302,124)**	**(378,370,615)**	**(19,845,346)**	**(398,215,960)**
EXPENSE											
Salaries, Wages & Benefits	114,989,910	5,439,294	120,429,204	2,732,572	123,161,776	2,057,582	125,219,358	1,414,614	126,633,972	645,289	127,279,261
Special Contracts	42,077,205	4,479,074	46,556,279	779,301	47,335,580	1,971,374	49,306,954	2,481,443	51,788,397	2,098,157	53,886,554
Service and Maintenance Contracts	37,105,237	523,980	37,629,217	3,705,125	41,334,342	2,214,263	43,548,605	1,795,564	45,344,169	1,904,818	47,248,987
Consulting and Professional Services	2,455,036	83,747	2,538,783	201,707	2,740,490	(223,522)	2,516,968	13,750	2,530,718	13,750	2,544,468
Regional Charges/Recoveries	5,338,401	253,572	5,591,973	264,241	5,856,214	218,232	6,074,446	218,483	6,292,929	226,348	6,519,277
Fuel	3,785,290	(329,015)	3,456,275	20,473	3,476,748	20,483	3,497,231	20,492	3,517,723	502	3,518,225
Equipment and Vehicle Rental	8,588,220	510,545	9,098,765	657,564	9,756,329	291,388	10,047,717	238,017	10,285,734	227,304	10,513,038
Communication and Technology	4,379,506	240,620	4,620,126	102,820	4,722,946	48,679	4,771,625	80,501	4,852,126	82,231	4,934,357
Insurance	2,530,425	534,264	3,064,689	251,328	3,316,017	276,461	3,592,478	304,108	3,896,586	334,517	4,231,103
Materials and Supplies	8,205,375	396,003	8,601,378	290,356	8,891,734	133,166	9,024,900	86,355	9,111,255	11,805	9,123,060
Utility User Fees	4,719,627	57,087	4,776,714	150,777	4,927,491	86,241	5,013,732	87,969	5,101,701	89,728	5,191,429
Municipal Grants	1,317,525	220,250	1,537,775	25,000	1,562,775	-	1,562,775	-	1,562,775	-	1,562,775
Debt Principal and Interest	29,775,700	3,221,450	32,997,150	11,826,044	44,823,194	12,238,741	57,061,935	8,014,040	65,075,975	8,014,040	73,090,015
Internal Charges & Recoveries	(4,956,642)	1,429,970	(3,526,672)	(313,915)	(3,840,587)	225,458	(3,615,129)	149,139	(3,465,990)	126,945	(3,339,045)
Transfer to Own Funds	15,689,239	62,834	15,752,073	2,539,341	18,291,414	1,506,897	19,798,311	2,443,348	22,241,659	2,619,158	24,860,817
External Unidentified	1,300,000	250,000	1,550,000	-	1,550,000	-	1,550,000	-	1,550,000	-	1,550,000
Other Supplies and Expense	5,599,426	3,121,031	8,720,457	4,469,957	13,190,414	4,906,171	18,096,585	3,954,301	22,050,886	3,450,754	25,501,639
TOTAL EXPENSE	**282,899,480**	**20,494,706**	**303,394,186**	**27,702,691**	**331,096,877**	**25,971,614**	**357,068,491**	**21,302,124**	**378,370,615**	**19,845,346**	**398,215,960**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Estimated New Growth Rate			**1.65%**		**1.50%**		**1.50%**		**1.50%**		**1.50%**
Tax Levy Increase proposed			**4.50%**		**18.24%**		**8.16%**		**5.94%**		**4.83%**
Approximate value of a 1% Utility Increase			**1,813,500**		**1,925,100**		**2,305,100**		**2,527,900**		**2,715,900**

TOWNSHIP OF LANGLEY
PARKS UTILITY (Includes PARKS DESIGN & DEVELOPMENT and PARK OPERATIONS)
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		7,469	(15,087,989)		(15,880,902)		(20,342,118)		(21,774,524)		(22,533,728)
Property Tax from New Growth		(248,951)	(248,951)	(238,213)	(238,213)	(305,132)	(305,132)	(326,618)	(326,618)	(338,006)	(338,006)
Property Tax Change		(543,962)	(543,962)	(4,223,003)	(4,223,003)	(1,127,274)	(1,127,274)	(432,586)	(432,586)	(439,168)	(439,168)
	(15,095,458)	**(785,444)**	**(15,880,902)**	**(4,461,216)**	**(20,342,118)**	**(1,432,406)**	**(21,774,524)**	**(759,204)**	**(22,533,728)**	**(777,174)**	**(23,310,902)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	-	-	-	-	-	-	-	-	-	-	-
Service Cost Recoveries	-	-	-	-	-	-	-	-	-	-	-
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(553,917)	5,220	(548,697)	-	(548,697)	-	(548,697)	-	(548,697)	-	(548,697)
Rentals and Leases	(971,076)	-	(971,076)	-	(971,076)	-	(971,076)	-	(971,076)	-	(971,076)
Permit and License Fees	(270,000)	-	(270,000)	-	(270,000)	-	(270,000)	-	(270,000)	-	(270,000)
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	(669,169)	(70,144)	(739,313)	-	(739,313)	-	(739,313)	-	(739,313)	-	(739,313)
Debt Repayment Contributions from DCCs	(2,549,132)	(1,585,653)	(4,134,785)	(2,224,285)	(6,359,070)	(874,039)	(7,233,109)	-	(7,233,109)	-	(7,233,109)
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	(30,000)	(1,058,667)	(1,088,667)	627,238	(461,429)	-	(461,429)	-	(461,429)	-	(461,429)
External Unidentified Revenue	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)
TOTAL REVENUE	**(20,288,752)**	**(3,494,688)**	**(23,783,440)**	**(6,058,263)**	**(29,841,703)**	**(2,306,445)**	**(32,148,148)**	**(759,204)**	**(32,907,352)**	**(777,174)**	**(33,684,526)**
EXPENSE											
Salaries, Wages & Benefits	7,335,479	391,320	7,726,799	338,503	8,065,302	180,233	8,245,535	42,110	8,287,645	42,110	8,329,755
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	3,225,564	245,006	3,470,570	275,839	3,746,409	213,277	3,959,686	140,862	4,100,548	126,900	4,227,448
Consulting and Professional Services	1,500	-	1,500	-	1,500	-	1,500	-	1,500	-	1,500
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	10,950	-	10,950	-	10,950	-	10,950	-	10,950	-	10,950
Equipment and Vehicle Rental	2,235,376	241,469	2,476,845	209,917	2,686,762	101,607	2,788,369	53,958	2,842,327	54,872	2,897,199
Communication and Technology	27,965	-	27,965	-	27,965	-	27,965	-	27,965	-	27,965
Insurance	1,000	-	1,000	-	1,000	-	1,000	-	1,000	-	1,000
Materials and Supplies	1,132,976	185,207	1,318,183	116,183	1,434,366	64,169	1,498,535	19,325	1,517,860	19,325	1,537,185
Utility User Fees	730,882	9,281	740,163	67,516	807,679	9,657	817,336	9,850	827,186	10,047	837,233
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	2,980,561	2,200,609	5,181,170	4,334,283	9,515,453	874,039	10,389,492	-	10,389,492	-	10,389,492
Internal Charges & Recoveries	938,616	280,260	1,218,876	(18,875)	1,200,001	40,926	1,240,927	39,162	1,280,089	25,812	1,305,901
Transfer to Own Funds	1,485,505	(339,571)	1,145,934	134,798	1,280,732	226,992	1,507,724	251,017	1,758,741	271,288	2,030,029
External Unidentified	150,000	-	150,000	-	150,000	-	150,000	-	150,000	-	150,000
Other Supplies and Expense	32,378	281,107	313,485	600,099	913,584	595,545	1,509,129	202,920	1,712,049	226,820	1,938,869
TOTAL EXPENSE	**20,288,752**	**3,494,688**	**23,783,440**	**6,058,263**	**29,841,703**	**2,306,445**	**32,148,148**	**759,204**	**32,907,352**	**777,174**	**33,684,526**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

TOWNSHIP OF LANGLEY
PARKS DESIGN & DEVELOPMENT
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		7,469	(1,248,330)		(918,938)		(3,751,056)		(4,007,329)		(4,271,886)
Property Tax from New Growth		(20,597)	(20,597)	(13,784)	(13,784)	(56,266)	(56,266)	(60,110)	(60,110)	(64,078)	(64,078)
Property Tax Change		349,989	349,989	(2,818,334)	(2,818,334)	(200,007)	(200,007)	(204,447)	(204,447)	(223,293)	(223,293)
	(1,255,799)	**336,861**	**(918,938)**	**(2,832,118)**	**(3,751,056)**	**(256,273)**	**(4,007,329)**	**(264,557)**	**(4,271,886)**	**(287,371)**	**(4,559,257)**
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)	-	(841,376)	-	(841,376)	-	(841,376)	-	(841,376)
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	(656,183)	(75,261)	(731,444)	-	(731,444)	-	(731,444)	-	(731,444)	-	(731,444)
Debt Repayment Contributions from DCCs	(2,549,132)	(1,585,653)	(4,134,785)	(2,224,285)	(6,359,070)	(874,039)	(7,233,109)	-	(7,233,109)	-	(7,233,109)
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	-	(1,058,667)	(1,058,667)	627,238	(431,429)	-	(431,429)	-	(431,429)	-	(431,429)
External Unidentified Revenue	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)
TOTAL REVENUE	**(5,452,490)**	**(2,382,720)**	**(7,835,210)**	**(4,429,165)**	**(12,264,375)**	**(1,130,312)**	**(13,394,687)**	**(264,557)**	**(13,659,244)**	**(287,371)**	**(13,946,615)**
EXPENSE											
Salaries, Wages & Benefits	767,324	234,638	1,001,962	-	1,001,962	-	1,001,962	-	1,001,962	-	1,001,962
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	-	-	-	-	-	-	-	-	-	-	-
Consulting and Professional Services	1,500	-	1,500	-	1,500	-	1,500	-	1,500	-	1,500
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	150	-	150	-	150	-	150	-	150	-	150
Equipment and Vehicle Rental	21,194	354	21,548	431	21,979	440	22,419	448	22,867	457	23,324
Communication and Technology	2,445	-	2,445	-	2,445	-	2,445	-	2,445	-	2,445
Insurance	1,000	-	1,000	-	1,000	-	1,000	-	1,000	-	1,000
Materials and Supplies	5,254	-	5,254	-	5,254	-	5,254	-	5,254	-	5,254
Utility User Fees	-	-	-	-	-	-	-	-	-	-	-
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	2,980,561	2,200,609	5,181,170	4,334,283	9,515,453	874,039	10,389,492	-	10,389,492	-	10,389,492
Internal Charges & Recoveries	67,445	241,041	308,486	(69,269)	239,217	4,958	244,175	687	244,862	963	245,825
Transfer to Own Funds	1,449,530	(331,002)	1,118,528	131,649	1,250,177	221,690	1,471,867	245,153	1,717,020	264,951	1,981,971
External Unidentified	150,000	-	150,000	-	150,000	-	150,000	-	150,000	-	150,000
Other Supplies and Expense	6,087	37,080	43,167	32,071	75,238	29,185	104,423	18,269	122,692	21,000	143,692
TOTAL EXPENSE	**5,452,490**	**2,382,720**	**7,835,210**	**4,429,165**	**12,264,375**	**1,130,312**	**13,394,687**	**264,557**	**13,659,244**	**287,371**	**13,946,615**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
OTHER REVENUE					
- Internal Allocation Adjustment	(75,261)	-	-	-	-
OTHER REVENUE	**(75,261)**	**-**	**-**	**-**	**-**
DEBT REPAYMENT CONTRIBUTIONS FROM DCCs					
- Debt Repayment Contributions	(1,585,653)	(2,224,285)	(874,039)	-	-
DEBT REPAYMENT CONTRIBUTIONS FROM DCCs	**(1,585,653)**	**(2,224,285)**	**(874,039)**	**-**	**-**
TRANSFER FROM OWN FUNDS					
- Transfer from Reserves	(1,058,667)	627,238	-	-	-
TRANSFER FROM OWN FUNDS	**(1,058,667)**	**627,238**	**-**	**-**	**-**
REVENUE ADJUSTMENTS	**(2,719,581)**	**(1,597,047)**	**(874,039)**	**-**	**-**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	6,504	-	-	-	-
- Manager, Corporate Projects	228,134	-	-	-	-
SALARY, WAGES & BENEFITS	**234,638**	**-**	**-**	**-**	**-**
EQUIPMENT & VEHICLE RENTAL					
- Equipment and Vehicle Rental - Internal (Monthly)	329	401	409	417	425
- Equipment and Vehicle Rental - Internal (Hourly)	25	30	31	31	32
EQUIPMENT & VEHICLE RENTAL	**354**	**431**	**440**	**448**	**457**
DEBT PRINCIPAL AND INTEREST					
- Debt Repayments	2,212,891	4,425,544	874,039	-	-
- DEBTMFA-5507 - Redemption	(12,282)	(91,261)	-	-	-
DEBT PRINCIPAL AND INTEREST	**2,200,609**	**4,334,283**	**874,039**	**-**	**-**
INTERNAL CHARGES & RECOVERIES					
- Administrative Overhead	(2,575)	(69,269)	4,958	687	963
- Removal of DCC-Related Staff Recovery (from Capital)	243,616	-	-	-	-
INTERNAL CHARGES & RECOVERIES	**241,041**	**(69,269)**	**4,958**	**687**	**963**
TRANSFER TO RESERVES					
- Transfer to Capital Projects Reserve	(338,910)	-	-	-	-
- Transfer to Reserves	-	131,649	221,690	245,153	264,951
- Transfer to Capital Projects Reserve	7,908	-	-	-	-
TRANSFER TO RESERVES	**(331,002)**	**131,649**	**221,690**	**245,153**	**264,951**
FISCAL SERVICES	**37,080**	**32,071**	**29,185**	**18,269**	**21,000**
EXPENSE ADJUSTMENTS	**2,382,720**	**4,429,165**	**1,130,312**	**264,557**	**287,371**
NET NON-DISCRETIONARY ADJUSTMENTS	**(336,861)**	**2,832,118**	**256,273**	**264,557**	**287,371**

TOWNSHIP OF LANGLEY
PARK OPERATIONS
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		-	(13,839,659)		(14,961,964)		(16,591,062)		(17,767,195)		(18,261,842)
Property Tax from New Growth		(228,354)	(228,354)	(224,429)	(224,429)	(248,866)	(248,866)	(266,508)	(266,508)	(273,928)	(273,928)
Property Tax Change		(893,951)	(893,951)	(1,404,669)	(1,404,669)	(927,267)	(927,267)	(228,139)	(228,139)	(215,875)	(215,875)
	(13,839,659)	**(1,122,305)**	**(14,961,964)**	**(1,629,098)**	**(16,591,062)**	**(1,176,133)**	**(17,767,195)**	**(494,647)**	**(18,261,842)**	**(489,803)**	**(18,751,645)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	-	-	-	-	-	-	-	-	-	-	-
Service Cost Recoveries	-	-	-	-	-	-	-	-	-	-	-
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(553,917)	5,220	(548,697)	-	(548,697)	-	(548,697)	-	(548,697)	-	(548,697)
Rentals and Leases	(129,700)	-	(129,700)	-	(129,700)	-	(129,700)	-	(129,700)	-	(129,700)
Permit and License Fees	(270,000)	-	(270,000)	-	(270,000)	-	(270,000)	-	(270,000)	-	(270,000)
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	(12,986)	5,117	(7,869)	-	(7,869)	-	(7,869)	-	(7,869)	-	(7,869)
Debt Repayment Contributions from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	(30,000)	-	(30,000)	-	(30,000)	-	(30,000)	-	(30,000)	-	(30,000)
External Unidentified Revenue	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	**(14,836,262)**	**(1,111,968)**	**(15,948,230)**	**(1,629,098)**	**(17,577,328)**	**(1,176,133)**	**(18,753,461)**	**(494,647)**	**(19,248,108)**	**(489,803)**	**(19,737,911)**
EXPENSE											
Salaries, Wages & Benefits	6,568,155	156,682	6,724,837	338,503	7,063,340	180,233	7,243,573	42,110	7,285,683	42,110	7,327,793
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	3,225,564	245,006	3,470,570	275,839	3,746,409	213,277	3,959,686	140,862	4,100,548	126,900	4,227,448
Consulting and Professional Services	-	-	-	-	-	-	-	-	-	-	-
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	10,800	-	10,800	-	10,800	-	10,800	-	10,800	-	10,800
Equipment and Vehicle Rental	2,214,182	241,115	2,455,297	209,486	2,664,783	101,167	2,765,950	53,510	2,819,460	54,415	2,873,875
Communication and Technology	25,520	-	25,520	-	25,520	-	25,520	-	25,520	-	25,520
Insurance	-	-	-	-	-	-	-	-	-	-	-
Materials and Supplies	1,127,722	185,207	1,312,929	116,183	1,429,112	64,169	1,493,281	19,325	1,512,606	19,325	1,531,931
Utility User Fees	730,882	9,281	740,163	67,516	807,679	9,657	817,336	9,850	827,186	10,047	837,233
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	-	-	-	-	-	-	-	-	-	-	-
Internal Charges & Recoveries	871,171	39,219	910,390	50,394	960,784	35,968	996,752	38,475	1,035,227	24,849	1,060,076
Transfer to Own Funds	35,975	(8,569)	27,406	3,149	30,555	5,302	35,857	5,864	41,721	6,337	48,058
External Unidentified	-	-	-	-	-	-	-	-	-	-	-
Other Supplies and Expense	26,291	244,027	270,318	568,028	838,346	566,360	1,404,706	184,651	1,589,357	205,820	1,795,177
TOTAL EXPENSE	**14,836,262**	**1,111,968**	**15,948,230**	**1,629,098**	**17,577,328**	**1,176,133**	**18,753,461**	**494,647**	**19,248,108**	**489,803**	**19,737,911**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
SALES OF SERVICES					
- Cemetery Admin Operations Budget removal	5,220	-	-	-	-
SALES OF SERVICES	**5,220**	**-**	**-**	**-**	**-**
OTHER REVENUE					
- Internal Allocation Adjustment	5,117	-	-	-	-
OTHER REVENUE	**5,117**	**-**	**-**	**-**	**-**
REVENUE ADJUSTMENTS	**10,337**	**-**	**-**	**-**	**-**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	12,724	-	-	-	-
- Snow and Ice Control	41,340	46,600	50,400	-	-
- Park Bridge Maintenance	-	7,500	-	-	-
- Homeless Camp Cleanups	-	6,000	6,000	5,000	5,000
- Preventative Maintenance - Parks Draining Infrastructure	-	7,500	7,500	7,500	7,500
- Parks & Cemeteries Invasive Species	-	600	610	610	610
- Fort to Fort Trail Blackberry Control	11,962	-	-	-	-
- Major Special Events	-	4,000	4,000	4,000	4,000
- Trail Pruning Program	-	7,500	7,500	7,500	7,500
- Parks Building Maintenance	-	5,000	5,000	5,000	5,000
- Parks Sports Facilities Maintenance	-	2,500	2,500	2,500	2,500
- Maintenance - Irrigation System	-	2,500	2,500	2,500	2,500
- Asset Management Auxiliary Staff	-	7,500	7,500	7,500	7,500
- Operating Impact from Development Capital Works	90,656	-	-	-	-
- Operating Impact from ToL Capital Construction	-	241,303	86,723	-	-
SALARY, WAGES & BENEFITS	**156,682**	**338,503**	**180,233**	**42,110**	**42,110**
SERVICE AND MAINTENANCE CONTRACTS					
- Mowing Contract - Parks	14,700	15,500	16,200	17,000	17,000
- Waste Management at TOL Parks	4,600	5,152	5,770	6,462	-
- West Langley Park - Caretaker	2,008	-	-	-	-
- Dog Waste Management at TOL Parks	15,000	7,500	7,500	7,500	-
- Trip Hazard Program	20,000	20,000	20,000	20,000	20,000
- Tree Preventative Maintenance	-	10,000	10,000	10,000	10,000
- Registered Land Surveyor Costs	33,500	-	-	-	-
- Mountain Bike Park Maintenance	-	30,000	30,000	30,000	30,000
- Parks & Cemeteries Invasive Species	-	2,600	3,900	3,900	3,900
- Parks Infrastructure Condition Assessment Program	-	20,000	20,000	20,000	20,000
- Fort to Fort Trail Blackberry Control	500	-	-	-	-
- Sports Field Maintenance Program	-	14,000	14,000	14,000	14,000
- Parks Building Maintenance	-	1,000	1,000	1,000	1,000
- Parks Sports Facilities Maintenance	-	10,000	10,000	10,000	10,000
- Maintenance - Irrigation System	-	1,000	1,000	1,000	1,000
- Historic Cemetery Landscaping Improvements	-	45,000	45,000	-	-
- Operating Impact from Development Capital Works	154,698	-	-	-	-
- Operating Impact from ToL Capital Construction	-	94,087	28,907	-	-
SERVICE AND MAINTENANCE CONTRACTS	**245,006**	**275,839**	**213,277**	**140,862**	**126,900**
EQUIPMENT & VEHICLE RENTAL					
- Snow and Ice Control	8,600	9,300	10,000	-	-
- Park Bridge Maintenance	-	2,000	-	-	-
- Homeless Camp Cleanups	-	2,000	2,000	2,000	2,000
- Preventative Maintenance - Parks Draining Infrastructure	-	2,000	2,000	2,000	2,000
- Parks & Cemeteries Invasive Species	-	280	285	285	285
- Fort to Fort Trail Blackberry Control	2,500	-	-	-	-
- Major Special Events	-	1,000	1,000	1,000	1,000
- Trail Pruning Program	-	2,000	2,000	2,000	2,000
- Parks Building Maintenance	-	1,000	1,000	1,000	1,000
- Equipment and Vehicle Rental - Internal (Monthly)	6,512	7,928	8,087	8,249	8,414
- Equipment and Vehicle Rental - Internal (Hourly)	29,189	35,540	36,251	36,976	37,716
- Operating Impact from Development Capital Works	194,314	-	-	-	-
- Operating Impact from ToL Capital Construction	-	146,438	38,544	-	-
EQUIPMENT & VEHICLE RENTAL	**241,115**	**209,486**	**101,167**	**53,510**	**54,415**

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

	2025	2026	2027	2028	2029
MATERIALS & SUPPLIES					
- Snow and Ice Control	5,400	5,800	6,300	-	-
- Park Bridge Maintenance	-	6,500		-	-
- Homeless Camp Cleanups	-	1,250	1,250	1,250	1,250
- Preventative Maintenance - Parks Draining Infrastructure	-	500	500	500	500
- Parks & Cemeteries Invasive Species	-	7,400	7,575	7,575	7,575
- Fort to Fort Trail Blackberry Control	500	-	-	-	-
- Major Special Events	-	500	500	500	500
- Trail Pruning Program	-	500	500	500	500
- Parks Building Maintenance	-	1,000	1,000	1,000	1,000
- Parks Sports Facilities Maintenance	-	1,000	1,000	1,000	1,000
- Maintenance - Irrigation System	-	7,000	7,000	7,000	7,000
- Operating Impact from Development Capital Works	179,307	-	-	-	-
- Operating Impact from ToL Capital Construction	-	84,733	38,544		
MATERIALS & SUPPLIES	**185,207**	**116,183**	**64,169**	**19,325**	**19,325**
UTILITY USER FEES					
- Electricity	6,564	6,695	6,829	6,966	7,105
- Natural Gas	2,717	2,772	2,828	2,884	2,942
- Operating Impact from ToL Capital Construction	-	58,049	-	-	-
UTILITY USER FEES	**9,281**	**67,516**	**9,657**	**9,850**	**10,047**
INTERNAL CHARGES & RECOVERIES					
- Small Equipment Recovery to Garage	666	-	-	-	-
- Shop Overhead Recovery	1,107	-	-	-	-
- Administrative Overhead	37,446	50,394	35,968	38,475	24,849
INTERNAL CHARGES & RECOVERIES	**39,219**	**50,394**	**35,968**	**38,475**	**24,849**
TRANSFER TO RESERVES					
- Transfer to Capital Projects Reserve	205	-	-	-	-
- Transfer to Reserves	-	3,149	5,302	5,864	6,337
- Transfer to Capital Projects Reserve	(8,774)	-	-	-	-
TRANSFER TO RESERVES	**(8,569)**	**3,149**	**5,302**	**5,864**	**6,337**
FISCAL SERVICES	**244,027**	**568,028**	**566,360**	**184,651**	**205,820**
EXPENSE ADJUSTMENTS	**1,111,968**	**1,629,098**	**1,176,133**	**494,647**	**489,803**
NET NON-DISCRETIONARY ADJUSTMENTS	**1,122,305**	**1,629,098**	**1,176,133**	**494,647**	**489,803**

TOWNSHIP OF LANGLEY
TRANSPORTATION UTILITY (Includes ROADS, FLEET, TRANSLINK, and AIRPORT)
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		11,293	(33,882,912)	-	(32,146,619)	-	(35,170,273)	-	(38,426,157)	-	(39,850,975)
Property Tax from New Growth		(559,068)	(559,068)	(482,199)	(482,199)	(527,554)	(527,554)	(576,392)	(576,392)	(597,765)	(597,765)
Property Tax Change		2,295,361	2,295,361	(2,541,455)	(2,541,455)	(2,728,330)	(2,728,330)	(848,426)	(848,426)	(834,774)	(834,774)
	(33,894,205)	**1,747,586**	**(32,146,619)**	**(3,023,654)**	**(35,170,273)**	**(3,255,884)**	**(38,426,157)**	**(1,424,818)**	**(39,850,975)**	**(1,432,539)**	**(41,283,514)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	(6,956,066)	(1,377,950)	(8,334,016)	(128,909)	(8,462,925)	(129,328)	(8,592,253)	(117,605)	(8,709,858)	(126,966)	(8,836,824)
Service Cost Recoveries	(73,000)	(200,000)	(273,000)	-	(273,000)	-	(273,000)	-	(273,000)	-	(273,000)
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(1,533,842)	(61,272)	(1,595,114)	-	(1,595,114)	-	(1,595,114)	-	(1,595,114)	-	(1,595,114)
Rentals and Leases	(927,278)	(33,519)	(960,797)	-	(960,797)	-	(960,797)	-	(960,797)	-	(960,797)
Permit and License Fees	(354,612)	9,999	(344,613)	-	(344,613)	-	(344,613)	-	(344,613)	-	(344,613)
Development Revenue	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	1,809,411	(1,390,847)	418,564	-	418,564	-	418,564	-	418,564	-	418,564
Debt Repayment Contributions from DCCs	(3,742,156)	(947,394)	(4,689,550)	(1,734,669)	(6,424,219)	(676,055)	(7,100,274)	-	(7,100,274)	-	(7,100,274)
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	(2,419,080)	692,141	(1,726,939)	205,439	(1,521,500)	-	(1,521,500)	-	(1,521,500)	-	(1,521,500)
External Unidentified Revenue	(500,000)	-	(500,000)	-	(500,000)	-	(500,000)	-	(500,000)	-	(500,000)
TOTAL REVENUE	**(48,740,828)**	**(1,561,256)**	**(50,302,084)**	**(4,681,793)**	**(54,983,877)**	**(4,061,267)**	**(59,045,144)**	**(1,542,423)**	**(60,587,567)**	**(1,559,505)**	**(62,147,072)**
EXPENSE											
Salaries, Wages & Benefits	13,548,468	514,138	14,062,606	210,317	14,272,923	45,000	14,317,923	30,000	14,347,923	25,000	14,372,923
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	17,434,984	513,095	17,948,079	1,769,077	19,717,156	758,323	20,475,479	776,551	21,252,030	747,112	21,999,142
Consulting and Professional Services	246,848	(30,000)	216,848	-	216,848	-	216,848	-	216,848	-	216,848
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	2,935,258	(339,015)	2,596,243	-	2,596,243	-	2,596,243	-	2,596,243	-	2,596,243
Equipment and Vehicle Rental	4,186,140	187,854	4,373,994	218,627	4,592,621	95,938	4,688,559	87,504	4,776,063	81,090	4,857,153
Communication and Technology	254,126	(27,031)	227,095	261	227,356	150	227,506	510	228,016	660	228,676
Insurance	464,989	42,745	507,734	3,986	511,720	4,385	516,105	4,824	520,929	5,306	526,235
Materials and Supplies	3,511,276	(98,308)	3,412,968	49,034	3,462,002	16,500	3,478,502	4,500	3,483,002	2,500	3,485,502
Utility User Fees	878,545	17,527	896,072	18,555	914,627	18,237	932,864	18,602	951,466	18,974	970,440
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	5,411,760	255,253	5,667,013	1,168,430	6,835,443	3,095,327	9,930,770	-	9,930,770	-	9,930,770
Internal Charges & Recoveries	(6,725,899)	918,448	(5,807,451)	(140,519)	(5,947,970)	126,875	(5,821,095)	66,851	(5,754,244)	64,742	(5,689,502)
Transfer to Own Funds	4,364,848	(926,154)	3,438,694	764,967	4,203,661	(669,389)	3,534,272	193,624	3,727,896	204,103	3,931,999
External Unidentified	500,000	-	500,000	-	500,000	-	500,000	-	500,000	-	500,000
Other Supplies and Expense	1,729,485	532,704	2,262,189	619,058	2,881,247	569,921	3,451,168	359,457	3,810,625	410,018	4,220,643
TOTAL EXPENSE	**48,740,828**	**1,561,256**	**50,302,084**	**4,681,793**	**54,983,877**	**4,061,267**	**59,045,144**	**1,542,423**	**60,587,567**	**1,559,505**	**62,147,072**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

TOWNSHIP OF LANGLEY
TRANSPORTATION UTILITY - ROADS
2025 OPERATING BUDGET

	2024	2025	2025	2026	2026	2027	2027	2028	2028	2029	2029
	BUDGET (Base)	Change	BUDGET	Change	BUDGET	Change	BUDGET	Change	BUDGET	Change	BUDGET
TAX REVENUE											
Property Tax Base		11,293	(33,882,912)		(32,896,619)		(35,170,273)		(38,426,157)		(39,850,975)
Property Tax from New Growth		(559,068)	(559,068)	(493,449)	(493,449)	(527,554)	(527,554)	(576,392)	(576,392)	(597,765)	(597,765)
Property Tax Change		1,545,361	1,545,361	(1,780,205)	(1,780,205)	(2,728,330)	(2,728,330)	(848,426)	(848,426)	(834,774)	(834,774)
	(33,894,205)	**997,586**	**(32,896,619)**	**(2,273,654)**	**(35,170,273)**	**(3,255,884)**	**(38,426,157)**	**(1,424,818)**	**(39,850,975)**	**(1,432,539)**	**(41,283,514)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	(2,401,215)	(1,321,700)	(3,722,915)	(66,217)	(3,789,132)	(71,065)	(3,860,197)	(76,269)	(3,936,466)	(81,853)	(4,018,319)
Service Cost Recoveries	(65,000)	(200,000)	(265,000)	-	(265,000)	-	(265,000)	-	(265,000)	-	(265,000)
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(262,052)	-	(262,052)	-	(262,052)	-	(262,052)	-	(262,052)	-	(262,052)
Rentals and Leases	-	-	-	-	-	-	-	-	-	-	-
Permit and License Fees	(354,612)	9,999	(344,613)	-	(344,613)	-	(344,613)	-	(344,613)	-	(344,613)
Development Revenue	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	1,791,213	(1,192,087)	599,126	-	599,126	-	599,126	-	599,126	-	599,126
Debt Repayment Contributions from DCCs	(3,742,156)	(947,394)	(4,689,550)	(1,734,669)	(6,424,219)	(676,055)	(7,100,274)	-	(7,100,274)	-	(7,100,274)
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	(2,419,080)	692,141	(1,726,939)	205,439	(1,521,500)	-	(1,521,500)	-	(1,521,500)	-	(1,521,500)
External Unidentified Revenue	(500,000)	-	(500,000)	-	(500,000)	-	(500,000)	-	(500,000)	-	(500,000)
TOTAL REVENUE	**(41,997,107)**	**(1,961,455)**	**(43,958,562)**	**(3,869,101)**	**(47,827,663)**	**(4,003,004)**	**(51,830,667)**	**(1,501,087)**	**(53,331,754)**	**(1,514,392)**	**(54,846,146)**
EXPENSE											
Salaries, Wages & Benefits	10,064,766	484,736	10,549,502	200,317	10,749,819	35,000	10,784,819	20,000	10,804,819	15,000	10,819,819
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	14,638,004	513,095	15,151,099	1,769,077	16,920,176	758,323	17,678,499	776,551	18,455,050	747,112	19,202,162
Consulting and Professional Services	246,848	(30,000)	216,848	-	216,848	-	216,848	-	216,848	-	216,848
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	-	-	-	-	-	-	-	-	-	-	-
Equipment and Vehicle Rental	3,073,580	174,940	3,248,520	203,946	3,452,466	80,964	3,533,430	72,230	3,605,660	65,509	3,671,169
Communication and Technology	23,144	259	23,403	261	23,664	150	23,814	510	24,324	660	24,984
Insurance	-	-	-	-	-	-	-	-	-	-	-
Materials and Supplies	1,547,634	121,702	1,669,336	49,034	1,718,370	16,500	1,734,870	4,500	1,739,370	2,500	1,741,870
Utility User Fees	724,989	14,457	739,446	15,422	754,868	15,042	769,910	15,343	785,253	15,649	800,902
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	5,411,760	255,253	5,667,013	1,168,430	6,835,443	2,299,923	9,135,366	-	9,135,366	-	9,135,366
Internal Charges & Recoveries	2,473,883	369,760	2,843,643	(140,519)	2,703,124	126,875	2,829,999	66,851	2,896,850	64,742	2,961,592
Transfer to Own Funds	1,640,977	(328,988)	1,311,989	150,726	1,462,715	252,307	1,715,022	280,677	1,995,699	303,345	2,299,044
External Unidentified	500,000	-	500,000	-	500,000	-	500,000	-	500,000	-	500,000
Other Supplies and Expense	1,651,522	386,241	2,037,763	452,407	2,490,170	417,920	2,908,090	264,425	3,172,515	299,875	3,472,390
TOTAL EXPENSE	**41,997,107**	**1,961,455**	**43,958,562**	**3,869,101**	**47,827,663**	**4,003,004**	**51,830,667**	**1,501,087**	**53,331,754**	**1,514,392**	**54,846,146**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
GOVERNMENT GRANTS					
- Recycling BC Revenue	(1,321,700)	(66,217)	(71,065)	(76,269)	(81,853)
GOVERNMENT GRANTS	**(1,321,700)**	**(66,217)**	**(71,065)**	**(76,269)**	**(81,853)**
SERVICE COST RECOVERIES					
- Pavement Cut Restorations	(200,000)	-	-	-	-
SERVICE COST RECOVERIES	**(200,000)**	**-**	**-**	**-**	**-**
PERMIT & LICENSE FEES					
- Removal of Gravel Permit Fee Revenue	9,999	-	-	-	-
PERMIT & LICENSE FEES	**9,999**	**-**	**-**	**-**	**-**
OTHER REVENUE					
- Internal Allocation - Grant Funding	3,490	-	-	-	-
- Internal Allocation	(1,195,577)	-	-	-	-
OTHER REVENUE	**(1,192,087)**	**-**	**-**	**-**	**-**
DEBT REPAYMENT CONTRIBUTIONS FROM DCCs					
- Debt Repayment Contributions	(947,394)	(1,734,669)	(676,055)	-	-
DEBT REPAYMENT CONTRIBUTIONS FROM DCCs	**(947,394)**	**(1,734,669)**	**(676,055)**	**-**	**-**
TRANSFER FROM OWN FUNDS					
- Transfer from Reserves	692,141	205,439	-	-	-
TRANSFER FROM OWN FUNDS	**692,141**	**205,439**	**-**	**-**	**-**
REVENUE ADJUSTMENTS	**(2,959,041)**	**(1,595,447)**	**(747,120)**	**(76,269)**	**(81,853)**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	44,997	-	-	-	-
- Safety Marking Program	19,139	10,000	-	-	-
- Trip Hazard Program	7,177	7,500	7,500	7,500	7,500
- Rain Garden and Boulevard Maintenance Program	-	15,000	15,000	-	-
- Transportation Pre Engineering and Studies	-	25,000	-	-	-
- Illegal Dumping	-	5,000	5,000	5,000	
- Road Repairs	55,493	60,000	-	-	-
- Snow and Ice Control Sidewalk Program	357,930	-	-	-	-
- Asset Management Auxiliary Staff	-	7,500	7,500	7,500	7,500
- Operating Impact from ToL Capital Construction	-	70,317	-	-	-
SALARY, WAGES & BENEFITS	**484,736**	**200,317**	**35,000**	**20,000**	**15,000**
SERVICE AND MAINTENANCE CONTRACTS					
- Paving	-	1,250,000	400,000	400,000	400,000
- Traffic Signal Contract	-	25,000	-	-	-
- Banner Program	-	1,000	1,000	-	-
- Mowing Contract	-	18,900	19,845	20,837	21,879
- Planted Area Maintenance	-	44,271	46,485	48,809	51,249
- Pet Waste Disposal Contract	10,000	4,000	4,000	4,000	4,000
- Hazardous Tree Abatement	-	35,000	-	-	-
- Pavement Cut Restorations	200,000	-	-	-	-
- Transportation Pre Engineering and Studies	-	25,000	-	-	-
- Recycling Contract Increased Growth	187,263	200,973	215,688	231,479	248,427
- Roads Condition Assessment Program	-	20,000	20,000	20,000	20,000
- Demonstration Garden	15,000	-	-	-	-
- City of Surrey Dispatch Costs	1,647	1,196	1,305	1,426	1,557
- Traffic Signal Communication	-	50,000	50,000	50,000	-
- Budget reallocation to Stormwater	(30,000)	-	-	-	-
- Operating Impact of Development Capital Works	129,185	-	-	-	-
- Operating Impact from ToL Capital Construction	-	93,737	-	-	-
SERVICE AND MAINTENANCE CONTRACTS	**513,095**	**1,769,077**	**758,323**	**776,551**	**747,112**
CONSULTING AND LEGAL SERVICES					
- Trans Mountain Pipeline Project	(30,000)	-	-	-	-
CONSULTING AND LEGAL SERVICES	**(30,000)**	**-**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
EQUIPMENT & VEHICLE RENTAL					
- Equipment and Vehicle Rental - Internal (Monthly)	9,266	11,279	11,503	11,734	11,971
- Equipment and Vehicle Rental - Internal (Hourly)	41,433	50,453	51,461	52,496	53,538
- Safety Marking Program	10,000	5,000	-	-	-
- Illegal Dumping	-	8,000	8,000	8,000	-
- Rain Garden and Boulevard Maintenance Program	-	10,000	10,000	-	-
- Road Repairs	35,000	40,000	-	-	-
- Snow and Ice Control Sidewalk Program	70,000	-	-	-	-
- Operating Impact of Development Capital Works	9,241	-	-	-	-
- Operating Impact from ToL Capital Construction	-	79,214	-	-	-
EQUIPMENT & VEHICLE RENTAL	**174,940**	**203,946**	**80,964**	**72,230**	**65,509**
COMMUNICATION AND TECHNOLOGY					
- Metro Vancouver Geospatial	259	261	150	510	660
COMMUNICATION AND TECHNOLOGY	**259**	**261**	**150**	**510**	**660**
MATERIALS & SUPPLIES					
- Trip Hazard Program	2,500	2,500	2,500	2,500	2,500
- Safety Marking Program	10,000	5,000	-	-	-
- Illegal Dumping	-	2,000	2,000	2,000	-
- Banner Program	-	2,000	2,000	-	-
- Road Repairs	5,000	10,000	-	-	-
- Rain Garden and Boulevard Maintenance Program	-	10,000	10,000	-	-
- Recycling Materials	(1,000)	-	-	-	-
- Snow and Ice Control Sidewalk Program	52,500	-	-	-	-
- Operating Impact of Development Capital Works	52,702	-	-	-	-
- Operating Impact from ToL Capital Construction	-	17,534	-	-	-
MATERIALS & SUPPLIES	**121,702**	**49,034**	**16,500**	**4,500**	**2,500**
UTILITY USER FEES					
- Electricity	14,457	14,746	15,042	15,343	15,649
- Operating Impact from ToL Capital Construction	-	676	-	-	-
UTILITY USER FEES	**14,457**	**15,422**	**15,042**	**15,343**	**15,649**
DEBT PRINCIPAL AND INTEREST					
- Debt Repayments	255,253	1,168,430	1,504,519	-	-
- Debt Provision	-	-	795,404	-	-
DEBT PRINCIPAL AND INTEREST	**255,253**	**1,168,430**	**2,299,923**	**-**	**-**
INTERNAL CHARGES & RECOVERIES					
- Project Management Salary Recoveries, remove					
- Administrative Overhead	360,809	(140,519)	126,875	66,851	64,742
- Small Equipment Repairs & Replacement Recovery	883	-	-	-	-
- Shop Overhead	8,068	-	-	-	-
INTERNAL CHARGES & RECOVERIES	**369,760**	**(140,519)**	**126,875**	**66,851**	**64,742**
TRANSFER TO RESERVES					
- Transfer to Capital Projects Reserve	(388,043)	-	-	-	-
- Transfer to Capital Projects Reserve	9,055	-	-	-	-
- Transfer to Reserves	-	150,726	252,307	280,677	303,345
- Transfer to Snow and Ice Reserve	50,000	-	-	-	-
TRANSFER TO RESERVES	**(328,988)**	**150,726**	**252,307**	**280,677**	**303,345**
OTHER SUPPLIES AND EXPENSES					
- Bedford Channel Dreding Rights Property Taxes	5,000	-	-	-	-
- Operating Impact from ToL Capital Construction	-	860	-	-	-
OTHER SUPPLIES AND EXPENSES	**5,000**	**860**	**-**	**-**	**-**
FISCAL SERVICES	**381,241**	**451,547**	**417,920**	**264,425**	**299,875**
EXPENSE ADJUSTMENTS	**1,961,455**	**3,869,101**	**4,003,004**	**1,501,087**	**1,514,392**
NET NON-DISCRETIONARY ADJUSTMENTS	**(997,586)**	**2,273,654**	**3,255,884**	**1,424,818**	**1,432,539**

TOWNSHIP OF LANGLEY
TRANSPORTATION UTILITY - FLEET
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	-	-	-	-	-	-	-	-	-	-	-
Service Cost Recoveries	(8,000)	-	(8,000)	-	(8,000)	-	(8,000)	-	(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 from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified Revenue	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	**(8,000)**	**750,000**	**742,000**	**(750,000)**	**(8,000)**	**-**	**(8,000)**	**-**	**(8,000)**	**-**	**(8,000)**
EXPENSE											
Salaries, Wages & Benefits	1,507,984	4,726	1,512,710	-	1,512,710	-	1,512,710	-	1,512,710	-	1,512,710
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	272,998	-	272,998	-	272,998	-	272,998	-	272,998	-	272,998
Consulting and Professional Services	-	-	-	-	-	-	-	-	-	-	-
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	1,993,035	(386,065)	1,606,970	-	1,606,970	-	1,606,970	-	1,606,970	-	1,606,970
Equipment and Vehicle Rental	643,563	5,290	648,853	5,396	654,249	5,504	659,753	5,614	665,367	5,726	671,093
Communication and Technology	195,540	(29,290)	166,250	-	166,250	-	166,250	-	166,250	-	166,250
Insurance	437,489	-	437,489	-	437,489	-	437,489	-	437,489	-	437,489
Materials and Supplies	1,535,104	(220,010)	1,315,094	-	1,315,094	-	1,315,094	-	1,315,094	-	1,315,094
Utility User Fees	-	-	-	-	-	-	-	-	-	-	-
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	-	-	-	-	-	-	-	-	-	-	-
Internal Charges & Recoveries	(9,214,960)	548,643	(8,666,317)	-	(8,666,317)	-	(8,666,317)	-	(8,666,317)	-	(8,666,317)
Transfer to Own Funds	2,605,223	(739,936)	1,865,287	660,882	2,526,169	(81,691)	2,444,478	(52,287)	2,392,191	(61,563)	2,330,628
External Unidentified	-	-	-	-	-	-	-	-	-	-	-
Other Supplies and Expense	32,024	66,642	98,666	83,722	182,388	76,187	258,575	46,673	305,248	55,837	361,085
TOTAL EXPENSE	**8,000**	**(750,000)**	**(742,000)**	**750,000**	**8,000**	**-**	**8,000**	**-**	**8,000**	**-**	**8,000**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
REVENUE ADJUSTMENTS	-	-	-	-	-
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	4,726	-	-	-	-
SALARY, WAGES & BENEFITS	**4,726**	-	-	-	-
FUEL					
- Propane Prices/Usage	(38,690)	-	-	-	-
- Gasoline Prices/Usage	(151,954)	-	-	-	-
- Diesel Prices/Usage	(195,421)	-	-	-	-
FUEL	**(386,065)**	-	-	-	-
EQUIPMENT & VEHICLE RENTAL					
- Equipment and Vehicle Rental - Internal	5,290	5,396	5,504	5,614	5,726
EQUIPMENT & VEHICLE RENTAL	**5,290**	**5,396**	**5,504**	**5,614**	**5,726**
COMMUNICATION AND TECHNOLOGY					
- Phone/Internet/Communications	(29,290)	-	-	-	-
COMMUNICATION AND TECHNOLOGY	**(29,290)**	-	-	-	-
MATERIALS & SUPPLIES					
- Shop Supplies	(220,010)	-	-	-	-
MATERIALS & SUPPLIES	**(220,010)**	-	-	-	-
INTERNAL CHARGES & RECOVERIES					
- Small Equipment Recovery	(3,532)	-	-	-	-
- Small Equipment Shop Overhead	18,490	-	-	-	-
- Internal Vehicle Recoveries	533,685	-	-	-	-
INTERNAL CHARGES & RECOVERIES	**548,643**	-	-	-	-
TRANSFER TO RESERVES					
- Transfer to Reserve - Fleet	10,064	(89,118)	(81,691)	(52,287)	(61,563)
- Public Works Vehicle & Equipment Reserve	(750,000)	750,000	-	-	-
TRANSFER TO RESERVES	**(739,936)**	**660,882**	**(81,691)**	**(52,287)**	**(61,563)**
OTHER SUPPLIES AND EXPENSES					
- Subscriptions	(1,020)	-	-	-	-
- Training and Seminars	(4,430)	-	-	-	-
OTHER SUPPLIES AND EXPENSES	**(5,450)**	-	-	-	-
FISCAL SERVICES	**72,092**	**83,722**	**76,187**	**46,673**	**55,837**
EXPENSE ADJUSTMENTS	**(750,000)**	**750,000**	-	-	-
NET NON-DISCRETIONARY ADJUSTMENTS	**(750,000)**	**750,000**	-	-	-

TOWNSHIP OF LANGLEY
TRANSPORTATION UTILITY - TRANSLINK FUNDED
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	(4,554,851)	(56,250)	(4,611,101)	(62,692)	(4,673,793)	(58,263)	(4,732,056)	(41,336)	(4,773,392)	(45,113)	(4,818,505)
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 from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified Revenue	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	**(4,554,851)**	**(56,250)**	**(4,611,101)**	**(62,692)**	**(4,673,793)**	**(58,263)**	**(4,732,056)**	**(41,336)**	**(4,773,392)**	**(45,113)**	**(4,818,505)**
EXPENSE											
Salaries, Wages & Benefits	1,244,505	1,348	1,245,853	-	1,245,853	-	1,245,853	-	1,245,853	-	1,245,853
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	2,317,922	-	2,317,922	-	2,317,922	-	2,317,922	-	2,317,922	-	2,317,922
Consulting and Professional Services	-	-	-	-	-	-	-	-	-	-	-
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	-	-	-	-	-	-	-	-	-	-	-
Equipment and Vehicle Rental	408,680	6,786	415,466	8,263	423,729	8,428	432,157	8,598	440,755	8,770	449,525
Communication and Technology	16,048	-	16,048	-	16,048	-	16,048	-	16,048	-	16,048
Insurance	-	-	-	-	-	-	-	-	-	-	-
Materials and Supplies	413,538	-	413,538	-	413,538	-	413,538	-	413,538	-	413,538
Utility User Fees	136,182	2,723	138,905	2,778	141,683	2,834	144,517	2,891	147,408	2,949	150,357
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	-	-	-	-	-	-	-	-	-	-	-
Internal Charges & Recoveries	14,397	-	14,397	-	14,397	-	14,397	-	14,397	-	14,397
Transfer to Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified	-	-	-	-	-	-	-	-	-	-	-
Other Supplies and Expense	3,579	45,393	48,972	51,651	100,623	47,001	147,624	29,847	177,471	33,394	210,865
TOTAL EXPENSE	**4,554,851**	**56,250**	**4,611,101**	**62,692**	**4,673,793**	**58,263**	**4,732,056**	**41,336**	**4,773,392**	**45,113**	**4,818,505**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
GOVERNMENT GRANTS					
- Translink Funding	(56,250)	(62,692)	(58,263)	(41,336)	(45,113)
GOVERNMENT GRANTS	**(56,250)**	**(62,692)**	**(58,263)**	**(41,336)**	**(45,113)**
REVENUE ADJUSTMENTS	**(56,250)**	**(62,692)**	**(58,263)**	**(41,336)**	**(45,113)**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	1,348	-	-	-	-
SALARY, WAGES & BENEFITS	**1,348**	**-**	**-**	**-**	**-**
EQUIPMENT & VEHICLE RENTAL					
- Equipment and Vehicle Rental - Internal (Monthly)	1,345	1,638	1,671	1,705	1,739
- Equipment and Vehicle Rental - Internal (Hourly)	5,441	6,625	6,757	6,893	7,031
EQUIPMENT & VEHICLE RENTAL	**6,786**	**8,263**	**8,428**	**8,598**	**8,770**
UTILITY USER FEES					
- Electricity	2,723	2,778	2,834	2,891	2,949
UTILITY USER FEES	**2,723**	**2,778**	**2,834**	**2,891**	**2,949**
FISCAL SERVICES	**45,393**	**51,651**	**47,001**	**29,847**	**33,394**
EXPENSE ADJUSTMENTS	**56,250**	**62,692**	**58,263**	**41,336**	**45,113**
NET NON-DISCRETIONARY ADJUSTMENTS	**-**	**-**	**-**	**-**	**-**

TOWNSHIP OF LANGLEY
AIRPORT
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	-	-	-	-	-	-	-	-	-	-	-
Service Cost Recoveries	-	-	-	-	-	-	-	-	-	-	-
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(1,271,790)	(61,272)	(1,333,062)	-	(1,333,062)	-	(1,333,062)	-	(1,333,062)	-	(1,333,062)
Rentals and Leases	(927,278)	(33,519)	(960,797)	-	(960,797)	-	(960,797)	-	(960,797)	-	(960,797)
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	18,198	(198,760)	(180,562)	-	(180,562)	-	(180,562)	-	(180,562)	-	(180,562)
Debt Repayment Contributions from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified Revenue	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	**(2,180,870)**	**(293,551)**	**(2,474,421)**	**-**	**(2,474,421)**	**-**	**(2,474,421)**	**-**	**(2,474,421)**	**-**	**(2,474,421)**
EXPENSE											
Salaries, Wages & Benefits	731,213	23,328	754,541	10,000	764,541	10,000	774,541	10,000	784,541	10,000	794,541
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	206,060	-	206,060	-	206,060	-	206,060	-	206,060	-	206,060
Consulting and Professional Services	-	-	-	-	-	-	-	-	-	-	-
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	942,223	47,050	989,273	-	989,273	-	989,273	-	989,273	-	989,273
Equipment and Vehicle Rental	60,317	838	61,155	1,022	62,177	1,042	63,219	1,062	64,281	1,085	65,366
Communication and Technology	19,394	2,000	21,394	-	21,394	-	21,394	-	21,394	-	21,394
Insurance	27,500	42,745	70,245	3,986	74,231	4,385	78,616	4,824	83,440	5,306	88,746
Materials and Supplies	15,000	-	15,000	-	15,000	-	15,000	-	15,000	-	15,000
Utility User Fees	17,374	347	17,721	355	18,076	361	18,437	368	18,805	376	19,181
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	-	-	-	-	-	795,404	795,404	-	795,404	-	795,404
Internal Charges & Recoveries	781	45	826	-	826	-	826	-	826	-	826
Transfer to Own Funds	118,648	142,770	261,418	(46,641)	214,777	(840,005)	(625,228)	(34,766)	(659,994)	(37,679)	(697,673)
External Unidentified	-	-	-	-	-	-	-	-	-	-	-
Other Supplies and Expense	42,360	34,428	76,788	31,278	108,066	28,813	136,879	18,512	155,391	20,912	176,303
TOTAL EXPENSE	**2,180,870**	**293,551**	**2,474,421**	**-**	**2,474,421**	**-**	**2,474,421**	**-**	**2,474,421**	**-**	**2,474,421**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
SALES OF SERVICES					
- Jet A Fuel Sales	(21,322)	-	-	-	-
- AVGAS Fuel Sales	(39,950)	-	-	-	-
SALES OF SERVICES	**(61,272)**	**-**	**-**	**-**	**-**
RENTALS & LEASES					
- Lease Revenue - Hangar Lot 17	(10,000)	-	-	-	-
- Lease Revenue - Lot 5	(23,519)	-	-	-	-
RENTALS & LEASES	**(33,519)**	**-**	**-**	**-**	**-**
OTHER REVENUE					
- Internal Allocation adjustment	(198,760)	-	-	-	-
OTHER REVENUE	**(198,760)**	**-**	**-**	**-**	**-**
REVENUE ADJUSTMENTS	**(293,551)**	**-**	**-**	**-**	**-**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	13,713	-	-	-	-
- Auxiliary Staff	9,615	10,000	10,000	10,000	10,000
SALARY, WAGES & BENEFITS	**23,328**	**10,000**	**10,000**	**10,000**	**10,000**
FUEL					
- Jet Fuel Price Cost Increases	20,800	-	-	-	-
- AvGas Price Cost Increases	26,250	-	-	-	-
FUEL	**47,050**	**-**	**-**	**-**	**-**
EQUIPMENT & VEHICLE RENTAL					
- Equipment and Vehicle Rental - Internal (Monthly)	815	993	1,013	1,033	1,054
- Equipment and Vehicle Rental - Internal (Hourly)	23	29	29	29	31
EQUIPMENT & VEHICLE RENTAL	**838**	**1,022**	**1,042**	**1,062**	**1,085**
COMMUNICATION AND TECHNOLOGY					
- Software Fee	2,000	-	-	-	-
COMMUNICATION AND TECHNOLOGY	**2,000**	**-**	**-**	**-**	**-**
INSURANCE					
- Insurance Premiums	42,745	3,986	4,385	4,824	5,306
INSURANCE	**42,745**	**3,986**	**4,385**	**4,824**	**5,306**
UTILITY USER FEES					
- Electricity	330	337	343	350	357
- Gas	17	18	18	18	19
UTILITY USER FEES	**347**	**355**	**361**	**368**	**376**
DEBT PRINCIPAL AND INTEREST					
- Debt Provision	-	-	795,404	-	-
DEBT PRINCIPAL AND INTEREST	**-**	**-**	**795,404**	**-**	**-**
INTERNAL CHARGES & RECOVERIES					
- Shop Overhead	45	-	-	-	-
INTERNAL CHARGES & RECOVERIES	**45**	**-**	**-**	**-**	**-**
TRANSFER TO RESERVES					
- Transfer to (from) Airport Reserve	142,770	(46,641)	(840,005)	(34,766)	(37,679)
TRANSFER TO RESERVES	**142,770**	**(46,641)**	**(840,005)**	**(34,766)**	**(37,679)**
OTHER SUPPLIES AND EXPENSES					
- Regulatory Training	7,000	-	-	-	-
OTHER SUPPLIES AND EXPENSES	**7,000**	**-**	**-**	**-**	**-**
FISCAL SERVICES	**27,428**	**31,278**	**28,813**	**18,512**	**20,912**
EXPENSE ADJUSTMENTS	**293,551**	**-**	**-**	**-**	**-**
NET NON-DISCRETIONARY ADJUSTMENTS	**-**	**-**	**-**	**-**	**-**

TOWNSHIP OF LANGLEY
STORMWATER (Includes STORM and TRANSLINK FUNDED STORM)
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		3,000	(10,259,128)	-	(11,161,349)	-	(13,105,081)	-	(13,561,186)	-	(14,524,363)
Property Tax from New Growth		(169,276)	(169,276)	(167,420)	(167,420)	(196,576)	(196,576)	(203,418)	(203,418)	(217,865)	(217,865)
Property Tax Change		(732,945)	(732,945)	(1,776,312)	(1,776,312)	(259,529)	(259,529)	(759,759)	(759,759)	(708,114)	(708,114)
	(10,262,128)	**(899,221)**	**(11,161,349)**	**(1,943,732)**	**(13,105,081)**	**(456,105)**	**(13,561,186)**	**(963,177)**	**(14,524,363)**	**(925,979)**	**(15,450,342)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	(13,515)	-	(13,515)	-	(13,515)	-	(13,515)	-	(13,515)	-	(13,515)
Government Grants	(280,443)	(4,734)	(285,177)	(5,484)	(290,661)	(5,069)	(295,730)	(3,482)	(299,212)	(3,891)	(303,103)
Service Cost Recoveries	-	-	-	-	-	-	-	-	-	-	-
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(129,101)	-	(129,101)	-	(129,101)	-	(129,101)	-	(129,101)	-	(129,101)
Rentals and Leases	-	-	-	-	-	-	-	-	-	-	-
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	(229,426)	221,145	(8,281)	-	(8,281)	-	(8,281)	-	(8,281)	-	(8,281)
Debt Repayment Contributions from DCCs	(1,716,982)	(327,401)	(2,044,383)	-	(2,044,383)	(1,248,158)	(3,292,541)	-	(3,292,541)	-	(3,292,541)
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	(213,000)	(292,208)	(505,208)	292,208	(213,000)	-	(213,000)	175,000	(38,000)	-	(38,000)
External Unidentified Revenue	(400,000)	-	(400,000)	-	(400,000)	-	(400,000)	-	(400,000)	-	(400,000)
TOTAL REVENUE	**(13,244,595)**	**(1,302,419)**	**(14,547,014)**	**(1,657,008)**	**(16,204,022)**	**(1,709,332)**	**(17,913,354)**	**(791,659)**	**(18,705,013)**	**(929,870)**	**(19,634,883)**
EXPENSE											
Salaries, Wages & Benefits	4,279,740	28,156	4,307,896	185,338	4,493,234	98,903	4,592,137	91,069	4,683,206	68,031	4,751,237
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	2,431,054	220,700	2,651,754	219,619	2,871,373	175,305	3,046,678	(30,824)	3,015,854	113,057	3,128,911
Consulting and Professional Services	265,826	625	266,451	5,625	272,076	5,000	277,076	5,000	282,076	5,000	287,076
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	20,300	-	20,300	-	20,300	-	20,300	-	20,300	-	20,300
Equipment and Vehicle Rental	1,123,691	13,524	1,137,215	117,881	1,255,096	75,049	1,330,145	74,134	1,404,279	68,473	1,472,752
Communication and Technology	16,538	173	16,711	174	16,885	100	16,985	340	17,325	440	17,765
Insurance	-	-	-	-	-	-	-	-	-	-	-
Materials and Supplies	562,140	-	562,140	58,207	620,347	27,750	648,097	27,750	675,847	19,000	694,847
Utility User Fees	109,856	2,197	112,053	2,241	114,294	2,286	116,580	2,332	118,912	2,378	121,290
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	1,372,234	479,093	1,851,327	431,855	2,283,182	674,231	2,957,413	-	2,957,413	-	2,957,413
Internal Charges & Recoveries	617,747	219,474	837,221	(163,849)	673,372	48,243	721,615	33,623	755,238	26,798	782,036
Transfer to Own Funds	2,012,004	182,917	2,194,921	602,160	2,797,081	424,624	3,221,705	469,565	3,691,270	507,487	4,198,757
External Unidentified	400,000	-	400,000	-	400,000	-	400,000	-	400,000	-	400,000
Other Supplies and Expense	33,465	155,560	189,025	197,757	386,782	177,841	564,623	118,670	683,293	119,206	802,499
TOTAL EXPENSE	**13,244,595**	**1,302,419**	**14,547,014**	**1,657,008**	**16,204,022**	**1,709,332**	**17,913,354**	**791,659**	**18,705,013**	**929,870**	**19,634,883**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

TOWNSHIP OF LANGLEY
STORMWATER - excludes TRANSLINK
2025 OPERATING BUDGET

	2024	2025	2025	2026	2026	2027	2027	2028	2028	2029	2029
	BUDGET (Base)	Change	BUDGET	Change	BUDGET	Change	BUDGET	Change	BUDGET	Change	BUDGET
TAX REVENUE											
Property Tax Base		3,000	(10,259,128)		(11,161,349)		(13,105,081)		(13,561,186)		(14,524,363)
Property Tax from New Growth		(169,276)	(169,276)	(167,420)	(167,420)	(196,576)	(196,576)	(203,418)	(203,418)	(217,865)	(217,865)
Property Tax Change		(732,945)	(732,945)	(1,776,312)	(1,776,312)	(259,529)	(259,529)	(759,759)	(759,759)	(708,114)	(708,114)
	(10,262,128)	**(899,221)**	**(11,161,349)**	**(1,943,732)**	**(13,105,081)**	**(456,105)**	**(13,561,186)**	**(963,177)**	**(14,524,363)**	**(925,979)**	**(15,450,342)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	(13,515)	-	(13,515)	-	(13,515)	-	(13,515)	-	(13,515)	-	(13,515)
Government Grants	-	-	-	-	-	-	-	-	-	-	-
Service Cost Recoveries	-	-	-	-	-	-	-	-	-	-	-
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(129,101)	-	(129,101)	-	(129,101)	-	(129,101)	-	(129,101)	-	(129,101)
Rentals and Leases	-	-	-	-	-	-	-	-	-	-	-
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	(229,426)	221,145	(8,281)	-	(8,281)	-	(8,281)	-	(8,281)	-	(8,281)
Debt Repayment Contributions from DCCs	(1,716,982)	(327,401)	(2,044,383)	-	(2,044,383)	(1,248,158)	(3,292,541)	-	(3,292,541)	-	(3,292,541)
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	(213,000)	(292,208)	(505,208)	292,208	(213,000)	-	(213,000)	175,000	(38,000)	-	(38,000)
External Unidentified Revenue	(400,000)	-	(400,000)	-	(400,000)	-	(400,000)	-	(400,000)	-	(400,000)
TOTAL REVENUE	**(12,964,152)**	**(1,297,685)**	**(14,261,837)**	**(1,651,524)**	**(15,913,361)**	**(1,704,263)**	**(17,617,624)**	**(788,177)**	**(18,405,801)**	**(925,979)**	**(19,331,780)**
EXPENSE											
Salaries, Wages & Benefits	4,164,577	28,165	4,192,742	185,338	4,378,080	98,903	4,476,983	91,069	4,568,052	68,031	4,636,083
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	2,334,480	220,700	2,555,180	219,619	2,774,799	175,305	2,950,104	(30,824)	2,919,280	113,057	3,032,337
Consulting and Professional Services	265,826	625	266,451	5,625	272,076	5,000	277,076	5,000	282,076	5,000	287,076
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	20,300	-	20,300	-	20,300	-	20,300	-	20,300	-	20,300
Equipment and Vehicle Rental	1,085,561	12,939	1,098,500	117,169	1,215,669	74,323	1,289,992	73,392	1,363,384	67,718	1,431,102
Communication and Technology	16,538	173	16,711	174	16,885	100	16,985	340	17,325	440	17,765
Insurance	-	-	-	-	-	-	-	-	-	-	-
Materials and Supplies	549,641	-	549,641	58,207	607,848	27,750	635,598	27,750	663,348	19,000	682,348
Utility User Fees	109,856	2,197	112,053	2,241	114,294	2,286	116,580	2,332	118,912	2,378	121,290
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	1,372,234	479,093	1,851,327	431,855	2,283,182	674,231	2,957,413	-	2,957,413	-	2,957,413
Internal Charges & Recoveries	600,681	219,474	820,155	(163,849)	656,306	48,243	704,549	33,623	738,172	26,798	764,970
Transfer to Own Funds	2,012,004	182,917	2,194,921	602,160	2,797,081	424,624	3,221,705	469,565	3,691,270	507,487	4,198,757
External Unidentified	400,000	-	400,000	-	400,000	-	400,000	-	400,000	-	400,000
Other Supplies and Expense	32,454	151,402	183,856	192,985	376,841	173,498	550,339	115,930	666,269	116,070	782,339
TOTAL EXPENSE	**12,964,152**	**1,297,685**	**14,261,837**	**1,651,524**	**15,913,361**	**1,704,263**	**17,617,624**	**788,177**	**18,405,801**	**925,979**	**19,331,780**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
OTHER REVENUE					
- Internal Allocation adjustment	221,145	-	-	-	-
OTHER REVENUE	**221,145**	**-**	**-**	**-**	**-**
DEBT REPAYMENT CONTRIBUTIONS FROM DCCs					
- Debt Repayment Contributions	(327,401)	-	(1,248,158)	-	-
DEBT REPAYMENT CONTRIBUTIONS FROM DCCs	**(327,401)**	**-**	**(1,248,158)**	**-**	**-**
TRANSFER FROM OWN FUNDS					
- Transfer from Reserves	(292,208)	292,208	-	-	-
- LEPS Contract funded from Climate Action Fund - Removal 2028	-	-	-	150,000	-
- LEPS Lease funded from Climate Action Fund - Removal 2028	-	-	-	25,000	-
TRANSFER FROM OWN FUNDS	**(292,208)**	**292,208**	**-**	**175,000**	**-**
REVENUE ADJUSTMENTS	**(398,464)**	**292,208**	**(1,248,158)**	**175,000**	**-**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	23,380	-	-	-	-
- Nuisance Animals	4,785	4,602	-	-	-
- Service Request Inspections	-	9,201	8,890	8,673	8,504
- Stormwater Watercourse Repair	-	5,751	5,557	-	-
- Rock Pit Repair/Replace	-	9,201	-	-	-
- Stormwater Manhole Operate/Maintain	-	7,361	-	-	-
- Stormwater Catch Basin Repair/Replace	-	7,361	-	-	-
- Storm Main Deficiency Program	-	9,201	8,890	8,673	-
- Boulevard Tiling Replacement Program	-	9,201	8,890	8,673	8,504
- Detention Pond Maintenance	-	4,602	4,445	4,337	
- Culvert Repair/Replace	-	46,008	8,890	8,673	8,504
- Stormwater Watercourse & Ditch Operate/Maintain	-	27,604	26,671	26,020	25,511
- Right of Way Maintenance	-	9,201	8,890	8,673	-
- Berm Removal	-	9,201	-	-	-
- Slope Failure	-	18,403	17,780	17,347	17,008
- Operating Impact from ToL Capital Construction	-	8,440	-	-	-
SALARY, WAGES & BENEFITS	**28,165**	**185,338**	**98,903**	**91,069**	**68,031**
SERVICE AND MAINTENANCE CONTRACTS					
- Nuisance Mosquito Control Program	20,000	-	-	-	-
- CCTV/Flushing Program	-	30,000	30,000	-	-
- Nuisance Animals	5,000	5,000	-	-	-
- ISMP Renewal	100,000	25,000	-	-	-
- Registered Land Surveyor Costs	33,500	-	-	-	-
- Rock Pit Cleaning Program	-	5,000	5,000	5,000	-
- Cross Culvert Assessments	-	30,000	30,000	30,000	30,000
- Service Request Inspections	-	500	500	500	500
- ISMP Area Enhancement and Maintenance	-	15,000	15,000	15,000	15,000
- Stormwater Watercourse Repair	-	1,250	1,250	-	-
- Stormwater Manhole Operate/Maintain	-	5,000	-	-	-
- Stormwater Catch Basin Repair/Replace	-	5,000	-	-	-
- Storm Main Deficiency Program	-	6,250	6,250	6,250	-
- Boulevard Tiling Replacement Program	-	6,000	6,000	6,000	6,000
- Detention Pond Maintenance	-	20,000	20,000	20,000	-
- Stormwater Watercourse & Ditch Operate/Maintain	-	30,000	30,000	30,000	30,000
- Stormwater Infrastructure Condition Assessment Program	-	20,000	20,000	20,000	20,000
- Slope Failure	-	10,000	10,000	10,000	10,000
- City of Surrey Dispatch - Inflation Adjustment	1,647	1,196	1,305	1,426	1,557
- LEPS contract funded from Transportation	30,000	-	-	-	-
- LEPS contract funded from Climate Action Fund	-	-	-	(150,000)	-
- LEPS Lease funded from Climate Action Fund	-	-	-	(25,000)	-
- Operating Impact of Development Capital Works	30,553	-	-	-	-
- Operating Impact from ToL Capital Construction	-	4,423	-	-	-
SERVICE AND MAINTENANCE CONTRACTS	**220,700**	**219,619**	**175,305**	**(30,824)**	**113,057**
CONSULTING AND LEGAL SERVICES					
- Watercourse Operate and Repair	625	625	-	-	-
- First Nations Regulatory Approvals	-	5,000	5,000	5,000	5,000
CONSULTING AND LEGAL SERVICES	**625**	**5,625**	**5,000**	**5,000**	**5,000**

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

	2025	2026	2027	2028	2029
EQUIPMENT & VEHICLE RENTAL					
- Service Request Inspections	-	1,000	1,000	1,000	1,000
- Stormwater Watercourse Repair	-	1,250	1,250	-	-
- Rock Pit Repair/Replace	-	5,000	-	-	-
- Stormwater Manhole Operate/Maintain	-	2,000	-	-	-
- Stormwater Catch Basin Repair/Replace	-	2,000	-	-	-
- Storm Main Deficiency Program	-	2,500	2,500	2,500	-
- Boulevard Tiling Replacement Program	-	3,000	3,000	3,000	3,000
- Detention Pond Maintenance	-	1,000	1,000	1,000	-
- Culvert Repair/Replace	-	35,000	7,000	7,000	7,000
- Stormwater Watercourse & Ditch Operate/Maintain	-	30,000	30,000	30,000	30,000
- Right of Way Maintenance	-	2,500	2,500	2,500	-
- Berm Removal	-	6,000	-	-	-
- Slope Failure	-	10,000	10,000	10,000	10,000
- Equipment and Vehicle Rental - Internal (Hourly)	11,779	14,343	14,632	14,923	15,219
- Equipment and Vehicle Rental - Internal (Monthly)	1,160	1,412	1,441	1,469	1,499
- Operating Impact from ToL Capital Construction	-	164	-	-	-
EQUIPMENT & VEHICLE RENTAL	**12,939**	**117,169**	**74,323**	**73,392**	**67,718**
COMMUNICATION AND TECHNOLOGY					
- Metro Vancouver Geospatial	173	174	100	340	440
COMMUNICATION AND TECHNOLOGY	**173**	**174**	**100**	**340**	**440**
MATERIALS & SUPPLIES					
- Rock Pit Repair/Replace	-	6,000	-	-	-
- Stormwater Manhole Operate/Maintain	-	5,000	-	-	-
- Stormwater Catch Basin Repair/Replace	-	5,000	-	-	-
- Storm Main Deficiency Program	-	6,250	6,250	6,250	-
- Boulevard Tiling Replacement Program	-	6,000	6,000	6,000	6,000
- Culvert Repair/Replace	-	15,000	3,000	3,000	3,000
- Right of Way Maintenance	-	2,500	2,500	2,500	-
- Slope Failure	-	10,000	10,000	10,000	10,000
- Operating Impact from ToL Capital Construction	-	2,457	-	-	-
MATERIALS & SUPPLIES	**-**	**58,207**	**27,750**	**27,750**	**19,000**
UTILITY USER FEES					
- Electricity	2,197	2,241	2,286	2,332	2,378
UTILITY USER FEES	**2,197**	**2,241**	**2,286**	**2,332**	**2,378**
DEBT PRINCIPAL AND INTEREST					
- Debt Repayments	619,609	526,393	775,336	-	-
- Debt Removal 208th Phase I	(128,996)	-	-	-	-
- DEBTMFA-4752 - Redemption	(11,520)	(77,692)	-	-	-
- DEBTMFA-4829 - Redemption	-	(16,846)	(101,105)	-	-
DEBT PRINCIPAL AND INTEREST	**479,093**	**431,855**	**674,231**	**-**	**-**
INTERNAL CHARGES & RECOVERIES					
- Project Management Salary Recoveries, remove					
- Administrative Overhead	219,063	(163,849)	48,243	33,623	26,798
- Shop Overhead	411	-	-	-	-
INTERNAL CHARGES & RECOVERIES	**219,474**	**(163,849)**	**48,243**	**33,623**	**26,798**
TRANSFER TO RESERVES					
- Transfer to Reserves	-	252,160	424,624	469,565	507,487
- Transfer to Stormwater Renewal Reserve	500,000	350,000	-	-	-
- Transfer to Capital Projects Reserve	7,575	-	-	-	-
- Transfer to Capital Projects Reserve	(324,658)	-	-	-	-
TRANSFER TO RESERVES	**182,917**	**602,160**	**424,624**	**469,565**	**507,487**
OTHER SUPPLIES AND EXPENSES					
- Operating Impact from ToL Capital Construction	-	163	-	-	-
OTHER SUPPLIES AND EXPENSES	**-**	**163**	**-**	**-**	**-**
FISCAL SERVICES	**151,402**	**192,822**	**173,498**	**115,930**	**116,070**
EXPENSE ADJUSTMENTS	**1,297,685**	**1,651,524**	**1,704,263**	**788,177**	**925,979**
NET NON-DISCRETIONARY ADJUSTMENTS	**899,221**	**1,943,732**	**456,105**	**963,177**	**925,979**

TOWNSHIP OF LANGLEY
STORMWATER - TRANSLINK FUNDED
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	(280,443)	(4,734)	(285,177)	(5,484)	(290,661)	(5,069)	(295,730)	(3,482)	(299,212)	(3,891)	(303,103)
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 from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified Revenue	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	**(280,443)**	**(4,734)**	**(285,177)**	**(5,484)**	**(290,661)**	**(5,069)**	**(295,730)**	**(3,482)**	**(299,212)**	**(3,891)**	**(303,103)**
EXPENSE											
Salaries, Wages & Benefits	115,163	(9)	115,154	-	115,154	-	115,154	-	115,154	-	115,154
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	96,574	-	96,574	-	96,574	-	96,574	-	96,574	-	96,574
Consulting and Professional Services	-	-	-	-	-	-	-	-	-	-	-
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	-	-	-	-	-	-	-	-	-	-	-
Equipment and Vehicle Rental	38,130	585	38,715	712	39,427	726	40,153	742	40,895	755	41,650
Communication and Technology	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-	-	-	-
Materials and Supplies	12,499	-	12,499	-	12,499	-	12,499	-	12,499	-	12,499
Utility User Fees	-	-	-	-	-	-	-	-	-	-	-
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	-	-	-	-	-	-	-	-	-	-	-
Internal Charges & Recoveries	17,066	-	17,066	-	17,066	-	17,066	-	17,066	-	17,066
Transfer to Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified	-	-	-	-	-	-	-	-	-	-	-
Other Supplies and Expense	1,011	4,158	5,169	4,772	9,941	4,343	14,284	2,740	17,024	3,136	20,160
TOTAL EXPENSE	**280,443**	**4,734**	**285,177**	**5,484**	**290,661**	**5,069**	**295,730**	**3,482**	**299,212**	**3,891**	**303,103**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
GOVERNMENT GRANTS					
- Translink Funding	(4,734)	(5,484)	(5,069)	(3,482)	(3,891)
GOVERNMENT GRANTS	**(4,734)**	**(5,484)**	**(5,069)**	**(3,482)**	**(3,891)**
REVENUE ADJUSTMENTS	**(4,734)**	**(5,484)**	**(5,069)**	**(3,482)**	**(3,891)**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	(9)	-	-	-	-
SALARY, WAGES & BENEFITS	**(9)**	**-**	**-**	**-**	**-**
EQUIPMENT & VEHICLE RENTAL					
- Equipment and Vehicle Rental - Internal (Hourly)	585	712	726	742	755
EQUIPMENT & VEHICLE RENTAL	**585**	**712**	**726**	**742**	**755**
FISCAL SERVICES	**4,158**	**4,772**	**4,343**	**2,740**	**3,136**
EXPENSE ADJUSTMENTS	**4,734**	**5,484**	**5,069**	**3,482**	**3,891**
NET NON-DISCRETIONARY ADJUSTMENTS	**-**	**-**	**-**	**-**	**-**

TOWNSHIP OF LANGLEY
FIRE
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		(8,133)	(24,735,573)		(28,425,168)		(30,672,503)		(34,087,704)		(37,156,940)
Property Tax from New Growth		(408,137)	(408,137)	(426,378)	(426,378)	(460,088)	(460,088)	(511,316)	(511,316)	(557,354)	(557,354)
Property Tax Change		(3,281,458)	(3,281,458)	(1,820,957)	(1,820,957)	(2,955,113)	(2,955,113)	(2,557,920)	(2,557,920)	(1,985,703)	(1,985,703)
	(24,727,440)	**(3,697,728)**	**(28,425,168)**	**(2,247,335)**	**(30,672,503)**	**(3,415,201)**	**(34,087,704)**	**(3,069,236)**	**(37,156,940)**	**(2,543,057)**	**(39,699,997)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	-	-	-	-	-	-	-	-	-	-	-
Service Cost Recoveries	(57,200)	-	(57,200)	-	(57,200)	-	(57,200)	-	(57,200)	-	(57,200)
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(20,000)	-	(20,000)	-	(20,000)	-	(20,000)	-	(20,000)	-	(20,000)
Rentals and Leases	-	-	-	-	-	-	-	-	-	-	-
Permit and License Fees	(85,200)	-	(85,200)	-	(85,200)	-	(85,200)	-	(85,200)	-	(85,200)
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	(3,091,967)	661,285	(2,430,682)	-	(2,430,682)	-	(2,430,682)	-	(2,430,682)	-	(2,430,682)
Debt Repayment Contributions from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified Revenue	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	**(27,981,807)**	**(3,036,443)**	**(31,018,250)**	**(2,247,335)**	**(33,265,585)**	**(3,415,201)**	**(36,680,786)**	**(3,069,236)**	**(39,750,022)**	**(2,543,057)**	**(42,293,079)**
EXPENSE											
Salaries, Wages & Benefits	22,179,845	2,745,591	24,925,436	1,559,688	26,485,124	1,557,642	28,042,766	1,143,247	29,186,013	400,883	29,586,896
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	1,129,071	140,427	1,269,498	103,486	1,372,984	75,183	1,448,167	80,302	1,528,469	85,812	1,614,281
Consulting and Professional Services	5,000	5,000	10,000	-	10,000	-	10,000	-	10,000	-	10,000
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	246,095	-	246,095	20,000	266,095	20,000	286,095	20,000	306,095	-	306,095
Equipment and Vehicle Rental	30,401	405	30,806	494	31,300	504	31,804	514	32,318	524	32,842
Communication and Technology	91,543	65,927	157,470	13,515	170,985	4,250	175,235	4,568	179,803	4,550	184,353
Insurance	96,393	50,115	146,508	6,412	152,920	7,053	159,973	7,758	167,731	8,534	176,265
Materials and Supplies	781,682	122,140	903,822	6,150	909,972	31,160	941,132	14,780	955,912	(29,020)	926,892
Utility User Fees	-	-	-	-	-	-	-	-	-	-	-
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	-	-	-	-	-	-	-	-	-	-	-
Internal Charges & Recoveries	197,000	11,446	208,446	5,000	213,446	5,000	218,446	5,000	223,446	5,000	228,446
Transfer to Own Funds	3,046,013	65,229	3,111,242	432,430	3,543,672	601,893	4,145,565	665,597	4,811,162	719,350	5,530,512
External Unidentified	-	-	-	-	-	-	-	-	-	-	-
Other Supplies and Expense	178,764	(169,837)	8,927	100,160	109,087	1,112,516	1,221,603	1,127,470	2,349,073	1,347,424	3,696,497
TOTAL EXPENSE	**27,981,807**	**3,036,443**	**31,018,250**	**2,247,335**	**33,265,585**	**3,415,201**	**36,680,786**	**3,069,236**	**39,750,022**	**2,543,057**	**42,293,079**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
OTHER REVENUE					
- Internal Allocation Adjustment	661,285	-	-	-	-
OTHER REVENUE	**661,285**	**-**	**-**	**-**	**-**
REVENUE ADJUSTMENTS	**661,285**	**-**	**-**	**-**	**-**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	1,377,248	977,534	-	-	-
- Firefighters Move to 9th Year Increment	-	-	-	2,352	3,546
- Firefighters Move to 14th Year Increment	-	-	-	13,464	-
- Suppression Firefighters (11) starting Jan 1, 2025	1,253,945	191,455	180,697	173,492	6,908
- Suppression Firefighters (4) starting Jul 1, 2026	-	232,584	276,776	46,956	65,408
- Suppression Firefighters (4) starting Oct 1, 2026	-	116,296	376,696	46,956	65,440
- Suppression Firefighters (8) starting Apr 1, 2027	-	-	710,840	319,960	114,568
- Suppression Firefighters (6) starting Apr 1, 2028	-	-	-	527,658	248,460
- Reduction of Paid Call	(155,000)	(75,000)	-	-	-
- Fire Fleet Maintenance Wages Increase	-	4,601	4,445	4,337	4,252
- Training Wages Increase	269,398	112,218	8,188	8,072	(107,699)
SALARY, WAGES & BENEFITS	**2,745,591**	**1,559,688**	**1,557,642**	**1,143,247**	**400,883**
SERVICE AND MAINTENANCE CONTRACTS					
- Dispatch Contract	43,583	41,590	45,198	49,118	53,380
- Emergency Operations Centre, Worksafe and Clerical	-	-	-	-	-
- E-Comm - Radio Levy & User Equipment Levy	96,844	61,896	29,985	31,184	32,432
SERVICE AND MAINTENANCE CONTRACTS	**140,427**	**103,486**	**75,183**	**80,302**	**85,812**
CONSULTING AND LEGAL SERVICES					
- Operating Impact from Fire Capital	5,000	-	-	-	-
CONSULTING AND LEGAL SERVICES	**5,000**	**-**	**-**	**-**	**-**
FUEL					
- Fire Fleet Expenses increase (Diesel)	-	20,000	20,000	20,000	-
FUEL	**-**	**20,000**	**20,000**	**20,000**	**-**
EQUIPMENT & VEHICLE RENTAL					
- Equipment and Vehicle Rental - Internal	405	494	504	514	524
EQUIPMENT & VEHICLE RENTAL	**405**	**494**	**504**	**514**	**524**
COMMUNICATION AND TECHNOLOGY					
- Operating Impact from Fire Capital	61,927	13,515	4,250	4,568	4,550
- Mobile devices on new Fire Apparatus	4,000	-	-	-	-
COMMUNICATION AND TECHNOLOGY	**65,927**	**13,515**	**4,250**	**4,568**	**4,550**
INSURANCE					
- Insurance Premiums	50,115	6,412	7,053	7,758	8,534
INSURANCE	**50,115**	**6,412**	**7,053**	**7,758**	**8,534**
MATERIALS & SUPPLIES					
- Fire Fleet Expenses Increase	-	10,000	10,000	10,000	10,000
- Prevention & Public Education Material	5,000	2,000	2,000	2,000	2,000
- Suppression Firefighters (11) starting Jan 1, 2025	100,140	(84,370)	-	-	-
- Suppression Firefighters (4) starting Jul 1, 2026	-	37,760	(30,680)	-	-
- Suppression Firefighters (4) starting Oct 1, 2026	-	37,760	(30,680)	-	-
- Suppression Firefighters (8) starting Apr 1, 2027	-	-	75,520	(61,360)	-
- Suppression Firefighters (6) starting Apr 1, 2028	-	-	-	56,640	(46,020)
- K/1 Online Fire Safety Program	17,000	3,000	5,000	7,500	5,000
MATERIALS & SUPPLIES	**122,140**	**6,150**	**31,160**	**14,780**	**(29,020)**
INTERNAL CHARGES & RECOVERIES					
- Fleet Shop Overhead	11,446	-	-	-	-
- Fleet Shop Overhead Additional	-	5,000	5,000	5,000	5,000
INTERNAL CHARGES & RECOVERIES	**11,446**	**5,000**	**5,000**	**5,000**	**5,000**
TRANSFER TO RESERVES					
- Transfer to Fire Equipment Replacement Reserve	75,000	75,000	-	-	-
- Transfer to Reserves	-	357,430	601,893	665,597	719,350
- Transfer to Capital Projects Reserve	(10,003)	-	-	-	-
- Transfer to Capital Projects Reserve	232	-	-	-	-
TRANSFER TO RESERVES	**65,229**	**432,430**	**601,893**	**665,597**	**719,350**
OTHER SUPPLIES AND EXPENSES					
- Training Expense Increase	27,617	20,008	(3,900)	(7,000)	(1,700)
- Wellness Fitness Initiative	-	7,150	7,150	-	
OTHER SUPPLIES AND EXPENSES	**27,617**	**27,158**	**3,250**	**(7,000)**	**(1,700)**
FISCAL SERVICES	**(197,454)**	**73,002**	**1,109,266**	**1,134,470**	**1,349,124**
EXPENSE ADJUSTMENTS	**3,036,443**	**2,247,335**	**3,415,201**	**3,069,236**	**2,543,057**
NET NON-DISCRETIONARY ADJUSTMENTS	**3,697,728**	**2,247,335**	**3,415,201**	**3,069,236**	**2,543,057**

TOWNSHIP OF LANGLEY
POLICE
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		(13,221)	(40,208,786)		(44,404,590)		(47,328,418)		(49,593,336)		(52,270,994)
Property Tax from New Growth		(663,445)	(663,445)	(666,069)	(666,069)	(709,926)	(709,926)	(743,900)	(743,900)	(784,065)	(784,065)
Property Tax Change		(3,532,359)	(3,532,359)	(2,257,759)	(2,257,759)	(1,554,992)	(1,554,992)	(1,933,758)	(1,933,758)	(1,529,009)	(1,529,009)
	(40,195,565)	**(4,209,025)**	**(44,404,590)**	**(2,923,828)**	**(47,328,418)**	**(2,264,918)**	**(49,593,336)**	**(2,677,658)**	**(52,270,994)**	**(2,313,074)**	**(54,584,068)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	(1,905,886)	253,648	(1,652,238)	136,250	(1,515,988)	-	(1,515,988)	-	(1,515,988)	-	(1,515,988)
Service Cost Recoveries	(724,698)	-	(724,698)	-	(724,698)	-	(724,698)	-	(724,698)	-	(724,698)
Service Cost Sharing	(2,690,753)	9,575	(2,681,178)	-	(2,681,178)	-	(2,681,178)	-	(2,681,178)	-	(2,681,178)
Sales of Services	(248,366)	-	(248,366)	-	(248,366)	-	(248,366)	-	(248,366)	-	(248,366)
Rentals and Leases	-	-	-	-	-	-	-	-	-	-	-
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	(5,134,784)	721,473	(4,413,311)	-	(4,413,311)	-	(4,413,311)	-	(4,413,311)	-	(4,413,311)
Debt Repayment Contributions from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	(1,750,000)	(1,608,932)	(3,358,932)	1,608,932	(1,750,000)	-	(1,750,000)	-	(1,750,000)	-	(1,750,000)
External Unidentified Revenue	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	**(52,650,052)**	**(4,833,261)**	**(57,483,313)**	**(1,178,646)**	**(58,661,959)**	**(2,264,918)**	**(60,926,877)**	**(2,677,658)**	**(63,604,535)**	**(2,313,074)**	**(65,917,609)**
EXPENSE											
Salaries, Wages & Benefits	9,044,628	(43,233)	9,001,395	-	9,001,395	-	9,001,395	-	9,001,395	-	9,001,395
Special Contracts	42,077,205	4,479,074	46,556,279	779,301	47,335,580	1,971,374	49,306,954	2,481,443	51,788,397	2,098,157	53,886,554
Service and Maintenance Contracts	646,731	(80,000)	566,731	-	566,731	-	566,731	-	566,731	-	566,731
Consulting and Professional Services	500	-	500	-	500	-	500	-	500	-	500
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	545,887	-	545,887	-	545,887	-	545,887	-	545,887	-	545,887
Equipment and Vehicle Rental	127,888	2,135	130,023	2,600	132,623	2,652	135,275	2,705	137,980	2,759	140,739
Communication and Technology	76,457	-	76,457	-	76,457	-	76,457	-	76,457	-	76,457
Insurance	19,628	18,098	37,726	3,758	41,484	4,133	45,617	4,547	50,164	5,001	55,165
Materials and Supplies	88,004	-	88,004	-	88,004	-	88,004	-	88,004	-	88,004
Utility User Fees	-	-	-	-	-	-	-	-	-	-	-
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	-	-	-	-	-	-	-	-	-	-	-
Internal Charges & Recoveries	21,435	-	21,435	-	21,435	-	21,435	-	21,435	-	21,435
Transfer to Own Funds	64,560	(8,913)	55,647	6,393	62,040	10,765	72,805	11,905	84,710	12,866	97,576
External Unidentified	-	-	-	-	-	-	-	-	-	-	-
Other Supplies and Expense	(62,871)	466,100	403,229	386,594	789,823	275,994	1,065,817	177,058	1,242,875	194,291	1,437,166
TOTAL EXPENSE	**52,650,052**	**4,833,261**	**57,483,313**	**1,178,646**	**58,661,959**	**2,264,918**	**60,926,877**	**2,677,658**	**63,604,535**	**2,313,074**	**65,917,609**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
GOVERNMENT GRANTS					
- Next Generation 911 Funding	272,500	136,250	-	-	-
- Victim Services	(18,852)	-	-	-	-
GOVERNMENT GRANTS	**253,648**	**136,250**	**-**	**-**	**-**
SERVICE COST SHARING					
- Salary and Wages (Cost Sharing Recovery)	9,575	-	-	-	-
SERVICE COST SHARING	**9,575**	**-**	**-**	**-**	**-**
OTHER REVENUE					
- Internal Allocation Adjustment	721,473	-	-	-	-
OTHER REVENUE	**721,473**	**-**	**-**	**-**	**-**
TRANSFER FROM OWN FUNDS					
- Transfer from RCMP Reserve for Contract cost CFWD	(858,932)	858,932	-	-	-
- Transfer from RCMP Reserve	(750,000)	750,000	-	-	-
TRANSFER FROM OWN FUNDS	**(1,608,932)**	**1,608,932**	**-**	**-**	**-**
REVENUE ADJUSTMENTS	**(624,236)**	**1,745,182**	**-**	**-**	**-**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	(43,233)	-	-	-	-
SALARY, WAGES & BENEFITS	**(43,233)**	**-**	**-**	**-**	**-**
SPECIAL CONTRACT (i.e. RCMP, etc.)					
- RCMP Contract	3,046,145	1,333,966	1,566,062	1,790,512	1,766,815
- RCMP Contract cost CFWD	858,932	(858,932)	-	-	-
- RCMP Officers (2) starting Oct 1, 2024 (Annualization)	365,252	13,174	17,640	20,328	21,163
- RCMP Officers (2) starting Aug 1, 2025	208,745	291,093	-	-	-
- RCMP Officers (3) starting July 1, 2027	-	-	387,672	402,362	31,744
- RCMP Officers (2) starting July 1, 2028	-	-	-	268,241	278,435
SPECIAL CONTRACT (i.e. RCMP, etc.)	**4,479,074**	**779,301**	**1,971,374**	**2,481,443**	**2,098,157**
SERVICE AND MAINTENANCE CONTRACTS					
- North Langley CPO Lease	(80,000)	-	-	-	-
SERVICE AND MAINTENANCE CONTRACTS	**(80,000)**	**-**	**-**	**-**	**-**
EQUIPMENT & VEHICLE RENTAL					
- Equipment and Vehicle Rental - Internal (Hourly)	232	283	289	294	300
- Equipment and Vehicle Rental - Internal (Monthly)	1,903	2,317	2,363	2,411	2,459
EQUIPMENT & VEHICLE RENTAL	**2,135**	**2,600**	**2,652**	**2,705**	**2,759**
INSURANCE					
- Insurance Premiums	18,098	3,758	4,133	4,547	5,001
INSURANCE	**18,098**	**3,758**	**4,133**	**4,547**	**5,001**
TRANSFER TO RESERVES					
- Transfer to Reserves	-	6,393	10,765	11,905	12,866
- Transfer to Capital Projects Reserve	(9,126)	-	-	-	-
- Transfer to Capital Projects Reserve	213	-	-	-	-
TRANSFER TO RESERVES	**(8,913)**	**6,393**	**10,765**	**11,905**	**12,866**
OTHER SUPPLIES AND EXPENSES					
- Removal of Contingency	(25,000)	-	-	-	-
OTHER SUPPLIES AND EXPENSES	**(25,000)**	**-**	**-**	**-**	**-**
FISCAL SERVICES	**491,100**	**386,594**	**275,994**	**177,058**	**194,291**
EXPENSE ADJUSTMENTS	**4,833,261**	**1,178,646**	**2,264,918**	**2,677,658**	**2,313,074**
NET NON-DISCRETIONARY ADJUSTMENTS	**4,209,025**	**2,923,828**	**2,264,918**	**2,677,658**	**2,313,074**

TOWNSHIP OF LANGLEY
RECREATION AND CULTURE
2025-2029 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		(2,806)	(8,534,246)		(9,792,083)		(11,543,711)		(13,275,564)		(13,071,905)
Property Tax from New Growth		(140,815)	(140,815)	(146,882)	(146,882)	(173,156)	(173,156)	(199,134)	(199,134)	(196,079)	(196,079)
Property Tax Change		(1,117,022)	(1,117,022)	(1,604,746)	(1,604,746)	(1,558,697)	(1,558,697)	402,793	402,793	385,220	385,220
	(8,531,440)	**(1,260,643)**	**(9,792,083)**	**(1,751,628)**	**(11,543,711)**	**(1,731,853)**	**(13,275,564)**	**203,659**	**(13,071,905)**	**189,141**	**(12,882,763)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	(7,527,433.00)	(809,448)	(8,336,881)	(1,896,431)	(10,233,312)	(422,646)	(10,655,958)	(422,986)	(11,078,944)	(430,941)	(11,509,885)
Government Grants	(21,018.00)	(30,000)	(51,018)	-	(51,018)	-	(51,018)	-	(51,018)	-	(51,018)
Service Cost Recoveries	(7,700.00)	7,200	(500)	-	(500)	-	(500)	-	(500)	-	(500)
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(6,732,323.00)	71,272	(6,661,051)	-	(6,661,051)	-	(6,661,051)	(1,501,241)	(8,162,292)	(1,501,241)	(9,663,533)
Rentals and Leases	(1,513,923.00)	89,432	(1,424,491)	-	(1,424,491)	-	(1,424,491)	-	(1,424,491)	-	(1,424,491)
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	(3,026,472.00)	1,022,019	(2,004,453)	-	(2,004,453)	-	(2,004,453)	-	(2,004,453)	-	(2,004,453)
Debt Repayment Contributions from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	(305,618.00)	-	(305,618)	-	(305,618)	-	(305,618)	-	(305,618)	-	(305,618)
External Unidentified Revenue	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	**(27,665,927)**	**(910,168)**	**(28,576,095)**	**(3,648,059)**	**(32,224,154)**	**(2,154,499)**	**(34,378,653)**	**(1,720,568)**	**(36,099,221)**	**(1,743,040)**	**(37,842,261)**
EXPENSE											
Salaries, Wages & Benefits	13,221,525	235,407	13,456,932	-	13,456,932	-	13,456,932	-	13,456,932	-	13,456,932
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	5,091,340	(1,229,627)	3,861,713	1,067,902	4,929,615	1,070,975	6,000,590	789,359	6,789,949	791,327	7,581,276
Consulting and Professional Services	146,375	47,695	194,070	-	194,070	-	194,070	-	194,070	-	194,070
Regional Charges/Recoveries	5,338,401	253,572	5,591,973	264,241	5,856,214	218,232	6,074,446	218,483	6,292,929	226,348	6,519,277
Fuel	-	-	-	-	-	-	-	-	-	-	-
Equipment and Vehicle Rental	182,709	2,954	185,663	3,597	189,260	3,669	192,929	3,743	196,672	3,817	200,489
Communication and Technology	49,489	10,331	59,820	-	59,820	-	59,820	-	59,820	-	59,820
Insurance	263,348	423,925	687,273	68,727	756,000	75,600	831,600	83,160	914,760	91,476	1,006,236
Materials and Supplies	521,468	85,964	607,432	-	607,432	-	607,432	-	607,432	-	607,432
Utility User Fees	-	-	-	-	-	-	-	-	-	-	-
Municipal Grants	300,000	-	300,000	-	300,000	-	300,000	-	300,000	-	300,000
Debt Principal and Interest	-	-	-	1,427,862	1,427,862	-	1,427,862	-	1,427,862	-	1,427,862
Internal Charges & Recoveries	149,080	55,876	204,956	4,328	209,284	4,414	213,698	4,503	218,201	4,593	222,794
Transfer to Own Funds	1,596,600	469,149	2,065,749	229,256	2,295,005	249,266	2,544,271	254,480	2,798,751	258,880	3,057,631
External Unidentified	-	-	-	-	-	-	-	-	-	-	-
Other Supplies and Expense	805,592	554,922	1,360,514	582,146	1,942,660	532,343	2,475,003	366,840	2,841,843	366,599	3,208,442
TOTAL EXPENSE	**27,665,927**	**910,168**	**28,576,095**	**3,648,059**	**32,224,154**	**2,154,499**	**34,378,653**	**1,720,568**	**36,099,221**	**1,743,040**	**37,842,261**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

TOWNSHIP OF LANGLEY
RECREATION
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		(2,422)	(7,367,589)		(8,320,300)		(9,997,582)		(11,660,906)		(11,409,778)
Property Tax from New Growth		(121,565)	(121,565)	(124,805)	(124,805)	(149,964)	(149,964)	(174,914)	(174,914)	(171,147)	(171,147)
Property Tax Change		(831,146)	(831,146)	(1,552,477)	(1,552,477)	(1,513,360)	(1,513,360)	426,042	426,042	409,906	409,906
	(7,365,167)	**(955,133)**	**(8,320,300)**	**(1,677,282)**	**(9,997,582)**	**(1,663,324)**	**(11,660,906)**	**251,128**	**(11,409,778)**	**238,759**	**(11,171,018)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	(1,002)	-	(1,002)	-	(1,002)	-	(1,002)	-	(1,002)	-	(1,002)
Service Cost Recoveries	(7,700)	7,200	(500)	-	(500)	-	(500)	-	(500)	-	(500)
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(6,579,826)	163,791	(6,416,035)	-	(6,416,035)	-	(6,416,035)	(1,501,241)	(7,917,276)	(1,501,241)	(9,418,517)
Rentals and Leases	(1,482,923)	95,932	(1,386,991)	-	(1,386,991)	-	(1,386,991)	-	(1,386,991)	-	(1,386,991)
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	(2,606,768)	960,858	(1,645,910)	-	(1,645,910)	-	(1,645,910)	-	(1,645,910)	-	(1,645,910)
Debt Repayment Contributions from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified Revenue	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	**(18,043,386)**	**272,648**	**(17,770,738)**	**(1,677,282)**	**(19,448,020)**	**(1,663,324)**	**(21,111,344)**	**(1,250,113)**	**(22,361,457)**	**(1,262,481)**	**(23,623,938)**
EXPENSE											
Salaries, Wages & Benefits	11,677,792	98,176	11,775,968	-	11,775,968	-	11,775,968	-	11,775,968	-	11,775,968
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	5,082,659	(1,237,127)	3,845,532	1,067,902	4,913,434	1,070,975	5,984,409	789,359	6,773,768	791,327	7,565,095
Consulting and Professional Services	31,977	-	31,977	-	31,977	-	31,977	-	31,977	-	31,977
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	-	-	-	-	-	-	-	-	-	-	-
Equipment and Vehicle Rental	182,709	2,954	185,663	3,597	189,260	3,669	192,929	3,743	196,672	3,817	200,489
Communication and Technology	32,246	-	32,246	-	32,246	-	32,246	-	32,246	-	32,246
Insurance	243,863	397,410	641,273	64,127	705,400	70,540	775,940	77,594	853,534	85,353	938,887
Materials and Supplies	490,618	28,438	519,056	-	519,056	-	519,056	-	519,056	-	519,056
Utility User Fees	-	-	-	-	-	-	-	-	-	-	-
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	-	-	-	-	-	-	-	-	-	-	-
Internal Charges & Recoveries	(424,231)	-	(424,231)	-	(424,231)	-	(424,231)	-	(424,231)	-	(424,231)
Transfer to Own Funds	285,511	(30,851)	254,660	29,256	283,916	49,266	333,182	54,480	387,662	58,880	446,542
External Unidentified	-	-	-	-	-	-	-	-	-	-	-
Other Supplies and Expense	440,242	468,352	908,594	512,400	1,420,994	468,874	1,889,868	324,937	2,214,805	323,104	2,537,909
TOTAL EXPENSE	**18,043,386**	**(272,648)**	**17,770,738**	**1,677,282**	**19,448,020**	**1,663,324**	**21,111,344**	**1,250,113**	**22,361,457**	**1,262,481**	**23,623,938**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
SERVICE COST RECOVERIES					
- RCMP Rental Parking Lease Ended - May 2022	7,200	-	-	-	-
SERVICE COST RECOVERIES	**7,200**	**-**	**-**	**-**	**-**
SALES OF SERVICES					
- Reduce Annual Pass Fees	140,000	-	-	-	-
- Reduce School's Out fees by 50%	23,791	-	-	-	-
SALES OF SERVICES	**163,791**	**-**	**-**	**(1,501,241)**	**(1,501,241)**
RENTALS & LEASES					
- Remove Budget for Terminated Leases	66,106	-	-	-	-
- Remove Fraser River Pres. Theatre Revenue (No Longer Rented)	29,826	-	-	-	-
RENTALS & LEASES	**95,932**	**-**	**-**	**-**	**-**
OTHER REVENUE					
- Internal Allocation Adjustment	960,858	-	-	-	-
OTHER REVENUE	**960,858**	**-**	**-**	**-**	**-**
REVENUE ADJUSTMENTS	**1,227,781**	**-**	**-**	**(1,501,241)**	**(1,501,241)**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	38,684	-	-	-	-
- Rec Attendant I	59,492	-	-	-	-
SALARY, WAGES & BENEFITS	**98,176**	**-**	**-**	**-**	**-**
SERVICE AND MAINTENANCE CONTRACTS					
- Sportsplex Contract - Ice Subsidy	30,963	32,202	33,490	-	-
- Canada Day Event - Drones and/or Fireworks	26,910	-	-	-	-
- Aquatics, Fitness and Weight Room Servicing Inflation Increase	34,000	35,700	37,485	39,359	41,327
- LEC Subsidy - Removal	(1,329,000)	-	-	-	-
- LEC Ice/Dry Arenas	-	1,000,000	1,000,000	750,000	750,000
SERVICE AND MAINTENANCE CONTRACTS	**(1,237,127)**	**1,067,902**	**1,070,975**	**789,359**	**791,327**
EQUIPMENT & VEHICLE RENTAL					
- Equipment and Vehicle Rental - Internal	2,954	3,597	3,669	3,743	3817
EQUIPMENT & VEHICLE RENTAL	**2,954**	**3,597**	**3,669**	**3,743**	**3,817**
INSURANCE					
- TFSE & LFS Insurance Increase	397,410	64,127	70,540	77,594	85,353
INSURANCE	**397,410**	**64,127**	**70,540**	**77,594**	**85,353**
MATERIALS & SUPPLIES					
- Community Events	28,438	-	-	-	-
MATERIALS & SUPPLIES	**28,438**	**-**	**-**	**-**	**-**
TRANSFER TO RESERVES					
- Transfer to Capital Projects Reserve	(31,588)	-	-	-	-
- Transfer to Capital Projects Reserve	737	-	-	-	-
- Transfer to Reserves	-	29,256	49,266	54,480	58,880
TRANSFER TO RESERVES	**(30,851)**	**29,256**	**49,266**	**54,480**	**58,880**
OTHER SUPPLIES AND EXPENSES					
- Increase Budget for Bank Charges	23,088	23,550	24,021	24,501	24,991
OTHER SUPPLIES AND EXPENSES	**23,088**	**23,550**	**24,021**	**24,501**	**24,991**
FISCAL SERVICES	**445,264**	**488,850**	**444,853**	**300,436**	**298,113**
EXPENSE ADJUSTMENTS	**(272,648)**	**1,677,282**	**1,663,324**	**1,250,113**	**1,262,481**
NET NON-DISCRETIONARY ADJUSTMENTS	**955,133**	**1,677,282**	**1,663,324**	**(251,128)**	**(238,759)**

TOWNSHIP OF LANGLEY
ARTS AND CULTURE
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		(384)	(1,166,657)		(1,471,783)		(1,546,129)		(1,614,658)		(1,662,127)
Property Tax from New Growth		(19,250)	(19,250)	(22,077)	(22,077)	(23,192)	(23,192)	(24,220)	(24,220)	(24,932)	(24,932)
Property Tax Change		(285,876)	(285,876)	(52,269)	(52,269)	(45,337)	(45,337)	(23,249)	(23,249)	(24,686)	(24,686)
	(1,166,273)	**(305,510)**	**(1,471,783)**	**(74,346)**	**(1,546,129)**	**(68,529)**	**(1,614,658)**	**(47,469)**	**(1,662,127)**	**(49,618)**	**(1,711,745)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	(7,527,433)	(809,448)	(8,336,881)	(1,896,431)	(10,233,312)	(422,646)	(10,655,958)	(422,986)	(11,078,944)	(430,941)	(11,509,885)
Government Grants	(20,016)	(30,000)	(50,016)	-	(50,016)	-	(50,016)	-	(50,016)	-	(50,016)
Service Cost Recoveries	-	-	-	-	-	-	-	-	-	-	-
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(152,497)	(92,519)	(245,016)	-	(245,016)	-	(245,016)	-	(245,016)	-	(245,016)
Rentals and Leases	(31,000)	(6,500)	(37,500)	-	(37,500)	-	(37,500)	-	(37,500)	-	(37,500)
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	(419,704)	61,161	(358,543)	-	(358,543)	-	(358,543)	-	(358,543)	-	(358,543)
Debt Repayment Contributions from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	(305,618)	-	(305,618)	-	(305,618)	-	(305,618)	-	(305,618)	-	(305,618)
External Unidentified Revenue	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	**(9,622,541)**	**(1,182,816)**	**(10,805,357)**	**(1,970,777)**	**(12,776,134)**	**(491,175)**	**(13,267,309)**	**(470,455)**	**(13,737,764)**	**(480,559)**	**(14,218,323)**
EXPENSE											
Salaries, Wages & Benefits	1,543,733	137,231	1,680,964	-	1,680,964	-	1,680,964	-	1,680,964	-	1,680,964
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	8,681	7,500	16,181	-	16,181	-	16,181	-	16,181	-	16,181
Consulting and Professional Services	114,398	47,695	162,093	-	162,093	-	162,093	-	162,093	-	162,093
Regional Charges/Recoveries	5,338,401	253,572	5,591,973	264,241	5,856,214	218,232	6,074,446	218,483	6,292,929	226,348	6,519,277
Fuel	-	-	-	-	-	-	-	-	-	-	-
Equipment and Vehicle Rental	-	-	-	-	-	-	-	-	-	-	-
Communication and Technology	17,243	10,331	27,574	-	27,574	-	27,574	-	27,574	-	27,574
Insurance	19,485	26,515	46,000	4,600	50,600	5,060	55,660	5,566	61,226	6,123	67,349
Materials and Supplies	30,850	57,526	88,376	-	88,376	-	88,376	-	88,376	-	88,376
Utility User Fees	-	-	-	-	-	-	-	-	-	-	-
Municipal Grants	300,000	-	300,000	-	300,000	-	300,000	-	300,000	-	300,000
Debt Principal and Interest	-	-	-	1,427,862	1,427,862	-	1,427,862	-	1,427,862	-	1,427,862
Internal Charges & Recoveries	573,311	55,876	629,187	4,328	633,515	4,414	637,929	4,503	642,432	4,593	647,025
Transfer to Own Funds	1,311,089	500,000	1,811,089	200,000	2,011,089	200,000	2,211,089	200,000	2,411,089	200,000	2,611,089
External Unidentified	-	-	-	-	-	-	-	-	-	-	-
Other Supplies and Expense	365,350	86,570	451,920	69,746	521,666	63,469	585,135	41,903	627,038	43,495	670,533
TOTAL EXPENSE	**9,622,541**	**1,182,816**	**10,805,357**	**1,970,777**	**12,776,134**	**491,175**	**13,267,309**	**470,455**	**13,737,764**	**480,559**	**14,218,323**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Township of Langley
FIVE YEAR OPERATING PLAN
ARTS AND CULTURE - NON-DISCRETIONARY ADJUSTMENTS

	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
SPECIAL LEVIES/GRANTS-IN-LIEU					
- Fraser Valley Regional Library	(809,448)	(1,896,431)	(422,646)	(422,986)	(430,941)
SPECIAL LEVIES/GRANTS-IN-LIEU	**(809,448)**	**(1,896,431)**	**(422,646)**	**(422,986)**	**(430,941)**
GOVERNMENT GRANTS					
- Return of Museum Budget	(30,000)	-	-	-	-
GOVERNMENT GRANTS	**(30,000)**	**-**	**-**	**-**	**-**
SALES OF SERVICES					
- Return of Museum Budget	(92,519)	-	-	-	-
SALES OF SERVICES	**(92,519)**	**-**	**-**	**-**	**-**
RENTALS & LEASES					
- Return of Museum Budget	(6,500)	-	-	-	-
RENTALS & LEASES	**(6,500)**	**-**	**-**	**-**	**-**
OTHER REVENUE					
- Internal Allocation	64,855	-	-	-	-
- Internal Allocation Adjustment	4,306	-	-	-	-
- Return of Museum Budget	(8,000)	-	-	-	-
OTHER REVENUE	**61,161**	**-**	**-**	**-**	**-**
REVENUE ADJUSTMENTS	**(877,306)**	**(1,896,431)**	**(422,646)**	**(422,986)**	**(430,941)**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	14,693	-	-	-	-
- Return of Museum Budget	122,538	-	-	-	-
SALARY, WAGES & BENEFITS	**137,231**	**-**	**-**	**-**	**-**
SERVICE AND MAINTENANCE CONTRACTS					
- Return of Museum Budget	7,500	-	-	-	-
SERVICE AND MAINTENANCE CONTRACTS	**7,500**	**-**	**-**	**-**	**-**
CONSULTING AND LEGAL SERVICES					
- Return of Museum Budget	47,695	-	-	-	-
CONSULTING AND LEGAL SERVICES	**47,695**	**-**	**-**	**-**	**-**
REGIONAL COLLECTIONS/CHARGES					
- Fraser Valley Regional Library	253,572	264,241	218,232	218,483	226,348
REGIONAL COLLECTIONS/CHARGES	**253,572**	**264,241**	**218,232**	**218,483**	**226,348**
COMMUNICATION AND TECHNOLOGY					
- Return of Museum Budget	10,331	-	-	-	-
COMMUNICATION AND TECHNOLOGY	**10,331**	**-**	**-**	**-**	**-**
INSURANCE					
- Insurance Premiums	26,515	4,600	5,060	5,566	6,123
INSURANCE	**26,515**	**4,600**	**5,060**	**5,566**	**6,123**
MATERIALS & SUPPLIES					
- Return of Museum Budget	57,526	-	-	-	-
MATERIALS & SUPPLIES	**57,526**	**-**	**-**	**-**	**-**
DEBT PRINCIPAL AND INTEREST					
- Library Loan	-	1,427,862	-	-	-
DEBT PRINCIPAL AND INTEREST	**-**	**1,427,862**	**-**	**-**	**-**
INTERNAL CHARGES & RECOVERIES					
- Library Recovery	55,876	4,328	4,414	4,503	4,593
INTERNAL CHARGES & RECOVERIES	**55,876**	**4,328**	**4,414**	**4,503**	**4,593**
TRANSFER TO RESERVES					
- Transfer to Library Reserve	500,000	200,000	200,000	200,000	200,000
TRANSFER TO RESERVES	**500,000**	**200,000**	**200,000**	**200,000**	**200,000**
OTHER SUPPLIES AND EXPENSES					
- Remove ACCI Contingency	(25,000)	-	-	-	-
- Return of Museum Budget	48,879	-	-	-	-
OTHER SUPPLIES AND EXPENSES	**23,879**	**-**	**-**	**-**	**-**
FISCAL SERVICES	**62,691**	**69,746**	**63,469**	**41,903**	**43,495**
EXPENSE ADJUSTMENTS	**1,182,816**	**1,970,777**	**491,175**	**470,455**	**480,559**
NET NON-DISCRETIONARY ADJUSTMENTS	**305,510**	**74,346**	**68,529**	**47,469**	**49,618**

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TOWNSHIP OF LANGLEY
FACILITY MAINTENANCE
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		(6,283)	(19,109,377)		(21,793,038)		(33,308,719)		(36,082,138)		(44,932,921)
Property Tax from New Growth		(315,305)	(315,305)	(326,896)	(326,896)	(499,631)	(499,631)	(541,232)	(541,232)	(673,994)	(673,994)
Property Tax Change		(2,368,356)	(2,368,356)	(11,188,785)	(11,188,785)	(2,273,788)	(2,273,788)	(8,309,551)	(8,309,551)	(8,229,621)	(8,229,621)
	(19,103,094)	**(2,689,944)**	**(21,793,038)**	**(11,515,681)**	**(33,308,719)**	**(2,773,419)**	**(36,082,138)**	**(8,850,783)**	**(44,932,921)**	**(8,903,615)**	**(53,836,536)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	(25,000)	-	(25,000)	-	(25,000)	-	(25,000)	-	(25,000)	-	(25,000)
Service Cost Recoveries	-	-	-	-	-	-	-	-	-	-	-
Service Cost Sharing	(152,744)	(359)	(153,103)	(676)	(153,779)	(689)	(154,468)	(703)	(155,171)	(717)	(155,888)
Sales of Services	(3,500)	-	(3,500)	-	(3,500)	-	(3,500)	-	(3,500)	-	(3,500)
Rentals and Leases	-	-	-	-	-	-	-	-	-	-	-
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	(1,378,485)	944,707	(433,778)	-	(433,778)	-	(433,778)	-	(433,778)	-	(433,778)
Debt Repayment Contributions from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	(10,902,047)	4,449,799	(6,452,248)	6,450,459	(1,789)	-	(1,789)	-	(1,789)	-	(1,789)
External Unidentified Revenue	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	**(31,564,870)**	**2,704,203**	**(28,860,667)**	**(5,065,898)**	**(33,926,565)**	**(2,774,108)**	**(36,700,673)**	**(8,851,486)**	**(45,552,159)**	**(8,904,332)**	**(54,456,491)**
EXPENSE											
Salaries, Wages & Benefits	9,424,843	220,409	9,645,252	118,489	9,763,741	72,483	9,836,224	73,188	9,909,412	74,265	9,983,677
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	5,249,750	602,358	5,852,108	(20,500)	5,831,608	21,000	5,852,608	-	5,852,608	-	5,852,608
Consulting and Professional Services	100,000	-	100,000	-	100,000	-	100,000	-	100,000	-	100,000
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	6,800	-	6,800	-	6,800	-	6,800	-	6,800	-	6,800
Equipment and Vehicle Rental	258,529	4,805	263,334	5,854	269,188	5,966	275,154	6,088	281,242	6,210	287,452
Communication and Technology	28,167	-	28,167	-	28,167	-	28,167	-	28,167	-	28,167
Insurance	-	-	-	-	-	-	-	-	-	-	-
Materials and Supplies	1,056,128	91,000	1,147,128	35,000	1,182,128	35,000	1,217,128	20,000	1,237,128	-	1,237,128
Utility User Fees	2,956,215	22,227	2,978,442	56,594	3,035,036	55,173	3,090,209	56,279	3,146,488	57,404	3,203,892
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	10,991,471	(4,451,588)	6,539,883	4,225,728	10,765,611	1,813,180	12,578,791	8,014,040	20,592,831	8,014,040	28,606,871
Internal Charges & Recoveries	(164,621)	(55,534)	(220,155)	-	(220,155)	-	(220,155)	-	(220,155)	-	(220,155)
Transfer to Own Funds	1,581,291	498,379	2,079,670	238,920	2,318,590	402,328	2,720,918	444,910	3,165,828	480,840	3,646,668
External Unidentified	-	-	-	-	-	-	-	-	-	-	-
Other Supplies and Expense	76,297	363,741	440,038	405,813	845,851	368,978	1,214,829	236,981	1,451,810	271,573	1,723,383
TOTAL EXPENSE	**31,564,870**	**(2,704,203)**	**28,860,667**	**5,065,898**	**33,926,565**	**2,774,108**	**36,700,673**	**8,851,486**	**45,552,159**	**8,904,332**	**54,456,491**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
SERVICE COST SHARING					
- RCMP Cost Sharing - Utilties and Equipments	(359)	(676)	(689)	(703)	(717)
SERVICE COST SHARING	**(359)**	**(676)**	**(689)**	**(703)**	**(717)**
OTHER REVENUE					
- Internal allocation - Grant funding	(10,785)	-	-	-	-
- Internal Allocation Adjustment	955,492	-	-	-	-
OTHER REVENUE	**944,707**	**-**	**-**	**-**	**-**
TRANSFER FROM OWN FUNDS					
- Transfer from Reserves	4,449,799	6,450,459	-	-	-
TRANSFER FROM OWN FUNDS	**4,449,799**	**6,450,459**	**-**	**-**	**-**
REVENUE ADJUSTMENTS	**5,394,147**	**6,449,783**	**(689)**	**(703)**	**(717)**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	115,460	-	-	-	-
- Aldergrove Credit Union Community Centre	24,278	24,161	24,161	24,396	24,755
- George Preston Recreation Centre (Sports Box)	24,278	24,161	24,161	24,396	24,755
- Redwoods Golf Course	-	23,003	-	-	-
- Salishan (Museum)	-	23,003	-	-	-
- W.C Blair Recreation Centre	24,278	24,161	24,161	24,396	24,755
- Anticipated Museum Opening Oct 1st	22,500	-	-	-	-
- Standby (after hours emergency services)	9,615	-	-	-	-
SALARY, WAGES & BENEFITS	**220,409**	**118,489**	**72,483**	**73,188**	**74,265**
SERVICE AND MAINTENANCE CONTRACTS					
- Facility Condition Assessments	42,500	-	-	-	-
- Aldergrove Community Centre	13,000	-	-	-	-
- Civic Facility Maintenance	33,800	-	-	-	-
- Community Policing Offices (CPO's)	22,000	-	-	-	-
- Cooling Tower(s) Maintenance Program (Various Locations)	40,000	-	-	-	-
- George Preston Recreation Centre (Sports Box)	22,500	-	-	-	-
- Heat Exchanger Preventative Maintenance Program (Various Locatio	-	21,000	21,000	-	-
- Langley Events Centre	10,000	-	-	-	-
- Libraries	24,100	-	-	-	-
- RCMP Main Detachment	30,000	-	-	-	-
- Salishan (Museum)	243,508	(41,500)	-	-	-
- Sauna Rebuild Program (Various Locations)	50,000	-	-	-	-
- W.C Blair Recreation Centre	10,000	-	-	-	-
- Walnut Grove Community Centre	8,000	-	-	-	-
- Willoughby Stadium at LEC	25,200	-	-	-	-
- Anticipated Museum Opening Oct 1st	27,750	-	-	-	-
SERVICE AND MAINTENANCE CONTRACTS	**602,358**	**(20,500)**	**21,000**	**-**	**-**
EQUIPMENT & VEHICLE RENTAL					
- Equipment and Vehicle Rental - Internal (Monthly)	2,197	2,676	2,727	2,781	2,839
- Equipment and Vehicle Rental - Internal (Hourly)	2,608	3,178	3,239	3,307	3,371
EQUIPMENT & VEHICLE RENTAL	**4,805**	**5,854**	**5,966**	**6,088**	**6,210**
MATERIALS & SUPPLIES					
- Aldergrove Community Centre	20,000	-	-	-	-
- Civic Facility Maintenance	3,000	-	-	-	-
- Electric Vehicle Stations - Materials, Supplies & Equipment (Various L	16,000	20,000	20,000	20,000	-
- George Preston Recreation Centre	15,000	15,000	15,000	-	-
- George Preston Recreation Centre (Sports Box)	7,000	-	-	-	-
- RCMP Main Detachment	15,000	-	-	-	-
- W.C Blair Recreation Centre	7,500	-	-	-	-
- Walnut Grove Community Centre	7,500	-	-	-	-
MATERIALS & SUPPLIES	**91,000**	**35,000**	**35,000**	**20,000**	**-**

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

	2025	2026	2027	2028	2029
UTILITY USER FEES					
- Electricity	34,474	35,161	35,864	36,583	37,315
- Natural Gas	18,560	18,933	19,309	19,696	20,089
- Salishan (Museum)	(72,007)	(7,500)	-	-	-
- Airport Maintenance	2,200	-	-	-	-
- Fire Hall Maintenance	5,000	-	-	-	-
- Langley Events Centre	1,500	-	-	-	-
- Willoughby Stadium at LEC	10,000	-	-	-	-
- Anticipated Museum Opening Oct 1st	22,500	-	-	-	-
- Operating Impact of TOL Capital Projects	-	10,000	-	-	-
UTILITY USER FEES	**22,227**	**56,594**	**55,173**	**56,279**	**57,404**
DEBT PRINCIPAL AND INTEREST					
- Debt Repayments	(4,451,588)	4,225,728	1,813,180	-	-
- Debt Provision	-	-	-	8,014,040	8,014,040
DEBT PRINCIPAL AND INTEREST	**(4,451,588)**	**4,225,728**	**1,813,180**	**8,014,040**	**8,014,040**
INTERNAL CHARGES & RECOVERIES					
- Library Recovery	(55,876)	-	-	-	-
- Shop Overhead Recovery	342	-	-	-	-
INTERNAL CHARGES & RECOVERIES	**(55,534)**	**-**	**-**	**-**	**-**
TRANSFER TO RESERVES					
- Transfer to Recreation Renewal and Replacement Reserve	500,000	-	-	-	-
- Transfer to Facilities Renewal Reserve	250,000	-	-	-	-
- Transfer to Capital Projects Reserve	6,011	-	-	-	-
- Transfer to Capital Projects Reserve	(257,632)	-	-	-	-
- Transfer to Reserves	-	238,920	402,328	444,910	480,840
TRANSFER TO RESERVES	**498,379**	**238,920**	**402,328**	**444,910**	**480,840**
OTHER SUPPLIES AND EXPENSES					
- Electric Vehicle Subscription Fees	15,000	-	-	-	-
OTHER SUPPLIES AND EXPENSES	**15,000**	**-**	**-**	**-**	**-**
FISCAL SERVICES	**348,741**	**405,813**	**368,978**	**236,981**	**271,573**
EXPENSE ADJUSTMENTS	**(2,704,203)**	**5,065,898**	**2,774,108**	**8,851,486**	**8,904,332**
NET NON-DISCRETIONARY ADJUSTMENTS	**2,689,944**	**11,515,681**	**2,773,419**	**8,850,783**	**8,903,615**

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TOWNSHIP OF LANGLEY

GENERAL GOVERNMENT (Includes CORPORATE ADMIN., HUMAN RESOURCES, FINANCE, COMMUNITY DEVELOPMENT, and FISCAL)

2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		81,070	(29,531,568)	-	(28,907,292)	-	(39,043,983)	-	(45,991,447)	-	(47,250,894)
Property Tax from New Growth		(487,271)	(487,271)	(433,609)	(433,609)	(585,661)	(585,661)	(689,873)	(689,873)	(708,763)	(708,763)
Property Tax Change		1,111,547	1,111,547	(9,703,082)	(9,703,082)	(6,361,803)	(6,361,803)	(569,574)	(569,574)	236,156	236,156
	(29,612,638)	**705,346**	**(28,907,292)**	**(10,136,691)**	**(39,043,983)**	**(6,947,464)**	**(45,991,447)**	**(1,259,447)**	**(47,250,894)**	**(472,607)**	**(47,723,501)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	(5,107,898)	45,400	(5,062,498)	-	(5,062,498)	-	(5,062,498)	-	(5,062,498)	-	(5,062,498)
Government Grants	(600,000)	(38,000)	(638,000)	-	(638,000)	-	(638,000)	-	(638,000)	-	(638,000)
Service Cost Recoveries	(206,147)	-	(206,147)	-	(206,147)	-	(206,147)	-	(206,147)	-	(206,147)
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(449,145)	-	(449,145)	-	(449,145)	-	(449,145)	-	(449,145)	-	(449,145)
Rentals and Leases	(1,095,775)	123,267	(972,508)	65,752	(906,756)	(14,926)	(921,682)	(15,224)	(936,906)	(15,528)	(952,434)
Permit and License Fees	(9,002,953)	(1,950,000)	(10,952,953)	-	(10,952,953)	-	(10,952,953)	-	(10,952,953)	-	(10,952,953)
Development Revenue	(4,088,932)	(175,000)	(4,263,932)	-	(4,263,932)	-	(4,263,932)	-	(4,263,932)	-	(4,263,932)
Investment Income	(4,048,993)	1,500,000	(2,548,993)	-	(2,548,993)	-	(2,548,993)	-	(2,548,993)	-	(2,548,993)
Other Revenue	11,187,095	(2,120,627)	9,066,468	-	9,066,468	-	9,066,468	-	9,066,468	-	9,066,468
Debt Repayment Contributions from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	(8,026,456)	(1,126,130)	(9,152,586)	(313,550)	(9,466,136)	(825,446)	(10,291,582)	(615,219)	(10,906,801)	(587,159)	(11,493,960)
Transfer from Own Funds	(9,460,807)	(4,774,930)	(14,235,737)	7,218,800	(7,016,937)	501,992	(6,514,945)	-	(6,514,945)	-	(6,514,945)
External Unidentified Revenue	(250,000)	(250,000)	(500,000)	-	(500,000)	-	(500,000)	-	(500,000)	-	(500,000)
TOTAL REVENUE	**(60,762,649)**	**(8,060,674)**	**(68,823,323)**	**(3,165,689)**	**(71,989,012)**	**(7,285,844)**	**(79,274,856)**	**(1,889,890)**	**(81,164,746)**	**(1,075,294)**	**(82,240,040)**
EXPENSE											
Salaries, Wages & Benefits	35,955,382	1,347,506	37,302,888	320,237	37,623,125	103,321	37,726,446	35,000	37,761,446	35,000	37,796,446
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	1,896,743	112,021	2,008,764	289,702	2,298,466	(99,800)	2,198,666	39,314	2,237,980	40,610	2,278,590
Consulting and Professional Services	1,688,987	60,427	1,749,414	196,082	1,945,496	(228,522)	1,716,974	8,750	1,725,724	8,750	1,734,474
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	20,000	10,000	30,000	473	30,473	483	30,956	492	31,448	502	31,950
Equipment and Vehicle Rental	443,486	57,399	500,885	98,594	599,479	6,003	605,482	9,371	614,853	9,559	624,412
Communication and Technology	3,835,221	191,220	4,026,441	88,870	4,115,311	44,179	4,159,490	75,083	4,234,573	76,581	4,311,154
Insurance	1,685,067	(619)	1,684,448	168,445	1,852,893	185,290	2,038,183	203,819	2,242,002	224,200	2,466,202
Materials and Supplies	551,701	10,000	561,701	25,782	587,483	(41,413)	546,070	-	546,070	-	546,070
Utility User Fees	44,129	5,855	49,984	5,871	55,855	888	56,743	906	57,649	925	58,574
Municipal Grants	1,017,525	220,250	1,237,775	25,000	1,262,775	-	1,262,775	-	1,262,775	-	1,262,775
Debt Principal and Interest	9,019,674	4,738,083	13,757,757	237,886	13,995,643	5,781,964	19,777,607	-	19,777,607	-	19,777,607
Internal Charges & Recoveries	10,000	-	10,000	-	10,000	-	10,000	-	10,000	-	10,000
Transfer to Own Funds	1,538,418	121,798	1,660,216	130,417	1,790,633	260,418	2,051,051	152,250	2,203,301	164,344	2,367,645
External Unidentified	250,000	250,000	500,000	-	500,000	-	500,000	-	500,000	-	500,000
Other Supplies and Expense	2,806,316	936,734	3,743,050	1,578,330	5,321,380	1,273,033	6,594,413	1,364,905	7,959,318	514,823	8,474,141
TOTAL EXPENSE	**60,762,649**	**8,060,674**	**68,823,323**	**3,165,689**	**71,989,012**	**7,285,844**	**79,274,856**	**1,889,890**	**81,164,746**	**1,075,294**	**82,240,040**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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TOWNSHIP OF LANGLEY
CORPORATE ADMINISTRATION
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		(6,269)	(19,066,316)		(17,837,964)		(24,566,507)		(31,180,106)		(31,731,094)
Property Tax from New Growth		(314,594)	(314,594)	(267,569)	(267,569)	(368,498)	(368,498)	(467,702)	(467,702)	(475,966)	(475,966)
Property Tax Change		1,542,946	1,542,946	(6,460,974)	(6,460,974)	(6,245,101)	(6,245,101)	(83,286)	(83,286)	(130,895)	(130,895)
	(19,060,047)	**1,222,083**	**(17,837,964)**	**(6,728,543)**	**(24,566,507)**	**(6,613,599)**	**(31,180,106)**	**(550,988)**	**(31,731,094)**	**(606,861)**	**(32,337,955)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	(600,000)	(38,000)	(638,000)	-	(638,000)	-	(638,000)	-	(638,000)	-	(638,000)
Service Cost Recoveries	(20,800)	-	(20,800)	-	(20,800)	-	(20,800)	-	(20,800)	-	(20,800)
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(76,135)	-	(76,135)	-	(76,135)	-	(76,135)	-	(76,135)	-	(76,135)
Rentals and Leases	(1,095,775)	123,267	(972,508)	65,752	(906,756)	(14,926)	(921,682)	(15,224)	(936,906)	(15,528)	(952,434)
Permit and License Fees	(91,952)	-	(91,952)	-	(91,952)	-	(91,952)	-	(91,952)	-	(91,952)
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	466,489	(2,449,254)	(1,982,765)	-	(1,982,765)	-	(1,982,765)	-	(1,982,765)	-	(1,982,765)
Debt Repayment Contributions from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	(3,982,707)	(4,774,930)	(8,757,637)	5,015,198	(3,742,439)	501,992	(3,240,447)	-	(3,240,447)	-	(3,240,447)
External Unidentified Revenue	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	**(24,460,927)**	**(5,916,834)**	**(30,377,761)**	**(1,647,593)**	**(32,025,354)**	**(6,126,533)**	**(38,151,887)**	**(566,212)**	**(38,718,099)**	**(622,389)**	**(39,340,488)**
EXPENSE											
Salaries, Wages & Benefits	12,143,916	227,718	12,371,634	18,429	12,390,063	(18,429)	12,371,634	-	12,371,634	-	12,371,634
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	982,460	69,566	1,052,026	267,220	1,319,246	(123,069)	1,196,177	15,230	1,211,407	15,683	1,227,090
Consulting and Professional Services	816,648	-	816,648	187,272	1,003,920	(187,272)	816,648	-	816,648	-	816,648
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	-	-	-	-	-	-	-	-	-	-	-
Equipment and Vehicle Rental	40,637	679	41,316	32,813	74,129	(31,143)	42,986	860	43,846	877	44,723
Communication and Technology	3,677,859	179,700	3,857,559	82,670	3,940,229	62,719	4,002,948	74,883	4,077,831	76,381	4,154,212
Insurance	-	-	-	-	-	-	-	-	-	-	-
Materials and Supplies	244,333	-	244,333	27,857	272,190	(27,857)	244,333	-	244,333	-	244,333
Utility User Fees	42,701	5,855	48,556	5,871	54,427	888	55,315	906	56,221	925	57,146
Municipal Grants	1,017,525	220,250	1,237,775	25,000	1,262,775	-	1,262,775	-	1,262,775	-	1,262,775
Debt Principal and Interest	4,019,674	4,738,083	8,757,757	237,886	8,995,643	5,781,964	14,777,607	-	14,777,607	-	14,777,607
Internal Charges & Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer to Own Funds	578,190	121,798	699,988	130,417	830,405	260,418	1,090,823	152,250	1,243,073	164,344	1,407,417
External Unidentified	-	-	-	-	-	-	-	-	-	-	-
Other Supplies and Expense	896,984	353,185	1,250,169	632,158	1,882,327	408,314	2,290,641	322,083	2,612,724	364,179	2,976,903
TOTAL EXPENSE	**24,460,927**	**5,916,834**	**30,377,761**	**1,647,593**	**32,025,354**	**6,126,533**	**38,151,887**	**566,212**	**38,718,099**	**622,389**	**39,340,488**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
GOVERNMENT GRANTS					
- Hotel Tax - Provincial	(38,000)	-	-	-	-
GOVERNMENT GRANTS	**(38,000)**	**-**	**-**	**-**	**-**
RENTALS & LEASES					
- Residential Lease Revenue	87,186	47,015	(2,670)	(2,723)	(2,777)
- Commercial Lease Revenue	36,081	18,737	(12,256)	(12,501)	(12,751)
RENTALS & LEASES	**123,267**	**65,752**	**(14,926)**	**(15,224)**	**(15,528)**
OTHER REVENUE					
- Internal Allocation Adjustment	(2,449,254)	-	-	-	-
OTHER REVENUE	**(2,449,254)**	**-**	**-**	**-**	**-**
TRANSFER FROM OWN FUNDS					
- Transfer from Reserves	(4,774,930)	5,517,190	-	-	-
- Election 2026 funded from General Reserves	-	(501,992)	501,992	-	-
TRANSFER FROM OWN FUNDS	**(4,774,930)**	**5,015,198**	**501,992**	**-**	**-**
REVENUE ADJUSTMENTS	**(7,138,917)**	**5,080,950**	**487,066**	**(15,224)**	**(15,528)**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	187,132	-	-	-	-
- Solicitor I (9 months annualization)	122,574	-	-	-	-
- Removal of Budget TFT Filming Clerk	(81,988)	-	-	-	-
- Election 2026	-	18,429	(18,429)	-	-
SALARY, WAGES & BENEFITS	**227,718**	**18,429**	**(18,429)**	**-**	**-**
SERVICE AND MAINTENANCE CONTRACTS					
- Youth Family Services Contract increase	14,566	14,363	14,788	15,230	15,683
- Election 2026	-	137,857	(137,857)	-	-
- Operating Impact from ToL Capital Construction	55,000	115,000	-	-	-
SERVICE AND MAINTENANCE CONTRACTS	**69,566**	**267,220**	**(123,069)**	**15,230**	**15,683**
CONSULTING AND LEGAL SERVICES					
- Election 2026	-	187,272	(187,272)	-	-
CONSULTING AND LEGAL SERVICES	**-**	**187,272**	**(187,272)**	**-**	**-**
EQUIPMENT & VEHICLE RENTAL					
- Equipment and Vehicle Rental - Internal	679	827	843	860	877
- Election 2026	-	31,986	(31,986)	-	-
EQUIPMENT & VEHICLE RENTAL	**679**	**32,813**	**(31,143)**	**860**	**877**
COMMUNICATION AND TECHNOLOGY					
Existing Maintenance/Support Contract:					
- Printer budget removed from LEC	(25,000)	-	-	-	-
- Printer budget added to TECH	25,000	-	-	-	-
- Adobe - Annual Increase and additional user licenses	31,278	626	638	651	664
- AutoDesk CAD - Annual Increase	1,383	28	28	29	29
- Bids & Tenders - Annual Increase	1,336	27	27	28	28
- Commvault - Annual Increase	2,058	41	42	43	44
- Ersi ArcGIS - Annual Increase	6,821	136	139	142	145
- Hootsuite - Social Media Management Solution for Communication	13,628	273	278	284	289
- iCreate/citizen Portal (tol.ca) - Annual Increase	2,575	52	53	54	55
- 'InfoWater/InfoSewer - Annual Increase	5,442	109	111	113	116
- Kitcast Digital Signage Software - Annual Increase	3,143	63	64	65	67
- Splunk - Annual Increase	4,503	90	92	94	96
- Tempest - Annual Increase	6,731	135	137	140	143
- Business System - Annual and Partial Increase for Cloud Migration	76,454	1,529	1,560	1,591	1,623
- VMWare vSphere - Licensing Model Changes by Broadcom Acquisiti	24,348	487	497	507	517
- IT Maintenance/Support Contracts - Annual Increases	-	68,380	69,747	71,142	72,565
- Election 2026	-	10,694	(10,694)	-	
COMMUNICATION AND TECHNOLOGY	**179,700**	**82,670**	**62,719**	**74,883**	**76,381**
MATERIALS & SUPPLIES					
- Election 2026	-	27,857	(27,857)	-	-
MATERIALS & SUPPLIES	**-**	**27,857**	**(27,857)**	**-**	**-**
UTILITY USER FEES					
- Electricity	514	524	534	545	556
- Natural Gas	341	347	354	361	369
- Operating Impact from ToL Capital Construction	5,000	5,000	-	-	-
UTILITY USER FEES	**5,855**	**5,871**	**888**	**906**	**925**

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

	2025	2026	2027	2028	2029
MUNICIPAL GRANTS					
- Gateway for Hope Grant Reallocation to Grant Budget	(100,000)	-	-	-	-
- Gateway for Hope Grant Reallocation to Grant Budget	100,000	-	-	-	-
- Hotel Tax - Provincial	38,000	-	-	-	-
- Langley Arts Council	100,000	25,000			
- Removal of Langley Care Society Grant	(33,000)	-	-	-	-
- Grant Program Reforms	40,250	-	-	-	-
- Capital Improvements and Community Grants	75,000	-	-	-	-
MUNICIPAL GRANTS	**220,250**	**25,000**	**-**	**-**	**-**
DEBT PRINCIPAL AND INTEREST					
- Debt Repayments	4,738,083	237,886	2,576,348		
- Debt Provision	-	-	3,205,616	-	-
DEBT PRINCIPAL AND INTEREST	**4,738,083**	**237,886**	**5,781,964**	**-**	**-**
TRANSFER TO RESERVES					
- Transfer to Capital Projects Reserve	3,064	-	-	-	-
- Transfer to IT Reserve	250,000	50,000	-	-	-
- Transfer to Capital Projects Reserve	(131,266)	-	-	-	-
- Transfer to Reserves	-	80,417	135,418	149,750	161,844
- Election 2027-2030 contribution to General Reserve	-	-	125,000	2,500	2,500
TRANSFER TO RESERVES	**121,798**	**130,417**	**260,418**	**152,250**	**164,344**
OTHER SUPPLIES AND EXPENSES					
- Canada Post Rates Increase	35,000	3,080	3,142	3,205	3,269
- Election 2026 - Advertising	-	22,004	(22,004)	-	-
- Election 2026 - Postage	-	65,893	(65,893)	-	-
- Remove Director's Contingency	(25,000)	-	-	-	-
- Property Rental Municipal Tax	25,000	25,000	25,000	25,000	25,000
OTHER SUPPLIES AND EXPENSES	**35,000**	**115,977**	**(59,755)**	**28,205**	**28,269**
FISCAL SERVICES	**318,185**	**516,181**	**468,069**	**293,878**	**335,910**
EXPENSE ADJUSTMENTS	**5,916,834**	**1,647,593**	**6,126,533**	**566,212**	**622,389**
NET NON-DISCRETIONARY ADJUSTMENTS	**(1,222,083)**	**6,728,543**	**6,613,599**	**550,988**	**606,861**

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TOWNSHIP OF LANGLEY
HUMAN RESOURCES
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		(873)	(2,653,879)		(2,973,781)		(3,091,784)		(3,199,167)		(3,306,550)
Property Tax from New Growth		(43,789)	(43,789)	(44,607)	(44,607)	(46,377)	(46,377)	(47,988)	(47,988)	(49,598)	(49,598)
Property Tax Change		(276,113)	(276,113)	(73,396)	(73,396)	(61,006)	(61,006)	(59,395)	(59,395)	(18,087)	(18,087)
	(2,653,006)	**(320,775)**	**(2,973,781)**	**(118,003)**	**(3,091,784)**	**(107,383)**	**(3,199,167)**	**(107,383)**	**(3,306,550)**	**(67,685)**	**(3,374,235)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	-	-	-	-	-	-	-	-	-	-	-
Service Cost Recoveries	(147,527)	-	(147,527)	-	(147,527)	-	(147,527)	-	(147,527)	-	(147,527)
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	-	-	-	-	-	-	-	-	-	-	-
Rentals and Leases	-	-	-	-	-	-	-	-	-	-	-
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	(469,795)	104,718	(365,077)	-	(365,077)	-	(365,077)	-	(365,077)	-	(365,077)
Debt Repayment Contributions from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified Revenue	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	**(3,270,328)**	**(216,057)**	**(3,486,385)**	**(118,003)**	**(3,604,388)**	**(107,383)**	**(3,711,771)**	**(107,383)**	**(3,819,154)**	**(67,685)**	**(3,886,839)**
EXPENSE											
Salaries, Wages & Benefits	2,808,299	38,512	2,846,811	-	2,846,811	-	2,846,811	-	2,846,811	-	2,846,811
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	6,300	-	6,300	-	6,300	-	6,300	-	6,300	-	6,300
Consulting and Professional Services	51,150	60,000	111,150	-	111,150	-	111,150	-	111,150	-	111,150
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	-	-	-	-	-	-	-	-	-	-	-
Equipment and Vehicle Rental	-	-	-	-	-	-	-	-	-	-	-
Communication and Technology	14,310	10,000	24,310	-	24,310	-	24,310	-	24,310	-	24,310
Insurance	-	-	-	-	-	-	-	-	-	-	-
Materials and Supplies	148,120	-	148,120	-	148,120	-	148,120	-	148,120	-	148,120
Utility User Fees	-	-	-	-	-	-	-	-	-	-	-
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	-	-	-	-	-	-	-	-	-	-	-
Internal Charges & Recoveries	10,000	-	10,000	-	10,000	-	10,000	-	10,000	-	10,000
Transfer to Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified	-	-	-	-	-	-	-	-	-	-	-
Other Supplies and Expense	232,149	107,545	339,694	118,003	457,697	107,383	565,080	107,383	672,463	67,685	740,148
TOTAL EXPENSE	**3,270,328**	**216,057**	**3,486,385**	**118,003**	**3,604,388**	**107,383**	**3,711,771**	**107,383**	**3,819,154**	**67,685**	**3,886,839**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
OTHER REVENUE					
- Internal Allocation Adjustment	104,718	-	-	-	-
OTHER REVENUE	**104,718**	**-**	**-**	**-**	**-**
REVENUE ADJUSTMENTS	**104,718**	**-**	**-**	**-**	**-**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	38,512	-	-	-	-
SALARY, WAGES & BENEFITS	**38,512**	**-**	**-**	**-**	**-**
CONSULTING AND LEGAL SERVICES					
- EAP Consulting	60,000	-	-	-	-
CONSULTING AND LEGAL SERVICES	**60,000**	**-**	**-**	**-**	**-**
COMMUNICATION AND TECHNOLOGY					
- Softwares: Payroll & Evaluation Personnel Subscription	9,000	-	-	-	-
- Computer Hardware	1,000	-	-	-	-
COMMUNICATION AND TECHNOLOGY	**10,000**	**-**	**-**	**-**	**-**
OTHER SUPPLIES AND EXPENSES					
- Vehicle Allowance	(720)	-	-	-	-
- Advertising Expense - Recruitment	5,000	-	-	-	-
OTHER SUPPLIES AND EXPENSES	**4,280**	**-**	**-**	**-**	**-**
FISCAL SERVICES	**103,265**	**118,003**	**107,383**	**67,685**	**76,507**
EXPENSE ADJUSTMENTS	**216,057**	**118,003**	**107,383**	**67,685**	**76,507**
NET NON-DISCRETIONARY ADJUSTMENTS	**320,775**	**118,003**	**107,383**	**67,685**	**76,507**

TOWNSHIP OF LANGLEY
FINANCE
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		88,959	(5,539,091)		(6,190,396)		(6,607,246)		(6,997,409)		(7,334,043)
Property Tax from New Growth		(91,395)	(91,395)	(92,856)	(92,856)	(99,109)	(99,109)	(104,961)	(104,961)	(110,011)	(110,011)
Property Tax Change		(559,910)	(559,910)	(323,994)	(323,994)	(291,054)	(291,054)	(231,673)	(231,673)	(263,004)	(263,004)
	(5,628,050)	**(562,346)**	**(6,190,396)**	**(416,850)**	**(6,607,246)**	**(390,163)**	**(6,997,409)**	**(336,634)**	**(7,334,043)**	**(373,015)**	**(7,707,058)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	-	-	-	-	-	-	-	-	-	-	-
Service Cost Recoveries	(3,700)	-	(3,700)	-	(3,700)	-	(3,700)	-	(3,700)	-	(3,700)
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(281,531)	-	(281,531)	-	(281,531)	-	(281,531)	-	(281,531)	-	(281,531)
Rentals and Leases	-	-	-	-	-	-	-	-	-	-	-
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	(286,236)	-	(286,236)	-	(286,236)	-	(286,236)	-	(286,236)	-	(286,236)
Other Revenue	(962,385)	208,448	(753,937)	-	(753,937)	-	(753,937)	-	(753,937)	-	(753,937)
Debt Repayment Contributions from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified Revenue	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	**(7,161,902)**	**(353,898)**	**(7,515,800)**	**(416,850)**	**(7,932,650)**	**(390,163)**	**(8,322,813)**	**(336,634)**	**(8,659,447)**	**(373,015)**	**(9,032,462)**
EXPENSE											
Salaries, Wages & Benefits	5,000,563	165,674	5,166,237	24,116	5,190,353	-	5,190,353	-	5,190,353	-	5,190,353
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	51,538	-	51,538	-	51,538	-	51,538	-	51,538	-	51,538
Consulting and Professional Services	278,080	-	278,080	8,810	286,890	8,750	295,640	8,750	304,390	8,750	313,140
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	-	-	-	-	-	-	-	-	-	-	-
Equipment and Vehicle Rental	7,940	133	8,073	161	8,234	165	8,399	168	8,567	171	8,738
Communication and Technology	26,350	-	26,350	200	26,550	200	26,750	200	26,950	200	27,150
Insurance	1,685,067	(619)	1,684,448	168,445	1,852,893	185,290	2,038,183	203,819	2,242,002	224,200	2,466,202
Materials and Supplies	38,753	-	38,753	-	38,753	-	38,753	-	38,753	-	38,753
Utility User Fees	-	-	-	-	-	-	-	-	-	-	-
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	-	-	-	-	-	-	-	-	-	-	-
Internal Charges & Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer to Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified	-	-	-	-	-	-	-	-	-	-	-
Other Supplies and Expense	73,611	188,710	262,321	215,118	477,439	195,758	673,197	123,697	796,894	139,694	936,588
TOTAL EXPENSE	**7,161,902**	**353,898**	**7,515,800**	**416,850**	**7,932,650**	**390,163**	**8,322,813**	**336,634**	**8,659,447**	**373,015**	**9,032,462**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
OTHER REVENUE					
- Internal Allocation Adjustment	208,448	-	-	-	-
OTHER REVENUE	**208,448**	**-**	**-**	**-**	**-**
REVENUE ADJUSTMENTS	**208,448**	**-**	**-**	**-**	**-**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	93,326	-	-	-	-
- Senior Accountant - Starting April 1	72,348	24,116	-	-	-
SALARY, WAGES & BENEFITS	**165,674**	**24,116**	**-**	**-**	**-**
CONSULTING AND LEGAL SERVICES					
- Audit Fee	-	2,560	2,500	2,500	2,500
- Consulting (Agylix - CBS)	-	3,750	3,750	3,750	3,750
- Consulting (Internal Controls Development)	-	2,500	2,500	2,500	2,500
CONSULTING AND LEGAL SERVICES	**-**	**8,810**	**8,750**	**8,750**	**8,750**
EQUIPMENT & VEHICLE RENTAL					
- Equipment and Vehicle Rental - Internal	133	161	165	168	171
EQUIPMENT & VEHICLE RENTAL	**133**	**161**	**165**	**168**	**171**
COMMUNICATION AND TECHNOLOGY					
- Computer Hardware for New/Early Replacement	-	100	100	100	100
- Mobility Devices - Increases	-	100	100	100	100
COMMUNICATION AND TECHNOLOGY	**-**	**200**	**200**	**200**	**200**
INSURANCE					
- Insurance Premiums	(619)	168,445	185,290	203,819	224,200
INSURANCE	**(619)**	**168,445**	**185,290**	**203,819**	**224,200**
OTHER SUPPLIES AND EXPENSES					
- Senior Accountant (Membership)	1,115	-	-	-	-
OTHER SUPPLIES AND EXPENSES	**1,115**	**-**	**-**	**-**	**-**
FISCAL SERVICES	**187,595**	**215,118**	**195,758**	**123,697**	**139,694**
EXPENSE ADJUSTMENTS	**353,898**	**416,850**	**390,163**	**336,634**	**373,015**
NET NON-DISCRETIONARY ADJUSTMENTS	**562,346**	**416,850**	**390,163**	**336,634**	**373,015**

TOWNSHIP OF LANGLEY
COMMUNITY DEVELOPMENT
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base		(747)	(2,272,282)		(1,905,151)		(2,831,276)		(3,437,248)		(3,813,050)
Property Tax from New Growth		(37,493)	(37,493)	(28,577)	(28,577)	(42,469)	(42,469)	(51,559)	(51,559)	(57,196)	(57,196)
Property Tax Change		404,624	404,624	(897,548)	(897,548)	(563,503)	(563,503)	(324,243)	(324,243)	(361,489)	(361,489)
	(2,271,535)	**366,384**	**(1,905,151)**	**(926,125)**	**(2,831,276)**	**(605,972)**	**(3,437,248)**	**(375,802)**	**(3,813,050)**	**(418,685)**	**(4,231,735)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	-	-	-	-	-	-	-	-	-	-	-
Service Cost Recoveries	(34,120)	-	(34,120)	-	(34,120)	-	(34,120)	-	(34,120)	-	(34,120)
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(39,979)	-	(39,979)	-	(39,979)	-	(39,979)	-	(39,979)	-	(39,979)
Rentals and Leases	-	-	-	-	-	-	-	-	-	-	-
Permit and License Fees	(8,911,001)	(1,950,000)	(10,861,001)	-	(10,861,001)	-	(10,861,001)	-	(10,861,001)	-	(10,861,001)
Development Revenue	(4,088,932)	(175,000)	(4,263,932)	-	(4,263,932)	-	(4,263,932)	-	(4,263,932)	-	(4,263,932)
Investment Income	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	(385,873)	236,403	(149,470)	-	(149,470)	-	(149,470)	-	(149,470)	-	(149,470)
Debt Repayment Contributions from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	(80,000)	-	(80,000)	-	(80,000)	-	(80,000)	-	(80,000)	-	(80,000)
External Unidentified Revenue	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	**(15,811,440)**	**(1,522,213)**	**(17,333,653)**	**(926,125)**	**(18,259,778)**	**(605,972)**	**(18,865,750)**	**(375,802)**	**(19,241,552)**	**(418,685)**	**(19,660,237)**
EXPENSE											
Salaries, Wages & Benefits	13,400,054	880,602	14,280,656	242,692	14,523,348	86,750	14,610,098	-	14,610,098	-	14,610,098
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	769,300	42,455	811,755	22,482	834,237	23,269	857,506	24,084	881,590	24,927	906,517
Consulting and Professional Services	510,665	427	511,092	-	511,092	(50,000)	461,092	-	461,092	-	461,092
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	20,000	10,000	30,000	473	30,473	483	30,956	492	31,448	502	31,950
Equipment and Vehicle Rental	394,909	56,587	451,496	65,620	517,116	36,981	554,097	8,343	562,440	8,511	570,951
Communication and Technology	116,702	1,520	118,222	6,000	124,222	(18,740)	105,482	-	105,482	-	105,482
Insurance	-	-	-	-	-	-	-	-	-	-	-
Materials and Supplies	120,495	10,000	130,495	(2,075)	128,420	(13,556)	114,864	-	114,864	-	114,864
Utility User Fees	1,428	-	1,428	-	1,428	-	1,428	-	1,428	-	1,428
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	-	-	-	-	-	-	-	-	-	-	-
Internal Charges & Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer to Own Funds	160,227	-	160,227	-	160,227	-	160,227	-	160,227	-	160,227
External Unidentified	-	-	-	-	-	-	-	-	-	-	-
Other Supplies and Expense	317,660	520,622	838,282	590,933	1,429,215	540,785	1,970,000	342,883	2,312,883	384,745	2,697,628
TOTAL EXPENSE	**15,811,440**	**1,522,213**	**17,333,653**	**926,125**	**18,259,778**	**605,972**	**18,865,750**	**375,802**	**19,241,552**	**418,685**	**19,660,237**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

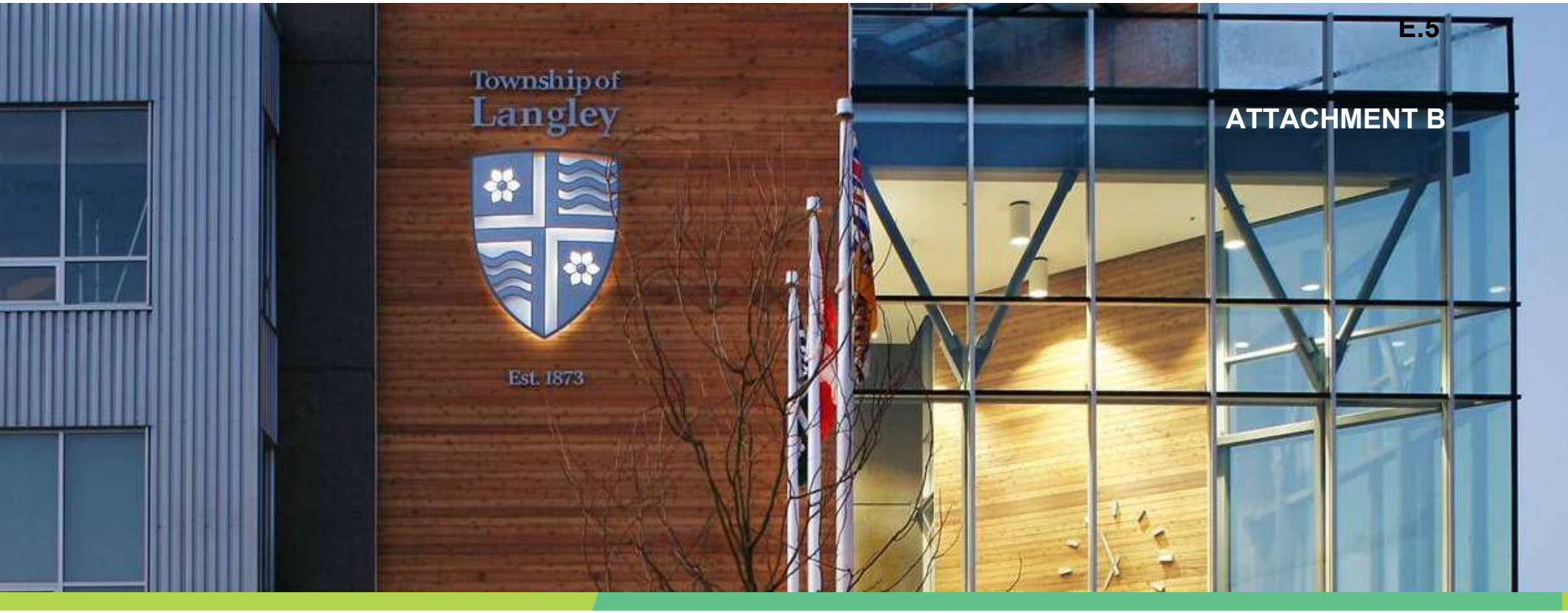
	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
PERMIT & LICENSE FEES					
- Building Permit Fee Revenue and Volume Increase	(1,850,000)	-	-	-	-
- Microfilm Processing Fee from Increased Volume	(25,000)	-	-	-	-
- Sustainability Green Rebate Program from increased volume	(25,000)	-	-	-	-
- Ride Hailing Revenue	(50,000)	-	-	-	-
PERMIT & LICENSE FEES	**(1,950,000)**	**-**	**-**	**-**	**-**
DEVELOPMENT REVENUE					
- Zoning Application Fee	(175,000)	-	-	-	-
DEVELOPMENT REVENUE	**(175,000)**	**-**	**-**	**-**	**-**
OTHER REVENUE					
- Internal Allocation Adjustment	236,403	-	-	-	-
OTHER REVENUE	**236,403**	**-**	**-**	**-**	**-**
REVENUE ADJUSTMENTS	**(1,888,597)**	**-**	**-**	**-**	**-**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	214,063	-	-	-	-
- Annualization of ByLaw Officers (3)	157,668	-	-	-	-
- Bylaw Officers (2) - Starting Feb 1st	192,958	142,692	86,750	-	-
- Bylaw Officers - Overtime (Statutory Requirement)	48,077	-	-	-	-
- Planning Techician for CPP	104,689	-	-	-	-
- Manager, Building Energy for PLI - TFT to RFT conversion	96,755	50,000	-	-	-
- Building Energy Specialist for PLI - TFT to RFT conversion	66,392	50,000	-	-	-
SALARY, WAGES & BENEFITS	**880,602**	**242,692**	**86,750**	**-**	**-**
SERVICE AND MAINTENANCE CONTRACTS					
- Langley Animal Protection Society - CPI increase	22,455	22,482	23,269	24,084	24,927
- Digitization of Permit Records	20,000	-	-	-	-
- Bylaw Officers - Uniform cleaning (new officers)	-	-	-	-	-
SERVICE AND MAINTENANCE CONTRACTS	**42,455**	**22,482**	**23,269**	**24,084**	**24,927**
CONSULTING AND LEGAL SERVICES					
- Social Sustainability Strategy - Remove 2027	-	-	(50,000)	-	-
- LRPAVS AG Viability started in 2014 until 2034	427	-	-	-	-
CONSULTING AND LEGAL SERVICES	**427**	**-**	**(50,000)**	**-**	**-**
FUEL					
- Langley Animal Protection Society - Gasoline	10,000	473	483	492	502
FUEL	**10,000**	**473**	**483**	**492**	**502**
EQUIPMENT & VEHICLE RENTAL					
- Equipment and Vehicle Rental - Internal (Hourly)	22	26	26	27	28
- Equipment and Vehicle Rental - Internal (Monthly)	3,705	4,511	4,602	4,694	4,788
- Equipment and Vehicle Rental - Internal (Monthly)	2,066	2,516	2,567	2,617	2,670
- Equipment and Vehicle Rental - Internal (Monthly)	794	967	986	1,005	1,025
- Bylaw Officers - Vehicle Rental (New Officers)	50,000	57,600	28,800	-	-
EQUIPMENT & VEHICLE RENTAL	**56,587**	**65,620**	**36,981**	**8,343**	**8,511**
COMMUNICATION AND TECHNOLOGY					
- Bylaw Officers - Hardware and Software (New Officers)	-	-	(15,740)	-	-
- Bylaw Officers - Cell Phone (New Officers)	-	-	(6,000)	-	-
- Bylaw Officers - Cell Phone Usage (New Officers)	-	6,000	3,000	-	-
- Engineering Technologist II (PLI) (Cellphone and Mthly Fees)	(1,300)	-	-	-	-
- Eng Tech & Plan Reviewer (3) (PLI) (Computers)	(11,040)	-	-	-	-
- Planning Techician for CPP	3,860	-	-	-	-
- Computer Equipment, for Non-Standard Equipment	10,000	-	-	-	-
COMMUNICATION AND TECHNOLOGY	**1,520**	**6,000**	**(18,740)**	**-**	**-**
MATERIALS & SUPPLIES					
- Office Supplies and Materials for Increased Staff	5,000	-	-	-	-
- Headsets for Teams Phone System	5,000	-	-	-	-
- Bylaw Officers - Uniforms New Officers)	-	-	(9,406)	-	-
- Bylaw Officers - Equipment (New Officers)	-	(2,075)	(4,150)	-	-
MATERIALS & SUPPLIES	**10,000**	**(2,075)**	**(13,556)**	**-**	**-**
OTHER SUPPLIES AND EXPENSES					
- Conference, Increase in Fees and Travel	4,000	-	-	-	-
- Membership Fees, Increased Fees and Memberships	3,500	-	-	-	-
OTHER SUPPLIES AND EXPENSES	**7,500**	**-**	**-**	**-**	**-**
FISCAL SERVICES	**513,122**	**590,933**	**540,785**	**342,883**	**384,745**
EXPENSE ADJUSTMENTS	**1,522,213**	**926,125**	**605,972**	**375,802**	**418,685**
NET NON-DISCRETIONARY ADJUSTMENTS	**(366,384)**	**926,125**	**605,972**	**375,802**	**418,685**

TOWNSHIP OF LANGLEY
FISCAL
2025 OPERATING BUDGET

	2024 BUDGET (Base)	2025 Change	2025 BUDGET	2026 Change	2026 BUDGET	2027 Change	2027 BUDGET	2028 Change	2028 BUDGET	2029 Change	2029 BUDGET
TAX REVENUE											
Property Tax Base			-		-		(1,947,170)		(1,177,517)		(1,066,157)
Property Tax from New Growth		-	-	-	-	(29,208)	(29,208)	(17,663)	(17,663)	(15,992)	(15,992)
Property Tax Change		-	-	(1,947,170)	(1,947,170)	798,861	798,861	129,023	129,023	1,009,631	1,009,631
	-	**-**	**-**	**(1,947,170)**	**(1,947,170)**	**769,653**	**(1,177,517)**	**111,360**	**(1,066,157)**	**993,639**	**(72,518)**
NON-TAX REVENUE											
Special Levies/Grants-In-Lieu	(5,107,898)	45,400	(5,062,498)	-	(5,062,498)	-	(5,062,498)	-	(5,062,498)	-	(5,062,498)
Government Grants	-	-	-	-	-	-	-	-	-	-	-
Service Cost Recoveries	-	-	-	-	-	-	-	-	-	-	-
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(51,500)	-	(51,500)	-	(51,500)	-	(51,500)	-	(51,500)	-	(51,500)
Rentals and Leases	-	-	-	-	-	-	-	-	-	-	-
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	(3,762,757)	1,500,000	(2,262,757)	-	(2,262,757)	-	(2,262,757)	-	(2,262,757)	-	(2,262,757)
Other Revenue	12,538,659	(220,942)	12,317,717	-	12,317,717	-	12,317,717	-	12,317,717	-	12,317,717
Debt Repayment Contributions from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	(8,026,456)	(1,126,130)	(9,152,586)	(313,550)	(9,466,136)	(825,446)	(10,291,582)	(615,219)	(10,906,801)	(587,159)	(11,493,960)
Transfer from Own Funds	(5,398,100)	-	(5,398,100)	2,203,602	(3,194,498)	-	(3,194,498)	-	(3,194,498)	-	(3,194,498)
External Unidentified Revenue	(250,000)	(250,000)	(500,000)	-	(500,000)	-	(500,000)	-	(500,000)	-	(500,000)
TOTAL REVENUE	**(10,058,052)**	**(51,672)**	**(10,109,724)**	**(57,118)**	**(10,166,842)**	**(55,793)**	**(10,222,635)**	**(503,859)**	**(10,726,494)**	**406,480**	**(10,320,014)**
EXPENSE											
Salaries, Wages & Benefits	2,602,550	35,000	2,637,550	35,000	2,672,550	35,000	2,707,550	35,000	2,742,550	35,000	2,777,550
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	87,145	-	87,145	-	87,145	-	87,145	-	87,145	-	87,145
Consulting and Professional Services	32,444	-	32,444	-	32,444	-	32,444	-	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	-	5,000,000	-	5,000,000	-	5,000,000	-	5,000,000
Internal Charges & Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer to Own Funds	800,001	-	800,001	-	800,001	-	800,001	-	800,001	-	800,001
External Unidentified	250,000	250,000	500,000	-	500,000	-	500,000	-	500,000	-	500,000
Other Supplies and Expense	1,285,912	(233,328)	1,052,584	22,118	1,074,702	20,793	1,095,495	468,859	1,564,354	(441,480)	1,122,874
TOTAL EXPENSE	**10,058,052**	**51,672**	**10,109,724**	**57,118**	**10,166,842**	**55,793**	**10,222,635**	**503,859**	**10,726,494**	**(406,480)**	**10,320,014**
SHORTFALL/(SURPLUS)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

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

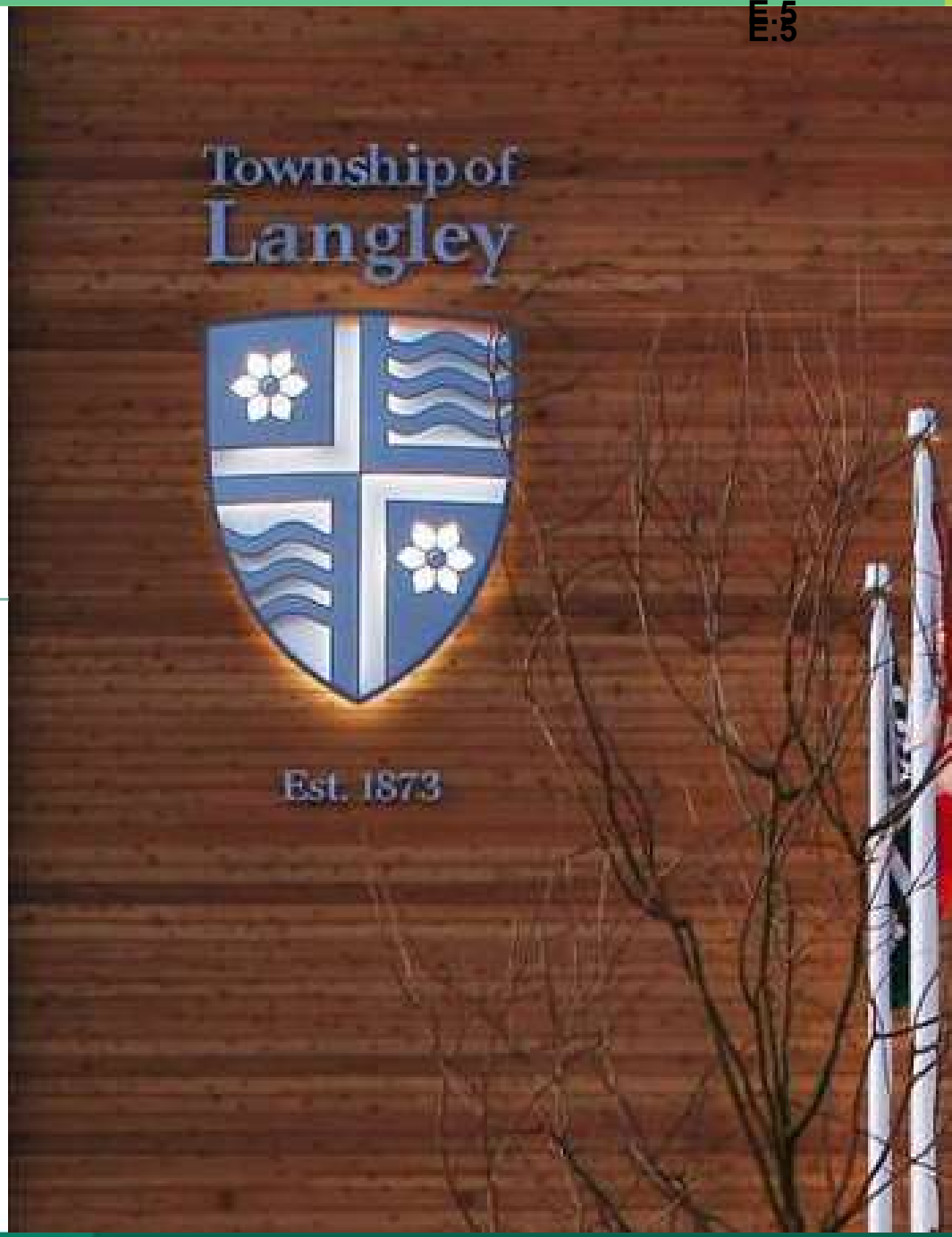
	2025	2026	2027	2028	2029
REVENUE (Non-Tax)					
SPECIAL LEVIES/GRANTS-IN-LIEU					
- Removal of First Nations Tax Levy	45,400	-	-	-	-
SPECIAL LEVIES/GRANTS-IN-LIEU	**45,400**	**-**	**-**	**-**	**-**
INVESTMENT INCOME					
- Investment Revenue	1,500,000	-	-	-	-
INVESTMENT INCOME	**1,500,000**	**-**	**-**	**-**	**-**
OTHER REVENUE					
- Internal Allocation	(220,942)	-	-	-	-
OTHER REVENUE	**(220,942)**	**-**	**-**	**-**	**-**
INTERNAL RECOVERIES					
- Administrative Overhead	(1,126,130)	(313,550)	(825,446)	(615,219)	(587,159)
INTERNAL RECOVERIES	**(1,126,130)**	**(313,550)**	**(825,446)**	**(615,219)**	**(587,159)**
TRANSFER FROM OWN FUNDS					
- Transfer from Reserves	-	2,203,602	-	-	-
TRANSFER FROM OWN FUNDS	**-**	**2,203,602**	**-**	**-**	**-**
EXTERNAL UNIDENTIFIED					
- External Unidentified Funded Project	(250,000)	-	-	-	-
EXTERNAL UNIDENTIFIED	**(250,000)**	**-**	**-**	**-**	**-**
REVENUE ADJUSTMENTS	**(51,672)**	**1,890,052**	**(825,446)**	**(615,219)**	**(587,159)**
EXPENSE					
SALARY, WAGES & BENEFITS					
- Fiscal Salary Provision	25,000	25,000	25,000	25,000	25,000
- Steps/Increments (Corporate)	10,000	10,000	10,000	10,000	10,000
SALARY, WAGES & BENEFITS	**35,000**	**35,000**	**35,000**	**35,000**	**35,000**
EXTERNAL UNIDENTIFIED					
- External Unidentified Funded Project	250,000	-	-	-	-
EXTERNAL UNIDENTIFIED	**250,000**	**-**	**-**	**-**	**-**
OTHER SUPPLIES AND EXPENSES					
- Bank Service Charges	5,321	5,427	5,536	5,646	-
OTHER SUPPLIES AND EXPENSES	**5,321**	**5,427**	**5,536**	**5,646**	**-**
FISCAL SERVICES	**(238,649)**	**16,691**	**15,257**	**463,213**	**(441,480)**
EXPENSE ADJUSTMENTS	**51,672**	**57,118**	**55,793**	**503,859**	**(406,480)**
NET NON-DISCRETIONARY ADJUSTMENTS	**-**	**1,947,170**	**(769,653)**	**(111,360)**	**(993,639)**



2025 Capital Budget

January 2025

Budget Process



Capital Ranking Guidelines

Critical	• Risk to Health & Safety • Legislative Obligation • Imminent Loss of Asset
High	• Deterioration or Obsolescence • Leverage External Funding • Emergent Conditions
Medium	• Extend the Life of an Asset • Desirable New Infrastructure • Social, Cultural & Aesthetic Value • Cost Effective to Replace or Repair it now
Low	• Action Recommended in Studies / Reports • Promotes Inter-Municipal Cooperation
Placeholder	• Budget Authority for Unanticipated Opportunities

Capital Ranking-Other Factors Considered

Project Type	Description
Health & Safety	Projects that are required to address matters of public health and safety, with consequence of inaction reasonably anticipated to result in infrastructure failure with significant impact to public health and safety.
Referred to Budget/Bylaw or Policy Adoption	Projects that have been referred to budget by Council or have been approved by Council through adoption of a supporting bylaw or policy.
Stewardship	Projects that are necessary for cost-effective maintenance of existing infrastructure and provide future benefits by extending the life of an asset; or projects that are expected to generate future revenues or public benefit.
Grant Funding	Projects that are funded, in part, by external grants, eligibility criteria of which typically requires Council resolution of matching funds, or specified portion of overall costs, as the municipal contribution to the project.
Other	Projects that are funded by other non-grant sources such as Development Cost Charges or Non-Refundable Deposits.

Placeholder Budget Authority

General Capital – To provide budget authority for projects approved by Council during the budget year

Parkland Acquisition - To purchase parkland should it become available. For this expenditure authority to be used, there must be adequate Development Cost Charge funds in the reserve.

Land Capital Provision, funded from borrowing, has been provided in place of the traditional Land Capital Reserve funding envelope. Land acquisition will be required to be 'subject to financing' and counter petition pending Ministry approval required for each debt request.

Unidentified Externally Funded Projects - Should the Township receive funding that was not anticipated during the budget process, for example when Grant Funding is received, this provision can be used to provide expenditure authority. As the funds come from an external source (i.e. grants) this budget provision has no impact on property taxes or utility user fees. It will not be used in the absence of an external funding source.

Contributed Assets – Is a funding envelope representing assets built by developers that will be turned over to and become part of the Township's inventory of Tangible Capital Assets.

Notes: The budget expenditure authority described above is not cumulative. Each year any remaining budget authority falls away and a new provision is established.

Funding Sources

- Reserves
- DCC
- Debt



Reserves / DCC Balances

In Millions	Reserves	DCC's	Total
Opening Balance	185	87	272
Receipts/Contributions during the year	70	49	119
Funds Available	255	136	391
Funded Expenditures during 2024	(90)	(9)	(99)
Net funds Available	165	127	292
Projects requiring internal borrowing from reserves			
Ice and Dry Arena	(56)		(56)
Smith Athletic Park	(39)		(39)
Net funds Available	**70**	**127**	**197**

These balances include estimates of reserve receipts and funding appropriations to Dec 31, 2024, which are subject to audit and adjustment

These balances assume that all interfund borrowing is restored by approved debt – even if the debt is not yet received

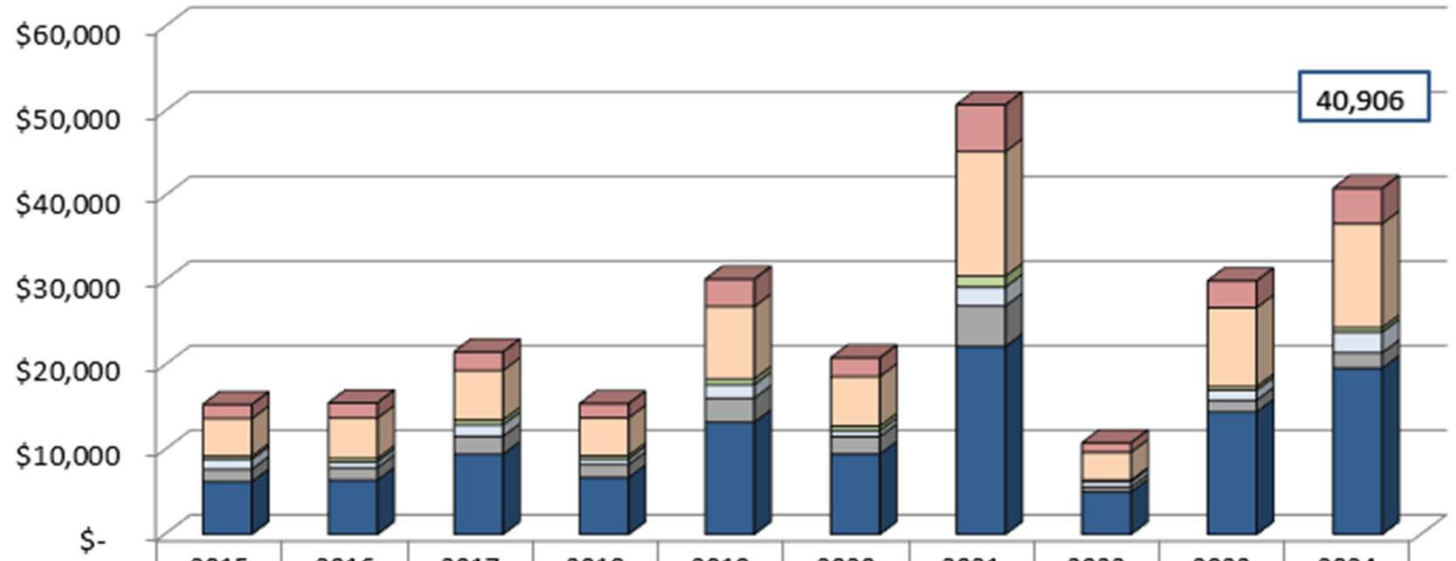
These balances do not include any projects that have been pre- approved for Budget 2025 or estimates of any other transactions for 2025

Transfers to Reserves in 2025 Budget

Reserve	Amount
Capital Projects Reserve	4,685,000
Fire Equipment Replacement Reserve	3,075,000
Library Reserve	1,800,000
Facilities Renewal Reserve	775,000
Snow and Ice Reserve	100,000
Recreational Renewal and Replacement Reserve	500,000
IT Equipment Reserve	250,000
Stormwater Renewal Reserve	500,000
Sewer Reserve	8,250,000
Water Reserve	8,311,405
Solid Waste Reserve	1,000,000
	29,246,405

Development Funding

Development Cost Charge Receipts by Category
As at September 30th
(in thousands of dollars)



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Park Dev.	$1,673	$1,796	$2,204	$1,678	$3,227	$2,208	$5,530	$1,124	$3,169	$4,178
Parkland	$4,441	$4,766	$5,849	$4,454	$8,564	$5,860	$14,722	$3,307	$9,321	$12,287
Sewer	$354	$404	$579	$423	$678	$565	$1,295	$181	$437	$527
Drainage	$1,202	$693	$1,356	$642	$1,590	$684	$2,235	$627	$1,188	$2,452
Water	$1,456	$1,471	$2,110	$1,537	$2,847	$2,070	$4,796	$568	$1,376	$1,821
Roads	$6,227	$6,411	$9,475	$6,711	$13,252	$9,485	$22,199	$5,019	$14,475	$19,642

Debt - Current and in Progress (in Millions)

DEBT SCHEDULE		TOTAL ANNUAL DEBT SERVICING			
Existing External Debt (In millions) MFA	Debt Balance	Debt from DCC	Debt from User Pay Utilities	Debt from General Revenue and One Time Reserve Transfers	Total
DEBT FROM PREVIOUS YEARS					
Water Capital Projects	29.0	-	2.6	-	2.6
Transportation Capital Projects	34.1	2.2	-	0.8	3.0
Stormwater Capital Projects	1.7	-	-	0.2	0.2
Sewer Capital Projects	3.2	-	0.4	-	0.4
Park Capital Projects	30.8	2.0	-	0.4	2.4
General Capital Projects	54.8	-	-	2.3	2.3
Grand Total MFA Debt Prior Years	**153.6**	**4.2**	**3.0**	**3.7**	**10.9**
NEW MFA DEBT RECEIVED 2024					
Fire hall	25.3	-	-	2.0	2.0
Strategic Land Loan	38.4	-	-	2.8	2.8
Total New MFA Debt 2024	**63.7**	**-**	**-**	**4.8**	**4.8**
Total Permanent Debt Dec 2024	**217.3**	**4.2**	**3.0**	**8.5**	**15.7**

NEW MFA DEBT IN PROGRESS	Balance	DCC	User Pay	General/ One time	Total
		Estimated Debt Servicing Costs			
Jericho Booster Pump Station	18.7	1.8	-	-	1.8
Civic Infrastructure	29.5	1.8	0.1	0.5	2.4
Yorkson Community Park Development	14.7	1.5	-	-	1.5
Ice and Dry Arenas	49.5	-	-	3.7	3.7
Smith Athletic Park Detention Works	6.1	0.6	-	-	0.6
Smith Athletic Park Site Preparation	19.7	1.4	-	-	1.4
Smith Athletic Park	30.6	-	-	2.0	2.0
Civic Infrastructure Phase 2	29.9	2.1	-	0.4	2.5
Strategic Land Loan	74.9	2.6	-	2.5	5.1
Library Loan	17.6	-	-	1.4	1.4
212 Street Civic Infrastructure	5.8	0.2	-	0.3	0.5
208A Civic Infrastructure	11.8	0.8	-	0.1	0.9
Smith Neighbourhood Storm Works	19.8	1.6	-	-	1.6
Strategic Land Loan	27.1	-	-	1.7	1.7
Ice and Dry Arenas Phase 2	25.3	-	-	1.7	1.7
Smith Athletic Park Development Phase 2	39.3	-	-	2.7	2.7
Old Yale Road	7.0	-	-	0.9	0.9
Aldergrove Parkade	8.8	-	-	1.1	1.1
New MFA Debt in Progress	**436.1**	**14.4**	**0.1**	**19.0**	**33.5**
TOTAL DEBT	**653.4**	**18.6**	**3.1**	**27.5**	**49.2**

Debt - Additional Information (in Millions)

MFA Debt approved for redemption in 2025		TOTAL ANNUAL DEBT SERVICING			
	Balance		User Pay	General	Total
Stormwater Capital Works	(0.6)			(0.1)	(0.1)
Sewer Works	(2.8)		(0.4)		(0.4)
MAP Arrival Point & Plaza	(1.5)			(0.1)	(0.1)
TOTAL DEBT REDEMPTIONS 2025	**(4.9)**		**(0.4)**	**(0.2)**	**(0.6)**

TEMPORARY DEBT TAKEN AT DEC 31 (WILL CONVERT TO PERMANENT AS PART OF SPRING 2025 BORROWING ABOVE) (in Millions)	
Jericho Booster Station	5.7
Civic Infrastructure (208 Ph 1)	29.5
Yorkson Community Park	2.4
Arena	49.5
Soccer Stadium	1.0
Soccer Stadium	11.0
TEMPORARY DEBT TAKEN AT DEC 31 2024	**99.1**

Note:

Debt Repayments Approved Future Years 2026		
Debt	Debt Amount	Payment General
4829 Drainage	(0.74)	(0.12)

Strategic Borrowing for Capital

Township's Estimated Borrowing limit is based on the following factors

- Years of amortization for the loan, Interest rate estimated by MFA and the total annual servicing cost is less than 25% of annual revenues
- The **current remaining** debt service room is estimated at $24.5M

For Example:

- **20** Years Amortization at **4.58**%
- Maximum amount Township can borrow is $**305M**, resulting in an annual debt service of $**24.5M**

- **30** Years Amortization at **4.58%**
- Maximum amount Township can borrow is $**380M**, resulting in an annual debt service of $**24.5M**

Capital Projects



Capital Carryforwards by Division [1]

Division	CFWD (in Millions)
Airport	1.0
Corporate Administration	9.7
Community Development	0.2
Facilities & Corporate Projects	265.8
Fire Services	14.6
Fleet	1.9
Information Technology	3.8
Police Services	0.7
Parks	94.6
Recreation	2.6
Stormwater	63.3
Solid Waste	0.5
Sewer	13.1
Tranportation	135.3
Water	40.9
Current Year	**648.0**
Previous Year	**212.5**

[1] Capital carry-forwards including preapprovals

2025 New Requests

Service Function	Total	DCCs	Capital Works Reserve	Capital Projects Reserve	RCMP Reserve	Climate Action Reserve	CAC Reserve	Debt	TransLink	Other	Unfunded
Airport	2,900,000	-	-	-	-	-	-	-	-	-	2,900,000
Corporate Administration	41,150,000	247,500	-	352,500	-	-	-	25,000,000	-	15,350,000	200,000
Community Development	36,180,000	-	-	-	-	-	-	-	-	36,000,000	180,000
Facilities & Corporate Projects	84,080,000	-	-	600,000	-	-	825,000	25,000,000	-	11,945,000	45,710,000
Fire	698,000	-	-	-	-	-	-	-	-	-	698,000
Fleet	3,728,000	-	-	-	-	-	-	-	-	-	3,728,000
Information Technology	830,000	-	-	-	-	-	-	-	-	-	830,000
Parks	61,944,430	15,147,000	-	1,343,000	-	1,250,000	-	-	-	18,875,000	25,329,430
Police	105,000	-	-	-	105,000	-	-	-	-	-	-
Recreation	488,527	-	-	-	-	-	-	-	-	49,500	439,027
Sewer	10,880,000	2,953,534	1,188,466	-	-	-	-	-	-	6,000,000	738,000
Solid Waste	425,000	-	-	-	-	-	-	-	-	425,000	-
Stormwater	12,270,000	2,000,000	-	-	-	-	-	-	-	4,000,000	6,270,000
Transportation	21,100,000	9,395,600	-	294,400	-	-	-	-	60,000	5,060,000	6,290,000
Water	44,862,000	14,261,272	2,653,000	-	-	-	-	-	-	8,000,000	19,947,728
2025 New Requests	***321,640,957***	***44,004,906***	***3,841,466***	***2,589,900***	***105,000***	***1,250,000***	***825,000***	***50,000,000***	***60,000***	***105,704,500***	***113,260,185***

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Corporate Administration	5-10
Community Development	11-16
Facilities & Corporate Projects	17-68
Fire	69-78
Fleet	79-98
Information Technology	99-100
Parks	101-152
Police	153-156
Recreation	157-166
Sewer	167-174
Solid Waste	175-178
Stormwater	179-190
Transportation	191-212
Water	213-230

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2025 Airport Capital

Ranking	Project Title	Page No.	Total New Requests	Unfunded
CRITICAL	Runway 01/19 Resurfacing (R/N)	4	**2,900,000**	2,900,000
2025 New Requests			***2,900,000***	***2,900,000***

Township of Langley
Capital Project Description
Airport

Project Title	**Runway 01/19 Resurfacing (R/N)**					
Work Breakdown (if it exists)	AIR1023-01	**Category**	AIRPORT			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		2,900,000	3,000,000	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**2,900,000**	**3,000,000**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Split this project into two phases to make it more feasible to obtain BCAAP (Provincial Aviation) funding: To resurface runway 01/19 and conduct significant drainage upgrades Replace failing runway lighting and upgrade to LED
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	* Runway surface at the end of life requires resurfacing for safety and to meet Transport Canada regulations. * Runway edge lighting is past its useful life and is starting to fail, especially during extreme temperatures. Runway lighting is critical to the operation of the Airport.
***Project Priority Ranking**	**CRITICAL 01**

Length of Project (in Years)					**Initial Year of Approval**	**2020**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		2,900,000	3,000,000			
Total Project Funding	**-**	**2,900,000**	**3,000,000**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

2025 Corporate Administration Capital

Ranking	Project Title	Page No.	Total New Requests	DCCs	Capital Projects Reserve	Debt	Other: Aldergrove Comm Amnty Fund	Other: Land Reserve	Other: Unidentified	Unfunded
CRITICAL	Building Demolitions and Site Remediations	6	**950,000**	247,500	352,500		350,000			
PLACEHOLDER	Unidentified Externally Funded Projects	7	**5,000,000**						5,000,000	
PLACEHOLDER	General Land Capital Provision	8	**30,000,000**			25,000,000			5,000,000	
PLACEHOLDER	Land Preparation for Disposal	9	**5,000,000**					5,000,000		
HIGH	Aldergrove Parking Facility	10	**200,000**							200,000
2025 New Requests			***41,150,000***	***247,500***	***352,500***	***25,000,000***	***350,000***	***5,000,000***	***10,000,000***	***200,000***

Township of Langley
Capital Project Description
Corporate Administration & Fiscal

Project Title — **Building Demolitions and Site Remediations**

Work Breakdown (if it exists) — NEW — **Category** — Property Remediation

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		950,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**950,000**	-	-	-	-

Project Description *(Phased Project)

Building demolition and site remediation at the following sites:
1. 8020 - 216 Street
2. Langley Centennial Museum
3. 27012 Fraser Hwy.

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

Buildings will be vacant and ripe for vandalism, resulting in additional staff time policing the sites as well as potential increases to the demolition costs

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

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	247,500				
Capital Works Reserve	-					
Capital Projects Reserve	-	352,500				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Aldergrove Comm Amnty Fund	-	350,000				
Total Funded	-	950,000	-	-	-	-
UNFUNDED						
Total Project Funding	-	**950,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Corporate Administration & Fiscal

Project Title **Unidentified Externally Funded Projects**

Work Breakdown (if it exists) MA1002-04 **Category** Capital Miscellaneous

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Budget Remaining	-					
Total Project Cost	-	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**

Project Description *(Phased Project)

A provision to provide budget authority for projects that come up during the year (that were not foreseen during budget deliberations) and have an external funding source identified (i.e. Grants, Donations, Non Refundable Deposits, etc.). If the Township receives external funding and the project is identified, a budget reallocation is done to move budget authority (revenue and expense) from the $5M funding envelope to the specific capital project. Any projects using this funding source will be brought back for approval by council.

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

This provision has no impact on the property tax rate and allows new projects to be added mid-year with an external funding source attached. Without such a provision, the Township would not have legal authority to make the expenditure.

***Project Priority Ranking** PLACEHOLDER

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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:	-	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Total Funded	-	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
UNFUNDED						
Total Project Funding	-	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Corporate Administration & Fiscal

Project Title	**General Land Capital Provision**					
Work Breakdown (if it exists)	PROP0001-01	**Category**	Land Capital Provision			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		30,000,000	30,000,000	30,000,000	30,000,000	30,000,000
Budget Remaining	-					
Total Project Cost	**-**	**30,000,000**	**30,000,000**	**30,000,000**	**30,000,000**	**30,000,000**

Project Description *(Phased Project)	The Land Reserve Corporate Funding Envelope is used to fund large capital projects not foreseen at budget time. The funding sources are debt and externally unidentified sources. Any projects using this funding source will be brought back for approval by council.
Project Justification & Consequences of Not Proceeding *(Phased Project)	This funding envelope provides budget authority to allow council to take advantage of strategic opportunities that may arise during the year.
***Project Priority Ranking**	**PLACEHOLDER**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	-	25,000,000	25,000,000	25,000,000	25,000,000	25,000,000
TransLink	-					
ICBC	-					
Other:	-	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Total Funded	-	30,000,000	30,000,000	30,000,000	30,000,000	30,000,000
UNFUNDED						
Total Project Funding	**-**	**30,000,000**	**30,000,000**	**30,000,000**	**30,000,000**	**30,000,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Corporate Administration & Fiscal

Project Title — **Land Preparation for Disposal**

Work Breakdown (if it exists) — PROP1000-01 — **Category** — Property Remediation

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Budget Remaining	-					
Total Project Cost	**-**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**

Project Description *(Phased Project)

The Land Reserve Corporate Funding Envelope is used to fund large capital projects not foreseen at budget time and to prepare the land for disposal or resale. The funding sources are debt and externally unidentified sources. Any projects using this funding source will be brought back for approval by council.

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

This funding envelope provides budget authority to allow council to take advantage of strategic opportunities that may arise during the year to make the necessary preparation to the land for disposal.

***Project Priority Ranking** — **PLACEHOLDER**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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: Land Reserve	-	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Total Funded	-	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
UNFUNDED						
Total Project Funding	**-**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Corporate Administration & Fiscal

Project Title **Aldergrove Parking Facility**

Work Breakdown (if it exists) NEW **Category** Planning and Other

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		200,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**200,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

The Township of Langley is purchasing a four-story parking facility. Funding is required to commission the facility, prior to opening for public use. The scope of work includes the installation of an overhead door, access door control, waste collection bins, signage, and road markings.

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

The installation of an overhead door and access door control is essential to ensure the security of the facility. Proper waste collection bins will help maintain cleanliness, while clear signage and road markings are necessary for safe and efficient navigation within the parking structure. Ensuring these elements are in place before the facility opens is crucial for providing a safe, secure, and user-friendly environment for the public.

***Project Priority Ranking** **HIGH 01**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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**		60,000	120,000	-	-	-

2025 Community Development Capital

Ranking	Project Title	Page No.	Total New Requests	Other: Unidentified	Other: Non-Refundable Deposit (NRD)	Unfunded
PLACEHOLDER	Assets Contributed from Developers	12	**35,000,000**	35,000,000		
PLACEHOLDER	Development Coordinated Works (NRDs)	13	**1,000,000**		1,000,000	
CRITICAL	Vehicles for New Bylaw Officers	14	**120,000**			120,000
HIGH	Office Reconfiguration and Office Furniture (CD)	15	**60,000**			60,000
2025 New Requests			***36,180,000***	***35,000,000***	***1,000,000***	***180,000***

Township of Langley
Capital Project Description
Community Development

Project Title	**Assets Contributed from Developers**					
Work Breakdown (if it exists)	ACDW1000-01	**Category**	Developer Contributed Assets			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		35,000,000	35,000,000	35,000,000	35,000,000	35,000,000
Budget Remaining	-					
Total Project Cost	**-**	**35,000,000**	**35,000,000**	**35,000,000**	**35,000,000**	**35,000,000**

Project Description ***(Phased Project)**	Developers contribute to the community by constructing infrastructure in conjunction with their developments. This is one of the ways that development pays for itself and does not rely on the general taxpayer to fund major assets related to growth. The majority of contributed asset value comes from 'Land Under Roads' followed by Parkland.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	It is impossible to estimate in advance the value of the assets that will be turned over to the Township by developers. For this reason, the Township provides a budget envelope of $35M which is an estimate based on the value of previous year actual contributed assets. The value can vary significantly from year to year.
***Project Priority Ranking**	**PLACEHOLDER**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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:	-	35,000,000	35,000,000	35,000,000	35,000,000	35,000,000
Total Funded	-	35,000,000	35,000,000	35,000,000	35,000,000	35,000,000
UNFUNDED						
Total Project Funding	**-**	**35,000,000**	**35,000,000**	**35,000,000**	**35,000,000**	**35,000,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Community Development

Project Title	**Development Coordinated Works (NRDs)**					
Work Breakdown (if it exists)	NRDCD1000-01	**Category**	Developer Coordinated Work			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Budget Remaining	-					
Total Project Cost	**-**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**

Project Description ***(Phased Project)**	To provide for the use of non refundable deposits paid by developers to complete agreed upon works and services. It is cash-in-lieu of the developer doing the work and it serves to better coordinate the work with other like projects that may be taking place in the area (to avoid tearing a road up twice for example).
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Non-refundable deposits are cash taken in lieu of a developer completing the works. Township staff use the funds to complete capital works or pay a contractor to complete the works. This provision will provide budget authority to make sure that expenditures are legally authorized in the budget bylaw.
***Project Priority Ranking**	**PLACEHOLDER**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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: Non-Refundable Deposit (NRD)	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Total Funded	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
UNFUNDED						
Total Project Funding	**-**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

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			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		120,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**120,000**	**-**	**-**	**-**	**-**

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. While renting vehicles is an option, it is not cost-effective. Renting two vehicles would cost the city $60,000 per year. In contrast, purchasing these vehicles for $120,000 would provide a lifespan of 8 years. This means the initial investment would be recouped in just two years, resulting in significant long-term savings. Purchasing the vehicles ensures that Bylaw Officers have reliable transportation, enabling them to respond quickly to community needs while also being fiscally responsible.
***Project Priority Ranking**	**CRITICAL 01**

Length of Project (in Years)	**1**				**Initial Year of Approval**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		120,000				
Total Project Funding	**-**	**120,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Community Development

Project Title — **Office Reconfiguration and Office Furniture (CD)**

Work Breakdown (if it exists) — **Category**: Capital Miscellaneous

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		60,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**60,000**	-	-	-	-

Project Description *(Phased Project)

With approved staffing levels, funding is required to create additional office and workstations. The new workspaces require desks and chairs; along with replacing old chairs.

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

Staff require a place where they can sit and work at a desk in a workstation and/or office, and some existing staff require a new chair as existing ones are 15+ years old and are no longer supportive (in a state of disrepair) or ergonomic.

***Project Priority Ranking**: **HIGH 01**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		60,000				
Total Project Funding	-	**60,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	-	-	-	-

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2025 Facilities Capital

Ranking	Project Title	Page No.	Total New Requests	Capital Projects Reserve	CAC Reserve	Debt	Other: Facilities Renewal Reserve	Other: Unidentified	Other: Recreation Renewal and Replacement Reserve	Unfunded
CRITICAL	Aldergrove Community Centre: 25-meter Pool Plaster Replacement	18	**750,000**				750,000			
CRITICAL	Langley Events Centre: Gymnastics Rooftop Units Replacement	19	**370,000**				370,000			
HIGH	Aldergrove Community Centre: Ice Arena Mechanical Cooling Upgrade	20	**450,000**				450,000			
HIGH	Langley Events Centre: Exterior Video Display Replacement	21	**350,000**	350,000						
HIGH	Ice & Dry Arena Facility: Equipment	22	**825,000**		825,000					
HIGH	George Preston Recreation Centre: Outdoor Sports Box Improvement	23	**375,000**						375,000	
HIGH	Langley Event Centre: Security Fencing and Gate Signage (Gate 7 & 11)	24	**250,000**	250,000						
PLACEHOLDER	Unidentified Externally Funded Projects	25	**35,000,000**			25,000,000		10,000,000		
HIGH	Aldergrove Community Centre: Pool Mechanical Room Drainage Upgrades	26	**110,000**							110,000
HIGH	WC Blair Recreation Centre: Main Pool & Hot Tub Heat Exchangers Replacement	27	**110,000**							110,000
HIGH	Langley Events Centre: Heating Boiler System Replacement	28	**450,000**							450,000
HIGH	Aldergrove Community Centre: Current Channel & Tidal Pool Repair and Recoat	29	**400,000**							400,000
HIGH	George Preston Recreation Centre: Arena Dasherboard & Panel Replacement	30	**880,000**							880,000
HIGH	Fire Hall: Fire Training Centre Brookswood	31	**9,500,000**							9,500,000
HIGH	Fire Hall 3 (Aldergrove): Facility Improvements	32	**2,800,000**							2,800,000
HIGH	George Preston Recreation Centre: Curling Plant Motor Control Centre Replacement	33	**275,000**							275,000
HIGH	Fire Hall 6: Roof Replacement (R)	34	**2,050,000**							2,050,000
HIGH	Security System Server Replacement	35	**255,000**							255,000
HIGH	WC Blair: Roof Replacement	36	**2,200,000**							2,200,000
HIGH	Civic Facility: Parkade Resurfacing	37	**375,000**							375,000
HIGH	Walnut Grove Community Centre: Pool Piping Replacement (R)	38	**160,000**							160,000
HIGH	Langley Events Centre: Arena Bowl Video Display Replacement	39	**2,100,000**							2,100,000
HIGH	Direct Digital Control (DDC) Replacement	40	**180,000**							180,000
HIGH	Fire Hall 6: Heating, Ventilation and Air Conditioning Upgrade	41	**700,000**							700,000
HIGH	Civic Facility: East & South Stairwell Roof Assemblies	42	**150,000**							150,000
HIGH	McLeod Athletic Park: Boiler Replacement	43	**150,000**							150,000
HIGH	Aldergrove Community Centre: Dry Playground Fence Replacement	44	**100,000**							100,000
HIGH	Fire Hall 4: Mechanical Equipment Replacement	45	**200,000**							200,000
HIGH	Aldergrove Community Centre: Exterior Pool Deck Heaters Replacement	46	**90,000**							90,000
HIGH	Aldergrove Community Centre: Fitness Centre & Washroom Accessibility Improvements	47	**50,000**							50,000
HIGH	Walnut Grove Community Centre: Fitness Centre Accessibility Improvements	48	**75,000**							75,000
HIGH	Brookswood Senior's Centre: HVAC Mechanical Replacement	49	**150,000**							150,000
HIGH	WC Blair: Air Handling Units Replacement	50	**560,000**							560,000
HIGH	Operations Centre: Air Handling & Multiple Mechanical Units Replacement	51	**550,000**							550,000
HIGH	Walnut Grove Community Centre: Fitness Centre AHU-7 Replacement	52	**350,000**							350,000
HIGH	Fire Hall 3 (Aldergrove): East Driveway Pavement Replacement	53	**410,000**							410,000
HIGH	George Preston Recreation Centre: SBS Roof Replacement	54	**2,260,000**							2,260,000
HIGH	Fire Hall 6: Building Envelope Repairs	55	**200,000**							200,000
HIGH	Brookswood Senior's Centre: Building Envelope & Roof Replacement	56	**150,000**							150,000
HIGH	Operations Centre: Facilities Storage Building Roof Replacement	57	**120,000**							120,000
HIGH	Brown Park: Asphalt Shingle Roof Replacement	58	**75,000**							75,000
HIGH	West Langley Hall: Building Envelope & Roof Replacement	59	**1,420,000**							1,420,000
HIGH	Willoughby Stadium: East Changeroom Upgrades	60	**4,100,000**							4,100,000
HIGH	Willoughby Stadium: West Stadium Roof	61	**7,500,000**							7,500,000
HIGH	Willoughby Stadium: Exterior Video Display	62	**1,150,000**							1,150,000
MEDIUM	Fleet: Full Size Service Vehicles	63	**260,000**							260,000
MEDIUM	George Preston Recreation Centre: Arena Ice Plant Upgrades for Year-round Operations	64	**2,120,000**							2,120,000
MEDIUM	27012 Fraser Highway: Demolition of Commercial Building	65	**350,000**							350,000
MEDIUM	Phillip Jackman Park: Demolition of Aldergrove Outdoor Pool Structure	66	**150,000**							150,000
MEDIUM	Civic Facility: Interior Lighting Replacement	67	**475,000**							475,000
2025 New Requests			***84,080,000***	***600,000***	***825,000***	***25,000,000***	***1,570,000***	***10,000,000***	***375,000***	***45,710,000***

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **Aldergrove Community Centre: 25-meter Pool Plaster Replacement**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		750,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**750,000**	-	-	-	-

Project Description *(Phased Project)

Replacement of the plaster in the 25-meter pool.

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

The average life expectancy for this type of application is 7-8 years. Replacing the plaster is required for maintaining the structural integrity of the pool and ensuring the health and safety of its users. Damaged plaster can cause leaks and structural issues, making it difficult to maintain proper water chemistry. The pool plaster has reached its useful life and needs to be replaced. Failure to replace the plaster may lead to an unscheduled closure of the 25-meter pool and result in costly repairs. This work is weather dependent and may require an extended shut down to complete.

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

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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: Facilities Renewal Reserve	-	750,000				
Total Funded	-	750,000	-	-	-	-
UNFUNDED						
Total Project Funding	-	**750,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **Langley Events Centre: Gymnastics Rooftop Units Replacement**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		370,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**370,000**	-	-	-	-

Project Description *(Phased Project)

Replacement of the gymnastics rooftop units (RTU-6 & RTU-7) with additional interior return duct modifications to minimize the impact of chaulk buildup in the coils.

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

The original units, installed in 2009, are passed their useful life and are in need of replacement. The chaulk buildup in the coils have reduced the cooling capacity of the units. Sourcing replacement parts may have long lead times, impacting the operation of the gymnastics and public programs. The project will impact space operations and coordination will be required with the space users to minimize the impact to the programs run at this facility.

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

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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: Facilities Renewal Reserve	-	370,000				
Total Funded	-	370,000	-	-	-	-
UNFUNDED						
Total Project Funding	-	**370,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **Aldergrove Community Centre: Ice Arena Mechanical Cooling Upgrade**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		450,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**450,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Upgrade to add mechanical cooling to the arena air handling unit (AHU-1) by adding a cooling coil and condenser.

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

The existing mechanical system serving the arena was designed for seasonal operation of the arena with an outdoor air temperature below 20C. With the increased demand for ice past the shoulder season, the existing mechanical unit is incapable of maintaining a suitable indoor air temperature which results in a lower ice quality. Furthermore, dry floor programs are also significantly impacted during the summer months when the outdoor air temperature is over 25C.

***Project Priority Ranking** — **HIGH 12**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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: Facilities Renewal Reserve	-	450,000				
Total Funded	-	450,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**450,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **Langley Events Centre: Exterior Video Display Replacement**

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

	2024 CFWD	2025	2026	2027	2028	2029
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 its 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 15**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-	350,000				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	350,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**350,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **Ice & Dry Arena Facility: Equipment**

Work Breakdown (if it exists) — NEW — **Category** — Planning and Other

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		825,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**825,000**	-	-	-	-

Project Description *(Phased Project)

The following is a list of the equipment required for Operations and Maintenance of the new Ice and Dry Arena Facility. Some of the equipment has a long lead time for delivery. The original purchase is from the general reserve with future replacement to be funded from the fleet reserve.

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

Equipment for the new facility includes:

1 - Walking Behind Floor Scrubber
1 - Ride On Floor Scrubber
2 - Ice Resurfacers
2 - Ice Edger
1 - Forklift
2 - Pallet Jack
1 - Man Lift
1 - Skid Steer with Snow Clearing Equipment
1 - Glass Handler Machine

***Project Priority Ranking** — **HIGH 17**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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	-	825,000				
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	825,000	-	-	-	-
UNFUNDED						
Total Project Funding	-	**825,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title	**George Preston Recreation Centre: Outdoor Sports Box Improvement**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		375,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**375,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Improvements to address rain water ingress with a new gutter system, slab concrete repairs, playing surface treatments to provide more traction, improved screening to minimize organic debris onto the playing surface, and to address other operational and maintenance items.
Project Justification & Consequences of Not Proceeding *(Phased Project)	The Outdoor Sports Box, originally constructed in 2018. The proposed improvements will provide for both an enhanced user group and spectator experience.
***Project Priority Ranking**	**HIGH 19**

Length of Project (in Years)	**1**				**Initial Year of Approval**	**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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: Recreation Renewal and Replacemen	-	375,000				
Total Funded	-	375,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**375,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title	**Langley Event Centre: Security Fencing and Gate Signage (Gate 7 & 11)**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Construction			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		250,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**250,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Installation of security fencing between Gate 7 and Gate 11 and signage.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Required to improve the security on the east side of the main building and improve safe pedestrian movement.					
***Project Priority Ranking**	**HIGH 20**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title	**Unidentified Externally Funded Projects**					
Work Breakdown (if it exists)	FAC1013-01	**Category**	Planning and Other			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		35,000,000	35,000,000	35,000,000	35,000,000	35,000,000
Budget Remaining	-					
Total Project Cost	**-**	**35,000,000**	**35,000,000**	**35,000,000**	**35,000,000**	**35,000,000**

Project Description ***(Phased Project)**	Externally funded projects not in budget. This is a budget provision to take advantage of external debt funding sources and potential private contributions to municipal projects. Any projects using this funding source will be brought back for approval by council.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	To provide budget for externally funded capital projects not budgeted for in Facilities.
***Project Priority Ranking**	**PLACEHOLDER**

Length of Project (in Years)	**ANNUAL**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	-	25,000,000	25,000,000	25,000,000	25,000,000	25,000,000
TransLink	-					
ICBC	-					
Other:	-	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Total Funded	-	35,000,000	35,000,000	35,000,000	35,000,000	35,000,000
UNFUNDED						
Total Project Funding	**-**	**35,000,000**	**35,000,000**	**35,000,000**	**35,000,000**	**35,000,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **Aldergrove Community Centre: Pool Mechanical Room Drainage Upgrades**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		110,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**110,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Installation of a storm sump with a duplex pump system and associated controls to divert underground water away from the main pool basin and mechanical room.

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

The pool mechanical room houses many equipment powered by 600V power. During intensive rain events, underground water has leaked into the pool mechanical room on a few occasions causing the loss of power to pool equipment. Ongoing water leak into a mechanical room accelerates equipment corrosion and reduces the expected useful life of equipment. Emergency repairs are expensive and could impact the operation of the pool and public programs.

***Project Priority Ranking** — **HIGH 01**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title	**WC Blair Recreation Centre: Main Pool & Hot Tub Heat Exchangers Replacement**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		110,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**110,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Replacement of the heat exchangers for the main pool and hot tub.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Both heat exchangers were installed in 2010 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 limited due to the age and type of heat exchangers.					
***Project Priority Ranking**	**HIGH 02**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **Langley Events Centre: Heating Boiler System Replacement**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		450,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**450,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Replacement of the hydronic boiler system with new condensing boilers.

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

The existing boilers, installed in 2009, are not performing well and not operating as designed. This has led to recurring failures of the burners and damaging other critical components of the boilers including the heat exchangers and the refractory. Annual cost for repairs is increasing, in 2023, three (3) heat exchanges failed about cost $25K.

***Project Priority Ranking** — **HIGH 03**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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 & Corporate Projects

Project Title	**Aldergrove Community Centre: Current Channel & Tidal Pool Repair and Recoat**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		400,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**400,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Repair and recoating of the current channel and tidal pool.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Repairing and recoating the current channel & tidal pool is required to prevent any damages to the pool's structural integrity and impacts to health and safety of the public. Deteriorated coating causes leaks and structural issues, leading to poor water chemistry and reduced water clarity. This project is weather dependant and may delay the regular scheduled opening. Current Channel $175K Tidal Pool $225K
***Project Priority Ranking**	**HIGH 04**

Length of Project (in Years)	**1**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		400,000				
Total Project Funding	**-**	**400,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title George Preston Recreation Centre: Arena Dasherboard & Panel Replacement

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		880,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**880,000**	-	-	-	-

Project Description *(Phased Project)

Replacement of the existing dasher boards and glass with new integrated board system and changing from glass to acrylic panels.

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

The existing dasher boards and glass were installed in 2001 and are past their service life. Replacement of the dasher boards with a new system will improve player/user group safety and enhance the user experience. In addition, new glazing systems utilize lighter glazing, resulting in quicker maintenance turn around and increased safety for staff when removing/replacing components of the system.

***Project Priority Ranking** HIGH 05

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		880,000				
Total Project Funding	-	**880,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **Fire Hall: Fire Training Centre Brookswood**

Work Breakdown (if it exists) — NEW — **Category** — Planning and Other

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		9,500,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**9,500,000**	-	-	-	-

Project Description *(Phased Project)

With the decision to construct the new Brookswood Fire Hall at 200 Street and 27 Avenue, the existing Fire Hall 5 (20355 - 32 Avenue) site presented a unique opportunity for a centralized fire training centre for the TLFD

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

The existing training yard, located at the Operations Centre works yard in Murrayville, was constructed over 24 years ago. A recent assessment revealed costly upgrades are required to the live fire burn building, classrooms, and training props to meet the training needs and comply with health and safety standards. With the advancement of modern firefighter training requirements and new departmental training initiatives (e.g., high-rise fire fighting, high angle rescue, tower crane), the current training yard is unable to meet the TLFD's growing training requirements. The BC Office of the Fire Commissioner has implemented minimum training standards for fire departments in the province, based on National Fire Protection Association (NFPA) professional qualifications.

***Project Priority Ranking** — **HIGH 06**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		9,500,000				
Total Project Funding	-	**9,500,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **Fire Hall 3 (Aldergrove): Facility Improvements**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		2,800,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**2,800,000**	-	-	-	-

Project Description *(Phased Project)

Facility improvements to accommodate the current and the near future needs of Township of Langley Fire Department (TFLA) at Fire Hall 3 located in Aldergrove. The improvements include upgrades to the kitchen, dorm room, locker rooms, washrooms, dayroom, gym, Captains' office space, turn-out gear room and replacement of some mechanical equipment.

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

Fire Hall 3 was built in 2001 based on a paid call fire suppression staffing model. In 2006, the TLFD transitioned to a composite fire department (career and paid call). Due to the age of the facility, wear and tear, increased demands due to growth, shift to a composite suppression staffing model and 24/7 operations, several areas within the facility require upgrades to address end of life assets, to accommodate additional staff, and to meet current industry best practices, WorkSafeBC and NFPA standards. Proceeding with renovations will work to maximize interior space utilization, provide a better living space, accommodate ongoing operations, and support future growth within the Township.

***Project Priority Ranking** — **HIGH 07**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		2,800,000				
Total Project Funding	-	**2,800,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title George Preston Recreation Centre: Curling Plant Motor Control Centre Replacement

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		275,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**275,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Replacement of the Motor Control Centre (MCC) to the curling plant.

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

The curling plant MCC was installed in 1999 and has exceeded its useful life, leading to a risk of frequent and costly breakdowns. It has becoming difficult to source replacement parts due to its age. A sudden failure would impact the operation of the curling ice plant and potential disruptions to the facilities operations.

***Project Priority Ranking** HIGH 08

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		275,000				
Total Project Funding	**-**	**275,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title	**Fire Hall 6: Roof Replacement (R)**					
Work Breakdown (if it exists)	FIRE1009-01	**Category**	Facility Renewal/Replacement			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
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 prone to leaking in several locations. 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.
***Project Priority Ranking**	**HIGH 09**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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 & Corporate Projects

Project Title **Security System Server Replacement**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		255,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**255,000**	**-**	**-**	**-**	**-**

Project Description
***(Phased Project)**

Replacement of the security system server for the following facilities:

Aldergrove Community Centre
Civic Facility
Langley Events Centre

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

The Avigilon NVR is at the end of its useful life and requires replacement. Failure of the server would lead to the inability to monitor current or access past events recordings on the security camera system. Based on the direction from the Township's IT department replacement is needed.

***Project Priority Ranking** **HIGH 10**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		255,000				
Total Project Funding	**-**	**255,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title **WC Blair: Roof Replacement**

Work Breakdown (if it exists) WCBF1012-01 **Category** Facility Renewal/Replacement

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		2,200,000	-	-	-	-
Budget Remaining	72,665					
Total Project Cost	**72,665**	**2,200,000**	**-**	**-**	**-**	**-**

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)

Based on the engineering assessment, the recommendation is to replace both roof systems within the next year to prevent corrosion to the roof structure, and to prevent water leaks into the building. Continued water ingress will result in 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 2025/2026

***Project Priority Ranking** **HIGH 11**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		2,200,000				
Total Project Funding	**72,665**	**2,200,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **Civic Facility: Parkade Resurfacing**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		375,000	375,000	125,000	-	-
Budget Remaining	-					
Total Project Cost	**-**	**375,000**	**375,000**	**125,000**	**-**	**-**

Project Description *(Phased Project)

Resurfacing the parking membrane of the above ground parking areas.

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

The current parkade membrane was originally installed in 2015 and is past its useful service life and is failing in certain locations. Failure to resurface the parkade membrane will result in increased areas of water ingress into the covered parking area, as well as into the concrete parking structure. Water ingress into the concrete structure can result in damage to the structure and vehicles below. To avoid significant interruptions to the public, staff, and tenants, it is proposed that the resurfacing work be completed in three phases. Polyurethane traffic deck coating for this particular site is expected to last between 8 to 12 years. However actual service life can vary significantly based on volume and type of traffic and site conditions.

***Project Priority Ranking** — **HIGH 13**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	375,000	125,000		
Total Project Funding	**-**	**375,000**	**375,000**	**125,000**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title	**Walnut Grove Community Centre: Pool Piping Replacement (R)**
Work Breakdown (if it exists)	WGCF1016-01
Category	Facility Renewal/Replacement

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		160,000	-	-	-	-
Budget Remaining	34,831					
Total Project Cost	**34,831**	**160,000**	**-**	**-**	**-**	**-**

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.
***Project Priority Ranking**	**HIGH 14**

Length of Project (in Years)	**2**	**Initial Year of Approval**	**2024**

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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: Facilities Renewal Reserve	34,831					
Total Funded	34,831	-	-	-	-	-
UNFUNDED		160,000				
Total Project Funding	**34,831**	**160,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **Langley Events Centre: Arena Bowl Video Display Replacement**

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

	2024 CFWD	2025	2026	2027	2028	2029
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 its 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 16**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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 & Corporate Projects

Project Title	**Direct Digital Control (DDC) Replacement**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		180,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**180,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Replacement of the DDC hardware controlling the heating and cooling systems for thefollowing building: Civic Facility George Preston Recreation Centre
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	The existing hardware is past its useful life. Failure to replace equipment can result in sudden and unexpected failures, resulting in thermal discomfort and interruptions to the facility's operations. Emergency repairs are less cost effective than a planned replacement.
***Project Priority Ranking**	**HIGH 18**

Length of Project (in Years)	**1**				**Initial Year of Approval**	**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		180,000				
Total Project Funding	**-**	**180,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

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

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		700,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**700,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Replacement of the main HVAC system serving the majority of the building. Project scope includes replacement of the main air handling unit, downstream mechanical valves, and the direct digital control systems.

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. Several 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 increased operating costs due to emergency repairs and longer downtime of the unit.

***Project Priority Ranking** — **HIGH 21**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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 & Corporate Projects

Project Title — **Civic Facility: East & South Stairwell Roof Assemblies**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		150,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**150,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Replacement of the east and south stairwell roof assemblies.

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

These roof assemblies are past their useful life and require replacement. Failure to replace the roof assemblies may result in damage to the interior areas of the building. The building was originally built in 2001.

***Project Priority Ranking** — **HIGH 22**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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 & Corporate Projects

Project Title	**McLeod Athletic Park: Boiler Replacement**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		150,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**150,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Replacement of the existing boiler system.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Replacing the boiler is required to ensure the continued reliability and efficiency of the facility's heating systems. The current units are past their useful life and prone to breakdowns, increased operational cost and potential disruptions in their service. The existing equipment was installed in 2006.
***Project Priority Ranking**	**HIGH 23**

Length of Project (in Years)	**2**				**Initial Year of Approval**	**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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: Land Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		150,000				
Total Project Funding	**-**	**150,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **Aldergrove Community Centre: Dry Playground Fence Replacement**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		100,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**100,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Replacement of the perimeter fencing around the dry playground.

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

The current condition of the fence is deteriorating due to low-grade quality and strength of material and vandalism. This impacts its effectiveness in ensuring a safe and secure playground environment. This will cause the playground area to face increased risks of unauthorized access.

***Project Priority Ranking** — **HIGH 24**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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 & Corporate Projects

Project Title — **Fire Hall 4: Mechanical Equipment Replacement**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		200,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**200,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Replacement of the following mechanical systems:

Three furnaces (F-1, F-2, & F-3) along with their associated condernsers (CU-1, CU-2, & CU-3).

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

The HVAC equipment is past its useful life and is at risk of breakdowns. Sudden failure will result in costly emergency repairs. These units are original to the construction the building in 2004 and are past their expected useful life of 15 years. In 2024, a failed CU-3 had to be repaired with costs over $12K. In addition, temporary cooling had to be arranged to the dorms until repairs were completed.

***Project Priority Ranking** — **HIGH 25**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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 & Corporate Projects

Project Title — **Aldergrove Community Centre: Exterior Pool Deck Heaters Replacement**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		90,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**90,000**	-	-	-	-

Project Description *(Phased Project)

Replacement of the seven exterior pool deck heaters.

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

The current pool deck heaters, installed in 2018, have reached their useful life. Not proceeding with the replacement will result in increased operating costs to deal with emergency repairs and longer downtimes.

***Project Priority Ranking** — **HIGH 26**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		90,000				
Total Project Funding	-	**90,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title	**Aldergrove Community Centre: Fitness Centre & Washroom Accessibility Improvements**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		50,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**50,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Installation of the automatic door openers to the fitness centre entrance, fitness washrooms, dressing room washrooms, universal pool accessible changeroom and glass doors entering onto the walking track/arena area.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Patrons with accessibility needs are unable to access or have difficulty accessing the space without assistance. Replacement/modification of the door and the installation of the automatic door openers will provide a more inclusive space.
***Project Priority Ranking**	**HIGH 27**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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 & Corporate Projects

Project Title	**Walnut Grove Community Centre: Fitness Centre Accessibility Improvements**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		75,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**75,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Replacement/modification of the Fitness Centre door and addition of automatic door openers.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Patrons with accessibility needs are unable to access or have difficulty accessing the space without assistance. Replacement/modification of the door and the installation of the automatic door openers will provide a more inclusive space.					
***Project Priority Ranking**	**HIGH 28**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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 & Corporate Projects

Project Title — **Brookswood Senior's Centre: HVAC Mechanical Replacement**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		150,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**150,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Replacement of the heating system serving the activity hall. It is proposed that the in-floor radiant system be abandoned and replaced with a new 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 29**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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 & Corporate Projects

Project Title **WC Blair: Air Handling Units Replacement**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		560,000	200,000	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**560,000**	**200,000**	**-**	**-**	**-**

Project Description
***(Phased Project)**

Upgrade and replacement of the following rooftop heating, ventilation and air conditioning (HVAC) units.
2025 - AHU7, AHU2, and AHU3
2026 - AHU1

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

Sudden failure of equipment will result in expensive emergency repairs and interruptions to the facility's operations. Expected useful life is between 15 and 20 years.
Equipment Installation Year:
AHU7: 2000
AHU2 & AHU3: 2002
AHU1: 2004

***Project Priority Ranking** **HIGH 30**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		560,000	200,000			
Total Project Funding	**-**	**560,000**	**200,000**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **Operations Centre: Air Handling & Multiple Mechanical Units Replacement**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		550,000	250,000	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**550,000**	**250,000**	**-**	**-**	**-**

Project Description *(Phased Project)

Replacement of the following mechanical equipment with like for like units.
2025: AHU-1, AHU-2, IRH-5 through IRH-10, CU-1 and FC-1, CU-2 and FC-4, CU-3 and FC-3, EF-13, EF-17 and RTU-13.
2026: AHU-3, Dust Collector, EF-16, EF-18, EF-20, EF-21, EF-22, and EF-23.
Terms: AHU: Air Handling Unit, IR: Infrared Radiant Heater, CU: Condensing Unit, FC: Fan Coil, EF: Exhaust Fan

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

Several of the mechanical equipment units (about 50%) were replaced in 2014. The above-mentioned equipment have an expected useful life of 15-20 years and are operating beyond the industry recommended replacement age. Emergency repairs may not be possible, and new equipment typically has long lead times. RTU-13 has failed previously, and temporary repairs were completed.

***Project Priority Ranking** — **HIGH 31**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		550,000	250,000			
Total Project Funding	**-**	**550,000**	**250,000**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title	**Walnut Grove Community Centre: Fitness Centre AHU-7 Replacement**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		350,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**350,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Replacement of the AHU-7 serving the aerobics room.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	The unit was installed in 1999 and is well passed its expected useful life of 20 years. Emergency repair won't extend the useful life of the equipment. Sourcing replacement parts may have long lead times, impacting the operation of the public programs in the aerobics room.					
***Project Priority Ranking**	**HIGH 32**					
Length of Project (in Years)	**1**			**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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 & Corporate Projects

Project Title — **Fire Hall 3 (Aldergrove): East Driveway Pavement Replacement**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		410,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**410,000**	-	-	-	-

Project Description *(Phased Project)

Replacement of the asphalt and subbase to the area East of the apparatus bay.

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

The east section of the drive lane has failed, showing significant signs of cracking and deterioration. Multiple surface repair attempts have been completed, but the repairs continue to fail due to subsurface conditions and suspected water ingress. The consequences of not performing remediation will result in further deterioration in the paved surfaces, increased operating and maintenance costs for interim repairs and damage to vehicle tires.

***Project Priority Ranking** — **HIGH 33**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		410,000				
Total Project Funding	-	**410,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title George Preston Recreation Centre: SBS Roof Replacement

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		2,260,000	820,000	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**2,260,000**	**820,000**	**-**	**-**	**-**

Project Description *(Phased Project)

Replacement of the flowing Styrene-butadiene-styrene (SBS) low slope roof assemblies.
Roof A: Curling Roof
Roof B: Lower roof south and north of Restaurant
Roof D, E: Arena concourse south and north, respectively
Roof F: Arena refrigeration plant
Roof G: Curling Refrigeration Plant

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

The 2022 Roofing Condition Assessment identified the low slope SBS roof assemblies at the George Preston Centre are past their useful service life and require replacement. Roof areas A, B, D, E, F and G. Failure to replace the roof assemblies will result in increased maintenance costs to address failures. There is the potential for roof leaks to cause deterioration in the roof structure, as the majority of the building utilizes a wood structural deck to support the roof structure.

***Project Priority Ranking** HIGH 34

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		2,260,000	820,000			
Total Project Funding	**-**	**2,260,000**	**820,000**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **Fire Hall 6: Building Envelope Repairs**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		200,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**200,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Repair and recoating of the exterior stucco walls and replacement of sealant.

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

Based on a building envelope condition assessment, the exterior cladding and associated building envelope components require repairs to continue to function effectively. Failure to maintain the building envelope may lead to water ingress, damage to the building interior components and structural members. Firehall 6 was originally constructed in 1998.

***Project Priority Ranking** — **HIGH 35**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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: Land Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		200,000				
Total Project Funding	**-**	**200,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title	**Brookswood Senior's Centre: Building Envelope & Roof Replacement**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		150,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**150,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Replacement of the deteriorating building envelope and roof system.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Failures in the building envelope and roof has allowed water ingress, which can lead to deterioration of structural components and interior finishes. Additional repairs to stop moisture exposures will increases disruption to the operations and increasing maintenance costs.					
***Project Priority Ranking**	**HIGH 36**					
Length of Project (in Years)	**2**			**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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 & Corporate Projects

Project Title — **Operations Centre: Facilities Storage Building Roof Replacement**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		120,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**120,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Replacement of the low slope roof assembly for the facilities storage building.

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

The existing roof assembly was installed in 1996 and is past its useful service life. Failure to replace the roof assembly may lead to water ingress into the building and damage to the materials stored inside the building.

***Project Priority Ranking** — **HIGH 37**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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: City of Langley Contribution	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		120,000				
Total Project Funding	**-**	**120,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title **Brown Park: Asphalt Shingle Roof Replacement**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		75,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**75,000**	-	-	-	-

Project Description *(Phased Project)

Replacement of the asphalt shingle roof assembly for the washrooms and changeroom building.

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

The existing roof assembly is past its useful service life and has many damaged and missing shingles, which increase the risk of water ingress and damage to the interior of the building.

***Project Priority Ranking** **HIGH 38**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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 & Corporate Projects

Project Title	**West Langley Hall: Building Envelope & Roof Replacement**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		1,420,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**1,420,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Replacement of the roof and exterior wood log cladding, as well as repairs to existing stucco and block wall cladding.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	There is evidence of roof leaks and failed sections of the log exterior. A building condition assessment was completed, which recommends replacing the existing roof system and cladding the building envelope. Failure to undertake these upgrades may result in further deterioration, leading to moisture ingress into the building interior and potential structural damage. The existing building was built in 1979.
***Project Priority Ranking**	**HIGH 39**

Length of Project (in Years)	**3**				**Initial Year of Approval**	**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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: Land Reserve	-					
Total Funded	-	-	-	-	-	-
UNFUNDED		1,420,000				
Total Project Funding	**-**	**1,420,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title	**Willoughby Stadium: East Washrooms and Changerooms Upgrades**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		4,100,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**4,100,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Design and construction of additional washrooms and changerooms behind the east grandstands. The current budget envelope is a high level estimate that will be refined through the design process.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Currently, the only permanent washrooms and changerooms are located within the Willoughby Community Park fieldhouse. Due to the number of users at the Park, the current facilities are not sufficient to meet the growing demands. As an interim measure, portable toilets rentals are used.
***Project Priority Ranking**	**HIGH 40**

Length of Project (in Years)	**1**				**Initial Year of Approval**	**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		4,100,000				
Total Project Funding	**-**	**4,100,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title **Willoughby Stadium: West Stadium Roof**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		7,500,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**7,500,000**	-	-	-	-

Project Description *(Phased Project)

Design and construction of a roof canopy structure over the west grandstand. The west grandstand has the largest seating capacity in the stadium and offers the most flexibility for construction of the footings and structure. The current budget envelope is a high level estimate that will be refined through the design process.

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

Current stadium seating is not covered. The construction of a roof will provide more protection for the spectators and enhance the overall experience.

***Project Priority Ranking** **HIGH 41**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		7,500,000				
Total Project Funding	-	**7,500,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **Willoughby Stadium: Exterior Video Display**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		1,150,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**1,150,000**	-	-	-	-

Project Description *(Phased Project)

Installation of an exterior LED video display at the new Willoughby 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 Willoughby Stadium.

***Project Priority Ranking** — **HIGH 42**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		1,150,000				
Total Project Funding	-	**1,150,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **Fleet: Full Size Service Vehicles**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		260,000	286,000	156,000	171,600	188,760
Budget Remaining	-					
Total Project Cost	**-**	**260,000**	**286,000**	**156,000**	**171,600**	**188,760**

Project Description
***(Phased Project)**

Purchasing new service vehicle for Facilities Operations and Maintenance Department.
2025 - 2 2026 - 2* 2027 - 1 2028 - 1 2029 - 1
*Requesting additional vehicle as part of Service Enhancement

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

Currently, the department has 7 holdback vehicles that are well past their lifespan. These vehicles require regular maintenance and are frequently out for service due to ongoing repairs. The department has four (4) rental vehicles. The rentals are not cost effective and therefore a request for funding to replace the holdback vehicles and/or reduce the number of rental vehicles.

***Project Priority Ranking** — **MEDIUM 01**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		260,000	286,000	156,000	171,600	188,760
Total Project Funding	**-**	**260,000**	**286,000**	**156,000**	**171,600**	**188,760**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title	**George Preston Recreation Centre: Arena Ice Plant Upgrades for Year-round Operations**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Renewal/Replacement			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		2,120,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**2,120,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Upgrading the arena refrigeration plant and associated mechanical equipment to enable year-round ice operations. The scope includes a new chiller, a new condenser, a new dehumidifier and all ancillary mechanical and control upgrades.
Project Justification & Consequences of Not Proceeding *(Phased Project)	The existing plant was designed to produce and maintain ice during the shoulder seasons and the winter. With the increased demand on ice operations at this facility, this project enables the plant to be operational year round and during the summer to meet needs of the user groups.
***Project Priority Ranking**	**MEDIUM 02**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		2,120,000				
Total Project Funding	**-**	**2,120,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Facilities & Corporate Projects

Project Title — **27012 Fraser Highway: Demolition of Commercial Building**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		350,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**350,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Demolition of the existing commercial building on 27012 Fraser HWY, extend the parking lot on the building footprint, modify line painting for additional temporary parking spaces, and add parking lot lighting.

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

Building to be removed to accommodate future palns for this site.

***Project Priority Ranking** — **MEDIUM 03**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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 & Corporate Projects

Project Title — **Phillip Jackman Park: Demolition of Aldergrove Outdoor Pool Structure**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		150,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**150,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Demolition of the abandoned washroom structure.

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

Building is no longer required and there are washrooms adjacent to the field house that support spray park and field user groups.

***Project Priority Ranking** — **MEDIUM 04**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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 & Corporate Projects

Project Title — **Civic Facility: Interior Lighting Replacement**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		475,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**475,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Replacement of the existing interior fluorescent lights LED fixtures.

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

Much of the interior lighting at Civic uses old, inefficient technology. This results in poor lighting quality, poor aesthetics, excess energy use and high electricity costs. New LED lighting will create a more comfortable indoor environment for both staff and the public and reduce electricity use. There is potential to offset some of this cost through grant opportunities.

***Project Priority Ranking** — **MEDIUM 05**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		475,000				
Total Project Funding	**-**	**475,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

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2025 Fire Capital

Ranking	Project Title	Page No.	Total New Requests	Unfunded
CRITICAL	Personal Protective Equipment (PPE) (R)	70	**195,000**	195,000
CRITICAL	Firefighting Equipment (R/N)	71	**65,000**	65,000
CRITICAL	Emergency Preparedness Equipment (N)	72	**30,000**	30,000
CRITICAL	Fire Staff Vehicles (R)	73	**230,000**	230,000
CRITICAL	Self-Contained Breathing Apparatus	74	**90,000**	90,000
CRITICAL	Turn Out Gear Washers (R)	75	**38,000**	38,000
CRITICAL	Training Equipment Capital (R)	76	**15,000**	15,000
CRITICAL	Mobile CAD Data Terminals (N)	77	**35,000**	35,000
2025 New Requests			***698,000***	***698,000***

Township of Langley
Capital Project Description
Fire Services

Project Title	**Personal Protective Equipment (PPE) (R)**					
Work Breakdown (if it exists)	FDS1004-01	**Category**	Firefighting Equipment			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		195,000	214,500	235,950	260,100	286,110
Budget Remaining	3,880					
Total Project Cost	**3,880**	**195,000**	**214,500**	**235,950**	**260,100**	**286,110**

Project Description ***(Phased Project)**	Annual program to replace turn out gear (pants and jacket) that contain PFAS chemicals (perfluoroalkyl compound or polyfluoralkyl compound). 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 that is made without PFAS chemicals to ensure that the Fire Department meets Provincial legislation, WorkSafeBC, National Fire Protection Association (NFPA), and industry standards/requirements. Provincial legislation requires Fire Department's to replace all turn out gear containing PFAS chemicals by 2029. Having an annual replacement program spreads the ongoing cost over the life expectancy rather than an all at once purchase.
***Project Priority Ranking**	**CRITICAL 01**

Length of Project (in Years)						**Initial Year of Approval**	**2024**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**	
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	3,880						
Total Funded	3,880	-	-	-	-	-	
Total Unfunded		195,000	214,500	235,950	260,100	286,110	
Total Project Funding	**3,880**	**195,000**	**214,500**	**235,950**	**260,100**	**286,110**	
***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			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		65,000	40,000	40,000	40,000	40,000
Budget Remaining	152,654					
Total Project Cost	**152,654**	**65,000**	**40,000**	**40,000**	**40,000**	**40,000**

Project Description
***(Phased Project)**

The requests below are a combination of annual replacement and new equipment purchases:

2025 - Replacement fire hose, nozzles and appliances
2025 - Replacement – one (1) thermal imaging camera
2025 - New – one (1) Lucas 3 chest compression system

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 enhance efficiencies.

***Project Priority Ranking**	**CRITICAL 02**					
Length of Project (in Years)	**Annual**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	2,399					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Fire Equip Replacement Reserve	150,255					
Total Funded	152,654	-	-	-	-	-
Total Unfunded		65,000	40,000	40,000	40,000	40,000
Total Project Funding	**152,654**	**65,000**	**40,000**	**40,000**	**40,000**	**40,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Fire Services

Project Title	**Emergency Preparedness Equipment (N)**					
Work Breakdown (if it exists)	FDAC1001-01	**Category**	Firefighting Equipment			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		30,000	30,000	30,000	30,000	30,000
Budget Remaining	9,193					
Total Project Cost	**9,193**	**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 03**

Length of Project (in Years)	**Annual**	**Initial Year of Approval**	**2019**

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	9,193					
Total Funded	9,193	-	-	-	-	-
Total Unfunded		30,000	30,000	30,000	30,000	30,000
Total Project Funding	**9,193**	**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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		230,000	-	269,067	139,915	145,512
Budget Remaining	18,154					
Total Project Cost	**18,154**	**230,000**	**-**	**269,067**	**139,915**	**145,512**

Project Description
***(Phased Project)**

Purchase of two (2) half ton (1/2) hybrid pick-up trucks/vans in 2025
Purchase of two (2) half ton (1/2) hybrid pick-up trucks/vans in 2027
Purchase of one (1) half ton (1/2) hybrid pick-up truck/van in 2028
Purchase of one (1) half ton (1/2) hybrid pick-up truck/van in 2029

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. Prior to replacing, each 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 04**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	18,154					
Total Funded	18,154	-	-	-	-	-
Total Unfunded		230,000		269,067	139,915	145,512
Total Project Funding	**18,154**	**230,000**	**-**	**269,067**	**139,915**	**145,512**
***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			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		90,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**90,000**	**-**	**-**	**-**	**-**

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 05**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	-					
Total Funded	-	-	-	-	-	-
Total Unfunded		90,000				
Total Project Funding	**-**	**90,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Fire Services

Project Title	**Turn Out Gear Washers (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Firefighting Equipment			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		38,000	57,000	40,000	-	-
Budget Remaining	-					
Total Project Cost	**-**	**38,000**	**57,000**	**40,000**	**-**	**-**

Project Description ***(Phased Project)**	The Fire Department requires funding to replace aging turn-out gear washing machines that are at their end of life. 2025 two (2) turn-out gear washers, 2026 three (3) turn-out gear washers, 2027 two (2) turn-out gear washers.
Project Justification ***(Phased Project)**	Each fire hall is currently equipped with a turn-out gear washer. To meet WorkSafe BC, National Fire Protection Association (NFPA), and Industry standards, contaminated and or soiled turn-out gear is washed as per the manufactuer's instructions to ensure that the gear is clean and safe for use. All of the current turn-out gear washers are approxmately 30 years old and have met their end of life. New replacement washers are more efficient and will enhance the fire departments decontamination procedures.
***Project Priority Ranking**	**CRITICAL 06**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	-	-	-	-	-	-
Total Unfunded		38,000	57,000	40,000		
Total Project Funding	**-**	**38,000**	**57,000**	**40,000**	**-**	**-**
***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			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		15,000	15,000	15,000	15,000	15,000
Budget Remaining	32,282					
Total Project Cost	**32,282**	**15,000**	**15,000**	**15,000**	**15,000**	**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, AED training tools etc.					
Project Justification *(Phased Project)	To ensure training equipment meets the operational needs of the Fire Department as well as WorkSafe BC and Industry Standards.					
***Project Priority Ranking**	**CRITICAL 07**					
Length of Project (in Years)	**Annual**			**Initial Year of Approval**		**2017**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	11,013					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	21,269					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	32,282	-	-	-	-	-
Total Unfunded		15,000	15,000	15,000	15,000	15,000
Total Project Funding	**32,282**	**15,000**	**15,000**	**15,000**	**15,000**	**15,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

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			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		35,000	-	-	-	-
Budget Remaining	25,115					
Total Project Cost	**25,115**	**35,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	To purchase and install three (3) mobile computer aided dispatch (CAD) data terminals in our fire apparatus. With CAD installed, the technology will alert the crews on route and provide them with the most current information as they respond to an incident.
Project Justification ***(Phased Project)**	The Township of Langley Fire Department (TLFD) is working to standardize each fire apparatus with a mobile CAD data terminal. This would give our crews the ability to view the nearest hydrants, obtain property reference information, access Department operational guidelines and preplans on the computer and assist each responding apparatus to mitigate an incident in a safe and efficient manner.
***Project Priority Ranking**	**CRITICAL 08**

Length of Project (in Years)	**3**				**Initial Year of Approval**	**2022**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	25,115					
Total Funded	25,115	-	-	-	-	-
Total Unfunded		35,000	-			
Total Project Funding	**25,115**	**35,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

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2025 Fleet Capital

Ranking	Project Title	Page No.	Total New Requests	Unfunded
Per Policy	Garage Parts Washer Replacement	80	**25,000**	25,000
Per Policy	Small Equipment & Tools Replacement	81	**125,000**	125,000
Per Policy	Van Replacement: 1189-V041	82	**65,000**	65,000
Per Policy	Grader Replacement: 337-E011	83	**550,000**	550,000
Per Policy	Pick Up Truck (Medium) Replacement: 1155-V032	84	**70,000**	70,000
Per Policy	Hiab Replacement: 1050-V023	85	**500,000**	500,000
Per Policy	Passenger Vehicle Replacement: 1071-V046	86	**65,000**	65,000
Per Policy	Pick Up Truck (Compact) Replacement 964-V031	87	**65,000**	65,000
Per Policy	Sweeper Replacement: 1263-V021	88	**540,000**	540,000
Per Policy	Asphalt Patching Truck Replacement: 1223-V023	89	**450,000**	450,000
Per Policy	Tractor/Mower Replacement: 1457-E021	90	**375,000**	375,000
Per Policy	Construction Van Replacement: 1148-V044	91	**300,000**	300,000
Per Policy	Pick Up Truck (Medium) Replacement: 1078-V032	92	**90,000**	90,000
Per Policy	Pick Up Truck (Medium) Replacement: 1153-V032	93	**90,000**	90,000
Per Policy	Pick Up Truck (Medium) Replacement: 1154-V032	94	**90,000**	90,000
Per Policy	Pick Up Truck (Medium) Replacement: 1156-V032	95	**90,000**	90,000
Per Policy	Pick Up Truck (Medium) Replacement: 1159-V032	96	**90,000**	90,000
Per Policy	Pick Up Truck (Medium) Replacement: 1165-V032	97	**90,000**	90,000
Per Policy	Air Compressor Trailer Replacement: 399-V074	98	**58,000**	58,000
2025 New Requests			***3,728,000***	***3,728,000***

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Garage Parts Washer Replacement**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		25,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**25,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Purchase of automated Garage Parts Washer.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Currently the Garage uses a very old solvent based parts washer which requires mechanics to manually clean parts when they could be focussed on repairs and maintenance. The new style automated parts washers allow a mechanic to continue working while the parts washer is in use increasing efficiency and reducing exposure to solvents.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	**1**				**Initial Year of Approval**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		25,000				
Total Project Funding	**-**	**25,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Small Equipment & Tools Replacement**					
Work Breakdown (if it exists)	FLTC1020-01	**Category**	FLVEHEQUIP			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
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	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	**Van Replacement: 1189-V041**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		65,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**65,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Scheduled Replacement of Van #1189-V041.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Unit #1189 is a 2014 Nissan NV200 Cargo Van with 63,132 kms that has been in service for over 11 years, and has reached the end of its service life.
***Project Priority Ranking**	**Per Policy**

Length of Project (in Years)	**1**				**Initial Year of Approval**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	**Grader Replacement: 337-E011**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		550,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**550,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Grader Replacement: 337-E011.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Unit 337-E011 is a 1990 Cat 120G Grader that has 9100 hours on it and has been in service for 35 years. This unit has reached the end of its service life and requires significant repairs to be reliable and safe. It is more economically viable to replace with a new unit.
***Project Priority Ranking**	**Per Policy**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		550,000				
Total Project Funding	**-**	**550,000**	**-**	**-**	**-**	**-**
***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

	2024 CFWD	2025	2026	2027	2028	2029
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)

Unit #1155 is a Dodge Ram 1500 pick up truck that is 11 years old, with 125,000 kms. This unit has reached the end of its cost effective life and needs to be replaced.

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

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	**Hiab Replacement: 1050-V023**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		500,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**500,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Scheduled replacement of Hiab 1050-V023 for Roads.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Unit 1050-V023 is a 2012 Western Star truck with a Hiab crane that has 124,063 kms on it. The 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	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		500,000				
Total Project Funding	**-**	**500,000**	**-**	**-**	**-**	**-**
***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			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
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.
Project Justification & Consequences of Not Proceeding *(Phased Project)	2013 Ford escape with over 90,000 km and is in need of a transmission replacement. This unit 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	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
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	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	**Sweeper Replacement: 1263-V021**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		540,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**540,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Scheduled Replacement of Road Sweeper #1263-V021.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Unit 1263-V021 is a 2016 Autocar sweeper that has reached the end of its service life. This unit is a specialized piece of equipment that works every day and has 13,325 hours. This would be replaced with a new single engine style unit which would lower operating and maintenance costs while producing less GHG's.
***Project Priority Ranking**	**Per Policy**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		540,000				
Total Project Funding	**-**	**540,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title **Asphalt Patching Truck Replacement: 1223-V023**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		450,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**450,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Scheduled replacement of Roads Asphalt Patching truck Unit# 1223-V023.

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

Unit 1223 is a 2014 Freightliner paving truck with 205,000 km's and has reached the end of its service life. This unit has had significant corrosion issues and needs replacement.

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

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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 — **Tractor/Mower Replacement: 1457-E021**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		375,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**375,000**	-	-	-	-

Project Description *(Phased Project)

Scheduled replacement of Road Tractor/Mower Unit #1457-E021.

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

Unit #1457 is a 2016 New Holland road tractor used for mowing operations in ditches and shoulders. This unit is a specialty piece of equipment and is used every day and has 9374 hours on the engine. This unit is very high maintenance and has reached the end of its service life.

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

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		375,000				
Total Project Funding	-	**375,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title — **Construction Van Replacement: 1148-V044**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		300,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**300,000**	-	-	-	-

Project Description *(Phased Project)

Scheduled replacement of Utilities Construction Van Unit #1148-V044.

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

Unit 1148 is a 2012 ITB Step-Van built on a Ford Chassis, and is a specialty construction van used everyday for water main construction and repairs. This unit is 13 years old and has 310,000 kms on it and is at the end of its service life.

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

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		300,000				
Total Project Funding	-	**300,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Pick Up Truck (Medium) Replacement: 1078-V032**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		90,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**90,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Scheduled replacement of Pick up Unit #1078-V032.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Unit #1078 is 2013 Ford F150 with 165,000 kms and has reached the end of its service life.					
***Project Priority Ranking**	**Per Policy**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		90,000				
Total Project Funding	**-**	**90,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Pick Up Truck (Medium) Replacement: 1153-V032**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		90,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**90,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Scheduled replacement of Pick up Unit #1153-V032.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Unit #1153 is a 2015 F250 with 99,000 kms on it and has reached the end of its service life.
***Project Priority Ranking**	**Per Policy**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		90,000				
Total Project Funding	**-**	**90,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Pick Up Truck (Medium) Replacement: 1154-V032**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		90,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**90,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Scheduled replacement of Pick up Unit #1154-V032.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Unit #1154 is a 2015 Ford F250 with 95,000kms and has reached the end of its service life.
***Project Priority Ranking**	**Per Policy**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		90,000				
Total Project Funding	**-**	**90,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Pick Up Truck (Medium) Replacement: 1156-V032**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		90,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**90,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Scheduled replacement of Pick up Unit #1156-V032.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Unit #1156 is a 2014 Dodge Ram with 60,000 kms on it and has reached the end of its service life.
***Project Priority Ranking**	**Per Policy**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		90,000				
Total Project Funding	**-**	**90,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Pick Up Truck (Medium) Replacement: 1159-V032**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		90,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**90,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Scheduled replacement of Pick up Unit #1159-V032.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Unit #1159 is a 2015 Ford F250 with 67,000 kms on it and has reached the end of its service life.					
***Project Priority Ranking**	**Per Policy**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		90,000				
Total Project Funding	**-**	**90,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title	**Pick Up Truck (Medium) Replacement: 1165-V032**					
Work Breakdown (if it exists)	NEW	**Category**	FLVEHEQUIP			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		90,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**90,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Scheduled replacement of Pick up truck:1165-V032.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Unit #1165 is a 2014 Dodge Ram with 43,600 kms and has reached the end of its service life.					
***Project Priority Ranking**	**Per Policy**					
Length of Project (in Years)				**Initial Year of Approval**		
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		90,000				
Total Project Funding	**-**	**90,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility - Fleet

Project Title — **Air Compressor Trailer Replacement: 399-V074**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		58,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**58,000**	-	-	-	-

Project Description *(Phased Project)

Scheduled replacement of Air Compressor Trailer: 399-V074.

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

Unit #399 is a 2003 Ingersol Rand compressor trailer that has over 18,975 hours on it and has reached the end of its service life.

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

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		58,000				
Total Project Funding	-	**58,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	-	-	-	-

2025 Information Technology Capital

Ranking	Project Title	Page No.	Total New Requests	Unfunded
CRITICAL	Equipment Replacements	100	**830,000**	830,000
2025 New Requests			***830,000***	***830,000***

Township of Langley
Capital Project Description
Corporate Administration - Information Technology

Project Title **Equipment Replacements**

Work Breakdown (if it exists) IT1001-36 **Category** Information Technology

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		830,000	-	589,000	940,000	663,000
Budget Remaining	-					
Total Project Cost	**-**	**830,000**	**-**	**589,000**	**940,000**	**663,000**

Project Description *(Phased Project)

Proactive replacement of over 1500 desktop and laptop computers, servers, firewalls, network equipment and reactive replacement of over 2600 other IT devices including monitors, docking stations, and printers. In 2025, budgeting for 317 computers, 26 firewalls, 62 network switches, 53 wireless access points, 1 server, UPS in main data centre. In 2026, budgeting for 206 computers, 1 server, 4 firewalls, 6 network switches. In 2027, 21 computers, 7 servers, 1 firewall, 21 network switches, 32 wireless access points. In 2028, 269 computers, 1 server, 2 firewalls, 12 network switches, 9 wireless access points. In 2029, 175 computers, 7 servers, 2 firewalls, 29 network switches, 124 wireless access points.

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

Ensure 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. Ensure network and system infrastructure meets the operational needs of the organization. Failures of unsupported equipment will disrupt business operations.

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

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		830,000		589,000	940,000	663,000
Total Project Funding	**-**	**830,000**	**-**	**589,000**	**940,000**	**663,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

2025 Parks Capital

Ranking	Project Title	Page No.	Total New Requests	DCCs	Capital Projects Reserve	Climate Action Reserve	Other: Neighbourhood Parkland Reserve	Other: Land Reserve	Other: UBCM Community Works Fund	Other: Recreation Renewal and Replacement Reserve	Other: Unidentified	Unfunded
CRITICAL	Slope Stabilization: East & West Munday Creek	102	**500,000**		500,000							
CRITICAL	Dale Ball Passive Park: Disc Golf Improvements	103	**190,000**		190,000							
CRITICAL	Langley Bike Parks Repairs and Upgrades	104	**75,000**							75,000		
HIGH	Yorkson Community Park: Pump Track Improvements	105	**650,000**						650,000			
HIGH	Aldergrove Athletic Park: Synthetic Fields LED Lighting	106	**1,250,000**			1,250,000						
HIGH	Southwest Latimer Neighbourhood Park (N)	107	**175,000**	173,250	1,750							
HIGH	Smithview Park (Jericho Reservoir)	108	**125,000**	123,750	1,250							
HIGH	Aldergrove Athletic Park: East Field Improvements	109	**295,000**		295,000							
HIGH	Aldergrove Athletic Park: West Field Improvements	110	**285,000**		285,000							
HIGH	Aldergrove Athletic Park: Shade Trees and Safety Improvements	111	**70,000**		70,000							
PLACEHOLDER	Parkland Property Acquisition	112	**15,000,000**	14,850,000				150,000				
PLACEHOLDER	Parkland Property (funded by Neighbourhood Parkland Reserve)	113	**15,000,000**				15,000,000					
PLACEHOLDER	Unidentified External Funded Projects	114	**3,000,000**								3,000,000	
CRITICAL	Redwoods Golf Course: Equipment Replacement	115	**972,000**									972,000
CRITICAL	McLeod Athletic Park: Stadium Synthetic Turf Field Replacement (R)	116	**1,700,000**									1,700,000
CRITICAL	Meadows Edge Park: Playground Improvements	117	**330,000**									330,000
CRITICAL	Redwoods Golf Course: Workshop Office Replacement	118	**135,430**									135,430
CRITICAL	Walnut Grove Field Conversion and Safety Improvements	119	**5,000,000**									5,000,000
CRITICAL	Walnut Grove Community Park: Skate Park Improvements Phase 2	120	**900,000**									900,000
CRITICAL	McLeod Athletic Park: Sport Box Repairs and Rehabilitation	121	**65,000**									65,000
CRITICAL	West Langley Park: Sport Box Repairs and Rehabilitation	122	**65,000**									65,000
CRITICAL	McLeod Athletic Park: Parking Lot Rehabilitation	123	**750,000**									750,000
CRITICAL	Philip Jackman Park: Parking Lot Rehabilitation	124	**560,000**									560,000
CRITICAL	Brookswood Secondary School: Racquet Court Rehabilitations	125	**110,000**									110,000
CRITICAL	Forest Hills Park: Racquet Court Rehabilitations	126	**40,000**									40,000
CRITICAL	Yorkson Community Park: Storm Sewer Relocation	127	**1,500,000**									1,500,000
CRITICAL	McLeod Athletic Park: Baseball Training Facility	128	**350,000**									350,000
HIGH	Redwoods Golf Course: Equipment & E-Cart Charging	129	**63,000**									63,000
HIGH	Redwoods Golf Course: Drainage Improvements	130	**100,000**									100,000
HIGH	Aldergrove Athletic Park: Bike Park Improvements	131	**60,000**									60,000
HIGH	Fort Langley Cemetery Cenotaph Rehabilitation (R)	132	**160,000**									160,000
HIGH	Willoughby Town Centre: Covered Skateboard Park	133	**4,300,000**									4,300,000
HIGH	Langley Community Park	134	**250,000**									250,000
HIGH	Northeast Gordon Estates Neighbourhood Park (N)	135	**200,000**									200,000
HIGH	Redwoods Golf Course: Club House Renovations	136	**100,000**									100,000
HIGH	Redwoods Golf Course Culvert Replacement	137	**40,000**									40,000
HIGH	McLeod Athletic Park: Pickleball Courts and Parking	138	**5,180,000**									5,180,000
HIGH	Trans Canada Trail at 102 Avenue Upgrade (R)	139	**150,000**									150,000
HIGH	Trees and Trails - Chipper Truck	140	**750,000**									750,000
HIGH	Turf - Truck, Trailer, and Front Deck Mower	141	**295,000**									295,000
HIGH	Turf - TORO Workman Utility Cart	142	**100,000**									100,000
MEDIUM	Williams Park - Electrical Conduit Upgrades	143	**100,000**									100,000
MEDIUM	Redwoods Golf Course: Overflow Parking Lot Rehabilitation	144	**100,000**									100,000
MEDIUM	Vehicle: Cemetery Truck	145	**85,000**									85,000
MEDIUM	Trees and Trails - Chipper	146	**94,000**									94,000
MEDIUM	Trees and Trails - Water Truck	147	**180,000**									180,000
MEDIUM	Horticulture - Trucks for Supervisors	148	**270,000**									270,000
MEDIUM	Trees and Trails - Truck	149	**75,000**									75,000
MEDIUM	Langley Lawn Cemetery Improvements	150	**100,000**									100,000
MEDIUM	Bell Park: Park Trail	151	**100,000**									100,000
2025 New Requests			***61,944,430***	***15,147,000***	***1,343,000***	***1,250,000***	***15,000,000***	***150,000***	***650,000***	***75,000***	***3,000,000***	***25,329,430***

Township of Langley
Capital Project Description
Parks Utility

Project Title — **Slope Stabilization: East & West Munday Creek**

Work Breakdown (if it exists) — PKSP1048-01 — **Category** — Facility Maintenance

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		500,000	350,000	-	-	-
Budget Remaining	881,181					
Total Project Cost	**881,181**	**500,000**	**350,000**	**-**	**-**	**-**

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** — 2024

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-	500,000				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Provincial Grant - UBCM	881,181					
Total Funded	881,181	500,000	-	-	-	-
UNFUNDED			350,000			
Total Project Funding	**881,181**	**500,000**	**350,000**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Dale Ball Passive Park: Disc Golf Improvements**					
Work Breakdown (if it exists)	NEW	**Category**	General Park Development			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		190,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**190,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Recent storm water infrastructure installation and trail resurfacing in the park have impacted the layout of the disc golf course. Relocation and re-routiong of several holes is required. Staff will consult closely with the local disc golf community to improve the course and reduce confilcts between disc golfers and general public park users.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Residential devopment is increasing in the surrounding area resulting in more use of the park by the general public other than disc golfers. Redesign of the course is required to reduce conflicts between users and relocate holes impacted by anticipated storm water changes.
***Project Priority Ranking**	**CRITICAL 08**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-	190,000				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	190,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**190,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Langley Bike Parks Repairs and Upgrades**					
Work Breakdown (if it exists)	PKSP1054-01	**Category**	General Park Development			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		75,000	-	-	-	-
Budget Remaining	46,482					
Total Project Cost	**46,482**	**75,000**	**-**	**-**	**-**	**-**

Project Description
***(Phased Project)**

To improve aspects of the BMX track to allow for improved functionality.
Phase 1 Improvements - $100,000 (Approved 2024)
Phase 2 Improvements - $75,000 (Requested for 2025)

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

As per council report on June 10, 2024, Item P (Other Business) - Request to move $100K from Capital Project Reserve for track improvements and repairs at George Preston Recreation Centre in coordination with Langley BMX.

***Project Priority Ranking** — **CRITICAL 16**

Length of Project (in Years) — **1** — **Initial Year of Approval** — **2024**

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	46,482					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Recreation Renewal and Replacemen	-	75,000				
Total Funded	46,482	75,000	-	-	-	-
UNFUNDED						
Total Project Funding	**46,482**	**75,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**			-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Yorkson Community Park: Pump Track Improvements**					
Work Breakdown (if it exists)	NEW	**Category**	Community Park Development			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		650,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**650,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Existing bike park is underutilized due to advanced skill level required and surface deterioration.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	New design of bike park is required to better target local riders skill level and provide entry level riding for growing community.					
***Project Priority Ranking**	**HIGH 04**					
Length of Project (in Years)				**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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: UBCM Community Works Fund	-	650,000				
Total Funded	-	650,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**650,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Aldergrove Athletic Park: Synthetic Fields LED Lighting**					
Work Breakdown (if it exists)	NEW	**Category**	Sports Fields and Courts			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		1,250,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**1,250,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

The east and west synthetic fields require upgrading to LED Field lighting fixtures. With approved funding in early 2025, design and tendering will be completed prior to construction during July and August. Summer months with the least disturbance to field bookings and the lowest demand for field lighting.

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

Incandescent field light fixtures are now obsolete and consume higher levels of electricity than LED fixtures. Reliance on the existing fixtures will continue to increase maintenance and electrical usage costs, and ultimately be no longer serviceable due to discontinued bulbs and components. If funding approval is delayed and sufficient time is not available to complete design and procurement prior to the summer construction window, work would require scheduling between special events and field bookings or deferred until 2026.

***Project Priority Ranking** — **HIGH 07**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	-	1,250,000				
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	1,250,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**1,250,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Southwest Latimer Neighbourhood Park (N)**					
Work Breakdown (if it exists)	NEW	**Category**	Neighbourhood Park Development			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		175,000	4,000,000	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**175,000**	**4,000,000**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Development of a neighbourhood park as per the Neighbourhood plan. Site analysis, design and permitting to occur in 2025, followed by Construction in 2026 in advance of adjacent School construction.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Residential development is occurring in this neighbourhood and new residents expect to have access to a neighbourhood park. The Neighbourhood Plan identifies a neighbourhood park in this area. If the neighbourhood park is not built, new residents will not have access to playing fields in their neighbourhood and the adjacent school children will not have access to outdoor play spaces during the school week.
***Project Priority Ranking**	**HIGH 09**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	173,250				
Capital Works Reserve	-					
Capital Projects Reserve	-	1,750				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	175,000	-	-	-	-
UNFUNDED			4,000,000			
Total Project Funding	**-**	**175,000**	**4,000,000**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	192,718	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Smithview Park (Jericho Reservoir)**					
Work Breakdown (if it exists)	NEW	**Category**	Neighbourhood Park Development			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		125,000	2,500,000	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**125,000**	**2,500,000**	**-**	**-**	**-**

Project Description *(Phased Project)	Development of a view park as per the Neighbourhood plan. Previous concept plan requires update to reflect new vision for site use. Site analysis, design and permitting to occur in 2025, followed by Construction in 2026.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Residential development is occurring in this neighbourhood and new residents expect to have access to a view park as identified in the Neighbourhood Plan. If the park is not built, new residents will not have limited access to outdoor recreational facilities.
***Project Priority Ranking**	**HIGH 15**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	123,750				
Capital Works Reserve	-					
Capital Projects Reserve	-	1,250				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	125,000	-	-	-	-
UNFUNDED			2,500,000			
Total Project Funding	**-**	**125,000**	**2,500,000**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title — **Aldergrove Athletic Park: East Field Improvements**

Work Breakdown (if it exists) — NEW — **Category** — Sports Fields and Courts

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		295,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**295,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

The east field requires additional ball control fencing, fencing improvements, additional asphalt paving and infield containment measures. With approved funding in early 2025, design and tendering will be completed prior to construction during July and August. Summer months with the least disturbance to field bookings and Betty Gilbert Elementary School not in session.

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

Without improvements the field will continue to suffer from issues around ball, gravel and infill containment and migration. If funding approval is delayed and sufficient time is not available to complete design and procurement prior to the summer construction window, work would require scheduling between special events and field bookings or deferred until 2026.

***Project Priority Ranking** — **HIGH 19**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-	295,000				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	295,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**295,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**			-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title — **Aldergrove Athletic Park: West Field Improvements**

Work Breakdown (if it exists) — NEW — **Category** — Sports Fields and Courts

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		285,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**285,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

The west field requires replacement of ball control fencing mesh, replacement of shelter panels, fencing improvements and infill containment measures. With approved funding in early 2025, design and tendering will be completed prior to construction during July and August. Summer months with the least disturbance to field bookings and Betty Gilbert Elementary School not in session.

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

Without improvements the field will continue to suffer from issues around ball, gravel and infill containment and migration. If funding approval is delayed and sufficient time is not available to complete design and procurement prior to the summer construction window, work would require scheduling between special events and field bookings or deferred until 2026.

***Project Priority Ranking** — **HIGH 20**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-	285,000				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	285,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**285,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**			-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title — **Aldergrove Athletic Park: Shade Trees and Safety Improvements**

Work Breakdown (if it exists) — NEW — **Category** — Community Park Development

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		70,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**70,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Public areas near baseball diamonds require the installation of safety netting to protect park users from foul balls. Shade trees are required near synthetic fields to provide refuge from the sun for park users. Safety netting work can be completed within weeks of funding approval. Tree planting will be scheduled for fall 2025 for optimal planting weather conditions and following completion of other construction projects on site.

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

Without safety netting there will be continued risk of injury to park users from foul balls near baseball fields. This risk is elevated due to increased park users in the area that are visiting the park for recreation other than baseball and not aware of the hazard during play. Synthetic fields experience high heat in summer months and additional shade opportunities for park users are required as temperatures increase.

***Project Priority Ranking** — **HIGH 21**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	-	70,000				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	70,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**70,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**			-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Parkland Property Acquisition**					
Work Breakdown (if it exists)	PKSP0000-01	**Category**	Parkland Acquisition			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		15,000,000	15,000,000	15,000,000	15,000,000	15,000,000
Budget Remaining	-					
Total Project Cost	**-**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**
Project Description *(Phased Project)	Purchase of community and municipal level parkland utilizing Park DCC's for purchase of community level parks. Specific property purchases require Council approval to proceed.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Acquisition of parkland is required to allow community development to proceed and to provide park space for incoming residents. Purchase of strategic properties in advance of development will use these funds efficiently for parks. Specific property purchases require Council approval to proceed.					
***Project Priority Ranking**	**PLACEHOLDER**					
Length of Project (in Years)	**ANNUAL**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	14,850,000	14,850,000	14,850,000	14,850,000	14,850,000
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Land Reserve	-	150,000	150,000	150,000	150,000	150,000
Total Funded	-	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000
UNFUNDED						
Total Project Funding	**-**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Parkland Property (funded by Neighbourhood Parkland Reserve)**					
Work Breakdown (if it exists)	PKSP0001-01	**Category**	Neighbourhood Park Development			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		15,000,000	15,000,000	15,000,000	15,000,000	15,000,000
Budget Remaining	-					
Total Project Cost	**-**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**

Project Description *(Phased Project)	Purchase of parkland utilizing Neighbourhood Parkland Acquisition Fees. Specific property purchases require Council approval to proceed.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Acquisition of parkland is required to allow neighbourhood development to proceed and to provide park space for incoming residents. Specific property purchases require Council approval to proceed.
***Project Priority Ranking**	**PLACEHOLDER**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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: Neighbourhood Parkland Reserve	-	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000
Total Funded	-	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000
UNFUNDED						
Total Project Funding	**-**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Unidentified External Funded Projects**					
Work Breakdown (if it exists)	PKSP1000-01	**Category**	Planning and Other			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Budget Remaining	-					
Total Project Cost	**-**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**
Project Description *(Phased Project)	Placeholder for unidentified capital projects funded from external sources that may arise in the Parks Utility. Any projects using this funding source will be brought back for approval by council.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Placeholder for unidentified external funding opportunities that may arise during the year.					
***Project Priority Ranking**	**PLACEHOLDER**					
Length of Project (in Years)	**ANNUAL**			**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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:	-	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Total Funded	-	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
UNFUNDED						
Total Project Funding	**-**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Redwoods Golf Course: Equipment Replacement**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		972,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**972,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	The replacement of 8 pieces of Redwoods Golf Course equipment that have reached it's end of life and require replacement: Two (2) Toro 3320 Mowers, Two (2) Toro 4300 Mowers, One (1) ToroReelmaster 5410, One (1) Toro Reelmaster 5510, One (1) Cat Forklift and One (1) Clubcar 295.
Project Justification & Consequences of Not Proceeding *(Phased Project)	In the event equipment is not replaced, there is increased risk of service disruptions to golf course operations, which could impact patrons and impact revenue generating opportunities.
***Project Priority Ranking**	**CRITICAL 01**

Length of Project (in Years)				**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		972,000				
Total Project Funding	**-**	**972,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**McLeod Athletic Park: Stadium Synthetic Turf Field Replacement (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Sports Fields and Courts			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		1,700,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**1,700,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Replacement of the synthetic turf field which is at the end of its useful life.
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.
***Project Priority Ranking**	**CRITICAL 03**

Length of Project (in Years)	**1**				**Initial Year of Approval**	**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Meadows Edge Park: Playground Improvements**					
Work Breakdown (if it exists)	NEW	**Category**	Playground Equipment and Spray Parks			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		330,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**330,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replace and upgrade existing children's play equipment and safety surfacing in parks.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Replace old and damaged play equipment and upgrade safety surfacing where required. Improve accessibility for play area by removing pea gravel and adding engineered wood chip surfaces or poured in place rubber where appropriate.
***Project Priority Ranking**	**CRITICAL 04**

Length of Project (in Years)					**Initial Year of Approval**	**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		330,000				
Total Project Funding	**-**	**330,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Redwoods Golf Course: Workshop Office Replacement**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		135,430	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**135,430**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	To increase more office space for staff by reconfiguring an existing large office.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	The justification for replacing the existing office structure is, that the existing structure was brought over from a farm more than 20 years ago and is currently in poor conditions. The structure sits on 4 long logs as its foundation and is infested with rodents.					
***Project Priority Ranking**	**CRITICAL 05**					
Length of Project (in Years)	**1**			**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		135,430				
Total Project Funding	**-**	**135,430**	**-**	**-**	**-**	**-**
***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)	WGCP1001-01	**Category**	General Park Development			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		5,000,000	-	-	-	-
Budget Remaining	244,477					
Total Project Cost	**244,477**	**5,000,000**	**-**	**-**	**-**	**-**

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. Conversion of the soccer field will greatly reduce 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**	**CRITICAL 06**					
Length of Project (in Years)					**Initial Year of Approval**	**2024**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	244,477					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	244,477	-	-	-	-	-
UNFUNDED		5,000,000				
Total Project Funding	**244,477**	**5,000,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	143,438	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Walnut Grove Community Park: Skate Park Improvements Phase 2**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		900,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**900,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Newline Skateparks assessed all TOL skateparks in 2013 and determined that significant repairs and redesign improvements are warranted at all sites. Previous phased projects have been completed at Aldergrove Athletic Park (fully complete) and Walnut Grove Community Park (Phase 1 complete). The second phase at Walnut Grove should be completed before subsequent improvements at other sites are implemented.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Current conditions of several ramps and park areas are typically avoided by park riders as “unrideable”. Ongoing maintenance is expected to increase as surface deteriorates increases.
***Project Priority Ranking**	**CRITICAL 07**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		900,000				
Total Project Funding	**-**	**900,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**McLeod Athletic Park: Sport Box Repairs and Rehabilitation**					
Work Breakdown (if it exists)	NEW	**Category**	Sports Fields and Courts			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		65,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**65,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Sport boxes require repairs to boards, fencing and surfacing on a 7-10 year cycle.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Sport Boxes are utilized by the public and sport user groups. Without ongoing maintenance the facilities will deteriorate, increase routine maintenance costs, and ultimately lead to closure of facility.
***Project Priority Ranking**	**CRITICAL 09**

Length of Project (in Years)					**Initial Year of Approval**	**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		65,000				
Total Project Funding	**-**	**65,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**West Langley Park: Sport Box Repairs and Rehabilitation**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		65,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**65,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Sport boxes require repairs to boards, fencing and surfacing on a 7-10 year cycle.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Sport Boxes are utilized by the public and sport user groups. Without ongoing maintenance the facilities will deteriorate, increase routine maintenance costs, and ultimately lead to closure of facilitiy.					
***Project Priority Ranking**	**CRITICAL 10**					
Length of Project (in Years)				**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		65,000				
Total Project Funding	**-**	**65,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**McLeod Athletic Park: Parking Lot Rehabilitation**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		750,000	-	705,000	1,410,000	1,152,000
Budget Remaining	-					
Total Project Cost	**-**	**750,000**	**-**	**705,000**	**1,410,000**	**1,152,000**
Project Description *(Phased Project)	Resurface asphalt parking lots as they reach the end of their expected service life. 2025 - McLeod Athletic Park East parking lot (216) 2027 - Mcleod Athletic Park Northwest parking lot (Blaze) 2028 - McLeod Atheltic Park West parking lot (Overflow) 2029 - McLeod Athletic Park Stadium parking lot					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Without resurfacing, existing asphalt will continue to deteriorate, and increase routine maintenance costs.					
***Project Priority Ranking**	**CRITICAL 11**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		705,000	1,410,000	1,152,000
Total Project Funding	**-**	**750,000**	**-**	**705,000**	**1,410,000**	**1,152,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Philip Jackman Park: Parking Lot Rehabilitation**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		560,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**560,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Resurface asphalt parking lots as they reach the end of their expected service life.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Without resurfacing, existing asphalt will continue to deteriorate, and increase routine maintenance costs.					
***Project Priority Ranking**	**CRITICAL 12**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		560,000				
Total Project Funding	**-**	**560,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Brookswood Secondary School: Racquet Court Rehabilitations**					
Work Breakdown (if it exists)	NEW	**Category**	Sports Fields and Courts			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		110,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**110,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Re-surface racquet courts and perform minor asphalt and fencing repairs.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Racquet court facilities require resurfacing on a 7-10 year cycle to maintain a safe, non-slip surface and clear court lines.					
***Project Priority Ranking**	**CRITICAL 13**					
Length of Project (in Years)	**1**			**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Forest Hills Park: Racquet Court Rehabilitations**					
Work Breakdown (if it exists)	NEW	**Category**	Sports Fields and Courts			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		40,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**40,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Re-surface racquet courts and perform minor asphalt and fencing repairs.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Racquet court facilities require resurfacing on a 7-10 year cycle to maintain a safe, non-slip surface and clear court lines.					
***Project Priority Ranking**	**CRITICAL 14**					
Length of Project (in Years)	**1**			**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		40,000				
Total Project Funding	**-**	**40,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Yorkson Community Park: Storm Sewer Relocation**					
Work Breakdown (if it exists)	NEW	**Category**	Community Park Development			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		1,500,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**1,500,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Relocation of the existing storm sewer line is required to allow for greater flexibility in park development. The current location hinders park development options. Preliminary budget only. To be confirmed.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Without relocation, necessary community amenities will not be feasible on site.					
***Project Priority Ranking**	**CRITICAL 15**					
Length of Project (in Years)				**Initial Year of Approval**		
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		1,500,000				
Total Project Funding	**-**	**1,500,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**McLeod Athletic Park: Baseball Training Facility**					
Work Breakdown (if it exists)		**Category**	Planning and Other			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		350,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**350,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Improvement of baseball amenities at MAP.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Continue to invest in community relationship with local sport user groups and provide necessary enhancements to field space and amenities.
***Project Priority Ranking**	**CRITICAL 17**

Length of Project (in Years)					**Initial Year of Approval**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	**Redwoods Golf Course: Equipment & E-Cart Charging**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		63,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**63,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	3 New utility cart for the RGC to assist staff maintenance and productivity					
Project Justification & Consequences of Not Proceeding *(Phased Project)	help the RGC staff increase productivity and maintenance around the golf course. Additionally, RGC is increasing staff levels and those staff need a way to get around the course efficiently instead of putting on many hours of unnecessary hours on a vehicle with a clutch.					
***Project Priority Ranking**	**HIGH 01**					
Length of Project (in Years)				**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		63,000				
Total Project Funding	**-**	**63,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Redwoods Golf Course: Drainage Improvements**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		100,000	100,000	100,000	100,000	100,000
Budget Remaining	-					
Total Project Cost	**-**	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**

Project Description ***(Phased Project)**	Upgrade drainage at the golf course to improve play and length of season.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	RGC Drainage improvements justification on fairways: to improve fairway playability, experience and increase revenues during the rainy season. The course was constructed on clay soil which has a high holding capacity of water because of it make-up of fine particles which does not allow the water to drainage. Actually the fairways do not become firm until rainfall decreases and temperatures increase which dries out the fairways.
***Project Priority Ranking**	**HIGH 02**

Length of Project (in Years)					**Initial Year of Approval**	**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	100,000
Total Project Funding	**-**	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Aldergrove Athletic Park: Bike Park Improvements**					
Work Breakdown (if it exists)	NEW	**Category**	Playground Equipment and Spray Parks			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		60,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**60,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Removing all organic material, reshaping the takeoff and landing areas for all the jumps, and recontouring the berms and BMX track line to ensure a consistent flow of riding
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Existing jumps area is overgrownand underutilized due to obsolete design.
***Project Priority Ranking**	**HIGH 03**

Length of Project (in Years)				**Initial Year of Approval**	N/A	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		60,000				
Total Project Funding	**-**	**60,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Fort Langley Cemetery Cenotaph Rehabilitation (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		160,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**160,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Upon completion of this initial rehabilitation phase, the contractor identified additional parallel fractures on the Fort Langley Cenotaph that were previously undetected. Based on the contractor's recommendations, it is crucial to explore suitable solutions for long-term repair or replacement of the monument to ensure its stability and preservation.
Project Justification & Consequences of Not Proceeding *(Phased Project)	The second phase of the project involves integrating a commemorative event plaza. As requested, we have investigated opportunities to develop the Fort Langley Cemetery Cenotaph area into a focal point for Remembrance Day Ceremonies. The project would enhance programming at the Cemetery and expand opportunities to honor our veterans during these events.
***Project Priority Ranking**	**HIGH 05**

Length of Project (in Years)				**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		160,000				
Total Project Funding	**-**	**160,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title — **Willoughby Town Centre: Covered Skateboard Park**

Work Breakdown (if it exists) — NEW — **Category** — General Park Development

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		4,300,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**4,300,000**	-	-	-	-

Project Description *(Phased Project)

The Willoughby Community Plan includes a new skate board park in the Yorkson Neighbourhood. Residential growth in this area has increased the public need for this new recreation amenity. Inclusion of a canopy roof will extend the usuable hours of the skatepark into wet weather and lighting will allow evening use during shorter daylight seasons.

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

Continued residential growth and population increase in Willoughby will increase puiblic demand for a new skatepark. The Township of Langley currently does not offer a covered skate board park experience.

***Project Priority Ranking** — **HIGH 06**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		4,300,000				
Total Project Funding	-	**4,300,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Langley Community Park**					
Work Breakdown (if it exists)	NEW	**Category**	Community Park Development			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		250,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**250,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Conceptual design, site analysis and permitting for a new community park					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Population growth demands new community park facilities in the Township					
***Project Priority Ranking**	**HIGH 08**					
Length of Project (in Years)				**Initial Year of Approval**		
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	**Northeast Gordon Estates Neighbourhood Park (N)**					
Work Breakdown (if it exists)	NEW	**Category**	Neighbourhood Park Development			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		200,000	4,000,000	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**200,000**	**4,000,000**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Development of a neighbourhood park as per the Neighbourhood plan. Site analysis, design and permitting to occur in 2025, followed by Construction in 2026 in advance of adjacent School construction.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Residential development is occurring in this neighbourhood and new residents expect to have access to a neighbourhood park. The Neighbourhood Plan identifies a neighbourhood park in this area. If the neighbourhood park is not built, new residents will not have access to playing fields in their neighbourhood and the adjacent school children will not have access to outdoor play spaces during the school week.
***Project Priority Ranking**	**HIGH 10**

Length of Project (in Years)				**Initial Year of Approval**	N/A	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	4,000,000			
Total Project Funding	**-**	**200,000**	**4,000,000**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Redwoods Golf Course: Club House Renovations**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		100,000	100,000	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**100,000**	**100,000**	**-**	**-**	**-**
Project Description *(Phased Project)	Upgrade the A/C system in the clubhouse kitchen in 2025. Upgrade the club house to accommodate additional staff and required meeting room spaces in 2026.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	During extreme outside temp(s) the existing A/C in the clubhouse kitchen cannot adquately lower the temp(s) to within tolerable range. To increase office space for staff by reconfiguring an existing large office.					
***Project Priority Ranking**	**HIGH 11**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	**Redwoods Golf Course Culvert Replacement**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		40,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**40,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Onsite stream culvert replacement and re-asphalting a section of cart path.
Project Justification & Consequences of Not Proceeding *(Phased Project)	A culvert that directs an onsite stream under a golf cart path is colasping. If the culvert is not replaced and fails the golf cart path will be undermined and there is the potential of the water being directed to the high valued irrigation pumphouse.
***Project Priority Ranking**	**HIGH 12**

Length of Project (in Years)					**Initial Year of Approval**	**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		40,000				
Total Project Funding	**-**	**40,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**McLeod Athletic Park: Pickleball Courts and Parking**					
Work Breakdown (if it exists)	NEW	**Category**	Sports Fields and Courts			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		5,180,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**5,180,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Growth in pickleball participation requires additional, designated pickleball courts proposed for McLeod athletic park. Displaced parking will be replaced by angle street parking along adjacent streets. Undergrounding of all overhead wires (hydro and telcom)					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Without additional and dedicated pickleball courts, current issues of court wait times and conflicts with tennis users will continue.					
***Project Priority Ranking**	**HIGH 13**					
Length of Project (in Years)	**1**			**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		5,180,000				
Total Project Funding	**-**	**5,180,000**	**-**	**-**	**-**	**-**
***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			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		150,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**150,000**	**-**	**-**	**-**	**-**

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. Additionally, grass vegetation from the ditches continually encroaches into the gravel. Converting the trail to asphalt will reduce maintenance requirements to mow back vegetation, and fill in ruts and washouts.
***Project Priority Ranking**	**HIGH 14**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	**Trees and Trails - Chipper Truck**					
Work Breakdown (if it exists)	NEW	**Category**	Planning and Other			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		750,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**750,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Price confirmation is coming in from Jeremy Scott Chipper and boom truck - Dur-A-Lift DTAX-45 2023 Ford F-600 XLT (DTAX-45) Ford F-600 chassis Voth Chipper Body, 9'9" 50' boom working height, 30' side reach 22,000 GVWR.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	allow the Trees and Trails team to increase their level of requests and take on more in-house arborist duties to ensure community is safe from hazards.
***Project Priority Ranking**	**HIGH 16**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Turf - Truck, Trailer, and Front Deck Mower**					
Work Breakdown (if it exists)	NEW	**Category**	Sports Fields and Courts			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		295,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**295,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Dump Truck - Quad cab, tool box, outfit for front end plow - $180,000 Trailer - same as the trim crew - $25,000 Front Deck Mower - outfit with blade and drop spreader for salt - $90,000
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	A secondary crew truck, trailer, and front deck mower is required because of the expanding inventory of passive areas come online from development and capital projects. This will allow for another crew to be utilized in winter maintenance for plowing and salt. Additionally as extra dump truck for a secondary trim crew, turf maintenance, and baseball preparations.
***Project Priority Ranking**	**HIGH 17**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		295,000				
Total Project Funding	**-**	**295,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Turf - TORO Workman Utility Cart**					
Work Breakdown (if it exists)	NEW	**Category**	Sports Fields and Courts			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		100,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**100,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	New Toro Workman style utility cart with top dresser and 3pt hitch adapter
Project Justification & Consequences of Not Proceeding *(Phased Project)	To be used mainly with synthetic fields for topdressing crumb rubber and intensifying our grooming program which can fall behind at times due to machine constraints. Can also be utilized in winter maintenance. Purchasing a top dresser will allow us to do crumb rubber as well as top dress sand on goal mouths or baseball infields more frequently. The 3 point adapter will allow this machine to be utilized with existing synthetic attachments.
***Project Priority Ranking**	**HIGH 18**

Length of Project (in Years)				**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	**Williams Park - Electrical Conduit Upgrades**					
Work Breakdown (if it exists)	NEW	**Category**	Community Park Development			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		100,000	25,000	25,000	-	-
Budget Remaining	-					
Total Project Cost	**-**	**100,000**	**25,000**	**25,000**	**-**	**-**

Project Description *(Phased Project)	Conduits for electrical improvements at Williams Park
Project Justification & Consequences of Not Proceeding *(Phased Project)	Create conduits and plugs for Williams Park event. This will hide all electrical wires and speed up set-up and take-down each year for the Holiday Lights in Williams Park event.
***Project Priority Ranking**	**MEDIUM 01**

Length of Project (in Years)					**Initial Year of Approval**	**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	25,000	25,000		
Total Project Funding	**-**	**100,000**	**25,000**	**25,000**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Redwoods Golf Course: Overflow Parking Lot Rehabilitation**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		100,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**100,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Fix the alligatored parking surface in the overflow parking lot.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Parking lot has alligatored and need attention for the usage of course guests that utilize this parking lot when the main ones is completely full. This occurs during golf tournaments and weddings in the clubhouse.					
***Project Priority Ranking**	**MEDIUM 02**					
Length of Project (in Years)				**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	**Vehicle: Cemetery Truck**					
Work Breakdown (if it exists)	NEW	**Category**	Planning and Other			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		85,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**85,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	The Cemetery Operations team is currently managing three cemetery sites, each requiring regular upkeep involving of moving specialized equipment. The increasing demands of maintaining multiple locations have highlighted the need for an additional vehicle.
Project Justification & Consequences of Not Proceeding *(Phased Project)	An additional truck will alleviate logistical challenges and delays when equipments need to be transported simultaneously to different sites by ensuring that each cemetery receives the necessary attention and resources without delay. This will not only improve operational efficiency but also ensure that our maintenance standards are consistently met across all locations.
***Project Priority Ranking**	**MEDIUM 03**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		85,000				
Total Project Funding	**-**	**85,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Trees and Trails - Chipper**					
Work Breakdown (if it exists)	NEW	**Category**	Planning and Other			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		94,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**94,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Price confirmation is coming in from Fritz Vermeer BC1000XL Chipper
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Vermeer BC1000XL Chipper Additional chipper so the Trees crew can continue their work when the old chipper needs repairs. If both chippers are working correctly, Trees will have the opportunity to increase their level of proficiency and tackle more service requests.
***Project Priority Ranking**	**MEDIUM 04**

Length of Project (in Years)				**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		94,000				
Total Project Funding	**-**	**94,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Trees and Trails - Water Truck**					
Work Breakdown (if it exists)	NEW	**Category**	Trail Planning and Development			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		180,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**180,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Water Truck - Ford F450					
Project Justification & Consequences of Not Proceeding *(Phased Project)	allow trees and trails to start managing more in-house watering for new growth trees around the township. Township currently has a water system in that will fit, just need the truck to do it.					
***Project Priority Ranking**	**MEDIUM 05**					
Length of Project (in Years)	**1**			**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		180,000				
Total Project Funding	**-**	**180,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Horticulture - Trucks for Supervisors**					
Work Breakdown (if it exists)	NEW	**Category**	Sports Fields and Courts			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		270,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**270,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	3 light duty F150 trucks for Horticulture F150 - 6ft Box
Project Justification & Consequences of Not Proceeding *(Phased Project)	New trucks for Horticulture supervisors. This will allow the Horticulture supervisors the ability to assess and manage 2 crews at separate sites per day. Currently they are stuck at the same location as their crew due to truck availability and they are traveling all together.
***Project Priority Ranking**	**MEDIUM 06**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		270,000				
Total Project Funding	**-**	**270,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Parks Utility

Project Title	**Trees and Trails - Truck**					
Work Breakdown (if it exists)	NEW	**Category**	Trail Planning and Development			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		75,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**75,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Fort Ranger for Trails Trades 1
Project Justification & Consequences of Not Proceeding *(Phased Project)	Another truck will allow the supervisor to visit separate crews to assess and manage the productivity. Additionally, they can do more site inspections, SR's and seek additional projects for in-house work.
***Project Priority Ranking**	**MEDIUM 07**

Length of Project (in Years)				**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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
Parks Utility

Project Title	**Langley Lawn Cemetery Improvements**					
Work Breakdown (if it exists)	NEW	**Category**	Facility Maintenance			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		100,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**100,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	This project proposes an annual capital account to undertake improvements to Langley Lawn Proposed works include installation of design area for additional niche walls, fencing, works building rehabilitation 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**	**MEDIUM 08**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	**Bell Park: Park Trail**					
Work Breakdown (if it exists)	NEW	**Category**	Sports Fields and Courts			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		100,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**100,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Installation of granular trail to connect 36 Ave to existing fields and cricket pitch					
Project Justification & Consequences of Not Proceeding *(Phased Project)	increased bookings of fields for cricket require access to additional parking available along 36 Ave					
***Project Priority Ranking**	**MEDIUM 09**					
Length of Project (in Years)	**1**			**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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**		-	-	-	-	-

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2025 Police Capital

Ranking	Project Title	Page No.	Total New Requests	RCMP Reserve
CRITICAL	Furniture & Equipment (RCMP Detachment)	154	**80,000**	80,000
HIGH	Furniture & Equipment (CPOs)	155	**25,000**	25,000
2025 New Requests			***105,000***	***105,000***

Township of Langley
Capital Project Description
Police

Project Title — **Furniture & Equipment (RCMP Detachment)**

Work Breakdown (if it exists) — PSS1001-03 — **Category** — Furniture and Equipment

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		80,000	80,000	80,000	80,000	80,000
Budget Remaining	186,389					
Total Project Cost	**186,389**	**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	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	94,688					
RCMP Reserve	54,464	80,000				
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Langley City	37,237					
Total Funded	186,389	80,000	-	-	-	-
UNFUNDED			80,000	80,000	80,000	80,000
Total Project Funding	**186,389**	**80,000**	**80,000**	**80,000**	**80,000**	**80,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Police

Project Title — **Furniture & Equipment (CPOs)**

Work Breakdown (if it exists) — CPO1001-05 — **Category** — Furniture and Equipment

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		25,000	25,000	25,000	25,000	25,000
Budget Remaining	222,354					
Total Project Cost	**222,354**	**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	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	180,885					
RCMP Reserve	41,469	25,000				
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	222,354	25,000	-	-	-	-
UNFUNDED			25,000	25,000	25,000	25,000
Total Project Funding	**222,354**	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

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2025 Recreation Capital

Ranking	Project Title	Page No.	Total New Requests	Other: Library Reserve	Unfunded
HIGH	Signage - TOL Libraries - Various Communities	158	**34,500**	34,500	
HIGH	Libraries Furniture Replacement	159	**15,000**	15,000	
HIGH	Aquatic Facility Equipment Replacements	160	**130,000**		130,000
HIGH	Fitness Equipment Replacement (various)	161	**125,000**		125,000
HIGH	Holiday Lights at Williams Park	162	**25,000**		25,000
HIGH	GPC Sound System	163	**114,027**		114,027
MEDIUM	ACC - Waterpark Amenities Equipment Replacement	164	**20,000**		20,000
MEDIUM	Furniture and Equipment Replacement (various locations)	165	**25,000**		25,000
2025 New Requests			***488,527***	***49,500***	***439,027***

Township of Langley
Capital Project Description
Recreation

Project Title	**Signage - TOL Libraries - Various Communities**					
Work Breakdown (if it exists)	LIB1005-01	**Category**	Furniture and Equipment			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		34,500	-	-	-	-
Budget Remaining	34,500					
Total Project Cost	**34,500**	**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 05**					
Length of Project (in Years)			**Initial Year of Approval**			
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	34,500				
Total Funded	34,500	34,500	-	-	-	-
UNFUNDED						
Total Project Funding	**34,500**	**34,500**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Recreation

Project Title	**Libraries Furniture Replacement**					
Work Breakdown (if it exists)	LIB1002-01	**Category**	Furniture and Equipment			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		15,000	25,000	25,000	25,000	25,000
Budget Remaining	24,538					
Total Project Cost	**24,538**	**15,000**	**25,000**	**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 book drop 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, paint chips, and damaged edges. Consequences of not proceeding are that some items become a safety concern, inoperable, or unsightly.					
***Project Priority Ranking**	**HIGH 06**					
Length of Project (in Years)			**Initial Year of Approval**			
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	24,538	15,000				
Total Funded	24,538	15,000	-	-	-	-
UNFUNDED		-	25,000	25,000	25,000	25,000
Total Project Funding	**24,538**	**15,000**	**25,000**	**25,000**	**25,000**	**25,000**
***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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		130,000	130,000	130,000	130,000	130,000
Budget Remaining	81,583					
Total Project Cost	**81,583**	**130,000**	**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 01**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	59,868					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Fitness Equipment Reserve	21,715					
Total Funded	81,583	-	-	-	-	-
UNFUNDED		130,000	130,000	130,000	130,000	130,000
Total Project Funding	**81,583**	**130,000**	**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			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		125,000	125,000	125,000	125,000	125,000
Budget Remaining	116,166					
Total Project Cost	**116,166**	**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 02**					
Length of Project (in Years)	**Ongoing**			**Initial Year of Approval**		
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	28,739					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Fitness Equipment Reserve	87,427					
Total Funded	116,166	-	-	-	-	-
UNFUNDED		125,000	125,000	125,000	125,000	125,000
Total Project Funding	**116,166**	**125,000**	**125,000**	**125,000**	**125,000**	**125,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Recreation

Project Title	**Holiday Lights at Williams Park**					
Work Breakdown (if it exists)		**Category**	Furniture and Equipment			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		25,000	25,000	25,000	25,000	25,000
Budget Remaining	-					
Total Project Cost	**-**	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**
Project Description *(Phased Project)	Ongoing enhancement of items like lights and decorations to keep the Holiday Lights at Williams Park fresh and new every year.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Old displays will be put up each year and people may stop coming.					
***Project Priority Ranking**	**HIGH 03**					
Length of Project (in Years)				**Initial Year of Approval**		
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		25,000	25,000	25,000	25,000	25,000
Total Project Funding	**-**	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Recreation

Project Title	**GPC Sound System**					
Work Breakdown (if it exists)		**Category**	Furniture and Equipment			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		114,027	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**114,027**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	This would replace and upgrade the sound system throughout the main arena area at George Preston Recreation Centre (GPC) and provide event video options for the suites and main lobby. Included would be items such as controls, amplifiers and speakers and allow for future control for other spaces when replacements are needed.
Project Justification & Consequences of Not Proceeding *(Phased Project)	This is to replace the antiquated sound system at GPC to a sound system that is up to date and can run seemlessly with the users' requirements, as well as provide enhancements of play by play video to the lobby and suites. All user groups such as figure skating, minor hockey, lacrosse, ball hockey and junior hockey teams will benefit from the new sound system. Additionally, events such as the upcoming 2025 Curling Provincial Championships, as well as regularly hosted junior and university hockey games, would benefit from both the sound and video upgrade. This would also make this a valuable amenity feature for other events that may be brought to GPC in the future.
***Project Priority Ranking**	**HIGH 04**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		114,027				
Total Project Funding	**-**	**114,027**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Recreation

Project Title — **ACC - Waterpark Amenities Equipment Replacement**

Work Breakdown (if it exists) — ACC1017-01 — **Category** — Facility Maintenance

	2024 CFWD	2025	2026	2027	2028	2029
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	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	**Furniture and Equipment Replacement (various locations)**					
Work Breakdown (if it exists)	RCP1005-01	**Category**	Furniture and Equipment			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		25,000	25,000	25,000	25,000	25,000
Budget Remaining	1,350					
Total Project Cost	**1,350**	**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 02**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	1,350					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	1,350	-	-	-	-	-
UNFUNDED		25,000	25,000	25,000	25,000	25,000
Total Project Funding	**1,350**	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

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2025 Sewer Capital

Ranking	Project Title	Page No.	Total New Requests	DCCs	Capital Works Reserve	Other: LAS Reserve	Other: Unidentified	Unfunded
CRITICAL	Sewer Manhole Rehabilitation: Robertson Crescent	168	**600,000**		600,000			
CRITICAL	Sanitary Sewer Upgrades: Fire Hall Training Centre	169	**750,000**	161,534	588,466			
PLACEHOLDER	Annual Local Area Service (LAS) Program - Sewer	170	**3,000,000**			3,000,000		
PLACEHOLDER	Unidentified Externally Funded Projects	171	**5,000,000**	2,000,000			3,000,000	
HIGH	Lift Station Improvements: Carvolth Sanitary Lift Station	172	**500,000**					500,000
HIGH	Sanitary Sewer Upgrades: Fraser Highway 262 Street to 264 Street	173	**800,000**	792,000				8,000
HIGH	Utilities Electrical Ladder Van	174	**230,000**					230,000
2025 New Requests			***10,880,000***	***2,953,534***	***1,188,466***	***3,000,000***	***3,000,000***	***738,000***

Township of Langley
Capital Project Description
Sewer Utility

Project Title	**Sewer Manhole Rehabilitation: Robertson Crescent**					
Work Breakdown (if it exists)	NEW	**Category**	Mains and Trunks			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		600,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**600,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replacement or rehabilitation of H2S damaged manholes along Robertson Crescent.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Many concrete manholes along the Robertson Crescent Gravity sewer main have become damaged due to high levels of Hydrogen Sulfide gas (H2S) in the sewer system. These 8-10 manholes will require replacement or relining to ensure continued use and avoid costly and environmentally damaging sewer spills. These manholes are being assessed in Q3 2024 by MJP Engineering to determine replacement vs relining viability. Current estimate is subject to change based on tendered contract to complete the works.
***Project Priority Ranking**	**CRITICAL 01**

Length of Project (in Years)				**Initial Year of Approval**		
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-	600,000				
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	600,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**600,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Sewer Utility

Project Title	**Sanitary Sewer Upgrades: Fire Hall Training Centre**					
Work Breakdown (if it exists)	NEW	**Category**	Mains and Trunks			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		750,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**750,000**	**-**	**-**	**-**	**-**

Project Description
***(Phased Project)**

With the transition of moving the training centre from the Operation Centre to the Fire Hall 5 location, sanitary sewer is required to eliminate the septic system. This change in system would alleviate part of the property to be used for other purposes. The sanitary system extension would be 320 metres.

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

With the addition of the training centre to the Fire Hall 5 location, sanitary system is required to better deal with any contaminants from training activities. By including these upgrade activities during the construction of Fire Hall 5, there will be cost savings from the efficiencies compared to performing the upgrade at a later date.

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

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	161,534				
Capital Works Reserve	-	588,466				
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	750,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**750,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		1,120	-	-	-	-

Township of Langley
Capital Project Description
Sewer Utility

Project Title	**Annual Local Area Service (LAS) Program - Sewer**					
Work Breakdown (if it exists)	SWR1031-01	**Category**	Mains and Trunks			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Budget Remaining	-					
Total Project Cost	**-**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**

Project Description *(Phased Project)	This is a $3,000,000 provisional annual capital project that seeks funding to cover costs for potential sewer projects under the Local Area Service program. Through a Local Area Service, property owners who want to conduct neighbourhood improvements, such as sewer, petition Council asking for the Township to undertake the work. The cost of providing the service is recovered through a local service tax placed on all the property owners in the area. Any projects using this funding source will be brought back for approval by council.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Council policy has been to encourage extension of sanitary sewer mains by local service area improvements. The Township renders approximately one project every two years.
***Project Priority Ranking**	**PLACEHOLDER**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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: LAS Reserve	-	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Total Funded	-	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
UNFUNDED						
Total Project Funding	**-**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Sewer Utility

Project Title	**Unidentified Externally Funded Projects**					
Work Breakdown (if it exists)	SWR1054-01	**Category**	Planning and Other			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Budget Remaining	-					
Total Project Cost	**-**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**
Project Description *(Phased Project)	Externally funded projects not included in budget. Any projects using this funding source will be brought back for approval by council.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	To provide budget for externally funded capital projects not budgeted for in the Sewer fund.					
***Project Priority Ranking**	**PLACEHOLDER**					
Length of Project (in Years)	**ANNUAL**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Total Funded	-	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
UNFUNDED						
Total Project Funding	**-**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Sewer Utility

Project Title — **Lift Station Improvements: Carvolth Sanitary Lift Station**

Work Breakdown (if it exists) — NEW — **Category** — Pumps, Booster and Lift Stations

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		500,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**500,000**	-	-	-	-

Project Description *(Phased Project)

Design and install of Emergency bypass connection and water service to the Carvoilth Sewer Lift Station located at 8510 196 Street.

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

Due to increased development in the area, the Carvolth Sanitary Lift Station is seeing more and more demand from surrounding properties. This station does not currently have a water service and therefore cannot be properly cleaned by staff to reduce odours and adequately remove failure causing materials. Additionally, this station does not have a means of bypass in an emergency situation and would require a large number of Hydrovac trucks if the pumps were unable to function.

***Project Priority Ranking** — **HIGH 01**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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
Sewer Utility

Project Title	**Sanitary Sewer Upgrades: Fraser Highway 262 Street to 264 Street**					
Work Breakdown (if it exists)	NEW	**Category**	Mains and Trunks			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		800,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**800,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replacement of existing AC sanitary sewer on Fraser Highway between 262 Street and 264 Street.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Existing AC sewer is leaking and at end of service life. Additional capacity is required to service growth of the West Aldergrove Industrial area.
***Project Priority Ranking**	**HIGH 02**

Length of Project (in Years)				**Initial Year of Approval**		
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	792,000				
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	792,000	-	-	-	-
UNFUNDED		8,000				
Total Project Funding	**-**	**800,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Sewer Utility

Project Title	**Utilities Electrical Ladder Van**					
Work Breakdown (if it exists)	NEW	**Category**	Vehicles and Equipment			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		230,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**230,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Purchase of ladder van for Utilities electrical and VT Scada maintenance and repairs.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Required for electrical and VT Scada maintenance and repair of Utilities assets. Could also be used for other regular station maintenance and inspection of sewer stations.
***Project Priority Ranking**	**HIGH 03**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		230,000				
Total Project Funding	**-**	**230,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

2025 Solid Waste Capital

Ranking	Project Title	Page No.	Total New Requests	Other: Solid Waste Equip Reserve Fund
CRITICAL	Equipment Replacement (R)	176	**221,000**	221,000
CRITICAL	Collection Carts (N)	177	**204,000**	204,000
2025 New Requests			***425,000***	***425,000***

Township of Langley
Capital Project Description
Solid Waste

Project Title	**Equipment Replacement (R)**					
Work Breakdown (if it exists)	SWC1002-01	**Category**	Collection Carts			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		221,000	227,630	234,459	241,493	248,738
Budget Remaining	303,412					
Total Project Cost	**303,412**	**221,000**	**227,630**	**234,459**	**241,493**	**248,738**

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. Cart purchase price is reviewed quarterly and cart prices are subject to changes in resin cost.
***Project Priority Ranking**	**CRITICAL 01**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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: Solid Waste Equip Reserve Fund	303,412	221,000	227,630	234,459	241,493	248,738
Total Funded	303,412	221,000	227,630	234,459	241,493	248,738
Total Unfunded						
Total Project Funding	**303,412**	**221,000**	**227,630**	**234,459**	**241,493**	**248,738**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Solid Waste

Project Title	**Collection Carts (N)**					
Work Breakdown (if it exists)	SWC1000-01	**Category**	Collection Carts			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		204,000	210,120	216,424	222,917	229,605
Budget Remaining	172,600					
Total Project Cost	**172,600**	**204,000**	**210,120**	**216,424**	**222,917**	**229,605**

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. Cart purchase price is reviewed quarterly and cart prices are subject to changes in resin cost.
***Project Priority Ranking**	**CRITICAL 02**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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: Solid Waste Equip Reserve Fund	172,600	204,000	210,120	216,424	222,917	229,605
Total Funded	172,600	204,000	210,120	216,424	222,917	229,605
Total Unfunded						
Total Project Funding	**172,600**	**204,000**	**210,120**	**216,424**	**222,917**	**229,605**
***Estimated Annual Operating Impact**		-	-	-	-	-

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2025 Stormwater Capital

Ranking	Project Title	Page No.	Total New Requests	DCCs	Other: LAS Reserve	Other: Unidentified	Unfunded
PLACEHOLDER	Annual Local Area Service (LAS) Program - Stormwater	180	**1,000,000**		1,000,000		
PLACEHOLDER	Unidentified Externally Funded Projects	181	**5,000,000**	2,000,000		3,000,000	
CRITICAL	Bedford Channel Dredging	182	**2,600,000**				2,600,000
CRITICAL	24200 Block - 63 Ave Culvert	183	**1,500,000**				1,500,000
CRITICAL	East Munday Creek Bank Erosion	184	**250,000**				250,000
CRITICAL	Culvert Replacement: 22500 Block Telegraph Trail	185	**650,000**				650,000
HIGH	Dyke Upgrades: North West Langley	186	**170,000**				170,000
HIGH	Storm Sewer Replacement: 800 Block 216 Street	187	**600,000**				600,000
HIGH	Howes Creek Cleaning and 272 St Culvert Replacement	188	**450,000**				450,000
MEDIUM	Stormwater System Climate Change Integration Plan (N)	189	**50,000**				50,000
2025 New Requests			***12,270,000***	***2,000,000***	***1,000,000***	***3,000,000***	***6,270,000***

Township of Langley
Capital Project Description
Stormwater Utility

Project Title	**Annual Local Area Service (LAS) Program - Stormwater**					
Work Breakdown (if it exists)	STW1036-01	**Category**	Rights of Way and Land			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Budget Remaining	-					
Total Project Cost	**-**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**

Project Description ***(Phased Project)**	This is an annual capital project that seeks funding to cover costs for potential stormwater projects under the Local Area Service program. Through a Local Area Service, property owners who want to conduct neighbourhood improvements such as stormwater petition Council, asking for the Township to undertake the work. The cost of providing the service is recovered through a local service tax placed on all the property owners in the area. Any projects using this funding source will be brought back for approval by council.
Project Justification ***(Phased Project)**	Council policy has been to encourage extension of stormwater by local service area improvements. The Township renders approximately one project every few years.
***Project Priority Ranking**	**PLACEHOLDER**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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: LAS Reserve	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Total Funded	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
UNFUNDED						
Total Project Funding	**-**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**
***Estimated Annual Operating Impact**						

Township of Langley
Capital Project Description
Stormwater Utility

Project Title	**Unidentified Externally Funded Projects**					
Work Breakdown (if it exists)	STW1095-01	**Category**	Planning and Other			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Budget Remaining	-					
Total Project Cost	**-**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**
Project Description *(Phased Project)	Externally funded projects not in budget. Any projects using this funding source will be brought back for approval by council.					
Project Justification *(Phased Project)	To provide budget for externally funded capital projects not budgeted for in the Stormwater fund.					
***Project Priority Ranking**	**PLACEHOLDER**					
Length of Project (in Years)	**ANNUAL**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Total Funded	-	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
UNFUNDED						
Total Project Funding	**-**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**
***Estimated Annual Operating Impact**						

Township of Langley
Capital Project Description
Stormwater Utility

Project Title	**Bedford Channel Dredging**					
Work Breakdown (if it exists)	STW1205-01	**Category**	Planning and Other			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		2,600,000	-	400,000	-	400,000
Budget Remaining	143,895					
Total Project Cost	**143,895**	**2,600,000**	**-**	**400,000**	**-**	**400,000**

Project Description ***(Phased Project)**	Continue to work with engineering and environmental qualified professionals to advance dredging plans and regulatory permitting to dredge Bedford Channel. The estimated cost included is preliminary and based on outdated channel conditions and construction costs. First round of surveys have been complete to develop a preliminary dredging plan and cost estimate, which will be refined after the second round of survey scheduled for December 2024.
Project Justification ***(Phased Project)**	Council has directed staff to undertake the necessary analyses and prepare a report with recommendations regarding the steps involved to potentially consider and undertake a dredging of the Bedford Channel, complete with associated timelines, cost estimates, and potential uses of the material.
***Project Priority Ranking**	**CRITICAL 01**

Length of Project (in Years)					**Initial Year of Approval**	**2024**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	143,895					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	143,895	-	-	-	-	-
UNFUNDED		2,600,000		400,000		400,000
Total Project Funding	**143,895**	**2,600,000**	**-**	**400,000**	**-**	**400,000**
***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			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		1,500,000	-	-	-	-
Budget Remaining	14,867					
Total Project Cost	**14,867**	**1,500,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	The project involves open-cut replacement of a failing corrugated steel pipe culvert system crossing across 63 Avenue at the 24200 Block. The culvert system is on a Salmon River tributary creek and is approx. 4-5m below the roadway. A WSA Approval permit has been obtained for construction and the detailed design has been completed.
Project Justification ***(Phased Project)**	Design is completed, funding for construction in 2025.
***Project Priority Ranking**	**CRITICAL 02**

Length of Project (in Years)	**2**	**Initial Year of Approval**	**2020**

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	14,867					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	14,867	-	-	-	-	-
UNFUNDED		1,500,000				
Total Project Funding	**14,867**	**1,500,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Stormwater Utility

Project Title East Munday Creek Bank Erosion

Work Breakdown (if it exists) STW1185-01 **Category** Slope Stabilization

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		250,000	-	-	-	-
Budget Remaining	150,000					
Total Project Cost	**150,000**	**250,000**	**-**	**-**	**-**	**-**

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.

CFWD Works to take place in 2025 summer fisheries window with additional funding requested for construction.

***Project Priority Ranking** CRITICAL 03

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		250,000				
Total Project Funding	**150,000**	**250,000**	**-**	**-**	**-**	**-**
***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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		650,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**650,000**	**-**	**-**	**-**	**-**

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 04**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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
Stormwater Utility

Project Title	**Dyke Upgrades: North West Langley**					
Work Breakdown (if it exists)	NEW	**Category**	Dyking, Flooding and Floodplains			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		170,000	2,000,000	2,000,000	2,000,000	2,000,000
Budget Remaining	-					
Total Project Cost	**-**	**170,000**	**2,000,000**	**2,000,000**	**2,000,000**	**2,000,000**

Project Description ***(Phased Project)**	Request to undertake detailed design of NWL Dyke upgrades required to meet the current (2008) Provincial Standard in 2005 and build funds to the estimated construction cost of ~16 Million (2022 Class D estimate). Works include raising and widening the dyke crest; regrading the dyke slopes; improving the dyke cross-section, and ensuring adequate tie-in to high ground. Purchase of diking right-of-way is also required. Based on past Federal and Provincial funding programs it is unlikely that Staff will be able to fund this project entirely through grants.
Project Justification ***(Phased Project)**	Staff will monitor opportunities to apply for provincial and federal funding and/or grants related to diking and flood mitigation. While the Township has received funding in the past from these agencies, there are no guarantees that future funding will exist and that it would be provided to the Township where other priorities in emergent situations exist provincially.
***Project Priority Ranking**	**HIGH 01**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		170,000	2,000,000	2,000,000	2,000,000	2,000,000
Total Project Funding	**-**	**170,000**	**2,000,000**	**2,000,000**	**2,000,000**	**2,000,000**
***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			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
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 was undertaken in the fishery window of 2023.
Project Justification ***(Phased Project)**	Review of the existing corrugated metal storm pipe along this section of 216 Street has identified structural deterioration. Further deterioration of the pipe can result in collapse and sink holing along the boulevard and driveways.
***Project Priority Ranking**	**HIGH 02**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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
Stormwater Utility

Project Title	**Howes Creek Cleaning and 272 St Culvert Replacement**					
Work Breakdown (if it exists)	STW1174-01	**Category**	Culvert Replacement and Installation			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		450,000	-	-	-	-
Budget Remaining	111,853					
Total Project Cost	**111,853**	**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. Removing blockages and managing beaver activity will minimize any flooding.
***Project Priority Ranking**	**HIGH 03**

Length of Project (in Years)	**3**	**Initial Year of Approval**	**2020**

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	111,853					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	111,853	-	-	-	-	-
UNFUNDED		450,000				
Total Project Funding	**111,853**	**450,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Stormwater Utility

Project Title — **Stormwater System Climate Change Integration Plan (N)**

Work Breakdown (if it exists) — STW1186-01 — **Category** — Planning and Other

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		50,000	-	-	-	-
Budget Remaining	100,021					
Total Project Cost	**100,021**	**50,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Climate change stormwater integration review. Reviewing the impacts of the revisions for climate change to the rainfall data in the 2019 Subdivision & Development Servicing Bylaw on stormwater infrastructure design and integration with the existing & future system. Develop a guide for applying the rainfall data to the various scenarios occurring in the Township and review the use of green infrastructure, where appropriate, and prepare standards for application in future development and re-development.

Project Justification *(Phased Project)

The impacts are currently being evaluated on a case by case basis. This is time consuming for staff and leads to potential inconsistencies and uncertainty for the developers. A clear framework for applying the new rainfall data would provide a clear understanding of expectations as well as more efficient staff review.
Project has been postponed due to pending SDS Bylaw update planned for 2024/2025 and pending full funding request approval. (Partial funding received in 2021) CFW is anticipated to be used in 2025 following bylaw update.

***Project Priority Ranking** — **MEDIUM 01**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	100,021					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	100,021	-	-	-	-	-
UNFUNDED		50,000				
Total Project Funding	**100,021**	**50,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

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2025 Transportation Capital

Ranking	Project Title	Page No.	Total New Requests	DCCs	Capital Projects Reserve	TransLink	Other: Miscellaneous Revenue	Other: Unidentified	Unfunded
CRITICAL	North Langley Truck Route Network Improvements (N)	192	**1,240,000**	1,227,600	12,400				
CRITICAL	Pedestrian and Cycling Infrastructure: 88 Avenue Wright Street to Glover Road	193	**1,600,000**	1,584,000	16,000				
CRITICAL	Intersection Improvements: Glover Road and 88 Avenue	194	**1,600,000**	1,584,000	16,000				
HIGH	Transit Improvements: Various Locations (N)	195	**120,000**			60,000	60,000		
HIGH	Traffic Calming Projects (N)	196	**250,000**		250,000				
PLACEHOLDER	Unidentified Externally Funded Projects	197	**10,000,000**	5,000,000				5,000,000	
CRITICAL	Public Spaces Waste Receptacles: Various Locations (N)	198	**705,000**						705,000
CRITICAL	Bridge Replacement Program (R)	199	**3,000,000**						3,000,000
CRITICAL	Slope Stability: 23700 Block 56 Avenue	200	**150,000**						150,000
CRITICAL	Bridge Rehabilitation: 6500 Block 248 Street	201	**105,000**						105,000
HIGH	Bridge Rehabilitation: 22700 Block 88 Avenue	202	**125,000**						125,000
HIGH	Pedestrian Improvements: 52 Avenue 219 Street to 221A Street	203	**200,000**						200,000
HIGH	Traffic Cabinet Rehabilitation Program	204	**250,000**						250,000
HIGH	Equipment Storage Shelter: Jackman Pit	205	**80,000**						80,000
HIGH	Roof Replacement: 102B Avenue Storage Site	206	**150,000**						150,000
HIGH	Rain Garden Remediation	207	**250,000**						250,000
HIGH	Street Lighting Replacement Program: Fort Langley	208	**250,000**						250,000
HIGH	Operations Centre: Hazmat Container Replacement	209	**150,000**						150,000
HIGH	Airport: Parking Lot Expansion	210	**605,000**						605,000
MEDIUM	Vehicles: Three (3) Medium Duty Pickup Trucks	211	**270,000**						270,000
2025 New Requests			***21,100,000***	***9,395,600***	***294,400***	***60,000***	***60,000***	***5,000,000***	***6,290,000***

Township of Langley
Capital Project Description
Transportation Utility

Project Title — **North Langley Truck Route Network Improvements (N)**

Work Breakdown (if it exists) — RDS1266-01 — **Category** — Improvements

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		1,240,000	9,893,000	940,000	-	-
Budget Remaining	587,685					
Total Project Cost	**587,685**	**1,240,000**	**9,893,000**	**940,000**	**-**	**-**

Project Description *(Phased Project)

As per July 15, 2024 regular meeting, Council Report item K.2.

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

Item K.2 of the July 15, 2024 Regular Council Meetings authorized: The design, regulatory approvals, and property impact assessments for the 232 Street and Rawlison Crescent intersection as well as archaeological impact assessments along the entire corridor of the NLTR project.

Project also includes design of all other phases in 2025, construction in 2026 and pavement rehabilitation in 2027 of the NLTR project for Council's consideration.

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

Length of Project (in Years) — 6 — **Initial Year of Approval** — 2019

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	396,000	1,227,600	9,794,070			
Capital Works Reserve	-					
Capital Projects Reserve	191,685	12,400				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	587,685	1,240,000	9,794,070	-	-	-
UNFUNDED			98,930	940,000		
Total Project Funding	**587,685**	**1,240,000**	**9,893,000**	**940,000**	**-**	**-**
***Estimated Annual Operating impact**			10,630			

Township of Langley
Capital Project Description
Transportation Utility

Project Title — **Pedestrian and Cycling Infrastructure: 88 Avenue Wright Street to Glover Road**

Work Breakdown (if it exists) — RDS1401-01 — **Category** — Cycling and Transit

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		1,600,000	-	-	-	-
Budget Remaining	180,000					
Total Project Cost	**180,000**	**1,600,000**	**-**	**-**	**-**	**-**

Project Description
***(Phased Project)**

A part of the Truck Route Network Improvements as per Regular Council Meeting on July 15, 2024 under K.2.

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

Item K.2 of the Regular Council Meeting on July 15, 2024 provides direction and approval for the following;

For the design and preparation of construction of sidewalks, bike lanes and street lighting on 88 Avenue from Wright Street to Glover Road.

The inclusion of sidewalks, bike lanes and street lighting on 88 Avenue from Wright Street to Glover Road similar to 96 Avenue to the North Langley Truck Route capital project, subject to future public consultation with affected residents and the wider community of Fort Langley.

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

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	1,584,000				
Capital Works Reserve	-					
Capital Projects Reserve	180,000	16,000				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	180,000	1,600,000	-	-	-	-
UNFUNDED						
Total Project Funding	**180,000**	**1,600,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Intersection Improvements: Glover Road and 88 Avenue**					
Work Breakdown (if it exists)	RDS1400-01	**Category**	Intersections			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		1,600,000	-	-	-	-
Budget Remaining	160,000					
Total Project Cost	**160,000**	**1,600,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Intersection improvement for North Langley Truck Route as directed by Council on July 15, 2024 under K.2.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Item K.2 for the completion of design and preparation of construction of Glover Road at 88 Avenue Intersection Widening and Signal Relocation along the North Langley Truck Route.
***Project Priority Ranking**	**CRITICAL 03**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	158,400	1,584,000				
Capital Works Reserve	-					
Capital Projects Reserve	1,600	16,000				
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	160,000	1,600,000	-	-	-	-
UNFUNDED						
Total Project Funding	**160,000**	**1,600,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility

Project Title — **Transit Improvements: Various Locations (N)**

Work Breakdown (if it exists) — RDS1127-01 — **Category** — Cycling and Transit

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		120,000	-	-	-	-
Budget Remaining	78,768					
Total Project Cost	**78,768**	**120,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

This capital project seeks funding on an ongoing, annual basis for the construction of transit improvements such as sidewalks leading to bus stops, bus pull-out bays, wheelchair accessible bus stops, and improved bus stop facilities for pedestrians at various locations in the Township. This is a cost sharing project in partnership with TransLink (50/50 cost share).

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

The construction of transit improvements facilitates pedestrian/transit user safety, convenience for transit users, and encourages additional traditional ridership which is consistent with the Township's sustainability goals.

***Project Priority Ranking** — **HIGH 03**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	41,386					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	37,382	60,000				
ICBC	-					
Other: Miscellaneous Revenue	-	60,000				
Total Funded	78,768	120,000	-	-	-	-
UNFUNDED						
Total Project Funding	**78,768**	**120,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Traffic Calming Projects (N)**					
Work Breakdown (if it exists)	TRN1001-01	**Category**	Pedestrians and Traffic Calming			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		250,000	100,000	100,000	100,000	100,000
Budget Remaining	-					
Total Project Cost	**-**	**250,000**	**100,000**	**100,000**	**100,000**	**100,000**

Project Description *(Phased Project)	To continue the implementation of traffic safety improvements and traffic calming measures at various locations throughout the Township. The priority traffic calming locations are those fronting elementary schools and playgrounds on local and collector roads.
Project Justification & Consequences of Not Proceeding *(Phased Project)	There is a significant public demand for traffic calming throughout the Township primarily focused on congestion near schools, creating concerns from local residents. Currently, there are over 100 locations that have requested to have traffic calming implemented.
***Project Priority Ranking**	**HIGH 07**

Length of Project (in Years)	**ONGOING**	**Initial Year of Approval**	**2019**

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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			100,000	100,000	100,000	100,000
Total Project Funding	**-**	**250,000**	**100,000**	**100,000**	**100,000**	**100,000**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Unidentified Externally Funded Projects**					
Work Breakdown (if it exists)	RDS1032-01	**Category**	Planning and Other			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Budget Remaining	-					
Total Project Cost	**-**	**10,000,000**	**10,000,000**	**10,000,000**	**10,000,000**	**10,000,000**

Project Description ***(Phased Project)**	Externally funded projects not in budget. Any projects using this funding source will be brought back for approval by council.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	To provide budget for externally funded capital projects not budgeted for in Transportation.
***Project Priority Ranking**	**PLACEHOLDER**

Length of Project (in Years)	**ANNUAL**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Total Funded	-	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
UNFUNDED						
Total Project Funding	**-**	**10,000,000**	**10,000,000**	**10,000,000**	**10,000,000**	**10,000,000**
***Estimated Annual Operating impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Transportation Utility

Project Title — **Public Spaces Waste Receptacles: Various Locations (N)**

Work Breakdown (if it exists) — RDS1241-01 — **Category** — Planning and Other

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		705,000	695,000	-	-	-
Budget Remaining	31,773					
Total Project Cost	**31,773**	**705,000**	**695,000**	**-**	**-**	**-**

Project Description *(Phased Project)

Continuation of the 5 year full-scale implementation plan which would see all existing garbage receptacles converted to new multi-stream receptacles.

2025: Phase 4
2026: Phase 5

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

The public spaces waste receptacle conversion program is aimed at managing waste produced in public spaces in such a way that maximizes waste diversion from landfill, and minimizes the Township's exposure to penalties and fines at Metro Vancouver transfer stations. If the Township does not separate the waste generated in public spaces, it could face surcharges of 50% of the applicable tipping fee on each load brought to the transfer station, and, could even be refused access for not complying with Metro Vancouver's banned materials bylaw.

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

Length of Project (in Years) — 5 — **Initial Year of Approval** — 2018

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	26,329					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other: Non-Refundable Deposit (NRD)	5,444					
Total Funded	31,773	-	-	-	-	-
UNFUNDED		705,000	695,000			
Total Project Funding	**31,773**	**705,000**	**695,000**	**-**	**-**	**-**
***Estimated Annual Operating impact**		188,800				

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Bridge Replacement Program (R)**					
Work Breakdown (if it exists)	RDS1364-01	**Category**	Bridges			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		3,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Budget Remaining	88,991					
Total Project Cost	**88,991**	**3,000,000**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**

Project Description ***(Phased Project)**	Annual funding required to replace bridges that have reached the end of their effective 75 year life cycle. Design in 2025, Construction beginning in 2026
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	A condition assessment completed in 2020 by a qualified professional identified fourteen bridges that are within less than 10 years of their 75 year design life as described in the Canadian Highway Bridge Design Code. The locations are 272 St-8800, 248 St-6500, 216 St -3800, 200 St-2600, 272 St-7200, 224 St-1800, 224 St-600, 248 St-1800, 248 St-1900, 24 Ave-20400, 64 Ave-23400, 272 St-4400, 216 St-500, and 8 Ave-25300. Extending the bridges past their design life can result in costly maintenance/repairs and unexpected failures. Replacement of the structures addresses mobility and safety concerns.
***Project Priority Ranking**	**CRITICAL 05**

Length of Project (in Years)	**2**	**Initial Year of Approval**	**2023**

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	88,991					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	88,991	-	-	-	-	-
UNFUNDED		3,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Total Project Funding	**88,991**	**3,000,000**	**5,000,000**	**5,000,000**	**5,000,000**	**5,000,000**
***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**	Planning and Other			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		150,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**150,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	To implement slope monitoring measures and to complete a detailed design to stabilize slope stability in the 23700 block of 56 Avenue. Funds will be utilized to retain a geotechnical consultant to implement on-going slope monitoring of the roadway, recommendations and cost analysis of various options to stabilize the slope for future budget requests.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Re-occurring asphalt cracks in the roadway are indicating slope movement. 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. 56 Ave is a truck route and major arterial roadway within the Township.
***Project Priority Ranking**	**CRITICAL 06**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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 Rehabilitation: 6500 Block 248 Street**

Work Breakdown (if it exists) NEW **Category** Bridges

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		105,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**105,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Maintenance repairs are required to the undermining of the footings, install scour protection and repair the flow control beam.

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 bridge 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. A condition assessment completed in 2020 by a qualified professional identified this bridge as being within less than 1 year of its 75 year design life as described in the Canadian Highway Bridge Design Code.

***Project Priority Ranking** **CRITICAL 07**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		105,000				
Total Project Funding	**-**	**105,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility

Project Title **Bridge Rehabilitation: 22700 Block 88 Avenue**

Work Breakdown (if it exists) NEW **Category** Bridges

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		125,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**125,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Substructure maintenance 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 15 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 01**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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
Transportation Utility

Project Title — **Pedestrian Improvements: 52 Avenue 219 Street to 221A Street**

Work Breakdown (if it exists) — NEW — **Category** — Pedestrians and Traffic Calming

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		200,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**200,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

A new walkway on the south side of 52 Avenue from 219A Street to 221A Street.

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

52 Avenue is the only road north of Fraser Highway that connects the Murrayville community from 216 St to 224 Street. Sidewalks are present west of 219A Street. There is no sidewalk or walkway between 219A Street and 221A Street that would provide connections to Langley memorial hospital, Arthur Rose Park or the commercial node at the corner of 223 St and 50 Ave. Walkway would promote walking and improve safety.

***Project Priority Ranking** — **HIGH 02**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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 — **Traffic Cabinet Rehabilitation Program**

Work Breakdown (if it exists) — NEW — **Category** — Railways, Signals and Street Lights

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		250,000	250,000	250,000	250,000	250,000
Budget Remaining	-					
Total Project Cost	**-**	**250,000**	**250,000**	**250,000**	**250,000**	**250,000**

Project Description *(Phased Project)

Replacement of aging traffic cabinet infrastructure that have passed their expected life.

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

Aging infrastructure conversion to a more reliable cabinet and to a uniform standard. More flexibility to allow for upgrading intersections

***Project Priority Ranking** — **HIGH 04**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	250,000	250,000	250,000	250,000
Total Project Funding	**-**	**250,000**	**250,000**	**250,000**	**250,000**	**250,000**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Equipment Storage Shelter: Jackman Pit**					
Work Breakdown (if it exists)	NEW	**Category**	Planning and Other			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		80,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**80,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Build a storage shelter of the front end loader that is stored at the Jackman Pit.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Currently, the front end loader is exposed to the weather and the life cycle of the loader is deteriorating. A storage structure will prevent the rapid deterioration of the equipment.
***Project Priority Ranking**	**HIGH 05**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		80,000				
Total Project Funding	**-**	**80,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility

Project Title	**Roof Replacement: 102B Avenue Storage Site**					
Work Breakdown (if it exists)	NEW	**Category**	Planning and Other			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		150,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**150,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Replace existing leaking roof of the storage facility with new metal/asphalt shingles					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Replacement of the leaking roof will extend the life cycle of the existing structure.					
***Project Priority Ranking**	**HIGH 06**					
Length of Project (in Years)	**1**			**Initial Year of Approval**	**N/A**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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	**Rain Garden Remediation**						
Work Breakdown (if it exists)	RDS1390-01		**Category**	Planning and Other			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		250,000	-	-	-	-
Budget Remaining	64,258					
Total Project Cost	**64,258**	**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)	Remediation of deteriorated rain gardens as per September 25, 2023 Item E.18 report 23-192. Repair the deterioration of the existing rain gardens due to the age of the rain gardens and inclement weather. Review of the rain gardens in 2022 showed a large amount of deterioration of the rain garden banks, undermining of the adjacent sidewalks and curbs, large amount of plant death, (approximately 6320 plants need to be replaced) and the base river rock has been covered with topsoil.
***Project Priority Ranking**	**HIGH 08**

Length of Project (in Years)	**4**				**Initial Year of Approval**	**2024**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-					
Capital Projects Reserve	64,258					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	64,258	-	-	-	-	-
UNFUNDED		250,000				
Total Project Funding	**64,258**	**250,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility

Project Title — **Street Lighting Replacement Program: Fort Langley**

Work Breakdown (if it exists) — NEW — **Category** — Railways, Signals and Street Lights

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		250,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**250,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Replacement of existing aging and obsolete street light infrastructure to match Fort Langley light standard.

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

Aging infrastructure conversion to more energy efficient, reliable and uniform standard for the surrounding Fort Langley area

***Project Priority Ranking** — **HIGH 09**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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
Transportation Utility

Project Title	**Operations Centre: Hazmat Container Replacement**					
Work Breakdown (if it exists)	NEW	**Category**	Planning and Other			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		150,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**150,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Replacement of the current Hazardous material container at the Operations Work Yard which is nearing the end of it's service life.
Project Justification & Consequences of Not Proceeding *(Phased Project)	Planned replacement is required to ensure a hazardous materials continue to be properly held prior to disposal by qualified professionals.
***Project Priority Ranking**	**HIGH 10**

Length of Project (in Years)					**Initial Year of Approval**	**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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 — **Airport: Parking Lot Expansion**

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		605,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**605,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

To develop the vacant area north of the existing hangers to add an additional 46 parking stalls.

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

The existing parking lot at the Airport is operated and maintained by RDM. Many parking stalls are reserved with limited parking available to ToL and the Public. The additional parking lot will all alleviate parking issues and create more flexibility for the Township.

***Project Priority Ranking** — **HIGH 11**

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		605,000				
Total Project Funding	**-**	**605,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

Township of Langley
Capital Project Description
Transportation Utility

Project Title — **Vehicles: Three (3) Medium Duty Pickup Trucks**

Work Breakdown (if it exists) — NEW — **Category** — Vehicles and Equipment

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		270,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**270,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)

Purchase of three (3) medium duty pickup trucks for the Roads Department

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

Work programs & staffing levels have expanded year over year without an increase in Township vehicles. Currently, in order to maintain service levels, temporary trucks are being rented. This project proposes to replace vehicles that are rented with Township owned vehicles that provide a much lower cost of life ownership that long term rental.

***Project Priority Ranking** — **MEDIUM 01**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		270,000				
Total Project Funding	**-**	**270,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating impact**						

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2025 Water Capital

Ranking	Project Title	Page No.	Total New Requests	DCCs	Capital Works Reserve	Other: LAS Reserve	Other: Unidentified	Unfunded
CRITICAL	PRV Station: 201 Street 9500 Block	214	**2,100,000**		2,100,000			
CRITICAL	Murrayville Reservoir Decommissioning	215	**300,000**		300,000			
HIGH	83 Avenue at 200 St; PRV Station	216	**300,000**	297,000	3,000			
HIGH	Leak Detection: East Langley Watermain (R)	217	**250,000**		250,000			
PLACEHOLDER	Annual Local Area Service (LAS) Program - Water	218	**3,000,000**			3,000,000		
PLACEHOLDER	Unidentified Externally Funded Projects	219	**10,000,000**	5,000,000			5,000,000	
CRITICAL	Reservoir Replacement: Strawberry Hill	220	**11,500,000**	4,158,000				7,342,000
CRITICAL	Water Service Area Improvements: Acadia Water System	221	**2,900,000**					2,900,000
CRITICAL	East Aldergrove Reservoir (R)	222	**3,000,000**	2,970,000				30,000
CRITICAL	Asbestos Concrete Replacement: Various Locations (R)	223	**3,000,000**					3,000,000
HIGH	Completion of Fraser Highway Widening: Water Works (FHWY)	224	**2,640,000**					2,640,000
HIGH	PRV Station: 86 Avenue and 202 Street	225	**897,000**	888,030				8,970
HIGH	Watermain Construction: Hwy 1 Crossing at 227 Crescent	226	**1,300,000**					1,300,000
HIGH	Watermain Upsize: 32 Ave at 205 St	227	**1,000,000**	172,260				827,740
HIGH	Watermain Replacement: Rawlison Crescent (R)	228	**750,000**					750,000
HIGH	Watermain: 272 Street from 32 Avenue to 35A Avenue	229	**1,575,000**	713,790				861,210
HIGH	Watermain: 272 Street between lane north of Fraser Highway to 30 Avenue	230	**350,000**	62,192				287,808
2025 New Requests			***44,862,000***	***14,261,272***	***2,653,000***	***3,000,000***	***5,000,000***	***19,947,728***

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			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		2,100,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**2,100,000**	**-**	**-**	**-**	**-**

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	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	-	2,100,000				
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	2,100,000	-	-	-	-
UNFUNDED						
Total Project Funding	**-**	**2,100,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	8,000	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Murrayville Reservoir Decommissioning**					
Work Breakdown (if it exists)	WTR1144-01	**Category**	Reservoirs			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		300,000	-	-	-	-
Budget Remaining	430,045					
Total Project Cost	**430,045**	**300,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Decommissioning of the Murrayville Reservoir, originally constructed in 1978. This reservoir is currently not in service and is required to be removed.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	As reported by the Seismic Vulnerability Assessment, reservoirs have been identified as having high structural and geotechnical vulnerability. To avoid potential catastrophic failures and to reduce potential hazards, structural remediation will be required. Preliminary and detailed designs are required to determine construction budgets for required improvements to reservoirs. CFWD Additional funding required to facilitate the demolition of the Murrayville Reservoir in 2025.
***Project Priority Ranking**	**CRITICAL 05**

Length of Project (in Years)	**9**	**Initial Year of Approval**	**2015**

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	430,045	300,000				
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	430,045	300,000	-	-	-	-
UNFUNDED						
Total Project Funding	**430,045**	**300,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**83 Avenue at 200 St; PRV Station**					
Work Breakdown (if it exists)	WTR1058-01	**Category**	Pumps and Booster Stations			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		300,000	-	-	-	-
Budget Remaining	654,699					
Total Project Cost	**654,699**	**300,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	To construct a pressure reducing valve at 200 Street and 83 Avenue. DCC Project 23W017.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	To service new development in the Latimer/Carvolth area as outlined in the Engineering Servicing Plan. CFWD Timing is contingent on development on 83 Avenue west of 202 Street.
***Project Priority Ranking**	**HIGH 03**

Length of Project (in Years)	**2**	**Initial Year of Approval**	**2019**

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	648,152	297,000				
Capital Works Reserve	6,547	3,000				
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	654,699	300,000	-	-	-	-
UNFUNDED						
Total Project Funding	**654,699**	**300,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	8,000	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Leak Detection: East Langley Watermain (R)**					
Work Breakdown (if it exists)	WTR1224-01	**Category**	Mains and Trunks			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		250,000	-	-	-	-
Budget Remaining	222,925					
Total Project Cost	**222,925**	**250,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Installation of permanent leak detection access points along the East Langley Water main from 224 Street at the Brawn Water Station into Aldergrove.
Project Justification & Consequences of Not Proceeding *(Phased Project)	This Large Diameter water main provides a continuous flow of water to the Tall Timber, Salmon River Uplands and Gloucester areas. Specific access points must be installed along this water main to provide access for Leak detection equipment. Due to the volume of water is this water main a failure at any point would be catastrophic and cause significant environmental damage to the area surrounding the failure. Proactive leak detection will provide valuable information towards preventing a high magnitude event. CFWD This will be a multi year project with a consultant being hired in 2022 to complete design. Construction is expected to begin in 2025 subject to the budget approvals and supply of the necessary components.
***Project Priority Ranking**	**HIGH 05**

Length of Project (in Years)	**3**	**Initial Year of Approval**	**2022**

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	222,925	250,000				
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	222,925	250,000	-	-	-	-
UNFUNDED						
Total Project Funding	**222,925**	**250,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Annual Local Area Service (LAS) Program - Water**					
Work Breakdown (if it exists)	WTR1053-01	**Category**	Mains and Trunks			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Budget Remaining	-					
Total Project Cost	**-**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**

Project Description ***(Phased Project)**	This is a $3,000,000 provisional annual capital project that seeks funding to cover costs for potential water projects under the Local Area Service program. Through a Local Area Service, property owners who want to conduct neighbourhood improvements such as storm water petition Council, ask for the Township to undertake the work. The cost of providing the service is recovered through a local service tax placed on all the property owners in the area. Any use of this funding source will be brought back for approval by council.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	Council policy has been to encourage extension of water mains by local service area improvements.
***Project Priority Ranking**	**PLACEHOLDER**

Length of Project (in Years)	**ANNUAL**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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: LAS Reserve	-	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Total Funded	-	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
UNFUNDED						
Total Project Funding	**-**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Unidentified Externally Funded Projects**					
Work Breakdown (if it exists)	WTR1106-01	**Category**	Planning and Other			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Budget Remaining	-					
Total Project Cost	**-**	**10,000,000**	**10,000,000**	**10,000,000**	**10,000,000**	**10,000,000**
Project Description *(Phased Project)	Externally funded projects not included in budget. Any projects using this funding source will be brought back for approval by council.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	To provide budget for externally funded capital projects not budgeted for in the Water fund.					
***Project Priority Ranking**	**PLACEHOLDER**					
Length of Project (in Years)	**ANNUAL**			**Initial Year of Approval**		**N/A**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Total Funded	-	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
UNFUNDED						
Total Project Funding	**-**	**10,000,000**	**10,000,000**	**10,000,000**	**10,000,000**	**10,000,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Reservoir Replacement: Strawberry Hill**					
Work Breakdown (if it exists)	WTR1238-01	**Category**	Reservoirs			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		11,500,000	-	-	-	-
Budget Remaining	1,000,000					
Total Project Cost	**1,000,000**	**11,500,000**	**-**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Design and construction of a reservoir to replace the current Strawberry Reservoir.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	The current Strawberry Reservoir has significant leakage on the walls and buttresses indicating deterioration and loss of circumferential post tensioning which is considered evidence of potential structural failure of the reservoir walls. Temporary post-tensioning repairs were completed in 2022 to strengthen the reservoir. However, the temporary repairs have a design life of 10 years.
***Project Priority Ranking**	**CRITICAL 01**

Length of Project (in Years)					**Initial Year of Approval**	**2024**
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	4,158,000				
Capital Works Reserve	1,000,000					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	1,000,000	4,158,000	-	-		-
UNFUNDED		7,342,000				
Total Project Funding	**1,000,000**	**11,500,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title — **Water Service Area Improvements: Acadia Water System**

Work Breakdown (if it exists) — NEW — **Category** — Mains and Trunks

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		2,900,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	-	**2,900,000**	-	-	-	-

Project Description *(Phased Project)

Connection of the Acadia Water System, currently on municipal wells, onto the water trunk main providing Metro Vancouver water to Aldergrove. The project includes a portion of the trunk watermain needed to provide water to the Fraser Highway corridor and additional supply to Aldergrove.

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

Water from the Acadia wells is currently at the Maximum Allowable Concentration for manganese as determined by the Guidelines for Canadian Drinking Water Quality. Fraser Health has advised that this needs to be addressed, either through treatment or an alternative water supply.

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

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

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
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		2,900,000				
Total Project Funding	-	**2,900,000**	-	-	-	-
***Estimated Annual Operating Impact**		-	7,150	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**East Aldergrove Reservoir (R)**					
Work Breakdown (if it exists)	NEW	**Category**	Reservoirs			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		3,000,000	42,000,000	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**3,000,000**	**42,000,000**	**-**	**-**	**-**

Project Description ***(Phased Project)**	Replacement of the existing East Aldergrove Reservoir with a larger reservoir, per the Aldergrove Core Engineering Servicing Plan and Salmon River Uplands servicing strategy.
Project Justification & Consequences of Not Proceeding ***(Phased Project)**	The existing reservoir is leaking and in critical structural condition. Temporary repairs in 2023 are expected to allow continued service for 5 years. Additional water storage is needed to ensure adequate water is available for growth in Aldergrove, Gloucester Industrial Estates, and Salmon River Uplands.
***Project Priority Ranking**	**CRITICAL 04**

Length of Project (in Years)	**3**			**Initial Year of Approval**		
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure						
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	2,970,000	8,217,000			
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	2,970,000	8,217,000	-	-	-
UNFUNDED		30,000	33,783,000			
Total Project Funding	**-**	**3,000,000**	**42,000,000**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

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

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		3,000,000	4,000,000	5,000,000	5,000,000	5,000,000
Budget Remaining	800,123					
Total Project Cost	**800,123**	**3,000,000**	**4,000,000**	**5,000,000**	**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 with a noted increase in breaks associated to these mains.

For 2025: 28B Avenue between 269 Street and 272 Street; 210 ST between 46 Ave and 48 Ave and includes 46 Ave, 47 Ave and 48 Ave.

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

It is recommended based on the Township's Risk and Criticality model that the replacement program for these AC pipe water mains be prioritized to minimize and avoid service impacts, and cost of emergency repairs. The replacement program for the first year is approximately 1km with an increasing replacement length in subsequent years.

Reported water leak along 46 Ave, the AC watermain at this location is considered in deteriorated condition.

CFWD Construction of AC watermain replacement along 28A Avenue between 269 Street and 272 Street Fall 2024.

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

Length of Project (in Years) — 6 — **Initial Year of Approval** — 2023

Proposed Funding Source	2024 CFWD	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-					
Capital Works Reserve	800,123					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	800,123	-	-	-	-	-
UNFUNDED		3,000,000	4,000,000	5,000,000	5,000,000	5,000,000
Total Project Funding	**800,123**	**3,000,000**	**4,000,000**	**5,000,000**	**5,000,000**	**5,000,000**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title — **Completion of Fraser Highway Widening: Water Works (FHWY)**

Work Breakdown (if it exists) — NEW — **Category** — Mains and Trunks

	2024 CFWD	2025	2026	2027	2028	2029
New Request Amount		2,640,000	6,050,000	13,310,000	-	-
Budget Remaining	-					
Total Project Cost	**-**	**2,640,000**	**6,050,000**	**13,310,000**	**-**	**-**

Project Description *(Phased Project)

Transmission watermain construction along the Fraser Highway corridor between the 24000 block and 26400 block in conjunction with the phased road widening to provide future servicing for development, business and residents.

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

The transmission watermain will provide conveyance capacity from Aldergrove into the Salmon River Uplands area. To provide potable water to residents and businesses, strengthen critical infrastructure, reduce ongoing and future stress on local aquifers and support future growth of employment lands. Direct property connections to transmission mains are not permitted and a separate distribution water main would be required for any direct property connections.

***Project Priority Ranking** — **HIGH 01**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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		2,640,000	6,050,000	13,310,000		
Total Project Funding	**-**	**2,640,000**	**6,050,000**	**13,310,000**	**-**	**-**
***Estimated Annual Operating Impact**		-	-	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**PRV Station: 86 Avenue and 202 Street**					
Work Breakdown (if it exists)	NEW	**Category**	Pumps and Booster Stations			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		897,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**897,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	To construct a pressure reducing valve at 202 Street and 86 Avenue in coordination with adjacent development. DCC Project 23W022.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	To service new development in the Latimer/Carvolth area as outlined in the Engineering Servicing Plan.					
***Project Priority Ranking**	**HIGH 02**					
Length of Project (in Years)			**Initial Year of Approval**			
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	888,030				
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	888,030	-	-	-	-
UNFUNDED		8,970				
Total Project Funding	**-**	**897,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	8,000	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Watermain Construction: Hwy 1 Crossing at 227 Crescent**					
Work Breakdown (if it exists)	NEW	**Category**	Mains and Trunks			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
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 227 Crescent 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 04**

Length of Project (in Years)	1				**Initial Year of Approval**	
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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**		-	2,200	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Watermain Upsize: 32 Ave at 205 St**					
Work Breakdown (if it exists)	WTR1217-01	**Category**	Mains and Trunks			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		1,000,000	-	-	-	-
Budget Remaining	315,246					
Total Project Cost	**315,246**	**1,000,000**	**-**	**-**	**-**	**-**

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 requiring construction funding for 2025.
***Project Priority Ranking**	**HIGH 06**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	312,094	172,260				
Capital Works Reserve	3,152					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	315,246	172,260	-	-	-	-
UNFUNDED		827,740				
Total Project Funding	**315,246**	**1,000,000**	**-**	**-**	**-**	**-**
***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			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
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 and continues to be at risk of failure. This project would redirect the water flow around Ziegler Trail, allowing the watermain to be decommissioned ensuring continued supply of water to local properties and mitigate future environmental damage. 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 07**					
Length of Project (in Years)	**1**			**Initial Year of Approval**		
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
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**		-	-	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Watermain: 272 Street from 32 Avenue to 35A Avenue**					
Work Breakdown (if it exists)	NEW	**Category**	Mains and Trunks			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		1,575,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**1,575,000**	**-**	**-**	**-**	**-**

Project Description *(Phased Project)	Trunk Watermain on 272 Street between 35A Avenue and 32 Avenue. DCC projects 23W035 and 23W037.
Project Justification & Consequences of Not Proceeding *(Phased Project)	New trunk watermain will increase water flows and fire protection to service growth in the Aldergrove Core, as indicated in the Engineering Servicing Plan.
***Project Priority Ranking**	**HIGH 08**

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

Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	713,790				
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	713,790	-	-	-	-
UNFUNDED		861,210				
Total Project Funding	**-**	**1,575,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	3,465	-	-	-

Township of Langley
Capital Project Description
Water Utility

Project Title	**Watermain: 272 Street between lane north of Fraser Highway to 30 Avenue**					
Work Breakdown (if it exists)	NEW	**Category**	Mains and Trunks			
	2024 CFWD	**2025**	**2026**	**2027**	**2028**	**2029**
New Request Amount		350,000	-	-	-	-
Budget Remaining	-					
Total Project Cost	**-**	**350,000**	**-**	**-**	**-**	**-**
Project Description *(Phased Project)	Replacement and upsizing of the existing AC watermain on 272 Street. DCC project 23W036.					
Project Justification & Consequences of Not Proceeding *(Phased Project)	Replacement of the AC watermain will remove assets at the end of their service life, and also improve flows to service Township owned property at 24214 Fraser Highway.					
***Project Priority Ranking**	**HIGH 09**					
Length of Project (in Years)				**Initial Year of Approval**		
Proposed Funding Source	**2024 CFWD**	**2025**	**2026**	**2027**	**2028**	**2029**
Reserve Future Capital Expenditure	-					
Operating Revenue	-					
Prior Year's Surplus	-					
Federal/Provincial/Other Grants	-					
Development Cost Charges (DCC)	-	62,192				
Capital Works Reserve	-					
Capital Projects Reserve	-					
RCMP Reserve	-					
Climate Action Reserve	-					
CAC Reserve	-					
Debt	-					
TransLink	-					
ICBC	-					
Other:	-					
Total Funded	-	62,192	-	-	-	-
UNFUNDED		287,808				
Total Project Funding	**-**	**350,000**	**-**	**-**	**-**	**-**
***Estimated Annual Operating Impact**		-	275	-	-	-

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 27, 2025 - REGULAR MEETING	**REPORT:**	25-06
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-31-0178
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100236 AND AGRICULTURAL LAND COMMISSION APPLICATION NO. 100463 (1413264 BC LTD. / 21952 - 44A AVENUE)		

PROPOSAL:

Application to amend the Murrayville Community Plan and rezone to Residential Zone R-1D the northern 0.45 ha (1.1ac) portion of the site to facilitate development of four (4) single family lots. The proposal also includes subdivision to dedicate 44 Avenue and create a lot to the south in the Agricultural Land Reserve (ALR).

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6097 and 6098 subject to eight (8) development prerequisites being satisfied prior to final reading; that staff be authorized to schedule the required Public Hearing; and that Council advise the Agricultural Land Commission (ALC) that the proposed subdivision (including road dedications) complies with the minimum lot size provisions of the Township's Zoning Bylaw and request consideration based on agricultural merits.

RATIONALE:

The proposed development of four (4) single family lots complies with the overall objectives of the Murrayville Community Plan. The proposed subdivision in the ALR complies with the provisions of the Township's Zoning Bylaw.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (1413264 BC Ltd.) Bylaw No. 6097 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1413264 BC Ltd.) Bylaw No. 6098, amending the density on a site specific basis and rezoning to Residential Zone R-1D the northern 0.45 ha (1.1ac) portion of the site at 21952 - 44A Avenue to facilitate development of four (4) single family lots, subject to the following development prerequisites being satisfied 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, construction and necessary traffic improvements for 44 Avenue in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.

3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. 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).
5. Registration of a restrictive covenant acceptable to the Township:
    a. securing an exterior design control agreement (informed by a neighbourhood character study) at the subdivision stage.
6. Agricultural Land Commission (ALC) approval of the proposed subdivision, shown conceptually on the site layout dated December 2024.
7. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.
8. Payment of applicable 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 (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (1413264 BC Ltd.) Bylaw No. 6097 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 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. 6097 and 6098.

That Council advise the Agricultural Land Commission that the subdivision application and road dedications submitted on behalf of the owners of the property located at 21952 – 44A Avenue complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

Gursimer Design and Management has applied on behalf of the property owners to develop the northern portion of the site located at 21952 - 44A Avenue to facilitate development of four (4) single family lots ranging in size from 788 m² (8,482 ft²) to 846 m² (9,106 ft²). The proposed rezoning and subdivision require dedication of 44 Avenue, partially located in the ALR, as per the site layout (Attachment A).

The applicant, pursuant to Section 21(2) of the ALC Act, has submitted the subdivision application with road dedication for the portion of the site located in the ALR to the Agricultural Land Commission.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Murrayville Community Plan Amendment Bylaw No. 6097, Rezoning Bylaw No. 6098 and to provide Council with information and a recommendation with respect to an ALR subdivision application submitted under Section 21(2) of the ALC Act.

REFERENCE:

Owner:	1413264 BC Ltd. 21070 - 76A Avenue Langley, BC V2Y 2G1
Agent:	Gursimer Design and Management 8686 – 166 Street Surrey, BC V4N 5B2
Legal Description:	Lot "C", Section 31 Township 10 New Westminster District Plan 15317
Location:	21952 - 44A Avenue
Area:	3.4 ha (8.4 ac)
Existing Zoning:	Suburban Residential Zone SR-1 (northern 0.45 ha / 1.1 ac portion of the site) Rural Zone RU-1 (southern 2.95 ha / 7.3 ac portion of the site in the ALR)
Proposed Zoning: **(north of future 44 Avenue)**	Residential Zone R-1D
Murrayville Community Plan:	Northern portion of the site: Single Family One (maximum density 4 UPA and minimum lot area 930 m²)
Rural Plan	Southern portion of the site: Small Farm / Country Estates (min lot size 1.7 ha)
Agricultural Land Reserve:	Southern (2.95 ha / 7.3 ac) portion of the property

BACKGROUND/HISTORY:

- The subject 3.4 ha (8.4 ac) lot is 608 m (1,955 ft) in depth and 57 m (187 ft) in width with the northern 0.45 ha (1.1 ac) portion designated "Single Family One" in the Murrayville Community Plan and zoned Suburban Residential Zone SR-1.
- The Murrayville Community Plan "Single Family One" land use designation allows a minimum lot area of 930 m² / 10,010 ft ² and a maximum permitted density of 10 units per ha / 4 units per ac.
- The southern (2.95 ha / 7.3 ac) portion of the site is located in the ALR and designated "Small Farm / Country Estates" in the Rural Plan and Zoned Rural Zone RU-1.

DISCUSSION/ANALYSIS:

- Gursimer Design and Management has applied to amend the Murrayville Community Plan (CP) to increase the maximum permitted density on a site specific basis from 4 upa

to 5 upa and to reduce the minimum permitted lot area from 930 m² (10,010 ft²) to 788 m² (8,482 ft²) representing a 15% difference.

- The proposal also includes rezoning of the northern portion of the site to Residential R-1D Zone.
- The applicant, pursuant to Section 21(2) of the ALC Act, has submitted a subdivision application with road dedication for the portion of the site located in the ALR to the Agricultural Land Commission.

Adjacent Uses:

	Existing Use	Community Plan (CP) Designations	Existing Zoning
North:	44A Avenue and single family lots	Murrayville CP: Single Family One	Residential Zone R-1E
South:	Rural lot located in ALR	Rural CP: Small Farms / Country Estates	Rural Zone RU-1
East:	Single family lots, 44 Avenue and lot in ALR	Murrayville CP: Single Family One Rural CP: Small Farms / Country Estates	Residential Zone R-1E Rural Zone RU-1
West:	Single family lots, 44 Avenue, single family lots south of 44 Avenue, and land in ALR	Murrayville CP: Single Family One Rural CP: Rural Residential Small Farms / Country Estates	Residential Zone R-1E Comprehensive Development Zone CD-86 Rural Zone RU-1

Community Plan Amendment:

- The northern portion of the site is designated “Single Family One” in the Murrayville Community Plan.
- Bylaw No. 6097 proposes to amend the Murrayville Community Plan on a site specific basis to increase the maximum permitted density to 5 upa to accommodate the four (4) proposed single family lots.
- An amendment to the Murrayville Community Plan is also required to reduce the minimum lot size of 930 m² (10,010.8 ft²) required by the “Single Family One” designation. The proposed lot areas range from 788 m² (8,482 ft²) to 846 m² (9,106 ft²)
- The applicant indicates that:

  “The Murrayville Community Plan was developed and adopted in 1989, around 34 years back. In the last 20 years, the market demand and affordability have changed dramatically to what it was when the CP was conceived. The land value has appreciated well and economics of house building on larger lots have changed and the market demand have shifted towards smaller lots. The developer feels the required lot sizes of the lots (930m²) by the CP does not meet the current market demand…”

- Staff note that the adjacent lots in the area comply with the minimum lot area requirements of the “Single Family One” land use designation. Five lots to the east range in size from 940 m² (10,118 ft²) to 1,221 m² (13,143 ft ²). Lots to the west (between the

subject site and 218A Street) range in size from 930m ² (10,014 ft²) to 1,100 m² (11,840 ft ²).

- Staff do not object to the proposed CP amendment as it is consistent with the overall objectives of the Murrayville Community Plan and completes the road network in the area.

Zoning Amendment:

- Bylaw No. 6098 proposes to rezone the northern portion of the site to Residential Zone R-1D.

Subdivision in ALR:

- A subdivision application with road dedication has been submitted pursuant to Section 21(2) of the ALC Act to subdivide the portion of the site located in the ALR (2.95 ha / 7.3 ac) and allow for dedication and construction of 44 Avenue.
- The proposed lot in the ALR must meet the Rural Zone RU-1 minimum lot size requirements of 1.7 ha / 4.2 ac after road dedications, should ALC approval be granted.
- ALC approval is a condition of final reading for the proposed CP amendment and rezoning.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.

As a result of the proposed Community Plan amendment, the number of permitted lots on the site has increased from 3 to 4. As such, the proponent has volunteered to provide additional CACs for the additional unit.

Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	Rate per Unit	Total
Single family	4	$16,900	$67,600
Units exceeding the maximum permitted density (single family)	1	$25,000	$25,000
Total			**$92,600**

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
25	6	11	11	4	21

Policy Considerations:

The proposed Murrayville Community Plan amendment and rezoning will facilitate the development of four (4) single family lots. The proposal is consistent with the overall goals and objectives of the Murrayville Community Plan. Staff recommend that Council give first and second reading to Bylaws No. No.6097 and 6098 (subject to eight (8) development prerequisites) and authorize staff to schedule the required Public Hearing.

Staff also recommend that Council advise the ALC that the subdivision proposal complies with the Township's Zoning Bylaw and meets the minimum lot size requirements of the Rural Zone RU-1. Details of the proposed subdivision (including road dedication) will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.

As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

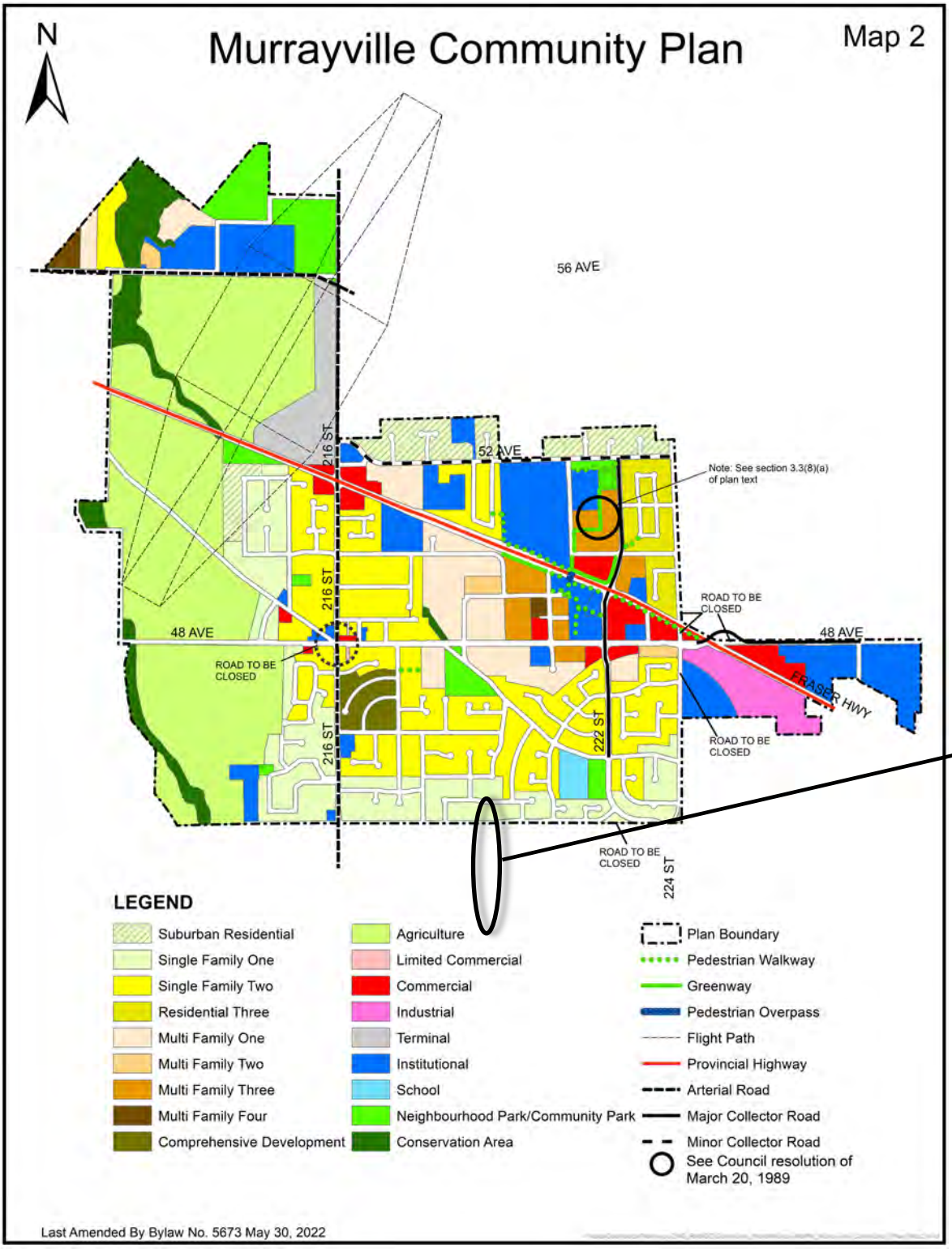
Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

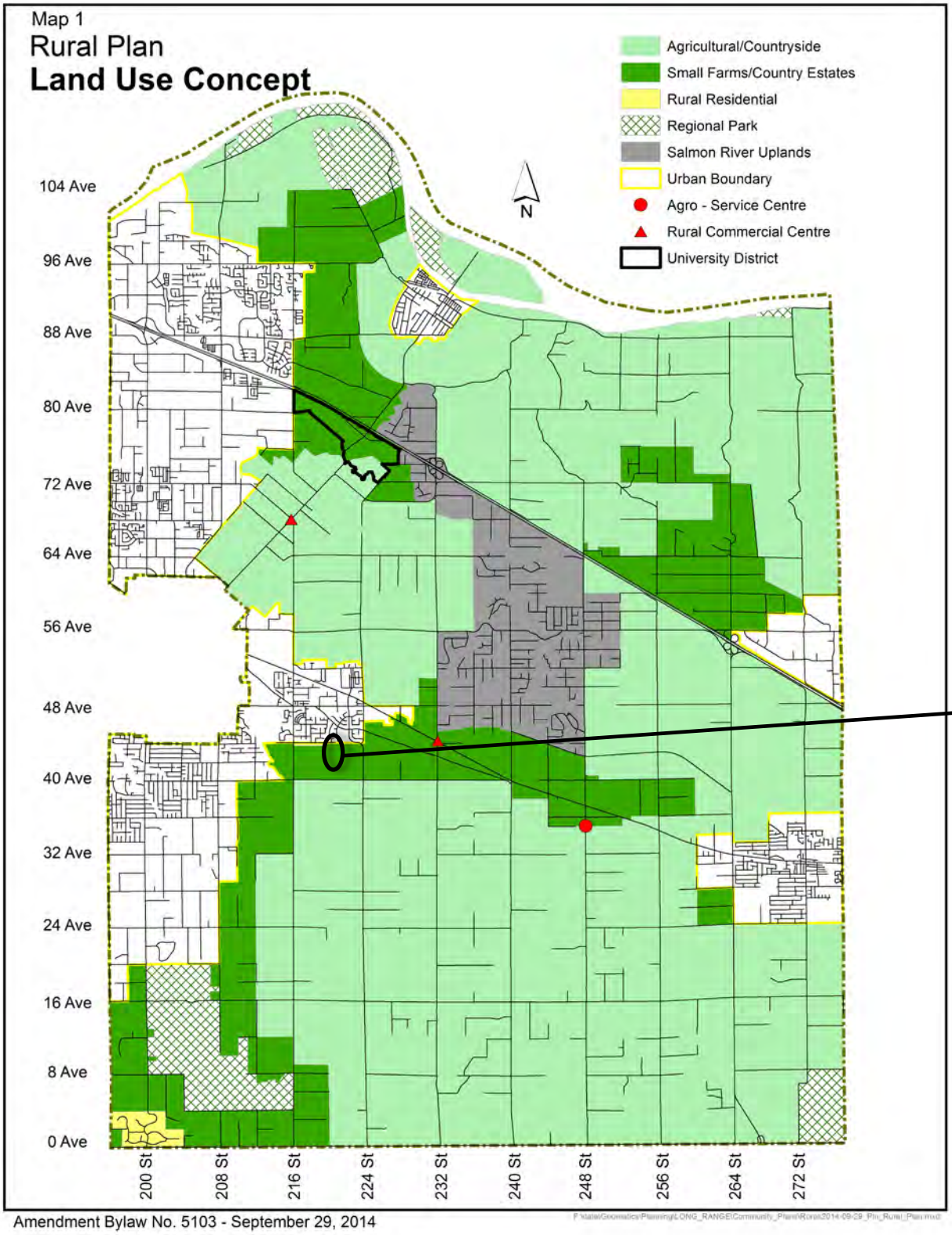
ATTACHMENT A Maps and Graphics

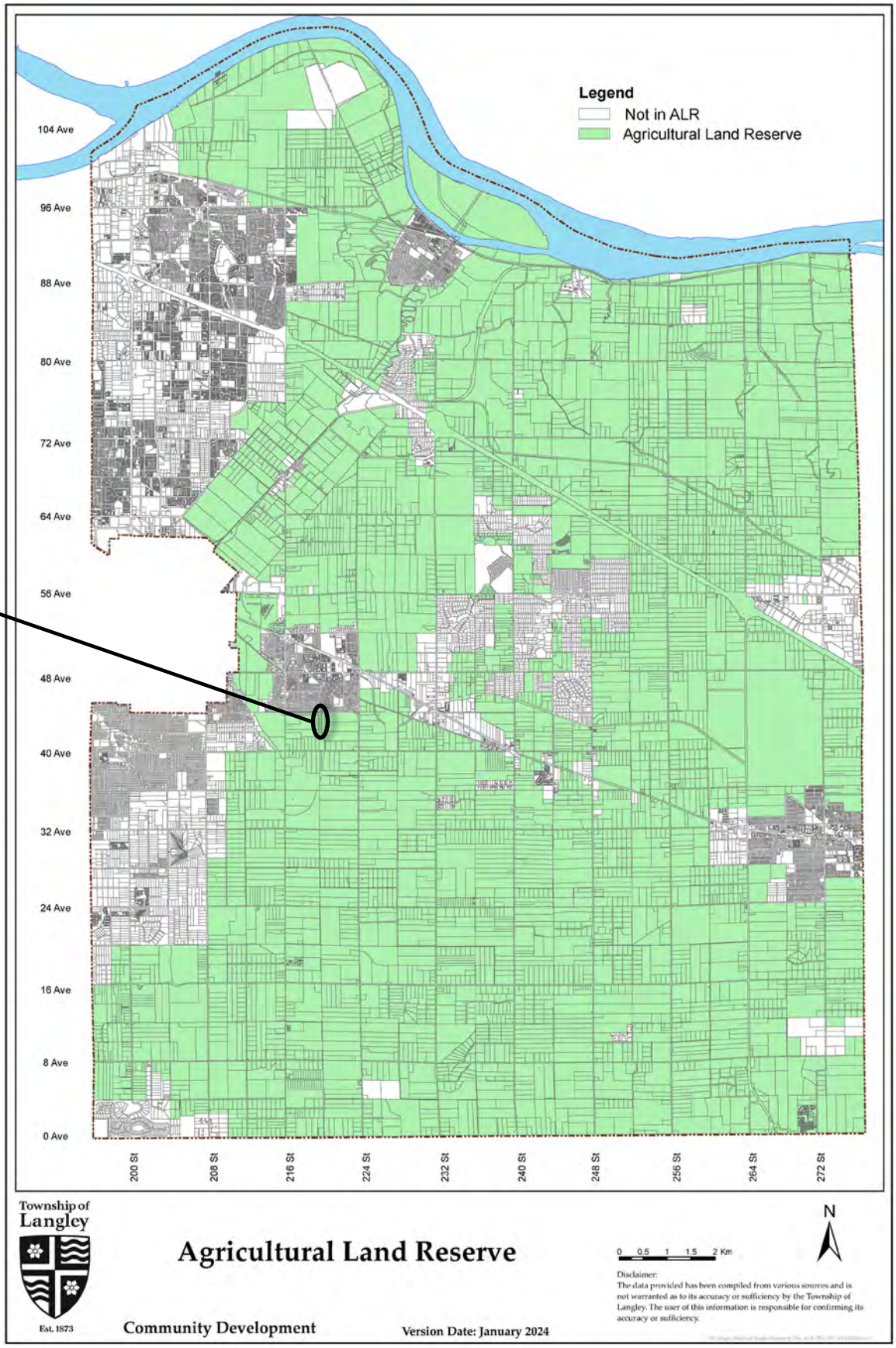
ATTACHMENT A

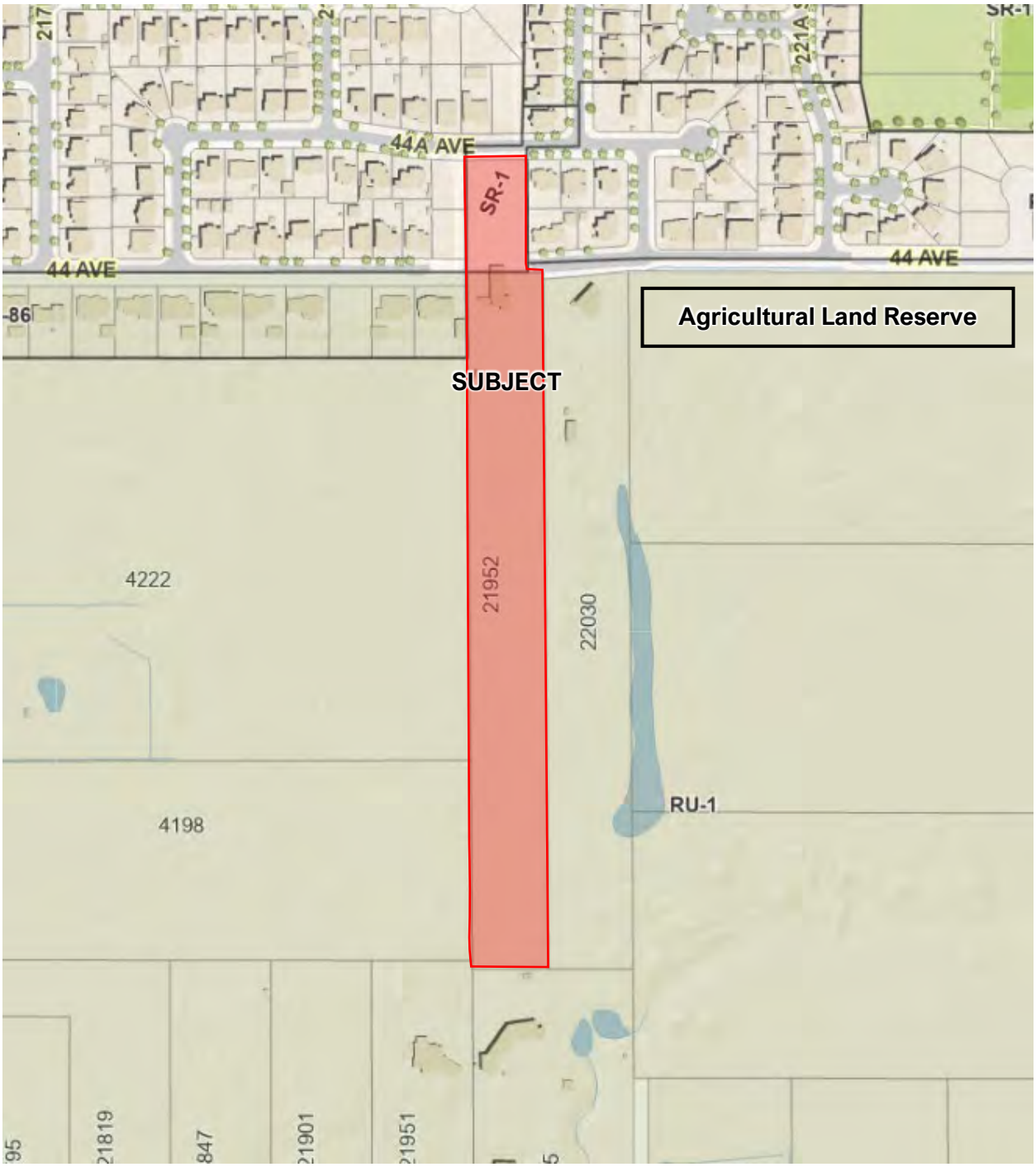


AERIAL CONTEXT MAP

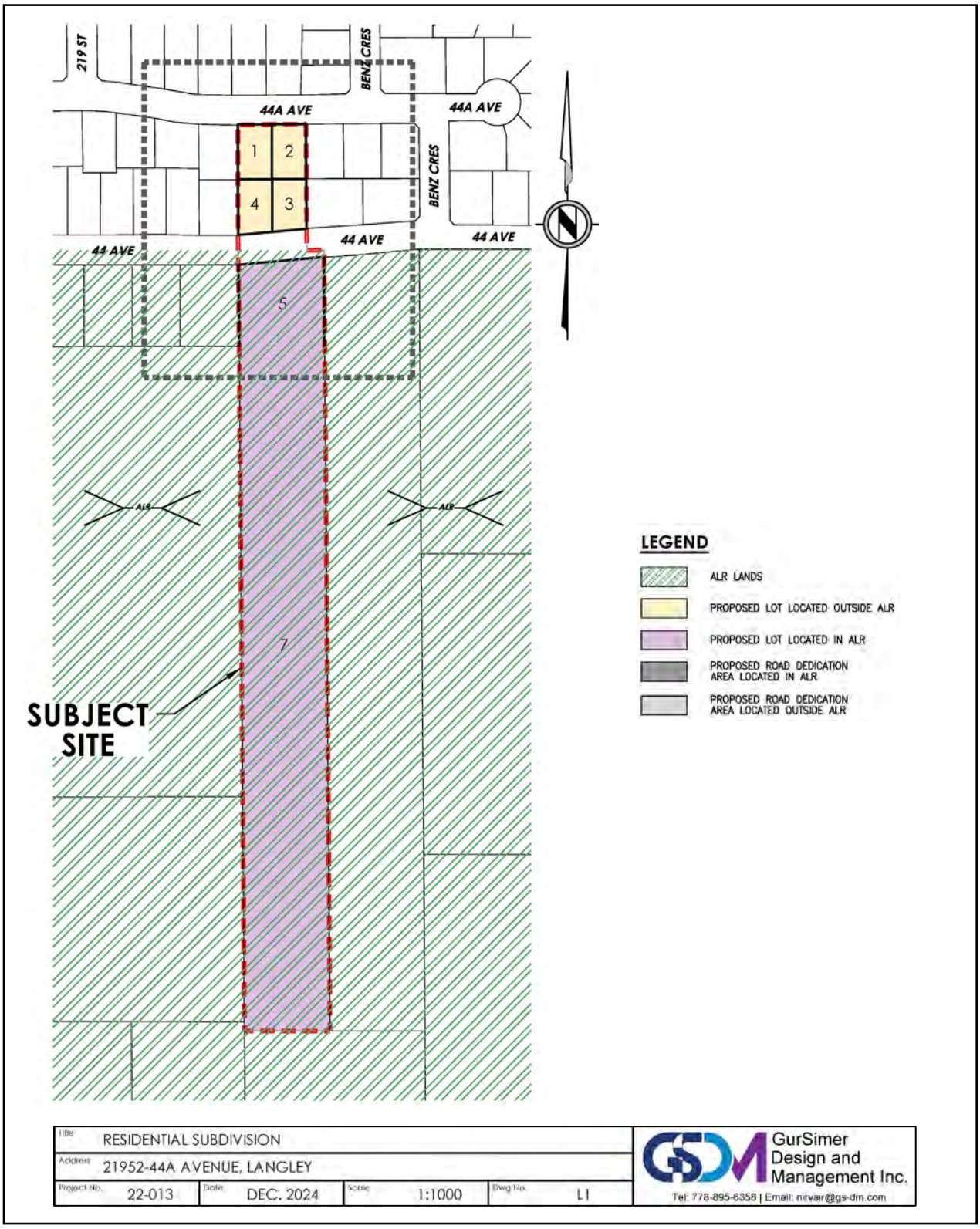

N
Murrayville Community Plan
Map 2
56 AVE
52 AVE
48 AVE
48 AVE
216 ST
216 ST
216 ST
222 ST
224 ST
Note: See section 3.3(8)(a) of plan text
ROAD TO BE CLOSED
ROAD TO BE CLOSED
ROAD TO BE CLOSED
ROAD TO BE CLOSED
FRASER HWY
SUBJECT
LEGEND
Suburban Residential
Single Family One
Single Family Two
Residential Three
Multi Family One
Multi Family Two
Multi Family Three
Multi Family Four
Comprehensive Development
Agriculture
Limited Commercial
Commercial
Industrial
Terminal
Institutional
School
Neighbourhood Park/Community Park
Conservation Area
Plan Boundary
Pedestrian Walkway
Greenway
Pedestrian Overpass
Flight Path
Provincial Highway
Arterial Road
Major Collector Road
Minor Collector Road
See Council resolution of March 20, 1989
Last Amended By Bylaw No. 5673 May 30, 2022


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014

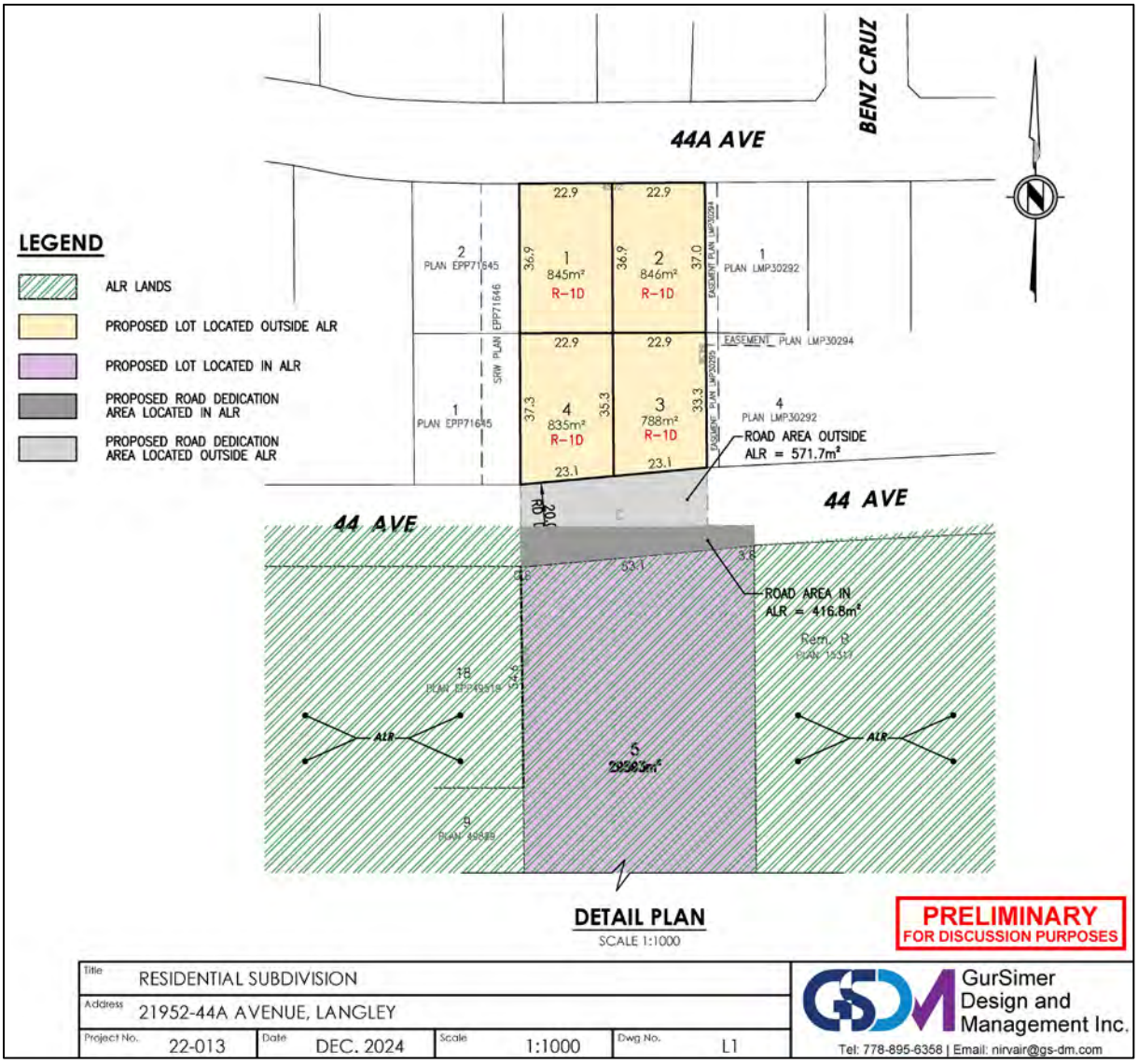

Legend
Not in ALR
Agricultural Land Reserve
SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: January 2024
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N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500



OVERALL SITE PLAN – SUBMITTED BY APPLICANT



DETAIL SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661

AMENDMENT (1413264 BC LTD.) BYLAW NO. 6097

EXPLANATORY NOTE

Bylaw No. 6097 proposes a text amendment to the Murrayville Community Plan for the northern portion 0.45 ha / 1.1 ac of the property located at 21952 - 44A Avenue to increase the maximum permitted density to 5 UPA and reduce the minimum lot size requirements to allow for the development of four residential lots in the "Single Family One" land use designation.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661

AMENDMENT (1413264 BC LTD.) BYLAW NO. 6097

A Bylaw to amend Murrayville Community Plan Bylaw No. No. 2661

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 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (1413264 BC Ltd.) Bylaw No. 6097".

2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 is further amended by adding Section 3.3 (3)(a) to Section 3.3(3) Residential Policies as follows:

    a) "Notwithstanding the density and lot size stated above, that portion of the lands described as Lot "C" Section 31 Township 10 New Westminster District Plan 15317 located north of 44 Avenue may be developed into four lots at a density of 10 units per hectare (5 units per acre) and a minimum lot size of 780 m².”

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
PUBLIC HEARING HELD the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1413264 BC LTD.) BYLAW NO. 6098

EXPLANATORY NOTE

Bylaw No. 6098 rezones the northern 0.45 ha / 1.1 ac portion of the site located at 21952 – 44A Avenue from Suburban Residential Zone SR-1 to Residential Zone R-1D to permit development of four residential lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1413264 BC LTD.) BYLAW NO. 6098

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 (1413264 BC Ltd.) Bylaw No. 6098”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

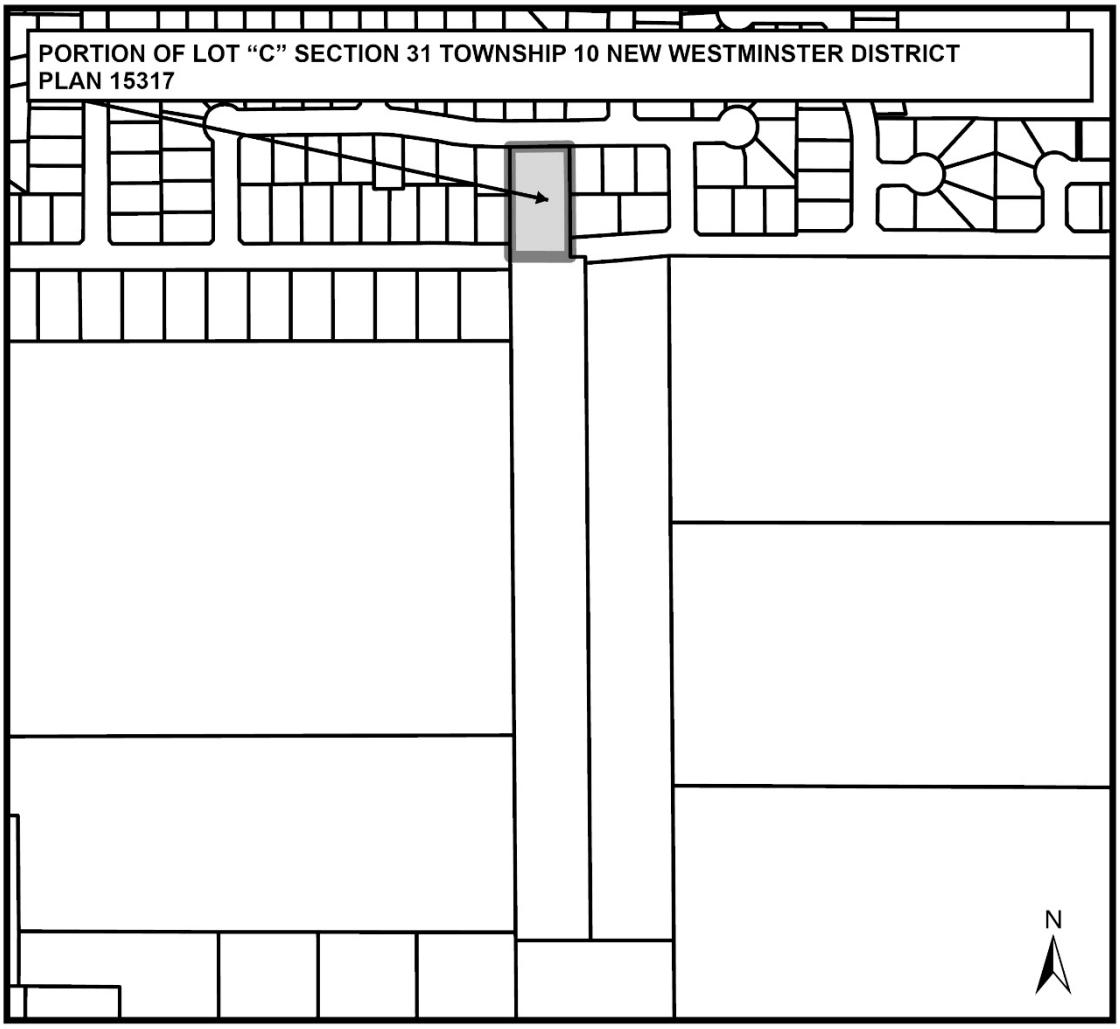
   Portion of Lot “C” Section 31 Township 10 New Westminster District Plan 15317

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1D.

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
PUBLIC HEARING HELD the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6098



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 27, 2025 - REGULAR MEETING	**REPORT:**	25-07
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0165
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100267 AND DEVELOPMENT PERMIT NO. 101270 (1342692 BC LTD. / COMMON GROUND / 6815 – 204 STREET)		

PROPOSAL:

Application to amend the Central Gordon Estate Neighbourhood Plan and rezone approximately 0.6 ha (1.5 ac) of land located at 6815 – 204 Street to Comprehensive Development Zone CD-212 to facilitate the development of 143 apartment units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6093 and 6094 subject to nine (9) development prerequisites being satisfied prior to final reading; authorize issuance (at time of final reading of Bylaw No. 6094) of Development Permit No. 101270; 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 Central Gordon Estate 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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1342692 BC Ltd.) Bylaw No. 6093 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1342692 BC Ltd.) Bylaw No. 6094 rezoning 0.6 ha (1.5 ac) of land located at 6815 – 204 Street to Comprehensive Development Zone CD-212, 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 including dedications in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate 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. Registration of a restrictive covenant acceptable to the Township identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
7. Finalization of landscape and architectural plans.
8. Compliance with the Community Amenity Contributions Policy and the requirements of the Willoughby Greenway Amenity 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 and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighourhood Plan) Bylaw 2012 No. 4924 Amendment (1342692 BC Ltd.) Bylaw No. 6093 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 at time of final reading of Rezoning Bylaw No. 6094 authorize issuance of Development Permit No. 101270 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. 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.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6093 and 6094 in conjunction with the hearing for the proposed Development Permit No. 101270.

EXECUTIVE SUMMARY:

1342692 BC Ltd. has applied to rezone approximately 0.6 ha (1.5 ac) of land located at 6815 – 204 Street to Comprehensive Development Zone CD-212 to facilitate the development of 143 apartment units in two 4-storey buildings. Additionally, to facilitate the development, the applicant is requesting to amend the Central Gordon Estate Neighbourhood Plan (NP) to redesignate the site from Townhouse A (15 UPA) to Medium Density Apartment (1.5 - 2.5 FSR).

A development permit (Attachment B) is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

As the proposal is consistent with and supports the overall objectives of the Willoughby Community Plan and Central Gordon Estate NP, staff recommend that Council consider the neighbourhood plan amendment and rezoning request, subject to the completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Central Gordon Estate NP Amendment Bylaw No. 6093, Rezoning Bylaw No. 6094 and Development Permit No. 101270.

REFERENCE:

Owner:	1342692 BC Ltd. 5330 – 160 Street Surrey, BC V3S 2J7
Agent:	Common Ground Consulting 204, 15292 Croydon Drive Surrey, BC V3Z 0Z5
Legal Description:	Lot 2 Section 14 Township 8 New Westminster District Plan 69173
Location:	6815 – 204 Street
Area:	0.6 ha (1.5 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-212
Willoughby Community Plan:	Multi-Family
Central Gordon Estate Neighbourhood Plan:	Townhouse A (15 UPA) / Enhanced sidewalk

BACKGROUND/HISTORY:

- The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Townhouse A (15 UPA) / Enhanced sidewalk in the Central Gordon Estate Neighbourhood Plan.
- The Townhouse A designation allows a bonus of up to 40 UPA if underground or structured parking is provided for all units.

DISCUSSION/ANALYSIS:

- The applicant proposes two 4-storey buildings comprised of 143 units at a density of 1.62 FSR.
- To facilitate the development, the applicant has applied to redesignate the site from Townhouse A to Medium Density Apartment (1.5 – 2.5 FSR).
- Staff do not object to the proposal as the current land use designation provides for up to 40 UPA if underground or shared parking is provided. A plan amendment is required to accommodate the proposed change in form from townhouse to apartment.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North & West:	A property under active application (ToL Project No. 08-14-0224) for 100 unit townhouse development	Townhouse (15 UPA)	Suburban Residential SR-2

South:	68 Avenue, beyond which is a townhouse development	Townhouse (20 UPA)	Comprehensive Development Zone CD-37
East:	A property part of a two-lot assembly currently under active application for 41 townhouse units (TOL Project No. 08-14-0220)	Townhouse (20 UPA)	Suburban Residential SR-2

Community / Neighbourhood Plan Amendment:

- The site is designated as Townhouse A (15 UPA) in Central Gordon Estate NP.
- The applicant has applied to redesignate the site to Medium Density Apartment (1.5 – 2.5 FSR) to facilitate the development.

Zoning Amendment:

- Bylaw No. 6094 proposes to rezone the site to a new Comprehensive Development Zone CD-212 which permits a 1.6 FSR to facilitate the two proposed 4-storey buildings comprised of 143 apartment units.
- The CD-212 zone limits buildings to a 4-storey maximum height.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-212 zoning in terms of siting, site coverage, height, use and density.

Development Permit:

- The subject site is located in Development Permit Area 'B' – Residential (for form and character) in the Willoughby Community Plan. Proposed Development Permit No. 101270 is attached to this report and includes renderings, site plans, building elevations and landscape plans.
- To respond to the grade, adjacent developments and to consider views, the proposed apartment buildings are designed to step down the slope and present a 3-storey form to 204 Street and to the northern property line. Along 68 Avenue, the fourth floor is recessed to present a 3-storey form to 68 Avenue.
- Vehicular access to the site is proposed from 68 Avenue.
- Finalization of the architectural and landscape plans to form the final development permit prior to final reading has been included as a rezoning development prerequisite.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.

Section 5.2.g of the Community Amenity Policy outlines where an application includes an increase in the residential density beyond that established in the plan, an additional $25 per square foot per Apartment (6-storeys or less) is applicable. The proposed plan amendment results in an additional 61,826 ft^2 of achievable floor space. Based on current rates, the CAC calculation for this proposal is as follows:

	Count	Rate	Total
Low Rise Apartments (6-storeys or less)	143	$11,000 / unit	$1,573,000
FSR exceeding Central Gordon Estate NP max	61,826 ft^2	$25 / ft^2	$1,070,975
Total			**$2,643,975**

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
7	0	46	46	11	57

- The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite.

Policy Considerations:

The proposed Central Gordon Estate Neighbourhood Plan amendment, rezoning and development permit application facilitates:

- development of two 4-storey buildings comprised of 143 apartment units
- an amendment to the plan to redesignate the site to Medium Density Apartment (1.5 – 2.5 FSR)

The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6093 and 6094 (subject to nine (9) development prerequisites) and authorize staff to schedule the required Public Hearing for Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6093 and Rezoning Bylaw No. 6094.

Respectfully submitted,

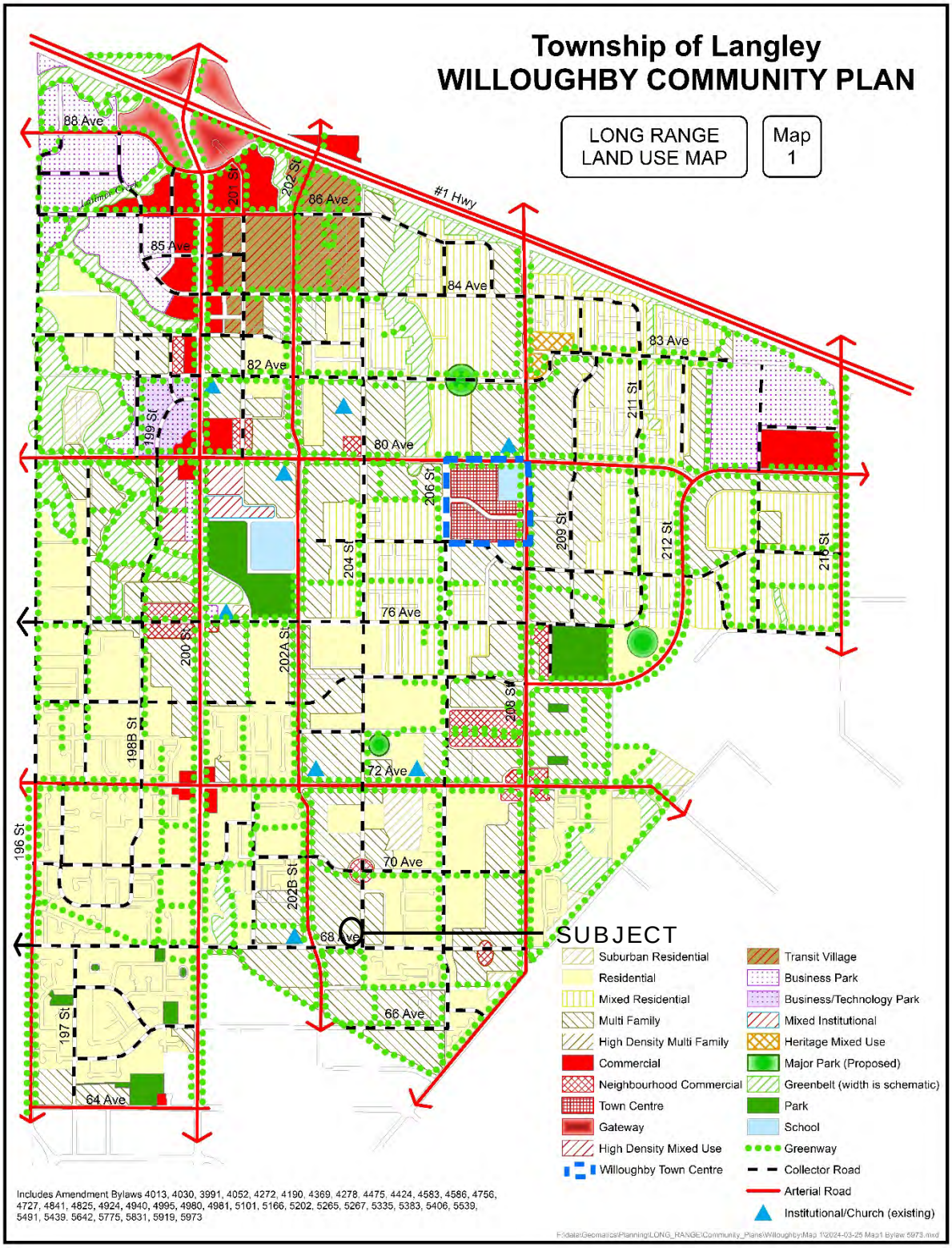
Ruby Sandher
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

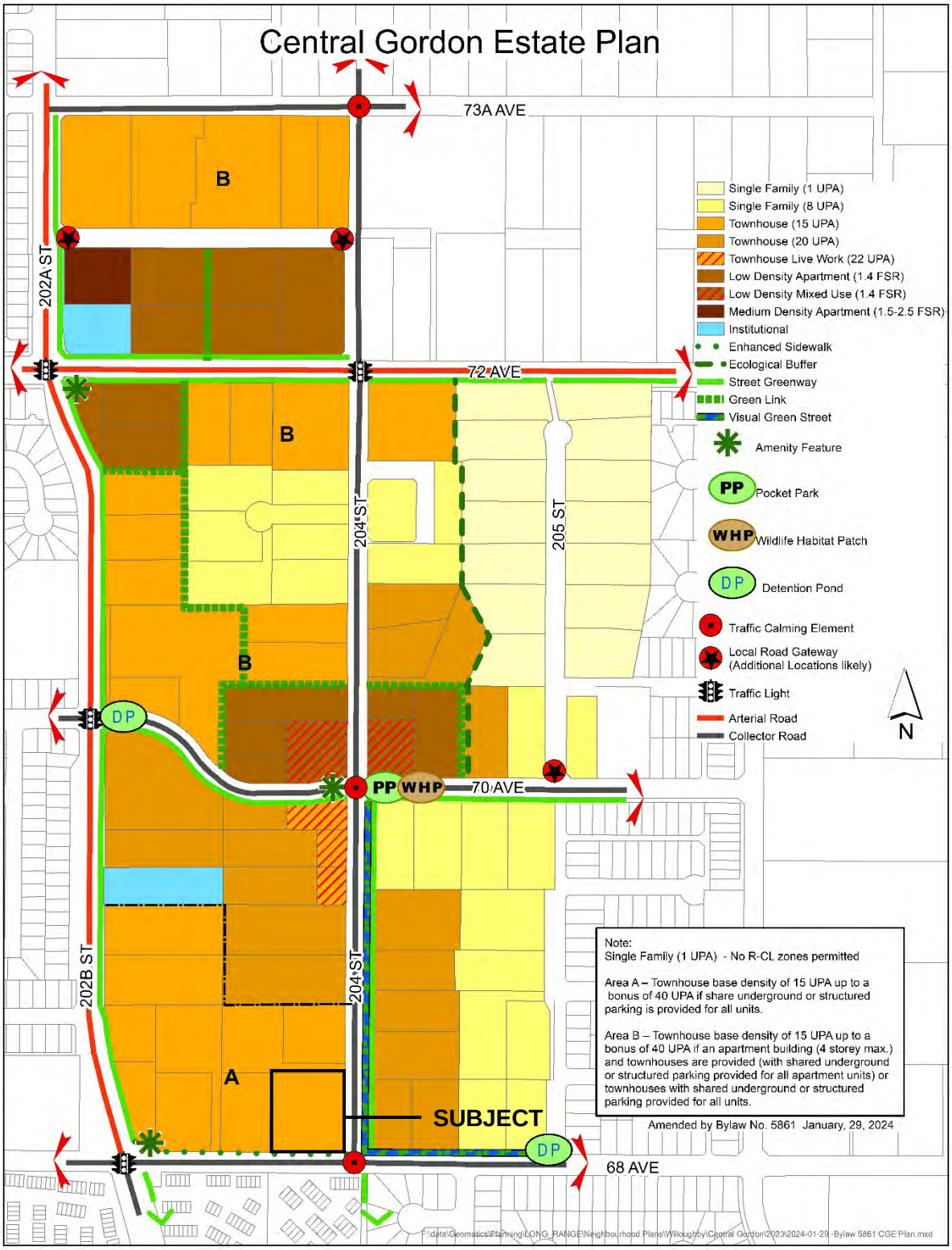
ATTACHMENT A Maps and Graphics
ATTACHMENT B Development Permit No.101270

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
196 St
197 St
198 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
SUBJECT
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Village
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, 5775, 5831, 5919, 5973


Central Gordon Estate Plan
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
B
A
DP
PP
WHP
SUBJECT
Single Family (1 UPA)
Single Family (8 UPA)
Townhouse (15 UPA)
Townhouse (20 UPA)
Townhouse Live Work (22 UPA)
Low Density Apartment (1.4 FSR)
Low Density Mixed Use (1.4 FSR)
Medium Density Apartment (1.5-2.5 FSR)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
Pocket Park
Wildlife Habitat Patch
Detention Pond
Traffic Calming Element
Local Road Gateway
(Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
N
Note:
Single Family (1 UPA) - No R-CL zones permitted
Area A – Townhouse base density of 15 UPA up to a bonus of 40 UPA if share underground or structured parking is provided for all units.
Area B – Townhouse base density of 15 UPA up to a bonus of 40 UPA if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.
Amended by Bylaw No. 5861 January, 29, 2024
F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Central Gordon\2023\2024-01-29 -Bylaw 5861 CGE Plan.mxd



ZONING BYLAW NO. 2500



1 PERSPECTIVE VIEW ALONG 204 STREET



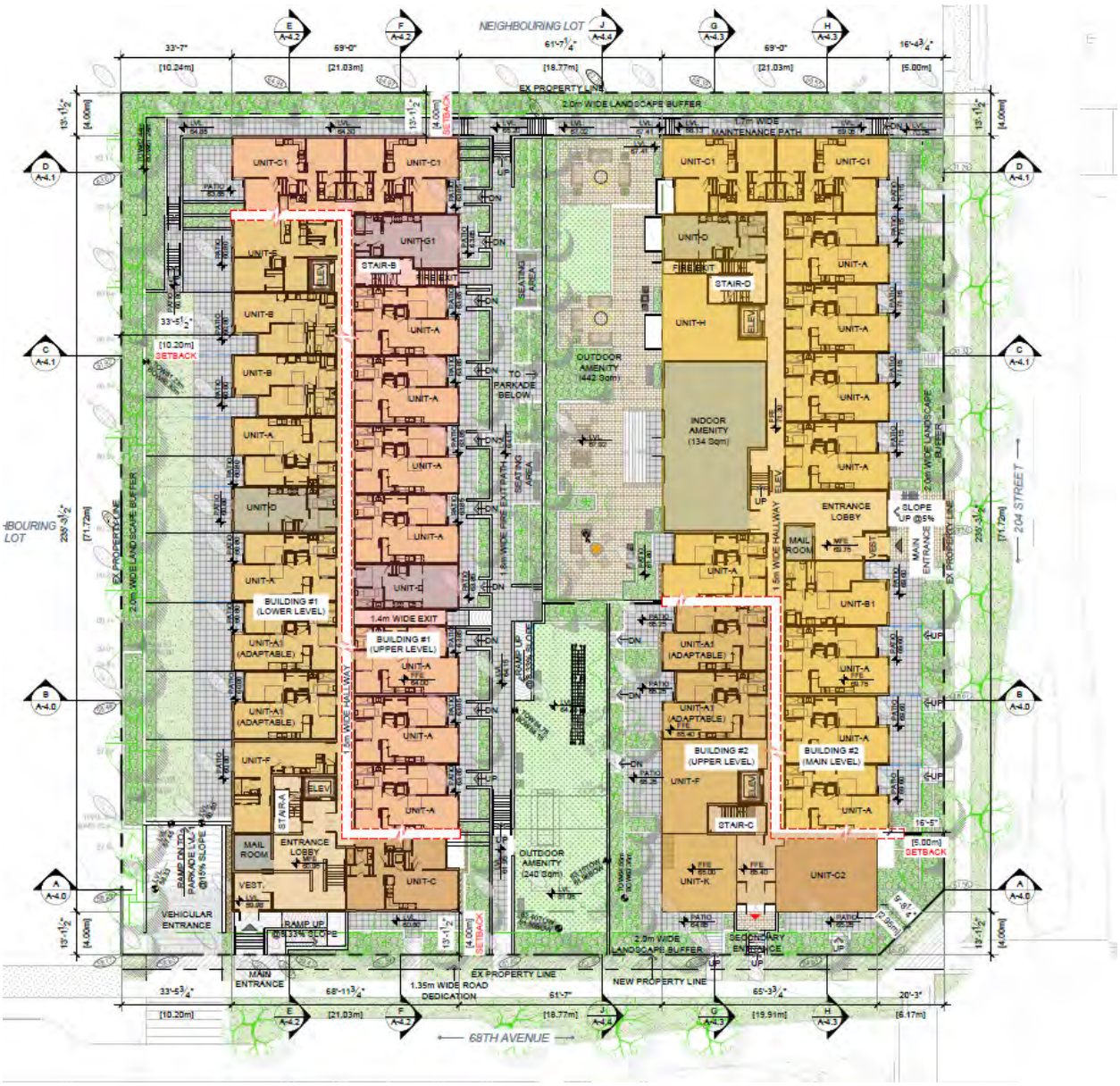
1 PERSPECTIVE VIEW ALONG 68 AVENUE

RENDERINGS – SUBMITTED BY APPLICANT



1 PERSPECTIVE VIEW
ALONG 68 AVENUE & 204 STREET

RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Development Permit No. 101270

This Permit is issued this _____day of _____, 2025 to:

1. Name: 1342692 BC Ltd.

   Address: 5330 – 160 Street
   Surrey, BC V3S 2J7

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 2 Section 14 Township 8 New Westminster District Plan 69173

   CIVIC ADDRESS: 6815 – 204 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. 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. 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.

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 _____, 2025.

DRAWING LIST

COVER SHEET	A-0.1
LOCATION MAP & TEAM	A-0.2
PROGRAM SUMMARY	A-0.3
BASE PLAN	A-0.4
REGIONAL CONTEXT PLAN	A-0.5
CONTEXT PLAN	A-0.6
SITE PLAN	A-1.0
FLOOR PLANS	A-2.0 TO A-2.6
PERSPECTIVES	A-3.0 TO A-3.5
ELEVATIONS	A-3.8 TO A-3.11
SECTIONS	A-4.0 TO A-4.4

LOCATION



PROJECT TEAM

ARCHITECT - PARAMORPH ARCHITECTURE INC.
308 - 9639 137A Street
Surrey, BC V3T 0M1
(604) 508-0161
info@paramorph.com

CIVIL - COASTLAND ENGINEERING & SURVEYING LTD.
19292 60 Avenue
Surrey, BC V3S 3M2
(604)532-9700
hell@coastland.bc.ca

LANDSCAPE - PMG LANDSCAPE ARCHITECTS
C100 4185 Creek Drive
Burnaby, BC V5C 6G9
(604)294-0011
rebecca@pmglandscape.com

SURVEYOR - CAMERON LAND SURVEYING LTD.
#234 18525 53 Avenue
Surrey, BC V3S 7A4
(604) 597-3777
admin@cameronlandsurveying.com

ARBORIST - COASTLAND ENGINEERING & SURVEYING LTD.
19292 60 Avenue
Surrey, BC V3S 3M2
(604)532-9700
hell@coastland.bc.ca

GEOTECH - BRAUN GEOTECHNICAL LTD.
102 - 19040 95A Avenue
Surrey, BC V4N 4P3
(604)513-4190
taranveer@braungeo.com

PMA ParaMorph Architecture Inc

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2024-04-22	Schematic Sketch

Issues / Revisions

Seal

Project Title
APARTMENT DEVELOPMENT

Project Address
6815 204 STREET
TOL,
BRITISH COLUMBIA

Drawn By:	Date: 2024-04-22
Checked By:	Project ID: LA27_2404

Sheet Title
LOCATION MAP & TEAM

Scale

Sheet No.
A-0.2

SCHEDULE A F.2

Program Summary

LOT INFO

ADDRESS	6815 204 STREET, TOWNSHIP OF LANGLEY
LEGAL DESCRIPTION	LOT 2, SECTION 14, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP69173 PART NW1/4.

SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
GROSS AREA	66,379	6,167	1.52	0.62
ROAD DEDICATION	1,299	121	0.03	0.01
NET DEVELOPABLE AREA (AFTER DEDICATION)	65,080	6,046	1.49	0.60

ZONING

ZONING	CURRENT	PROPOSED
	SR-2	CD

FSR	PERMITTED	PROPOSED
FSR BASED ON NET AREA		1.61
TOTAL FLOOR AREA(Sqft)		104,665

SETBACKS	PERMITTED	PROPOSED
NORTH(ALONG NEIGHBOURING LOT)		4.00m
SOUTH(ALONG 68TH AVENUE)		4.00m
EAST(ALONG 204 STREET)		5.00m
WEST(ALONG NEIGHBOURING LOT)		10.20m

	PERMITTED	PROPOSED
BUILDING HEIGHT		4 STOREY
TOTAL UNITS		143
TOTAL ADAPTABLE UNITS		16 (11% OF TOTAL UNITS)

OFF STREET PARKING

PARKING REQUIREMENTS BREAKDOWN	NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS	PROVIDED (@Lower Lvl, Upper Lvl & Parkade Lvl-1)
Studio	11	1.0/UNIT	11	13
1BR, 1BR+DEN, 2BR, 2BR+DEN	132	1.5/UNIT	198	194
TOTAL			209	209
ACCESSIBLE PARKING		1 FOR EVERY ADAPTABLE UNIT	16	16
VISITOR'S		10% OF REQUIRED PARKING	20.9 SAY 21	21
SMALL CAR		20% OF VISITOR'S PARKING	4.2 SAY 4	4
BICYCLE PARKING(RESIDENTIAL)	143	1 / Unit + 6 Visitor	149	211

AMENITY CALCULATIONS

AMENITIES	Sq.m.	Sq.ft.	REMARKS
AMENITY			
REQUIRED	858	9,232	1. Minimum 6 Sq.m. per dwelling unit for first 186 dwelling units.
PROPOSED INDOOR AMENITY(@ UPPER LVL)	142	1,531	
PROPOSED OUTDOOR AMENITY (@UPPER LVL & MAIN LVL)	682	7,341	
TOTAL PROVIDED	824	8,872	

PROPOSED FLOOR AREA SUMMARY

SITE COVERAGE (ON NET AREA)	(Sqft)	(Sqm)	(%age)	REMARKS
PROPOSED	31365	2,914	48.19%	

FSR CALCULATION (ON NET AREA) - BUILDING #1						UNIT COUNT			
RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	RESIDENTIAL CIRCULATION (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY	STUDIO	1BR, 1 BR + DEN	2 BR, 2BR+DEN	TOTAL UNITS
LOWER FLOOR LVL	6,170	2,871	0	9,041	68%	1	8	1	10
UPPER FLOOR LVL	13,865	1,767	0	15,632	89%	3	17	2	22
SECOND FLOOR LVL	14,035	1,551	0	15,586	90%	1	17	4	22
THIRD FLOOR LVL	13,546	1,548	0	15,094	90%	1	19	2	22
TOTAL FLOOR AREA (EXCLUDING INDOOR & OUTDOOR AMENITY)				55,315		6	61	9	76

FSR CALCULATION (ON NET AREA) - BUILDING #2						UNIT COUNT			
RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	RESIDENTIAL CIRCULATION (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY	STUDIO	1BR, 1 BR + DEN	2 BR, 2BR+DEN	TOTAL UNITS
UPPER FLOOR LVL (INDOOR AMENITY)	3,185	1,062	0	4,247	75%	0	4	1	5
SECOND FLOOR LVL	11,715	2,401	1,531	15,658	75%	1	15	2	18
THIRD FLOOR LVL	14,025	1,463	0	15,488	91%	2	16	4	22
FOURTH FLOOR LVL	13,527	1,463	0	14,990	90%	2	18	2	22
				50,383		5	53	9	67
TOTAL FLOOR AREA (EXCLUDING INDOOR & OUTDOOR AMENITY)				48,850		7.89%	79.72%	12.59%	100.00%

UNIT COUNT				
TYPE	NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA(Sqft)
UNIT-A	1BR+DEN	638.00	55	35,090
UNIT-A1(ADAPTABLE)	1BR+DEN	638.00	16	10,208
UNIT-B	1BR	563.00	17	9,571
UNIT-C	2BR	768.00	17	13,056
UNIT-C1	1BR+DEN	768.00	2	1,536
UNIT-C2	Jr.2BR	720.00	3	2,160
UNIT-D	STUDIO	448.00	8	3,584
UNIT-E	1BR+DEN	672.00	4	2,688
UNIT-F	1BR	567.00	4	2,268
UNIT-G	1BR	550.00	2	1,100
UNIT-G1	STUDIO	477.00	1	477
UNIT-H	STUDIO	470.00	2	940
UNIT-I	1BR+DEN	719.00	2	1,438
UNIT-K	1BR+DEN	642.00	4	2,568
UNIT-K1	1BR+DEN	599.00	1	599
UNIT-L	1BR	533.00	1	533
UNIT-M	1BR	524.00	3	1,572
UNIT-N	1BR	467.00	1	467
TOTAL			143	54,765

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2024-05-08	Preliminary Application
2024-04-22	Schematic Sketch

Issues / Revisions

Seal

Project Title
APARTMENT DEVELOPMENT

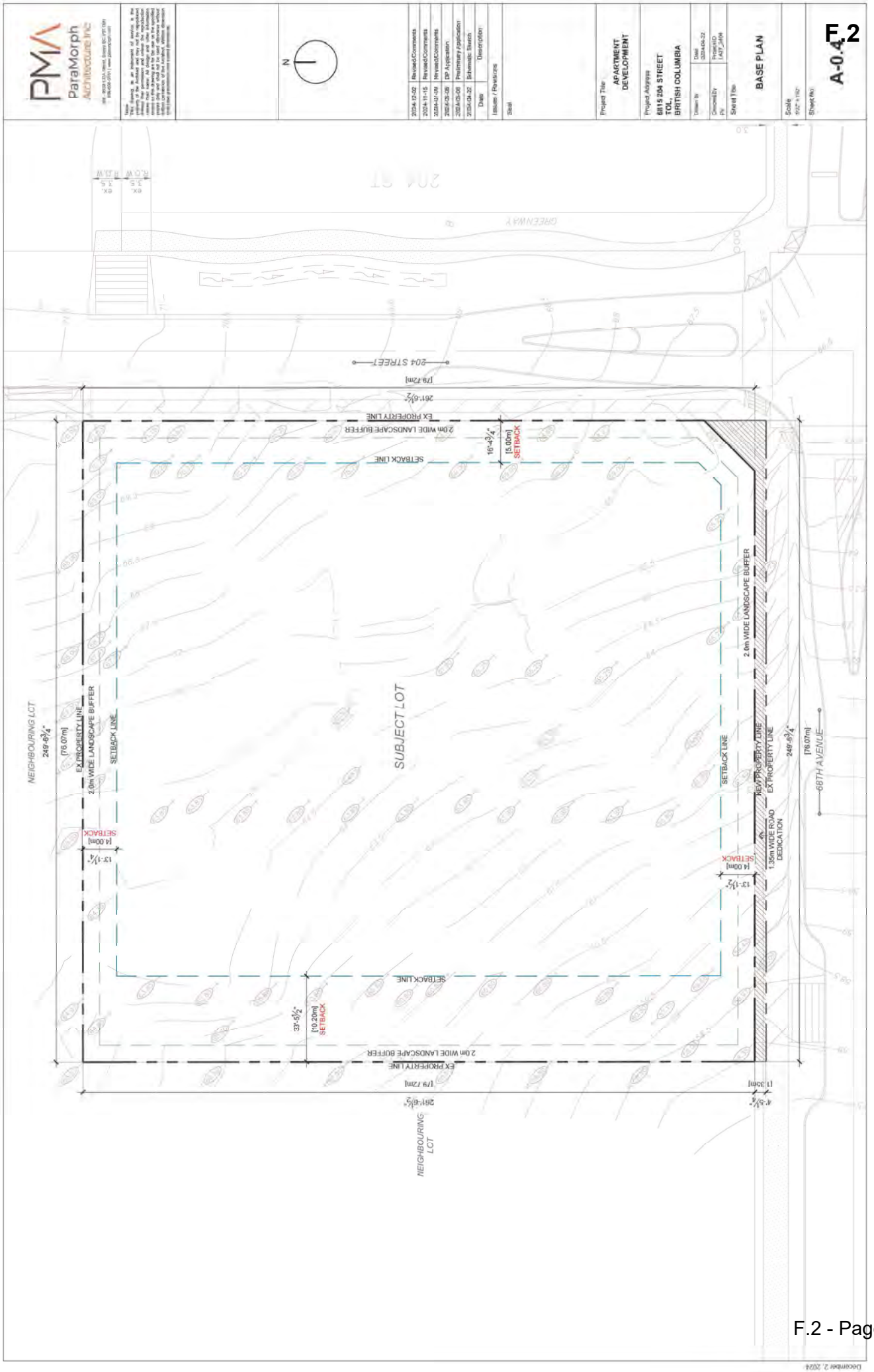
Project Address
6815 204 STREET
TOL,
BRITISH COLUMBIA

Drawn By:	Date: 2024-04-22
Checked By: PV	Project ID: LA27_2404

Sheet Title
PROGRAM SUMMARY

Scale

Sheet No.
A-0.3


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Revised Comments
2024-12-02
Revised Comments
2024-11-15
Revised Comments
2024-07-09
DP Application
2024-05-09
Preliminary Application
2024-03-05
Schematic Sketch
2024-01-22
Date
Description
Issues / Revisions
Seal
Project Title
APARTMENT DEVELOPMENT
Project Address
6815 204 STREET
TOL,
BRITISH COLUMBIA
Drawn by
Date
2023-09-22
Checked by
Project ID
A37_2404
Sheet Title
BASE PLAN
Scale
1/32" = 1'-0"
Sheet No.
A-0.4
N
SUBJECT LOT
NEIGHBOURING LOT
NEIGHBOURING LOT
204 STREET
68TH AVENUE
GREENWAY
2.0m WIDE LANDSCAPE BUFFER
EX PROPERTY LINE
NEW PROPERTY LINE
1.35m WIDE ROAD DEDICATION
SETBACK LINE
SETBACK
[5.00m]
[4.00m]
[10.20m]
[76.07m]
[79.72m]
249'-8¾"
261'-6½"
16'-4¾"
33'-5½"
13'-1½"
4'-3½"



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6815 204 STREET
TOL,
BRITISH COLUMBIA

Drawn By:	Date: 2024-04-22
Checked By: PV	Project ID: LA27_2404

Sheet Title
REGIONAL CONTEXT PLAN

Scale
1/32" = 1'-0"

Sheet No.
A-0.5

F.2

December 2, 2024



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Issues / Revisions

Seal

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APARTMENT
DEVELOPMENT

Project Address
6815 204 STREET
TOL,
BRITISH COLUMBIA

Drawn By:	Date: 2024-04-22
Checked By: PV	Project ID: LA27_2404

Sheet Title
CONTEXT PLAN

Scale
1/32" = 1'-0"

Sheet No.
A-0.6

December 2, 2024



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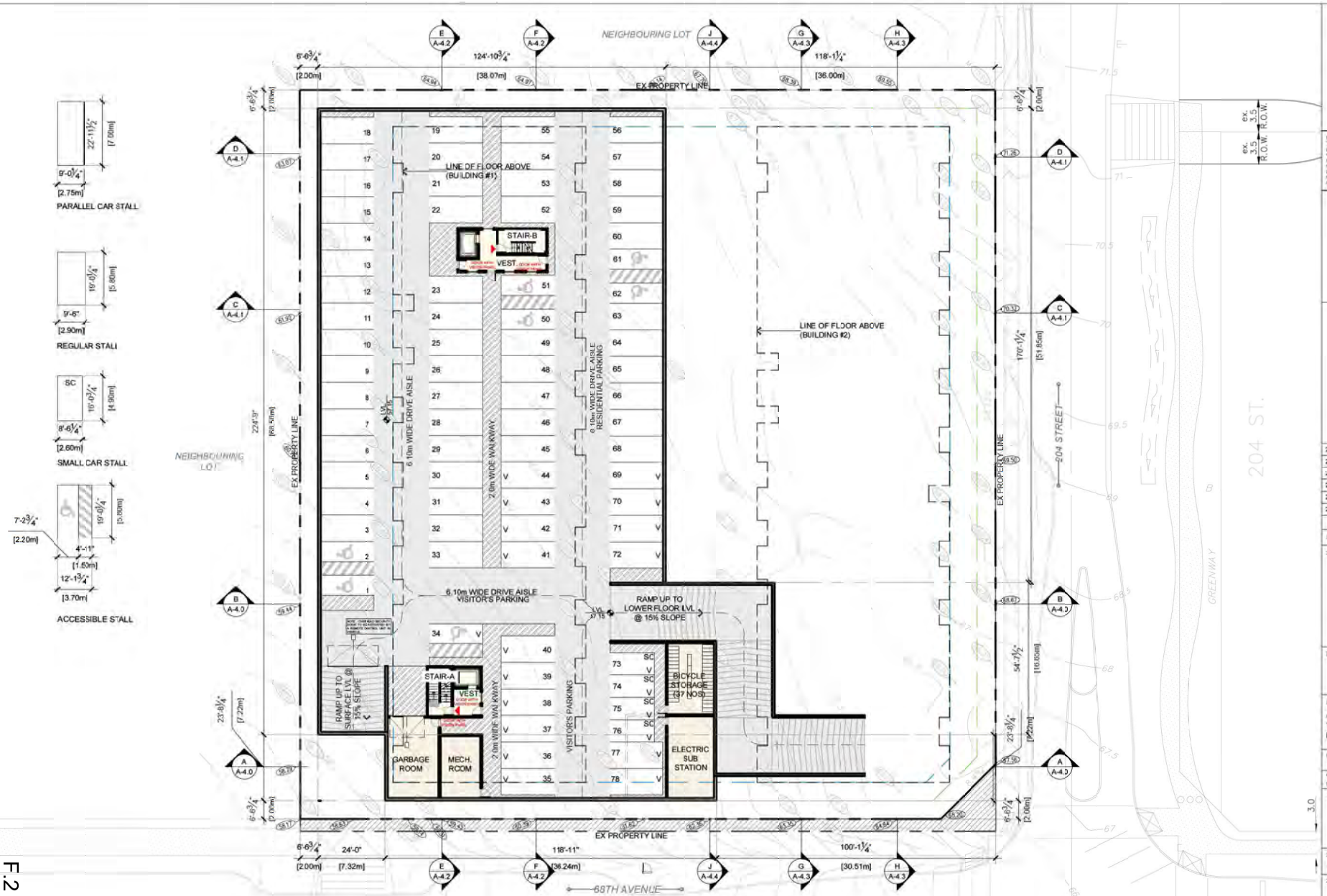
Sheet Title
SITE PLAN

Scale
1/32" = 1'-0"

Sheet No.
A-1.0

December 2, 2024

F.2



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BRITISH COLUMBIA

Drawn By:	Date: 2024-04-22
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Sheet Title
PARKADE LVL. 1 FLOOR PLAN

Scale
1/32" = 1'-0"

Sheet No.
A-2.0

December 2, 2024

F.2



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Issues / Revisions

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BRITISH COLUMBIA

Drawn By:	Date: 2024-04-22
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Sheet Title
LOWER FLOOR LVL.

Scale
1/32" = 1'-0"

Sheet No.
A-2.1

December 2, 2024



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Drawn By:	Date: 2024-04-22
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Sheet Title
UPPER FLOOR LVL.

Scale
1/32" = 1'-0"

Sheet No.
A-2.2

December 2, 2024


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N
2024-11-02 Revised Comments
2024-11-15 Revised Comments
2024-10-09 Revised Comments
2024-06-05 DP Application
2024-03-08 Preliminary Application
2024-04-22 Schematic Sketch
Date Description
Issues / Revisions
Seal
Project Title
APARTMENT DEVELOPMENT
Project Address
6815 204 STREET TOL, BRITISH COLUMBIA
Drawn By: Date 2024-04-22
Checked By: PV Project ID LA27_2404
Sheet Title
MEZZANINE FLOOR LVL.
Scale 1/32" = 1'-0"
Sheet No.
A-2.3
204 STREET
EX PROPERTY LINE
68TH AVENUE
RAMP ON TO UPPER FLOOR LVL. @15% SLOPE
6 10m WIDE DRIVE AISLE
STAIR-D
VEST
STORAGE LOCKER'S
209 208 207 206 205 204 203 202 201
200 199 198 197 196 195
164'-2" [50.04m]
78'-6" [23.93m]
164'-0 3/4" [50.01m]
78'-6" [23.93m]
7'-0 1/4" [2.14m]
6'-10 3/4" [2.10m]
6'-6 3/4" [2.00m]
123'-11" [37.77m]
131'-1" [39.95m]
264'-11 3/4" [80.79m]



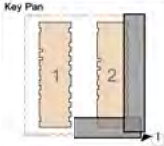
1 PERSPECTIVE VIEW
ALONG 68 AVENUE & 204 STREET

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[redacted]

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Key Plan



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DEVELOPMENT

Project Address
6815 204 STREET
TOL,
BRITISH COLUMBIA

Drawn By:	Date: 2024-04-22
Checked By: PV	Project ID: LA27_2404

Sheet Title
PERSPECTIVES

Scale
N.T.S

Sheet No.
A-3.0



1 PERSPECTIVE VIEW
ALONG 68 AVENUE

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Architecture Inc

204 – 9630 137A Street, Surrey BC V3T 0M1
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BRITISH COLUMBIA

Drawn By:	Date: 2024-04-22
Checked By: PV	Project ID: LA27_2404

Sheet Title
PERSPECTIVES

Scale
N.T.S

Sheet No.
A-3.1



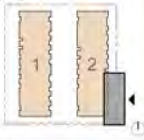
1 PERSPECTIVE VIEW
ALONG 204 STREET

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2024-05-08	Preliminary Application
2024-04-22	Schematic Sketch

Issues / Revisions

Seal

Project Title
APARTMENT
DEVELOPMENT

Project Address
6815 204 STREET
TOL,
BRITISH COLUMBIA

Drawn By	Date
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Checked By	Project ID
PV	LA27_2404

Sheet Title
PERSPECTIVES

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Sheet No.
A-3.2

December 2, 2024



1 PERSPECTIVE VIEW
ALONG 204 STREET

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Sheet Title
PERSPECTIVES

Scale
N.T.S

Sheet No.
A-3.3



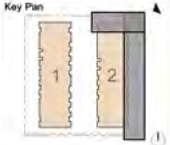
1 PERSPECTIVE VIEW
ALONG 204 STREET

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Sheet Title
PERSPECTIVES

Scale
N.T.S

Sheet No.
A-3.4



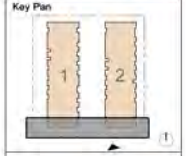
1 PERSPECTIVE VIEW
ALONG 68 AVENUE

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Issues / Revisions

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BRITISH COLUMBIA

Drawn By:	Date: 2024-04-22
Checked By: PV	Project ID: LA27_2404

Sheet Title
PERSPECTIVES

Scale
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Sheet No.
A-3.5



1 PERSPECTIVE VIEW
ALONG 68 AVENUE

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Issues / Revisions

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APARTMENT
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Project Address
6815 204 STREET
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Drawn By	Date
	2024-04-22
Checked By	Project ID
PV	LA27_2404

Sheet Title
PERSPECTIVES

Scale
N.T.S

Sheet No.
A-3.6

December 2, 2024



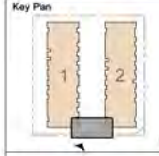
1 PERSPECTIVE VIEW
ALONG 68 AVENUE

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Project Address
6815 204 STREET
TOL,
BRITISH COLUMBIA

Drawn By	Date
	2024-04-22
Checked By	Project ID
PV	LA27_2404

Sheet Title
PERSPECTIVES

Scale
N.T.S

Sheet No.
A-3.7





1- **Fiber Cement Panelling with Reveal**
Color to Match: Benjamin Moore
BURNT RUSSET 042



2- **Fiber Cement Panelling with Reveal**
Color to Match: Benjamin Moore
White 2126-70 Chalk White



3- **Fiber Cement Panelling with Reveal**
Color to Match: Benjamin Moore
Graphite 1603



4- **Aluminum Composite Paneling:**
Color: Longboard Architectural
Products - Hemlock(lux)



5- **Face Brick**
Reference Name: Interstate Brick
Pewter.



6- **Double Glazed Windows**
Color to Match: Benjamin Moore Black
Ink 2127-20
Glass: Clear





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Drawn By	Date
	2024-04-22
Checked By	Project ID
PV	LA27_2404

Sheet Title
MATERIAL
BOARD

Scale
N.T.S

Sheet No.
A-3.8

F.2

December 2, 2024



1 EAST ELEVATION (BUILDING-1)
N.T.S



2 EAST ELEVATION (BUILDING-2)
ALONG 68 AVENUE & 204 STREET

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APARTMENT DEVELOPMENT

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6815 204 STREET
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BRITISH COLUMBIA

Drawn By	Date
	2024-04-22
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PV	LA27_2404

Sheet Title
ELEVATION

Scale
N.T.S

Sheet No.
A-3.9



1 WEST ELEVATION (BUILDING-1)
N.T.S

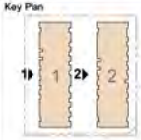


2 WEST ELEVATION (BUILDING-2)
N.T.S

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Sheet Title
ELEVATION

Scale
N.T.S

Sheet No.
A-3.10



1 SOUTH ELEVATION (BUILDING-1)
N.T.S



2 SOUTH ELEVATION (BUILDING-2)
N.T.S



3 NORTH ELEVATION (BUILDING-2)
N.T.S



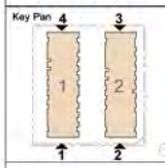
4 NORTH ELEVATION (BUILDING-1)
N.T.S

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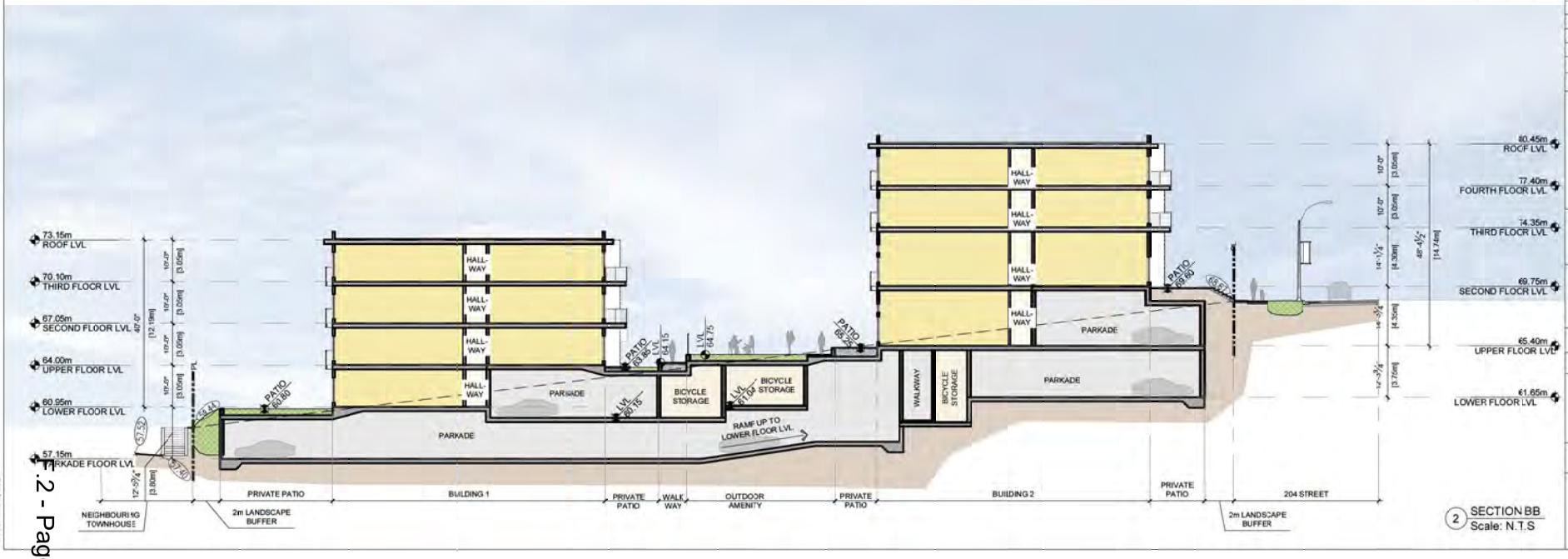
Sheet Title
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Scale
N.T.S

Sheet No.
A-3.11



1 SECTION AA
Scale: N.T.S



2 SECTION BB
Scale: N.T.S

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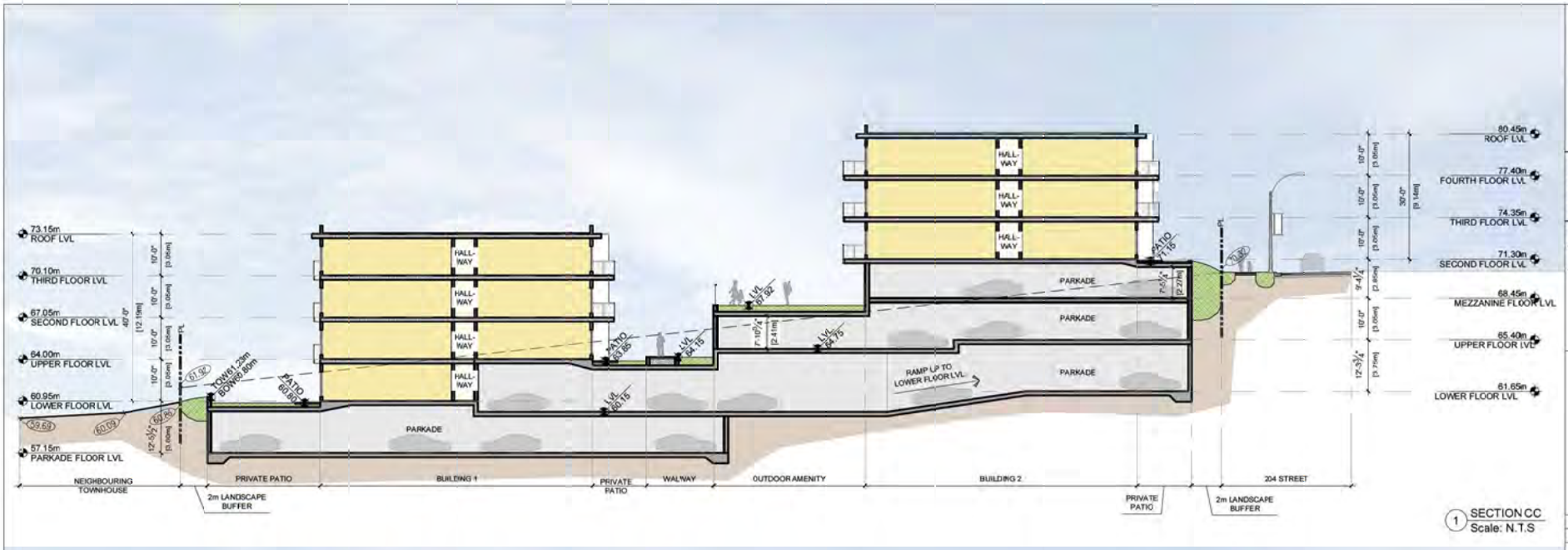
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PV	LA27_2404

Sheet Title
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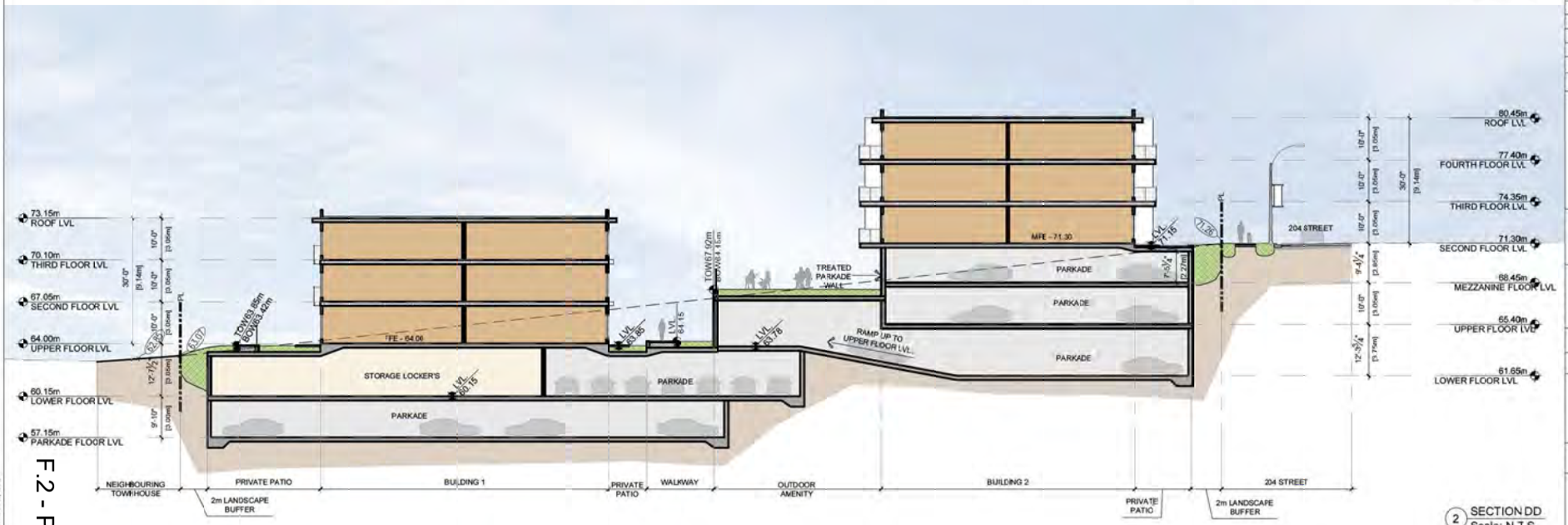
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Sheet No.
A-4.0

December 2, 2024



1 SECTION CC
Scale: N.T.S



2 SECTION DD
Scale: N.T.S

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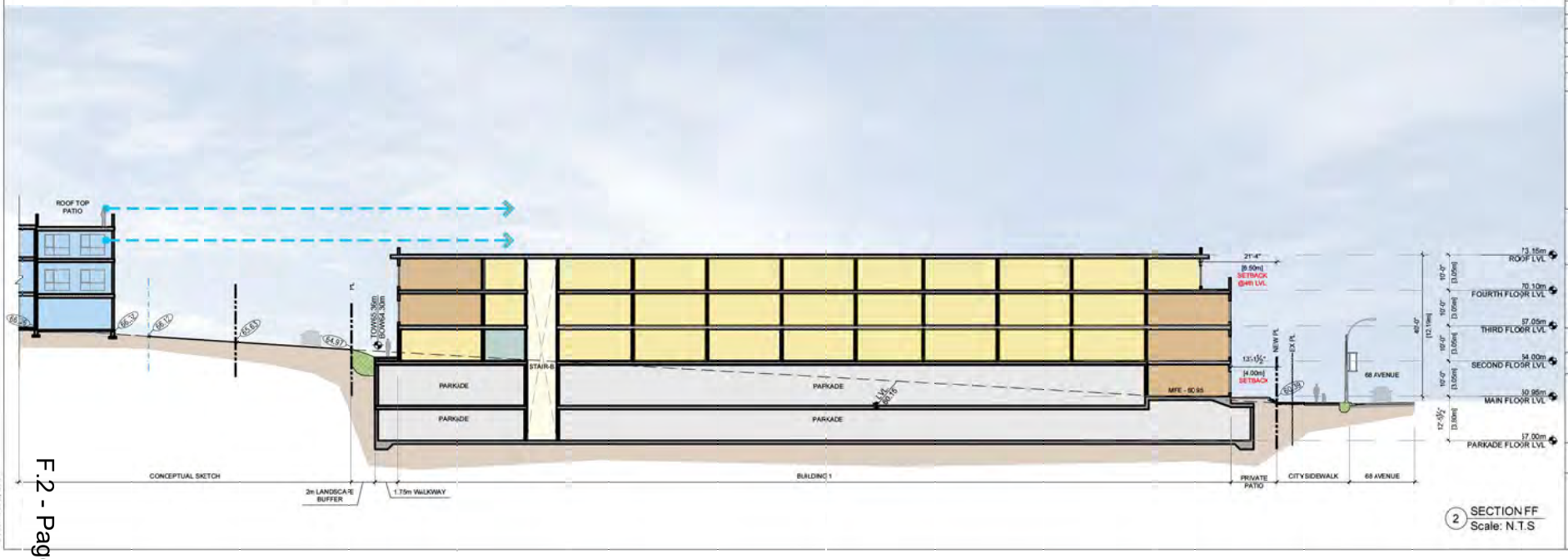
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A-4.1

December 2, 2024



1 SECTION EE
Scale: N.T.S



2 SECTION FF
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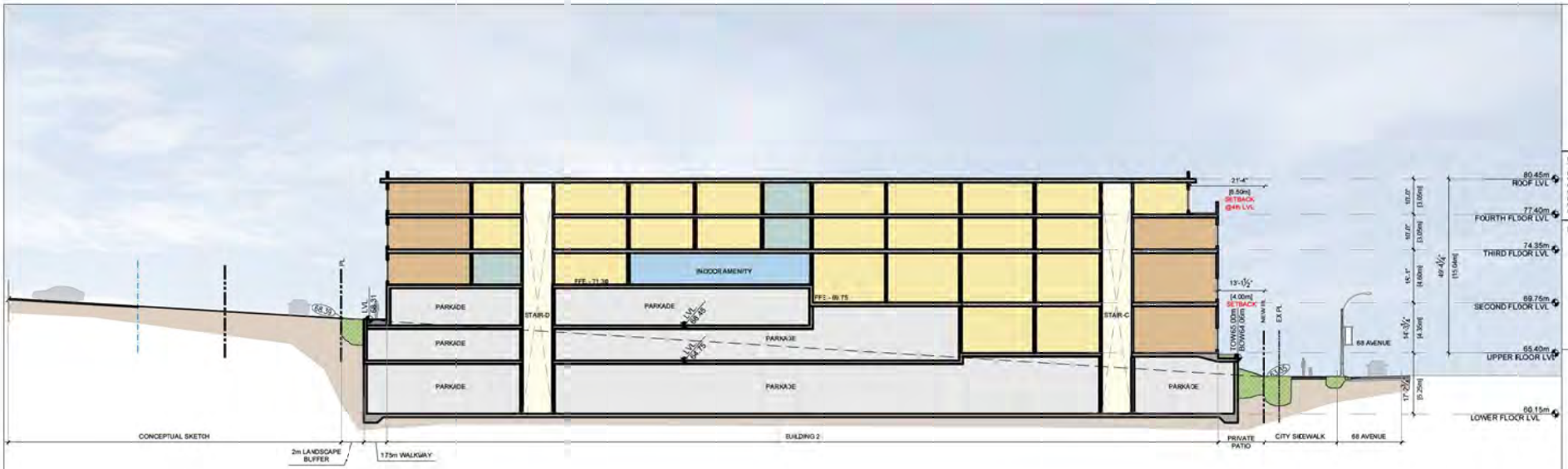
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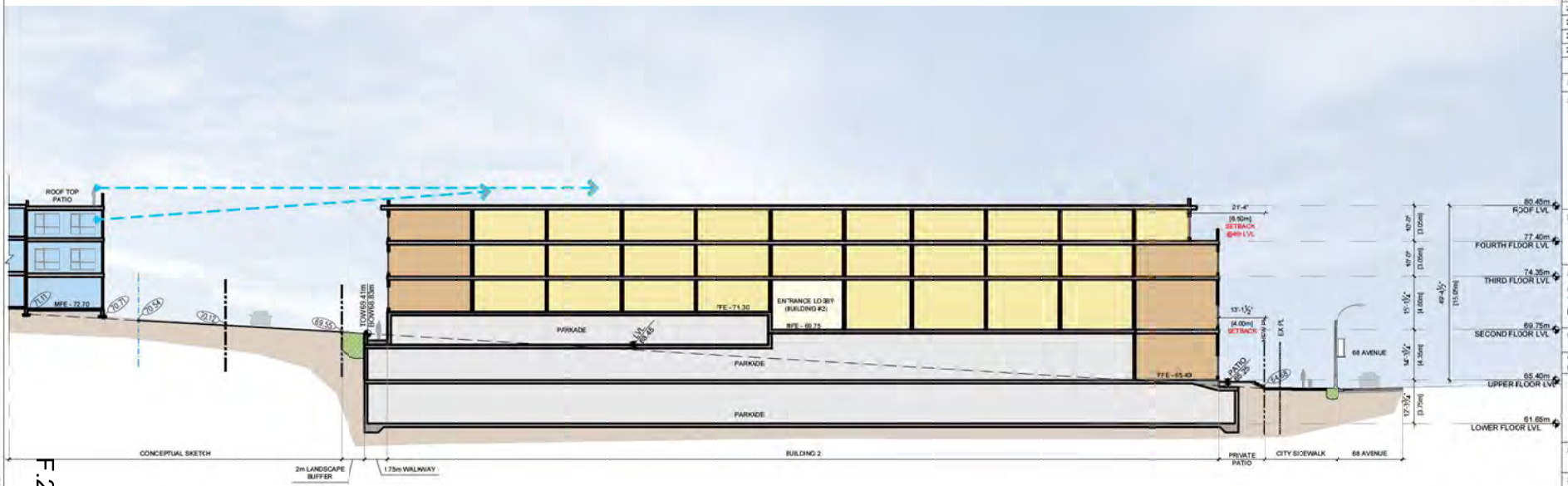
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Sheet No.
A-4.2

December 2, 2024



1 SECTION EE
Scale: N.T.S



2 SECTION HH
Scale: N.T.S

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Sheet Title
SECTIONS

Scale

Sheet No.
A-4.3



1 SECTION JJ
Scale: N.T.S

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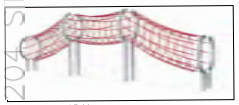
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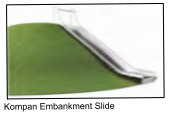
Scale

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A-4.4

December 2, 2024




Kompan Tunnel Bridge


Kompan Embankment Slide


Kompan Spinner Bowl


Solus Fire Table


Maglin Game Table


Structura Ring Catenary Light


Covered Aluminum Trellis

PLANT SCHEDULE

PMG PROJECT NUMBER: 24-056

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	5	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.2M STD; B&B
	6	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE	6CM CAL; 2M STD; B&B
	9	CALOCEDRUS DECURRENS	INCENSE CEDAR	2.5M HT; B&B
	12	CORNUS KOUSA 'CHINENSIS'	CHINESE KOUSA DOGWOOD	6CM CAL
	26	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	2.5M HT; B&B
	5	PINUS STROBUS 'FASTIGIATA'	COLUMNAR EASTERN WHITE PINE	3M HT; B&B
	22	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	6CM CAL; 1M STD; B&B
	20	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	6CM CAL; 1.8M STD; B&B
	11	QUERCUS ROBUR 'CRIMSON SPIRE'	CRIMSON SPIRE OAK	6CM CAL; 1.2M STD; B&B
	9	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL; 1.2M STD;B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * 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: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	24.NOV.13	UPDATE PER ARCH PLAN	AR
2	24.OCT.29	ISSUED FOR DP	RJ
1	24.OCT.07	NEW SITE PLAN, COMMENTS	MM

CLIENT:

PROJECT:

CONDO DEVELOPMENT

6815 204th Street
Langley, BC

DRAWING TITLE:

LANDSCAPE PLANS

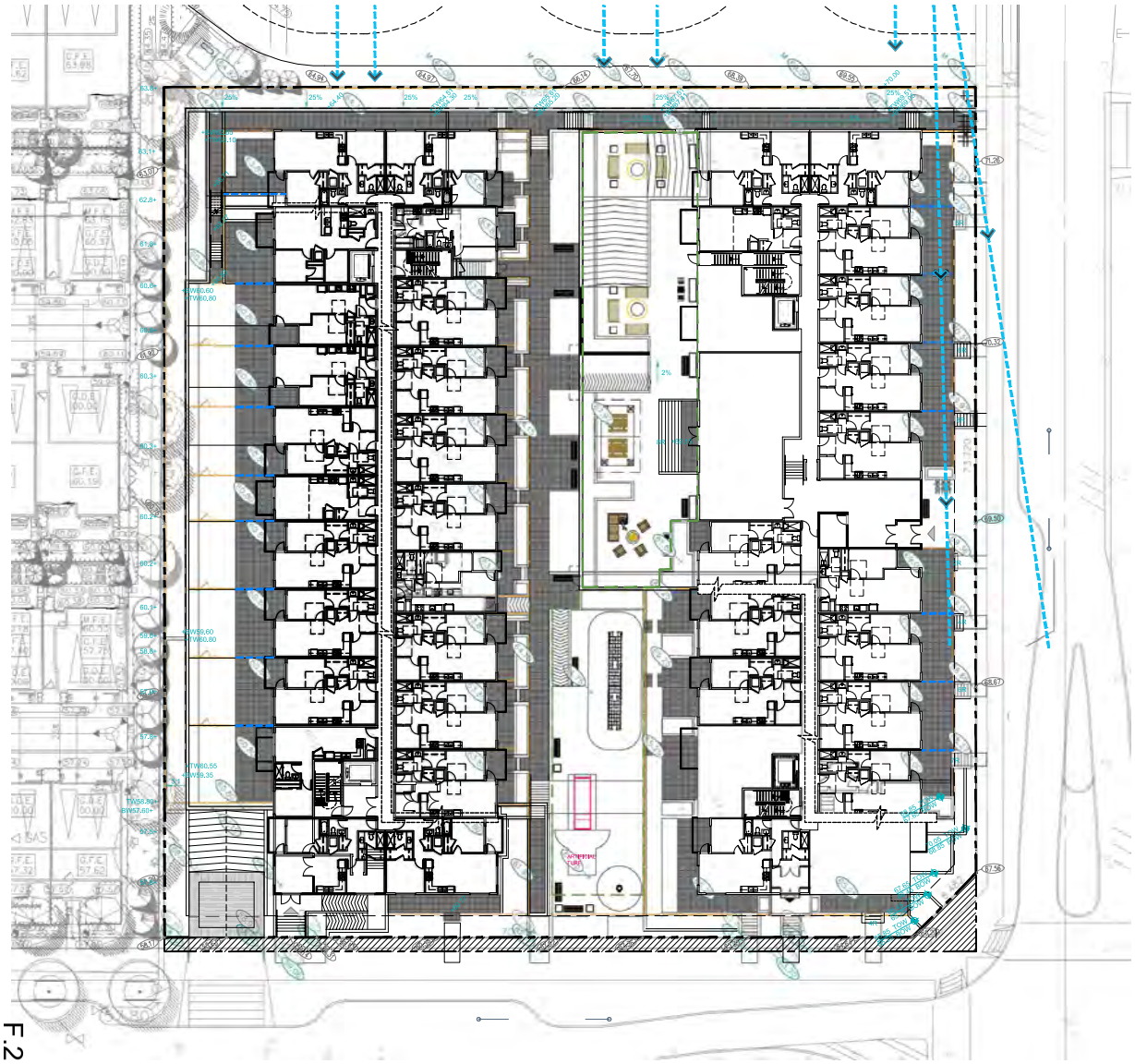
SCHEDULE B

DATE: 24.06.06
SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHKD: BA

DRAWING NUMBER: **L1.2** OF 5

24056-2.ZIP

PROJECT NUMBER: **24-056**



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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	24.NOV.13	UPDATE PER ARCH PLAN	AR
2	24.OCT.29	ISSUED FOR DP	RJ
1	24.OCT.07	NEW SITE PLAN, COMMENTS	MM

CLIENT:

PROJECT:

CONDO DEVELOPMENT

6815 204th Street
Langley, BC

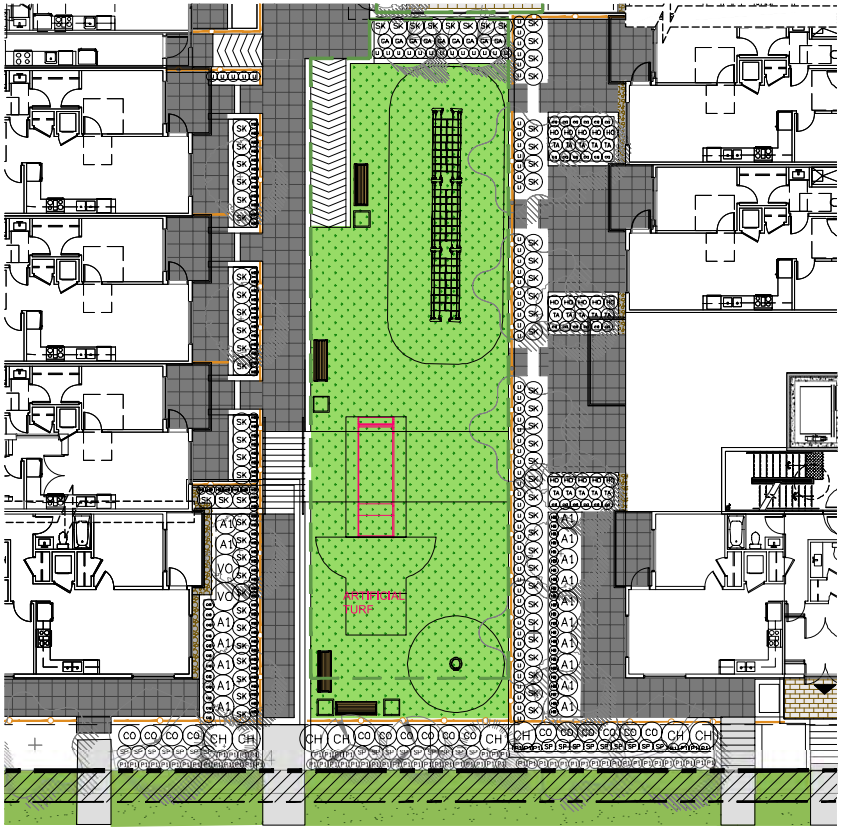
DRAWING TITLE:

GRADING PLAN

DATE:	23.DEC.12	DRAWING NUMBER:
SCALE:	1:200	L2.2
DRAWN:	RK	
DESIGN:	RK	
CHK'D:	BA	OF 5

24056-2.ZIP

PMG PROJECT NUMBER: **24-056**



PLANT SCHEDULE

PMG PROJECT NUMBER: 24-056

KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB			
AJ	AZALEA JAPONICA 'GIRARD'S CRIMSON'	AZALEA; PURPLISH-RED	#3 POT; 40CM
CT	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
CS	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT; 80CM
SJ	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
SL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
TM	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.5M B&B
VO	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
GRASS			
CO	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
PA	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL			
HB	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
HA	HOSTA 'PATRIOT'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
LM	LIRIOPE MUSCARI	BLUE LILY-TURF	#1 POT
GC			
GS	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * 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: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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1	24.OCT.07	NEW SITE PLAN, COMMENTS	MM

CLIENT:

PROJECT:

CONDO DEVELOPMENT

6815 204th Street
Langley, BC

DRAWING TITLE:

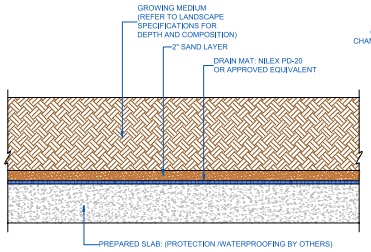
SHRUB ENLARGEMENT

DATE: 24.06.06
SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHK'D: BA

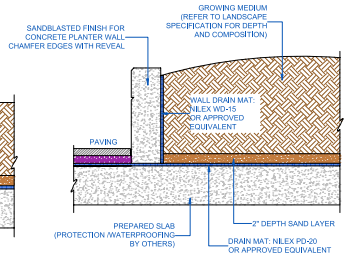
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24056-2.ZIP

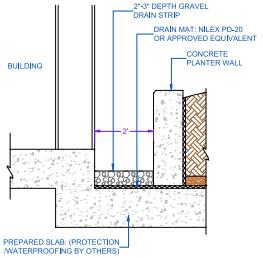
PMG PROJECT NUMBER: **24-056**



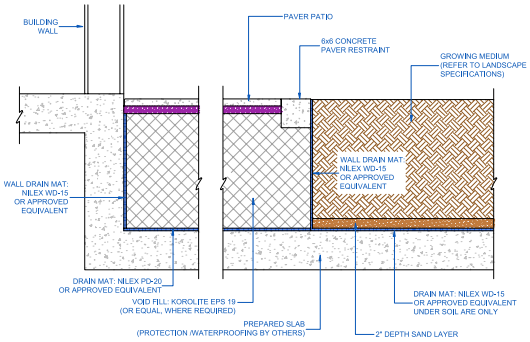
1 PLANTING ON SLAB
1/2" = 1'-0"



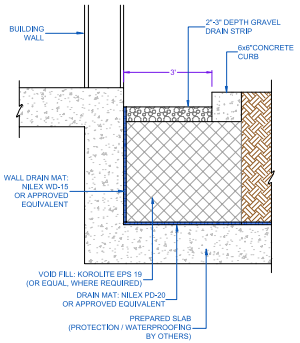
2 PLANTER WALL ON SLAB
1/2" = 1'-0"



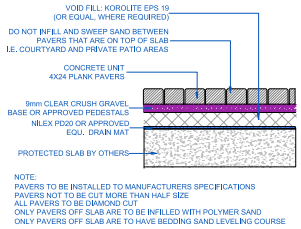
3 DRAIN ROCK STRIP AT BUILDING ON SLAB
1/2" = 1'-0"



4 PATIO/LANDSCAPE AT SLAB DROP
1/2" = 1'-0"

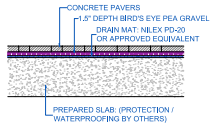


5 DRAIN STRIP AT BUILDING AT SLAB DROP
1/2" = 1'-0"



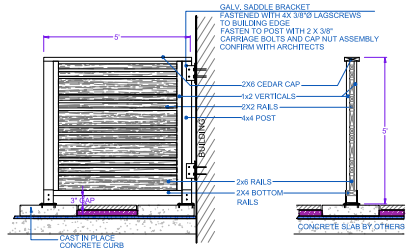
NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

6 CONCRETE PAVER ON SLAB
1/2" = 1'-0"



NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

7 PAVERS OVER SLAB
1/2" = 1'-0"



1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-8".

8 PATIO SCREEN ON SLAB
1/2" = 1'-0"

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PROJECT:

CONDO DEVELOPMENT

6815 204th Street
Langley, BC

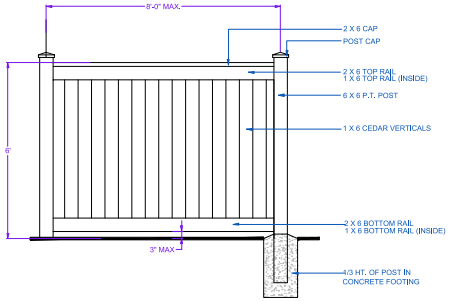
DRAWING TITLE:

LANDSCAPE DETAILS

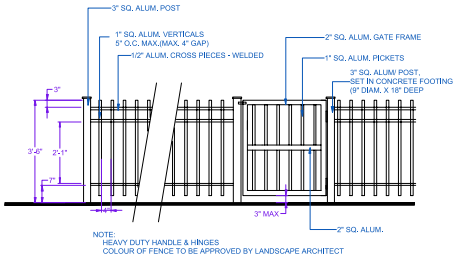
DATE:	23.DEC.12	DRAWING NUMBER:
SCALE:	AS NOTED	L4.2 OF 5
DRAWN:	RK	
DESIGN:	RK	
CHK'D:	BA	

24056-2.ZIP

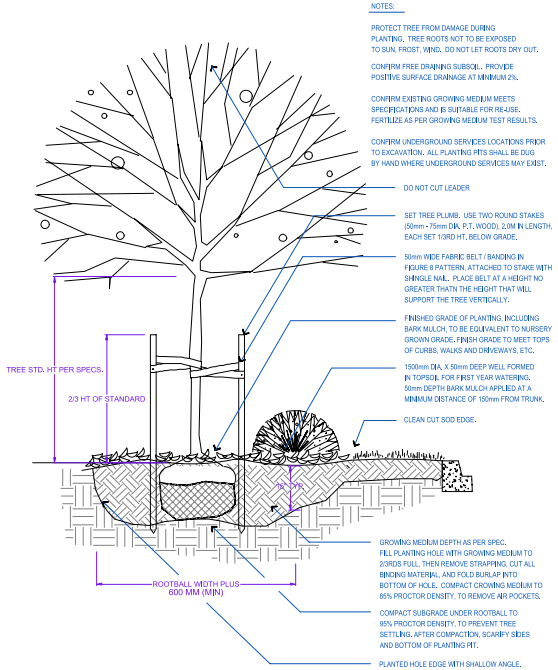
PMG PROJECT NUMBER: **24-056**



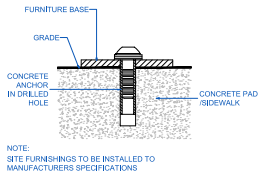
1 6' HT. WOOD FENCE
1/2" = 1'-0"



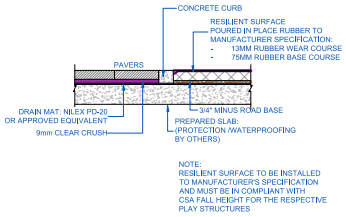
2 42" HT. METAL PICKET FENCE
1/2" = 1'-0"



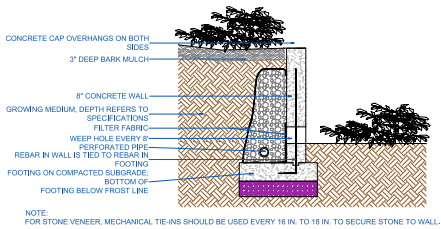
5 TREE AND SHRUB PLANTING AT GRADE
1/2" = 1'-0"



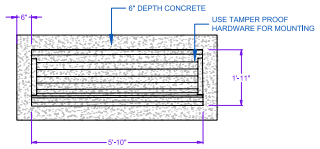
3 SITE FURNITURE MOUNTING
N.T.S



4 POURED PLAY SURFACE EDGE
1/2" = 1'-0"



6 CONCRETE RETAINING WALL ON GRADE
1/2" = 1'-0"



8 BENCH ON CONCRETE PAD
1/2" = 1'-0"

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1	24.OCT.07	NEW SITE PLAN, COMMENTS	MM

CLIENT:

PROJECT:

CONDO DEVELOPMENT

6815 204th Street
Langley, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	24.06.06	DRAWING NUMBER:
SCALE:	AS NOTED	L5.2
DRAWN:	RK	
DESIGN:	RK	OF 5
CHK'D:	BA	

24056-2.ZIP

PMG PROJECT NUMBER: **24-056**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924

AMENDMENT (1342692 BC LTD.) BYLAW NO. 6093

EXPLANATORY NOTE

Bylaw No. 6093 amends the Central Gordon Neighbourhood Plan for 0.6 ha (1.5 ac) of land located at 6815 – 204 Street to 'Medium Density Apartment (1.5 – 2.5 FSR)' designation. The amendment is required to facilitate the development of two apartment buildings comprised of 143 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012
NO. 4924
AMENDMENT (1342692 BC LTD.) BYLAW NO. 6093

A Bylaw to amend Central Gordon Estate Neighbourhood Plan No. 4924

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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1342692 BC Ltd.) Bylaw No. 6093”.

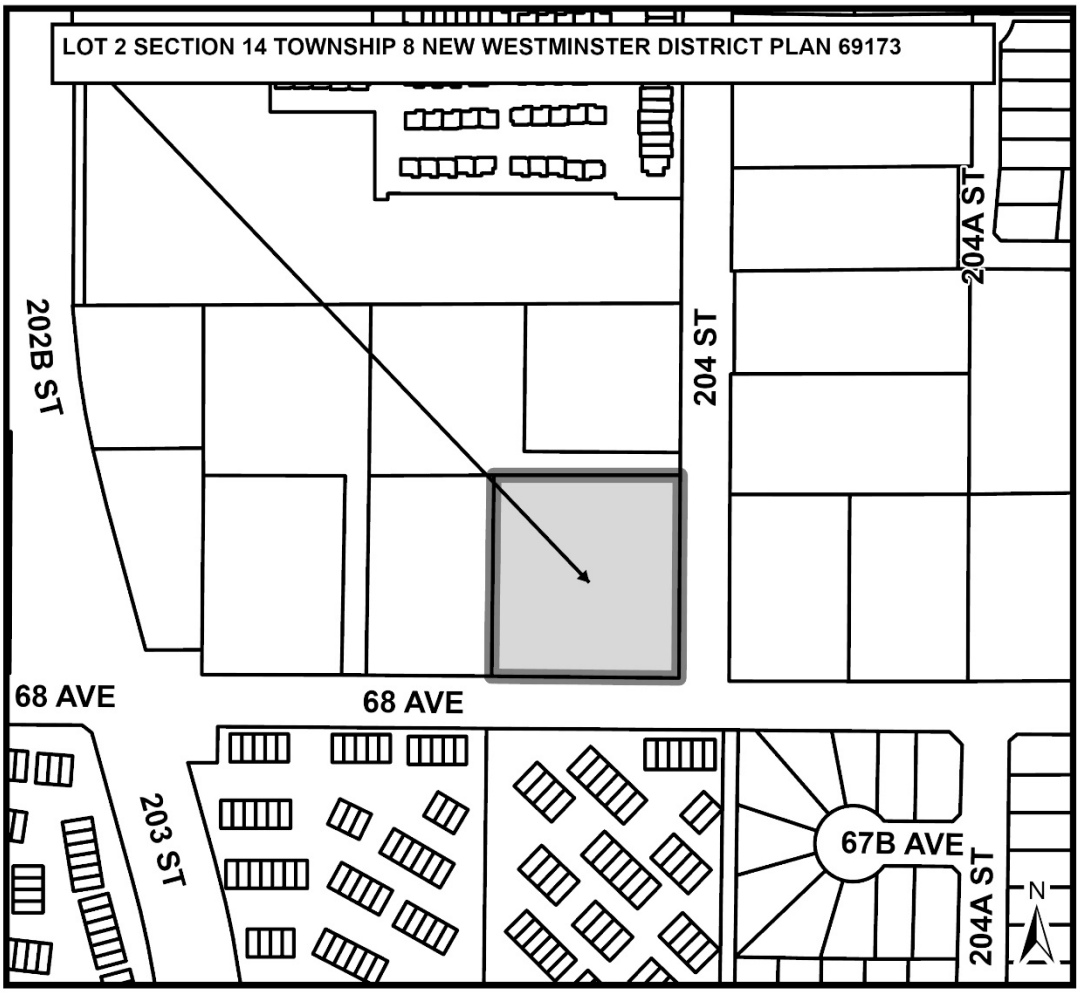
2. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 Amendment No. 3800 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 as amended is further amended by:

    a. Amending Map 1 to redesignated lands shown in Schedule “A” to Medium Density Apartment (1.5 – 2.5 FSR).

READ A FIRST TIME the	day of	, 2025.
READ A SECOND TIME the	day of	, 2025.
PUBLIC HEARING HELD the	day of	, 2025.
READ A THIRD TIME the	day of	, 2025.
ADOPTED the	day of	, 2025.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6093



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1342692 BC LTD.) BYLAW NO. 6094

EXPLANATORY NOTE

Bylaw No. 6094 rezones 0.6 ha (1.5 ac) of land located at 6815 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-212 to accommodate the development of 143 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1342692 BC LTD.) BYLAW NO. 6094

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 (1342692 BC Ltd.) Bylaw No. 6094".

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-212" after the words "Comprehensive Development Zone CD-211"

   b. Adding to Section 110.1 after the words "CD-211" the words "CD-212 – 0.4 ha"

   c. Adding after Section 1111 "Comprehensive Development Zone CD-212" the following as Section 1112 "Comprehensive Development Zone CD-211"

1112 **COMPREHENSIVE DEVELOPMENT ZONE CD-212**

Uses Permitted

1112.1 In the CD-212 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

1112.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-212 shall not exceed 1.62 FSR.

Lot Coverage

1112.3 *Buildings* and *structures* shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

1112.4 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1112.5 The *height* of *buildings* and *structures* shall not exceed four *storeys*, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

1112.6 Parking and loading shall be provided in accordance with Section 107

Subdivision Requirements

1112.7 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

1112.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the provisions of a Development Permit.

Age-Friendly Amenity

1112.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1112.10 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:

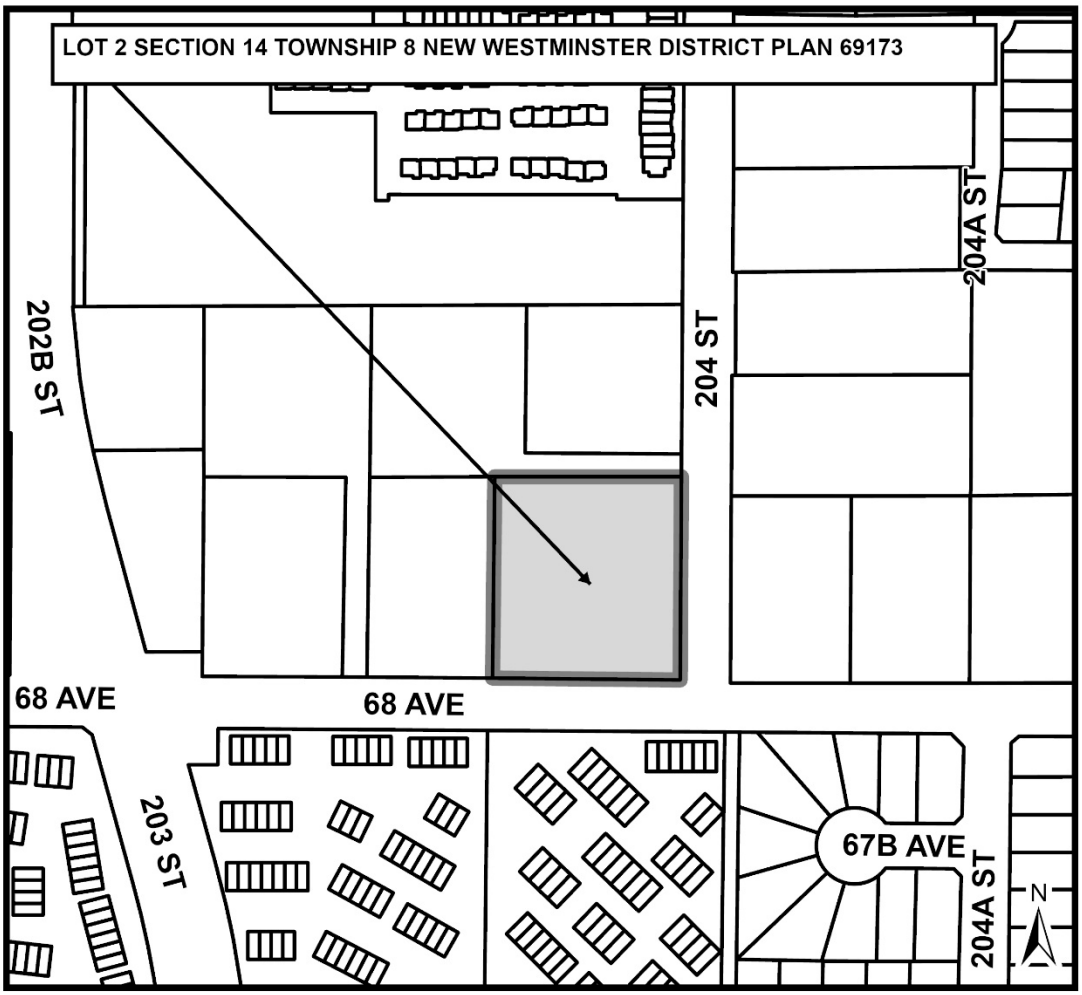
Lot 2 Section 14 Township 8 New Westminster District Plan 69173

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-212.

READ A FIRST TIME the	day of	, 2025.
READ A SECOND TIME the	day of	, 2025.
PUBLIC HEARING HELD the	day of	, 2025.
READ A THIRD TIME the	day of	, 2025.
ADOPTED the	day of	, 2025.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6094



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WALNUT GROVE COMMUNITY PLAN) BYLAW 1978 NO. 1836
AMENDMENT (1308728 BC LTD.) BYLAW NO. 6069

EXPLANATORY NOTE

Bylaw No. 6069 amends the Walnut Grove Community Plan for land located at 21588 – 96 Avenue to change the land use from Neighbourhood Commercial to High Density in the Community Plan to facilitate the development of 12 townhouses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WALNUT GROVE COMMUNITY PLAN) BYLAW 1978 NO. 1836
AMENDMENT (1308728 BC LTD.) BYLAW NO. 6069

A Bylaw to amend Walnut Grove Community Plan Bylaw No. 1836.

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 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment as amended is further amended by:

   a) Changing the land use designation on the Walnut Grove Community Plan from “Neighbourhood Commercial” to “High Density Residential” for the lands legally described as:

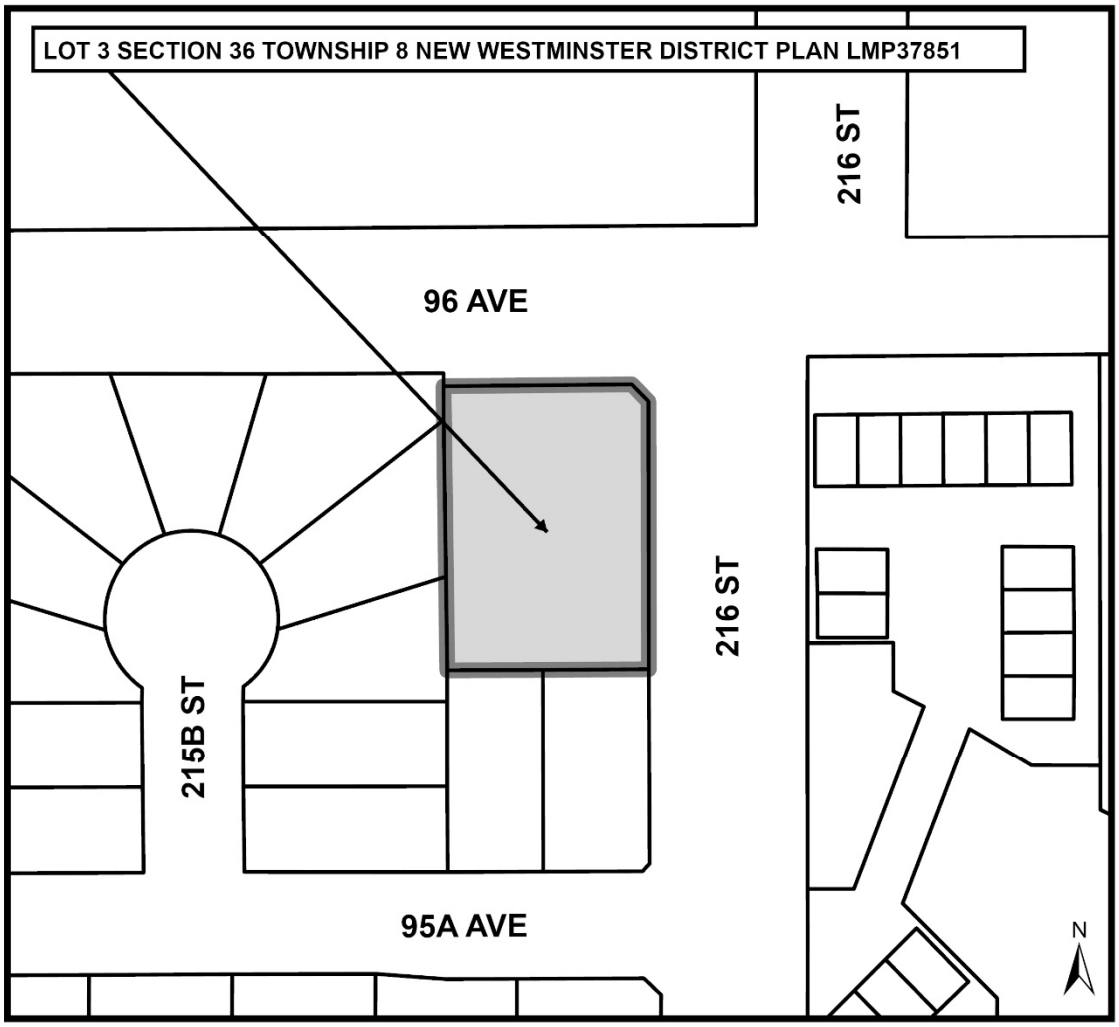
      Lot 3 Section 36 Township 8 New Westminster District Plan LMP37851

      as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	18	day of	November	, 2024
READ A SECOND TIME the	18	day of	November	, 2024
PUBLIC HEARING HELD the	13	day of	January	, 2025
READ A THIRD TIME the		day of		, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6069



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1308728 BC LTD.) BYLAW NO. 6070

EXPLANATORY NOTE

Bylaw No. 6070 rezones land located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 to permit development of 12 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1308728 BC LTD.) BYLAW NO. 6070

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 (130828 BC Ltd.) Bylaw No. 6070".

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-209" after the words "Comprehensive Development Zone CD-208"
   b. Adding to Section 110.1 after the words "CD-208" the words "CD-209 – 1,500 m^2"
   c. Adding after Section 1108 "Comprehensive Development Zone CD-208" the following as Section 1109 "Comprehensive Development Zone CD-209"

1109 **COMPREHENSIVE DEVELOPMENT ZONE CD-209**

Uses Permitted

1109.1 In the CD-209 Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) a*ccessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *residential uses* in accordance with Section 1109.2

Residential Uses

1109.2 *Residential uses* shall consist of *townhouses,* on lands zoned Comprehensive Development Zone CD-209. A maximum of 12 residential units are permitted in Comprehensive Development Zone CD-209.

Lot Coverage

1109.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed 45% of the *lot area*.

Siting of Buildings and Structures

1109.4 *Buildings* and *structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1109.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of three *storeys* for *townhouses*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

1109.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1109.7 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

1109.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Age-Friendly Amenity

1109.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5.

Development Permit Requirements

1109.9 A Development Permit shall be issued 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:

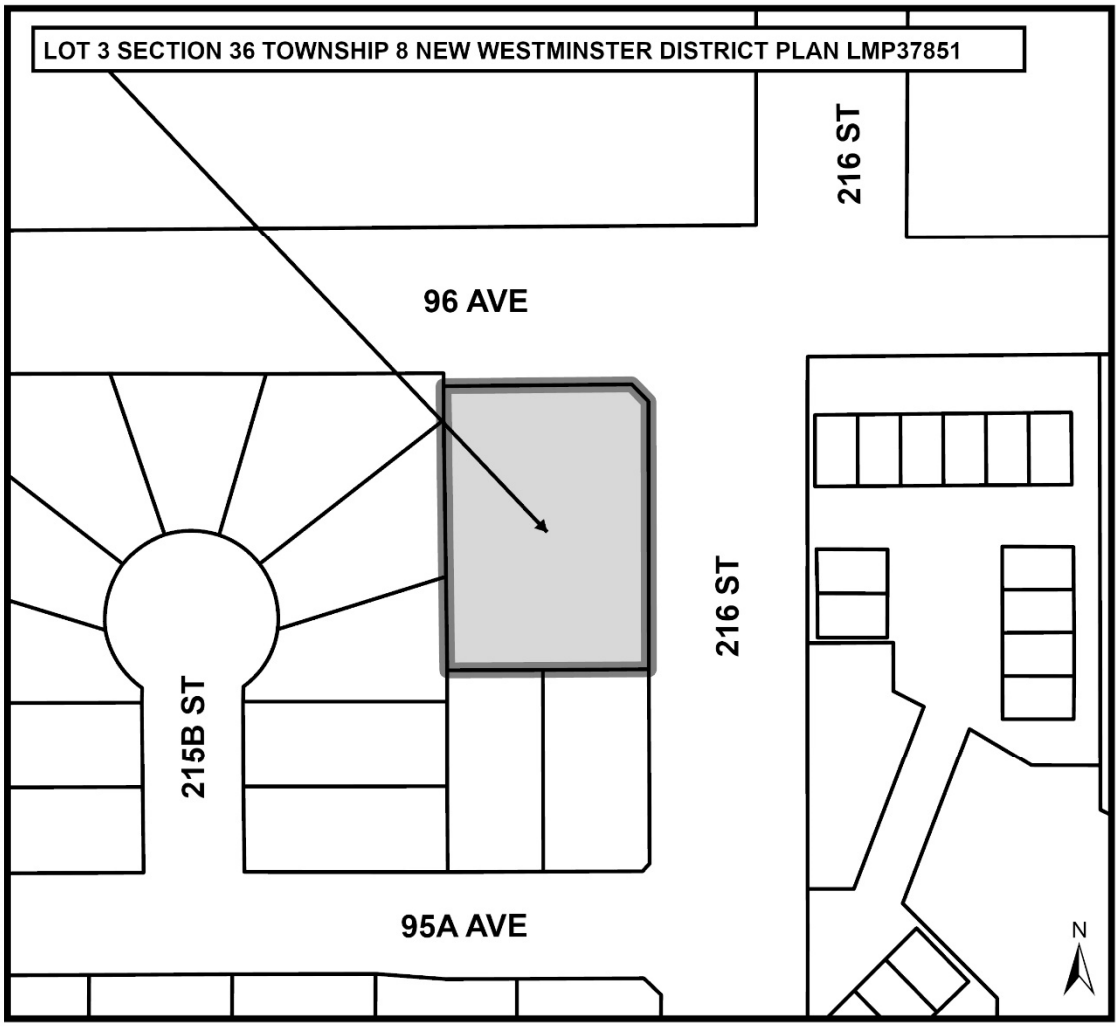
Lot 3 Section 36 Township 8 New Westminster District Plan LMP37851

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-209

READ A FIRST TIME the	18	day of	November	, 2024
READ A SECOND TIME the	18	day of	November	, 2024
PUBLIC HEARING HELD the	13	day of	January	, 2025
READ A THIRD TIME the		day of		, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6070



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 18, 2024 - REGULAR MEETING	**REPORT:**	24-215
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-36-0219
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100256 AND DEVELOPMENT PERMIT APPLICATION NO. 101402 (1308728 BC LTD. / 21588 – 96 AVENUE)		

PROPOSAL:

Application to amend the Walnut Grove Community Plan and Walnut Grove Redwoods Neighbourhood Plan from Neighbourhood Commercial to High Density Residential and Comprehensive Residential Development 4 and rezone a 0.19 ha (0.46 ac) site located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 with an accompanying Development Permit application (including landscape variances) to facilitate development of 12 townhouses.

RECOMMENDATION SUMMARY:

That Council grant first and second reading to Bylaws No. 6069 and 6070 subject to seven (7) development prerequisites being satisfied prior to final reading of Bylaw No. 6070 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

Development of the site for Neighbourhood Commercial uses has not advanced despite existing Neighbourhood Commercial zoning. The proposed infill residential development will add to housing available in the Walnut Grove Redwoods Neighbourhood Plan area.

RECOMMENDATIONS:

That Council grant first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1308728 BC Ltd.) Bylaw No. 6070 rezoning a 0.19 ha (0.46 ac) site located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 to facilitate the development of 12 townhouses, 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 in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Walnut Grove Community Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

4. 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).
5. Registration of restrictive covenants acceptable to the Township:
    a. identifying the unit required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    c. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units.
6. Compliance with the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.
7. 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 amend the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069 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 amend the Walnut Grove Redwoods Neighbourhood Plan adopted by Council Resolution May 26, 1997 at time of final reading of Rezoning Bylaw No. 6070 by adding a new Section 2.2.4 Comprehensive Residential development CRD-4 following Section 2.2.3 Comprehensive Residential Development CRD-3 as follows:

2.2.4 Comprehensive Residential Development CRD-4

- maximum net residential density: 63 units per hectare (26.1 units per acre)
- residential development shall be in a townhouse form

and by changing the land use designation on Map 2: Redwoods Neighbourhood Development Concept from "Neighbourhood Commercial" to "Comprehensive Residential Development CRD-4" for the lands legally described as Lot 3 Section 36 Township 8 New Westminster District Plan LMP 37851.

That Council at time of final reading of Rezoning Bylaw No. 6070 consider issuance of Development Permit No. 101402 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. 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. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the southern interior side lot line from 2.0 m (6.5 ft) to 0.8 m (2.6 ft) as indicated in Schedules "A" and "B".
d. Section 111.5.2) b) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area to be located in the lot line setback as shown in Schedules "A" and "B".

e. Section 111.5.2) d) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area dimension to be less than 6.0 m as shown in Schedules "A" and "B".
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and/or in enclosures and screened.
h. All signage being in substantial compliance with Schedules "A" and "B" and with the Township's Sign Bylaw.

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.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6069 and 6070.

EXECUTIVE SUMMARY:

The owner has applied to amend the Walnut Grove Community Plan and rezone a 0.19 (0.46 ac) site located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 to facilitate development of 12 townhouses. The Walnut Grove Community Plan amendment and associated Walnut Grove Redwoods Neighbourhood Plan amendment propose to change the use from 'Neighbourhood Commercial' to 'High Density Residential' and a new 'Comprehensive Residential Development – 4' land use designation. A development permit for form and character, incorporating variances to minimum landscape requirements, is being processed concurrently.

As the proposed development represents a land use designation change in an infill situation, staff recommend that Council consider the plan amendment and rezoning request subject to the completion of seven (7) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Walnut Grove Plan Amendment Bylaw No. 6069, Walnut Grove Redwoods Neighbourhood Plan amending resolution, Rezoning Bylaw No. 6070 and Development Permit No. 101402 incorporating variances.

REFERENCE:

Owner:	1308728 BC Ltd. 5438 – 188 Street Surrey, BC V3S 6R4
Legal Description:	Lot 3 Section 36 Township 8 New Westminster District Plan LMP 37851
Location and Lot Area:	21588 – 96 Avenue (0.19 ha (0.46 ac))
Existing Zoning:	Neighbourhood Commercial Zone C-4
Proposed Zoning:	Comprehensive Development Zone CD-209
Current Walnut Grove Community Plan designation:	Neighbourhood Commercial
Current Walnut Grove Redwoods Neighbourhood Plan designation:	Neighbourhood Commercial
Proposed Walnut Grove Community Plan Designation:	High Density Residential
Proposed Walnut Grove Redwoods Neighbourhood Plan Designation	Comprehensive Development 4

BACKGROUND/HISTORY:

- The subject property is designated Neighbourhood Commercial in the Walnut Grove Community Plan, Neighbourhood Commercial in the Walnut Grove Redwoods Neighbourhood Plan and is currently zoned Neighbourhood Commercial Zone C-4.

DISCUSSION/ANALYSIS:

- The owner has applied to amend the Walnut Grove Community Plan and the Walnut Grove Redwoods Neighbourhood Plan and rezone a 0.19 ha (0.46 ac) site to Comprehensive Development Zone CD-209 to facilitate the development of 12 townhouses with a resulting density of 63 uph (26.1 upa).
- The land use accommodated in the Walnut Grove Community Plan, Walnut Grove Redwoods Neighbourhood Plan and existing Neighbourhood Commercial Zone C-4 are intended to provide “commercial uses shall be for the convenience of local residents and are intended to help satisfy those limited basic needs, which occur daily or frequently.” The next available commercial uses are located at 88 Avenue and 216 Street, at 96 Avenue and 208 Street, or in the Walnut Grove centre at 88 Avenue and Walnut Grove Drive.
- The proposed development accommodated a Township capital project to construct 216 Street and the intersection at 96 Avenue.

Adjacent Uses:

	Existing Use	Community Plan Designation	Walnut Grove Redwoods Neighbourhood Plan Designation	Existing Zoning
North:	96 Avenue, beyond which is a property in the ALR	Rural: Small Farms Country Estates	n/a	RU-1
South:	Single family dwellings	Walnut Grove: Low Density Residential	Existing Residential	R-1C
East:	216 Street, beyond which are townhouses	Walnut Grove: Medium Density Residential	Comprehensive Residential Development CRD-1	CD-34
West:	Single family dwellings	Walnut Grove: Low Density Residential	Existing Residential	R-1C

Community and Neighbourhood Plan Amendment:

- The subject property is designated Neighbourhood Commercial in the Walnut Grove Community Plan (1978) and Redwoods Neighbourhood Plan (1997). The Neighbourhood Commercial land use designation is intended to provide limited basic needs for the convenience of local residents.
- Bylaw No. 6069 proposes to amend the Walnut Grove Community Plan by changing the land use designation to High Density Residential and providing for a Comprehensive Development comprised of townhouse form at a density of up to 27 upa on a site specific basis. An associated Council resolution amends the Walnut Grove Redwoods Neighbourhood Plan by adding a new Comprehensive Residential Development land use designation providing for residential development in a townhouse form at a density of up to 27 upa.

Zoning Amendment:

- Bylaw No. 6070 proposes to rezone a 0.19 ha (0.46 ac) site at 21588 – 96 Avenue to a new Comprehensive Development Zone CD-209 to facilitate development of 12 townhouse units at 63 uph (26.1 upa).
- The proposed development complies with the Comprehensive Development Zone CD-209 and general provisions of the Zoning Bylaw with the exception of the requested variances.

Development Permit:

- The subject lands are located in the Comprehensive Development Permit area in the Walnut Grove Community Plan with associated guidelines in the Redwoods Neighbourhood Plan.
- As the proposed townhouse density is greater than 25 upa, Development Permit No. 101402 is included with this report for Council's consideration.
- Given the adjacent established single family uses to the east, the applicant has been encouraged to advance a proposal which sympathetically responds in form and scale.

The limited size of the site has resulted in the applicant's requests to vary minimum landscape and age-friendly amenity area requirements. Staff note, the applicant proposes to retain trees on the common lot line.

- The proposed development aligns with the development permit area guidelines with the exception of the location of the common parking proposed at the front entrance.
- Access to the site from 216 Street is restricted to right-in right-out movements only.
- One adaptable housing unit is incorporated in the proposed townhouse development.

Development Variance Permit:

- The applicant has applied for a variance to the landscape buffer width requirement of 2.0 m to less than 1.0 m for a portion of the site.
- The applicant has also applied for a variance to the locational and dimensional requirements for the age friendly amenity area to allow the age friendly amenity area to be located in the 2.0 m landscape area and to be less than 6.0 m wide (3.3 m width proposed).
- The requirements in the Zoning Bylaw establish a minimum standard for landscape areas between development that create privacy for residents and buffer adjacent uses. The dimensional requirements for the age friendly amenity area are defined to ensure that the age friendly amenity area is functional and comfortable for use by residents.
- The applicant provides the following rationale for the proposed variances:

  "To address privacy concerns and enhance the Age-Friendly Amenity Area (AFAA), we have implemented a comprehensive design strategy. Landscape Architect has proposed 1800mm high perimeter fence along the south and west boundaries of the property. This fence is intended to provide effective screening and privacy for the amenity area and adjacent properties. Additionally, 1.5m high evergreen hedge is included to complement the fence, ensuring that the space remains visually appealing while maintaining functionality."

Community Amenity Contributions:

- The Community Amenity Contribution (CAC) Policy applies to the subject application and specifies target contribution amounts based on unit types.
- Section 5.2.(g) of the Community Amenity Policy indicates that for an application that includes an increase in the residential density beyond that established in the plan, an additional $20,000 target contribution for townhouse uses is applicable, in addition to the base contribution.
- The proposed plan amendment results in an additional 12 townhouse units provided in the Walnut Grove Community Plan. Based on current target rates, this results in a total contribution of $412,800 as outlined below:

	Unit Count	**Rate per unit**	**Total**
Townhouses	12	$14,400	$172,800
Units exceeding Walnut Grove Community Plan	12	$20,000	$240,000
		Total	**$412,800**

Tree Protection / Replacement:

The applicant has submitted preliminary 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
19	7	0	20	7	34

Detailed tree management and landscape plans will be provided and reviewed in conjunction with the development permit.

Policy Considerations:

The proposed Walnut Grove Community Plan and Walnut Grove Redwoods Neighbourhood Plan amendments and rezoning will facilitate development of 12 townhouse units on the property. Staff recommend that Council grant first and second reading to Bylaws No. 6069 and 6070 (subject to seven (7) development prerequisites) and that staff be authorized to schedule the required Public Hearing for the bylaws.

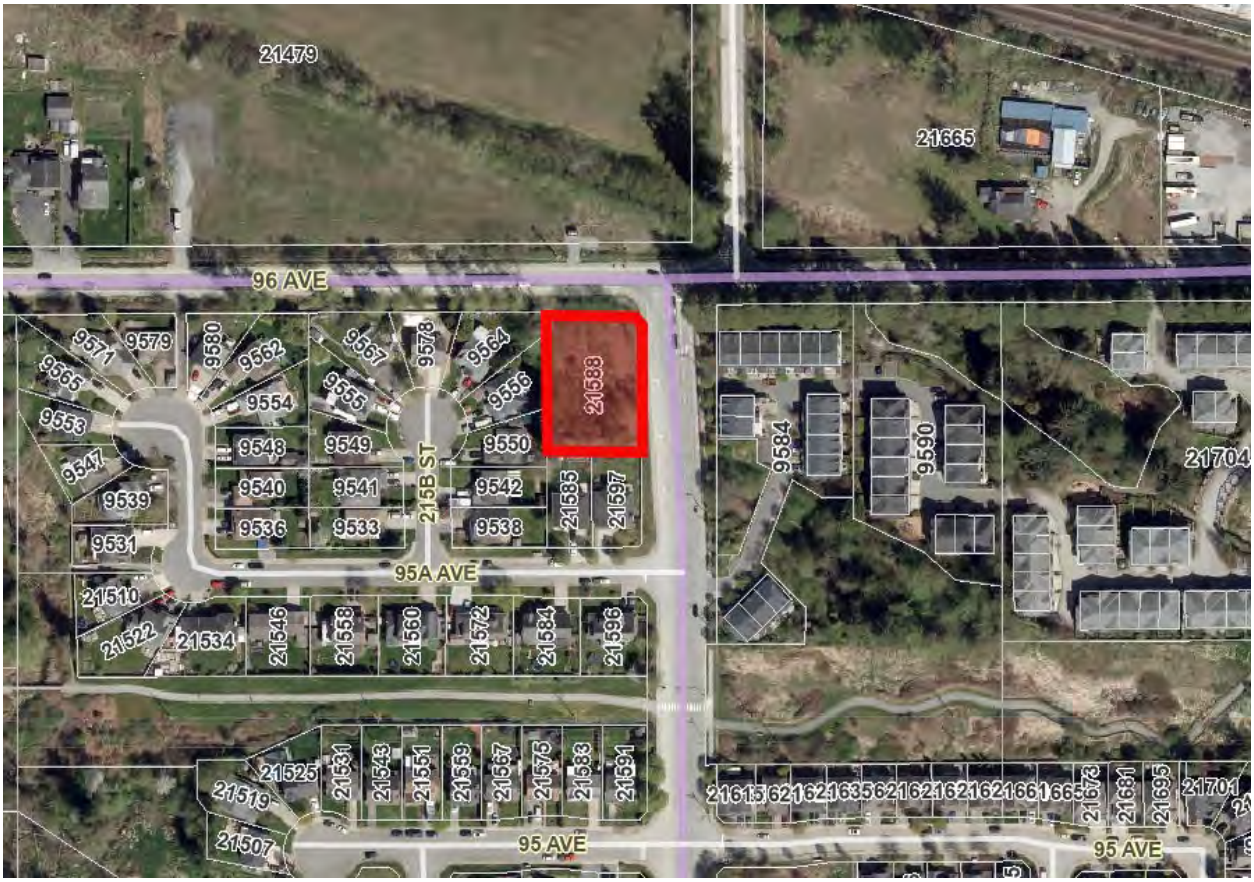
Respectfully submitted,

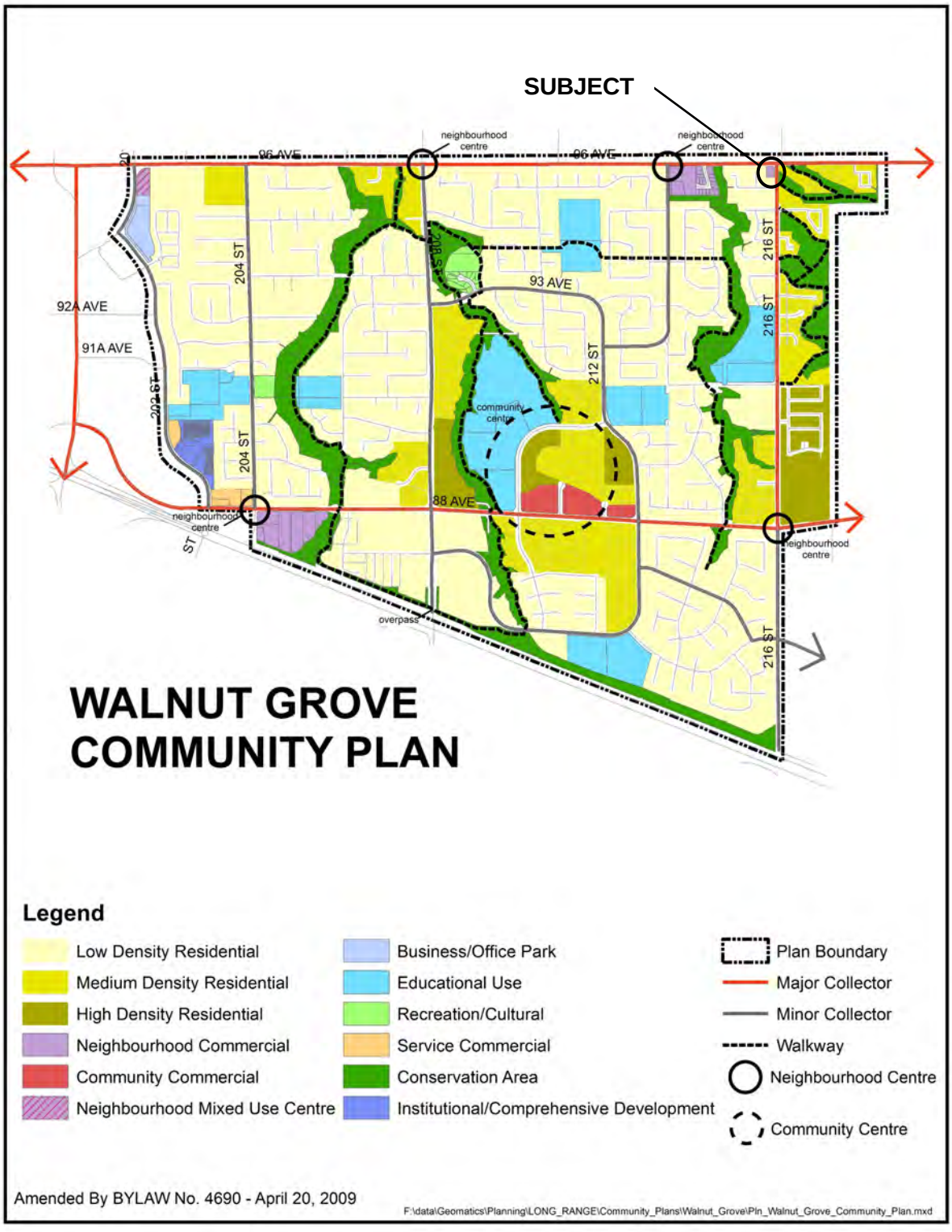
Teresa Hanson
MANAGER, DEVELOPMENT PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

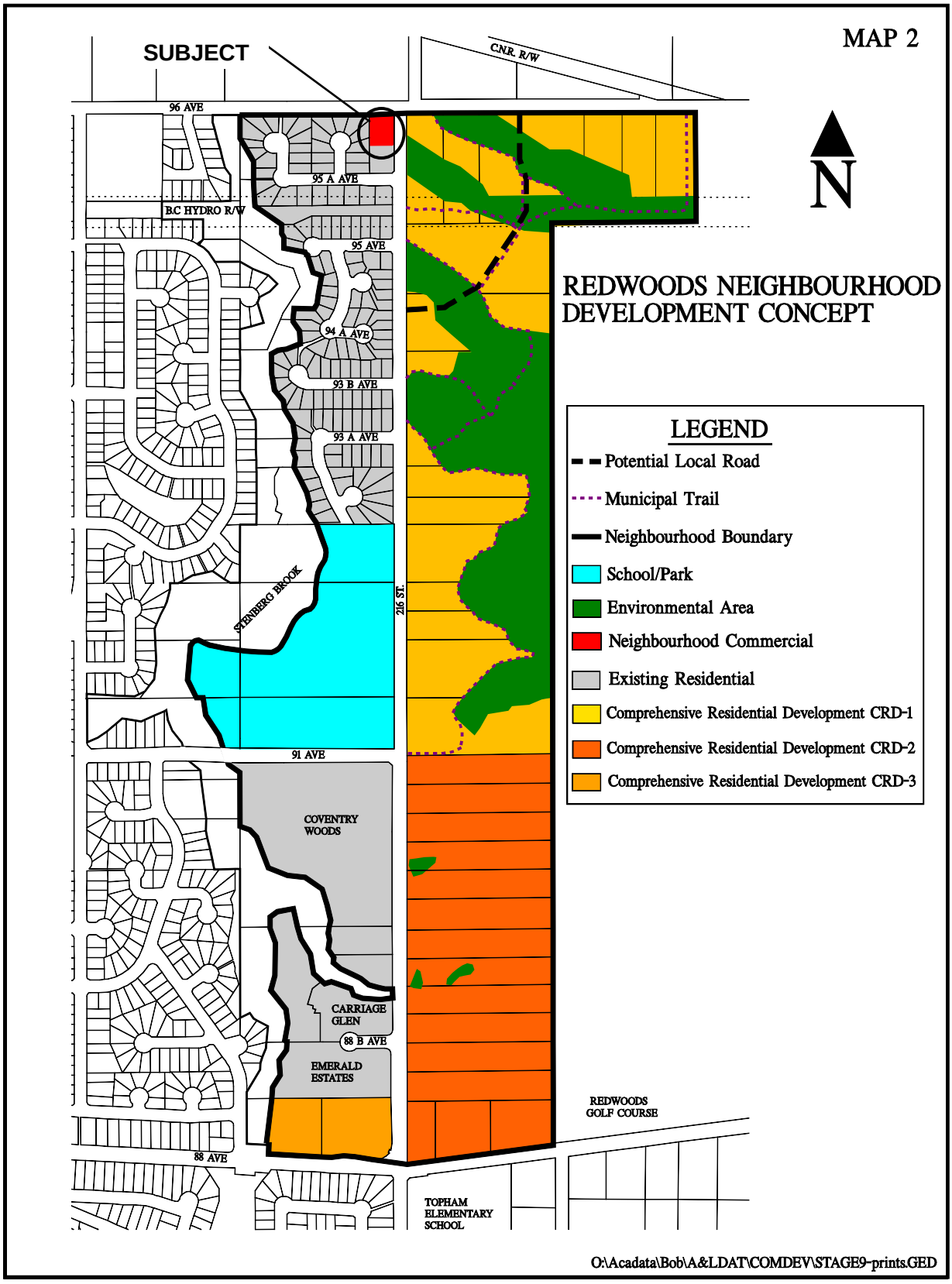
ATTACHMENT A Maps and Graphics

ATTACHMENT B Development Permit (with variances)

ATTACHMENT A




SUBJECT
96 AVE
96 AVE
neighbourhood centre
neighbourhood centre
92A AVE
91A AVE
93 AVE
88 AVE
204 ST
204 ST
208 ST
212 ST
216 ST
216 ST
216 ST
community centre
neighbourhood centre
neighbourhood centre
overpass
WALNUT GROVE
COMMUNITY PLAN
Legend
Low Density Residential
Medium Density Residential
High Density Residential
Neighbourhood Commercial
Community Commercial
Neighbourhood Mixed Use Centre
Business/Office Park
Educational Use
Recreation/Cultural
Service Commercial
Conservation Area
Institutional/Comprehensive Development
Plan Boundary
Major Collector
Minor Collector
Walkway
Neighbourhood Centre
Community Centre
Amended By BYLAW No. 4690 - April 20, 2009
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Walnut_Grove\Pln_Walnut_Grove_Community_Plan.mxd


MAP 2
SUBJECT
C.N.R. R/W
96 AVE
95 A AVE
B.C HYDRO R/W
95 AVE
94 A AVE
93 B AVE
93 A AVE
STEINBERG BROOK
216 ST.
91 AVE
COVENTRY WOODS
CARRIAGE GLEN
88 B AVE
EMERALD ESTATES
88 AVE
REDWOODS GOLF COURSE
TOPHAM ELEMENTARY SCHOOL
N
REDWOODS NEIGHBOURHOOD DEVELOPMENT CONCEPT
LEGEND
Potential Local Road
Municipal Trail
Neighbourhood Boundary
School/Park
Environmental Area
Neighbourhood Commercial
Existing Residential
Comprehensive Residential Development CRD-1
Comprehensive Residential Development CRD-2
Comprehensive Residential Development CRD-3
O:\Acadata\Bob\A&LDAT\COMDEV\STAGE9-prints.GED



SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101402

This Permit is issued this _____day of _____, 2024 to:

1. Name: 1308728 BC Ltd.

   Address: 5438 – 188 Street
   Surrey, BC V3S 6R4

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 3 Section 36 Township 8 New Westminster District Plan LMP37851

   CIVIC ADDRESS: 21588 – 96 Avenue

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 and subject to the following conditions being satisfied to the acceptance of the Township of Langley:

   a. Building plans being in substantial compliance with Schedule “A”.
   b. 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. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the southern interior side lot line from 2.0 m (6.5 ft) to 0.8 m (2.6 ft) as indicated in Schedules “A” and “B”.
   d. Section 111.5.2) b) – Age-Friendly Amenity Area of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area to be located in the lot line setback as shown in Schedules “A” and “B”.
   e. Section 111.5.2) d) – Age-Friendly Amenity Area of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area dimension to be less than 6.0 m as shown in Schedules “A” and “B”.
   f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
   g. All refuse areas to be located within buildings and/or in enclosures and screened.
   h. All signage being in substantial compliance with Schedule “A” and “B” and with the Township’s Sign Bylaw.

4. 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.

5. 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 _____, 2024.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

PROPOSED 12 TOWNHOUSES

21588 96 Ave, Township of Langley, BC



CONTACT LIST

ARCHITECT	Architecture Panel Inc.	Unit 206 1493 Foster Street White Rock, BC, Canada	Ruchir Dhall	(604) 385 3600
LANDSCAPE ARCHITECT	PMG Landscape Architects	Suite C100 - 4185, Still Creek Drive, Burnaby, BC, Canada.	Caelan L. Griffiths	(604) 294 0011
CIVIL CONSULTANTS	City West Consulting Ltd.	#101 - 9030 King George Blvd., Surrey, B.C. V3V 7Y3	Donni Chanyungco	(604) 591 2213
PROJECT OWNERS	130 8728 BC LTD.		Malkeet Singh Saran	(604) 825 1400
ARBORIST	Klimo & Associates	#155-4300 North Fraser Way, Burnaby.	Francis Klimo	(604) 358 5562
AHJ	TOWNSHIP OF LANGLEY			

DRAWING INDEX - DOCUMENTATION

ARCHITECTURAL DRAWING INDEX

COVER	A0.01	COVER PAGE
	A0.02	PROJECT STATISTICS
	A0.03	DESIGN RATIONALE
SITE	A1.00	SITE PLAN
PLANS	A2.01	BUILDING 1 - FLOOR PLANS 1
	A2.02	BUILDING 2 - FLOOR PLANS 2
ELEVATIONS	A4.01	BUILDING 1 - ELEVATIONS
	A4.02	BUILDING 2 - ELEVATIONS
SUPPLEMENTAL	A5.01	RENDERS
	A5.02	RENDERS
	A6.00	PROJECT SIGNAGE
	A6.01	CANADA POST SHADE STRUCTURE

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 |
ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
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Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

Sheet Title
COVER PAGE

Total Sheets **12**	Sheet No. **A0.01**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale:

SCHEDULE A

H.1

PROJECT DATA

LEGAL DESCRIPTION	Lot 3 Section 36 Township 8 NWD Plan LMP 37851
BASIS OF DESIGN	BCBC 2018
PROPOSED ZONING	C-4 to CD
PROPOSED OCCUPANCY	Townhouses

AREA CALCULATION	REQUIRED	PROPOSED
BUILDING HEIGHT (STORIES)	3	3
SITE AREA		1,858.82 sq.m (20008.17 sq.ft)
DEDICATIONS (216 STREET AND 96 AVE)		57.26 sq.m (616.34 sq.ft)
NET SITE AREA		1801.56 sq.m (19391.83 sq.ft)
TOTAL BUILDINGS		2 Building
TOTAL NUMBER OF UNITS - RESIDENTIAL		12
TOTAL AMENITY AREA - OUTDOOR (3 sq.m per Unit) (Minimum Contiguous required 70 Sqm)	36 sq.m	73 Sqm
ADAPTABLE UNITS	5% OF TOWNHOUSE UNITS	1 UNIT
TOTAL FLOOR AREA - RESIDENTIAL (EXCLUDING GARAGES)		1691.77 sq.m
LOT COVERAGE	-	740.69/1801.56 = 41%
FAR (TOTAL FLOOR AREA(EXCLUDING GARAGE)/NET SITE AREA)	-	0.939
BUILDING HEIGHT - (TOWNHOUSES)		13.6 m

SETBACKS	REQUIRED	PROPOSED
MINIMUM SETBACK PROVIDED		
NORTH		3.0m (9' 9 5/8")
SOUTH		5.78m (18' 11 1/2")
WEST		4.5m (14' 9 1/8")
EAST		4.5m (14' 9 1/8") **

PARKING	REQUIRED	PROPOSED
NUMBER OF PARKING SPOTS - RESIDENTIAL (2 per Unit)	24	24
NUMBER OF PARKING SPOTS - VISITORS (1 for 5 Units)	2	2
TOTAL NUMBER OF PARKING SPOTS	26	26

** Partial frontage amended owing to the varying Boulevard dedication disscussed and approved by TOL in consultation with Engineering Department.

PARKING REPORT

	# OF SPACES	SPACE LENGTH (mm)	SPACE WIDTH (mm)
TOTAL VISITOR PARKING	2		
RESIDENTIAL PARKING			
DOUBLE GARAGE (REGULAR)	22	6100	5800
DOUBLE GARAGE (ADAPTABLE UNIT)	2	6100	6990
TOTAL PARKING	26		

UNIT AREA CALCULATION

AREA CALCULATION	NO. OF BEDROOMS	UNITS	LEVEL 1 (EXCLUDING GARAGE)	LEVEL 2	LEVEL 3	PROPOSED UNIT AREA
			sq.m.	sq.m.	sq.m.	sq.m.
PROPOSED UNITS		12				
UNIT 1	3 - Bedroom	1	16.61	59.59	57.98	134.18
UNIT 2	3 - Bedroom	1	22.19	58.75	57.12	138.06
UNIT 3	3 - Bedroom	1	22.19	58.75	57.12	138.06
UNIT 4	3 - Bedroom	1	22.19	58.75	57.12	138.06
UNIT 5	3 - Bedroom	1	22.19	58.75	57.12	138.06
UNIT 6	3 - Bedroom	1	18.61	55.98	54.48	129.07
UNIT 7	3 - Bedroom	1	17.63	55.28	50.92	123.83
UNIT 8	4 - Bedroom	1	26.97	62.69	58.89	148.55
UNIT 9	4 - Bedroom	1	26.97	62.69	58.89	148.55
UNIT 10	4 - Bedroom	1	26.97	62.69	58.89	148.55
UNIT 11	4 - Bedroom	1	26.97	62.69	58.89	148.55
UNIT 12 (ADAPTABLE UNIT)	4 - Bedroom	1	28.28	66.35	63.62	158.25
TOTAL		12	277.77			1691.77

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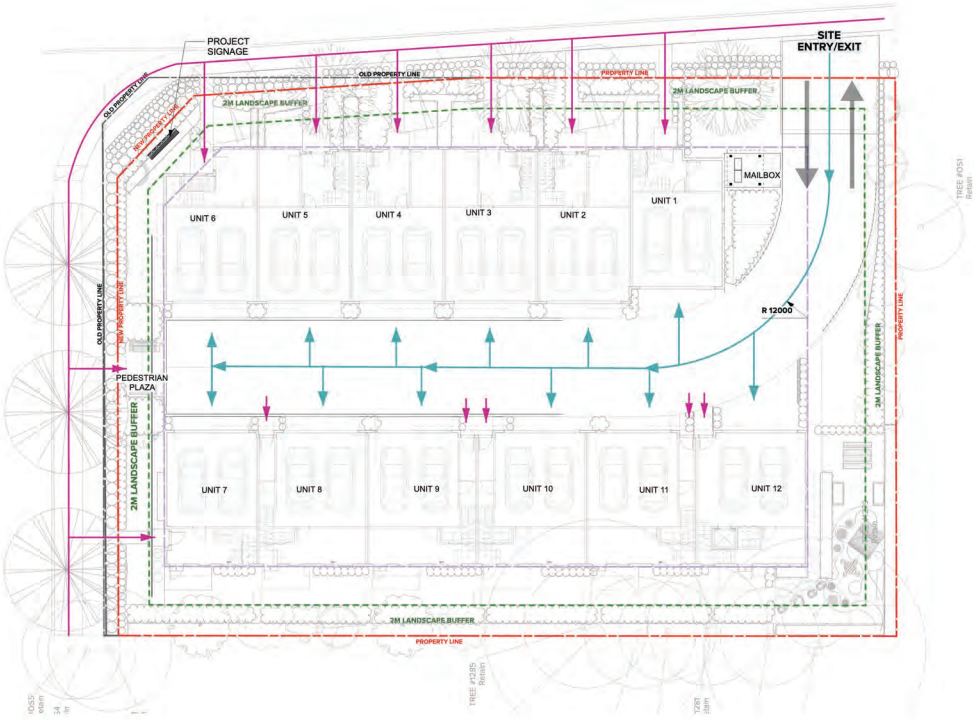
Sheet Title
PROJECT STATISTICS

Total Sheets	Sheet No.	Contractors	Consultants
12	**A0.02**		**Architecture Panel Inc.**
Drawn By	**Checked By**	**AHJ**	**Documents**
JK	**RD**	**TOWNSHIP OF LANGLEY**	**DP APPLICATION**
Reviewed By	**Status**		
RD	**DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale

H.1



1 TRAFFIC PLAN
Scale: 1:150

VEHICULAR TRAFFIC

PEDESTRIAN TRAFFIC

DESIGN RATIONALE

The proposed project is a Townhouse Development that is located in the Township of Langley with access from 216 St. This project aims to provide affordable housing while integrating seamlessly into the existing Walnut Grove Redwoods Neighborhood. The project will add 12 dwelling units growing neighborhood.

The proposed development not only respected and responded to the urban character of the existing and approved neighborhood, Walnut Grove Redwood, but also, created a distinctive architectural character through a unique interpretation of each townhouse pitch roof at the front facade. The form and character of each building was developed to coordinate well with upcoming developments in the area. Units facing 216 st are provided with direct access from the sidewalk. Furthermore, walkways on North are also provided with direct access from the sidewalk that will serve to provide easier access the units on North site.

The 12 townhouse units are distributed into 2 building blocks, both building elevations are highlighted with traditional siding, board & batten, and roof shingles. Each unit has access to a private amenity area on private green space. Each unit type also has balconies on second floor. A selection of white, light brown, warm grey color sidings are intentionally utilized to let the units visually diiferentiate from adjoining Units and also intertwine with the surrounding residential buildings.

The vehicular and the pedestrian traffic movement patterns are displayed in the attached graphic which will help the reader understand the site design criteria and the access points to the units as well as the shared amenity spaces.

The shared amenity areas are located at the South West end of the property with an outdoor playground. The onsite landscape for this project promises to ensure that the residents have an enhanced outdoor experience. The ample landscape buffers on the South and East sides of the lot are well utilized; sufficient on-grade planting with thick shrubs and trees are proposed to provide screening from neighboring properties.

We have tried to ensure that there aren't any residual spaces that can be used for unauthorized activity and offer threats to the security of the development. All the ground level patios are contained and separated and the other setback areas are planted with low bushes not offering any unwanted gathering opportunities and (or) risks.

Overall, the proposed Townhouse Development appears to be a well-conceived project that not only addresses the need for affordable housing but also prioritizes architectural character, accessibility, community amenities, and security. These considerations are essential for creating a sustainable and vibrant neighborhood that residents can proudly call home.

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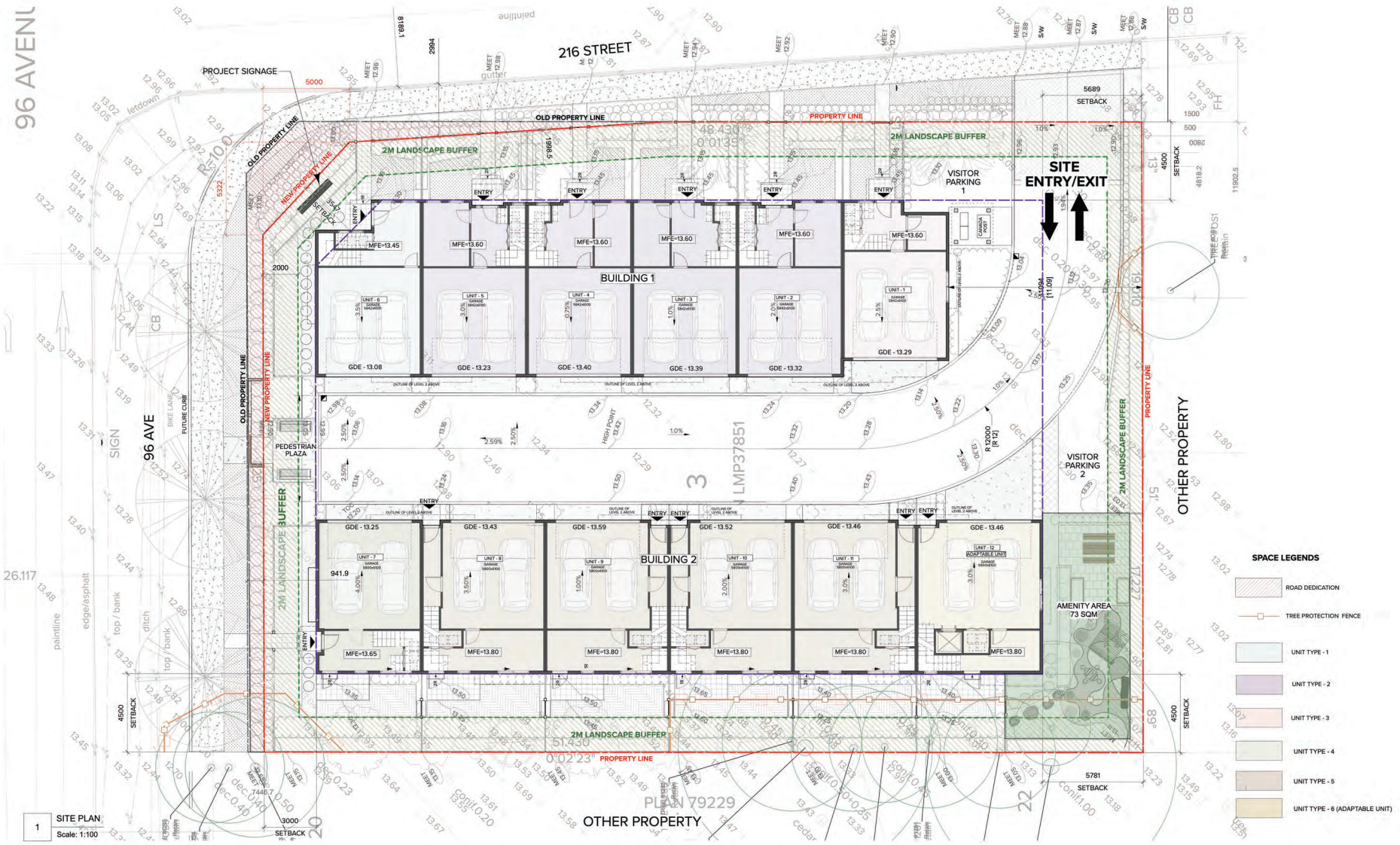
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Sheet Title
DESIGN RATIONALE

Total Sheets	Sheet No.	Contractors	Consultants
12	A0.03		Architecture Panel Inc.
Drawn By	Checked By	AHJ	Documents
JK	RD	TOWNSHIP OF LANGLEY	DP APPLICATION
Reviewed By	Status		
RD	DP APPLICATION		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
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D	21-10-2024	DP-RESUBMISSION

Scale
0 6 9 12 M
1:1



1 SITE PLAN
Scale: 1:100

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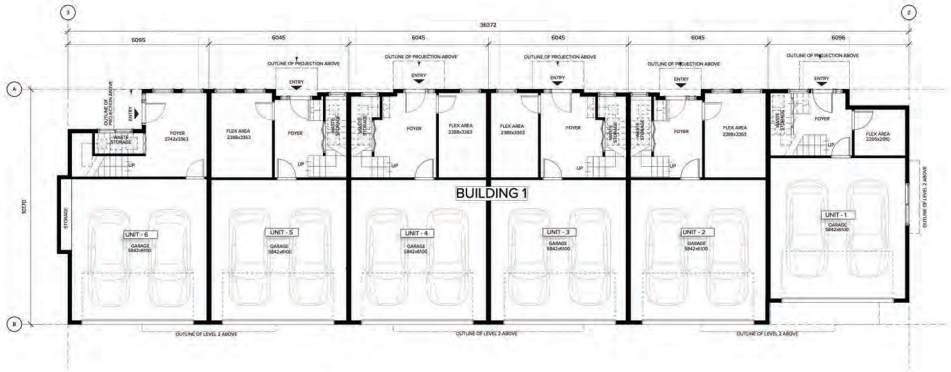
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Sheet Title
SITE PLAN

Total Sheets	Sheet No.	Contractors	Consultants
12	A1.00		Architecture Panel Inc.
Drawn By	**Checked By**	**AHJ**	**Documents**
JK	RD	TOWNSHIP OF LANGLEY	DP APPLICATION
Reviewed By	**Status**		
RD	DP APPLICATION		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale
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1:1



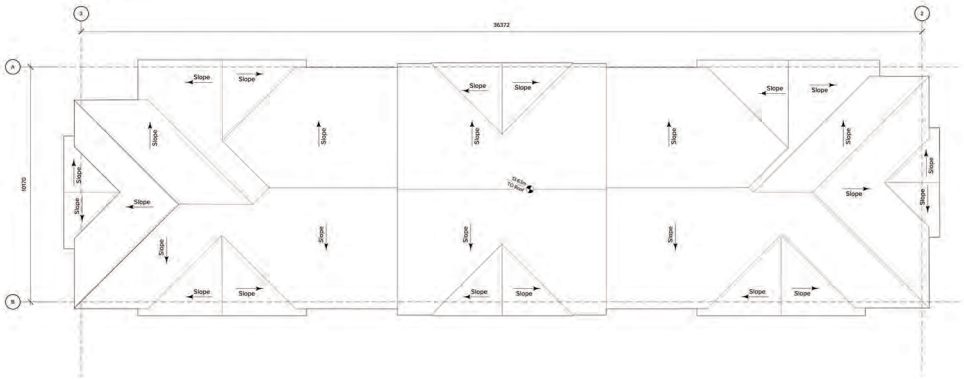
1 BUILDING 1 - MAIN FLOOR PLAN
Scale: 1:100



2 BUILDING 1 - SECOND FLOOR PLAN
Scale: 1:100



3 BUILDING 1 - THIRD FLOOR PLAN
Scale: 1:100



4 BUILDING 1 - ROOF PLAN
Scale: 1:100

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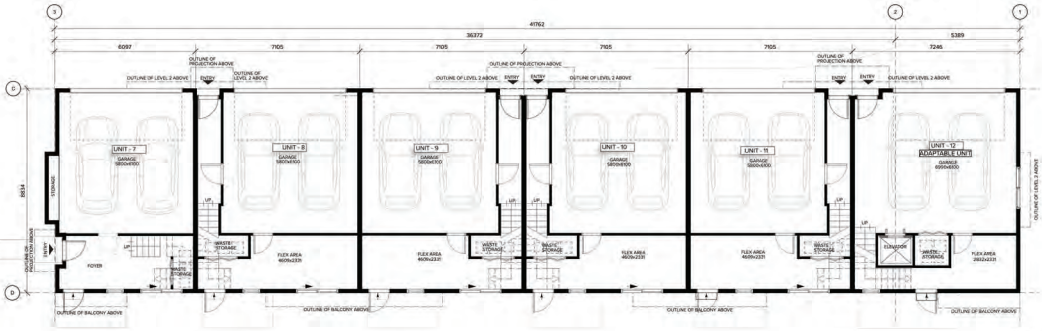
Sheet Title
BUILDING 1 - FLOOR PLANS 1

Total Sheets **12**	Sheet No. **A2.01**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
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Scale
N
0 2 5 7 M

H.1



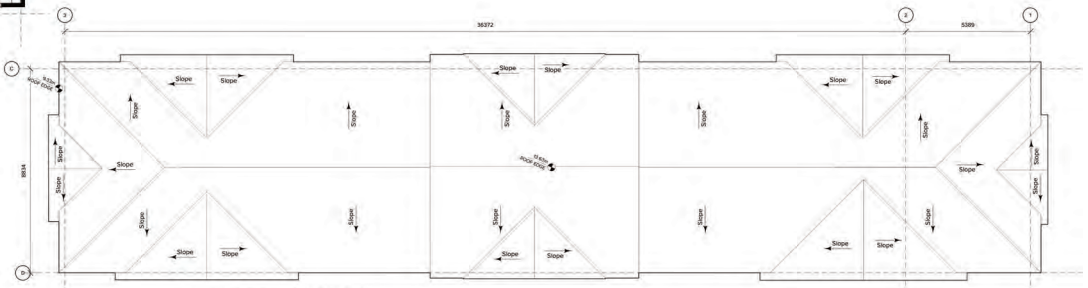
1 BUILDING 2 - MAIN LEVEL PLAN
Scale: 1:100



2 BUILDING 2- SECOND FLOOR PLAN
Scale: 1:100



3 BUILDING 2 - THIRD FLOOR PLAN
Scale: 1:100



4 BUILDING 2 - ROOF PLAN
Scale: 1:100

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Sheet Title
BUILDING 2 - FLOOR PLANS 2

Total Sheets **12**	Sheet No. **A2.02**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

No	Date	Issue Notes
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C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale
N
0 2 5 7 M

H.1



1 BUILDING 1 - EAST ELEVATION
Scale: 1:100



2 BUILDING 1 - NORTH ELEVATION
Scale: 1:100



3 BUILDING 1 - WEST ELEVATION
Scale: 1:100



4 BUILDING 1 - SOUTH ELEVATION
Scale: 1:100

1. SMOOTH FINISH PANELS - DARK GREY
2. 6" HORIZONTAL HARDIE SIDING - LIGHT GREY
3. 6" HORIZONTAL HARDIE SIDING - CHESTNUT BROWN
4. 6" HORIZONTAL HARDIE SIDING - WHITE
5. FASCIA BOARD TO MATCH DARK GREY PANELS
6. CANOPY (COLOUR TO MATCH DARK GREY PANELS)
7. FACE BRICK - LIGHT SANDSTONE (ENDICOTT)
8. ASPHALT SHINGLES - GREY

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Sheet Title
BUILDING 1 - ELEVATIONS

Total Sheets **12**	Sheet No. **A4.01**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
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Scale
0 2 5 7 M

H.1



1 BUILDING 2 - EAST ELEVATION
Scale: 1:100



3 BUILDING 2 - NORTH ELEVATION
Scale: 1:100



2 BUILDING 2 - WEST ELEVATION
Scale: 1:100



4 BUILDING 2 - SOUTH ELEVATION
Scale: 1:100

1. SMOOTH FINISH PANELS - DARK GREY
2. 6" HORIZONTAL HARDIE SIDING - LIGHT GREY
3. 6" HORIZONTAL HARDIE SIDING - CHESTNUT BROWN
4. 6" HORIZONTAL HARDIE SIDING - WHITE
5. FASCIA BOARD TO MATCH DARK GREY PANELS
6. CANOPY (COLOUR TO MATCH DARK GREY PANELS)
7. FACE BRICK - LIGHT SANDSTONE (ENDICOTT)
8. ASPHALT SHINGLES - GREY

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Sheet Title
BUILDING 2 - ELEVATIONS

Total Sheets **12**	Sheet No. **A4.02**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

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D	21-10-2024	DP-RESUBMISSION

Scale
0 2 5 7 M
H.1



1 NORTH - EAST SIDE VIEW
Scale: NTS



2 SOUTH - EAST SIDE VIEW
Scale: NTS



3 BUILDING 1 -WEST SIDE VIEW
Scale: NTS



4 BUILDING 2 -EAST SIDE VIEW
Scale: NTS

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Sheet Title
RENDERS

Total Sheets **12**	Sheet No. **A5.01**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

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D	21-10-2024	DP-RESUBMISSION

Scale

H.1



1 BUILDING 1 - NORTH EAST SIDE VIEW
Scale: NTS



2 BUILDING 2 - NORTH WEST SIDE VIEW
Scale: NTS



3 BUILDING 1 & 2 - NORTH EAST SIDE VIEW
Scale: NTS



4 BUILDING 1 & 2 - NORTH SIDE VIEW
Scale: NTS

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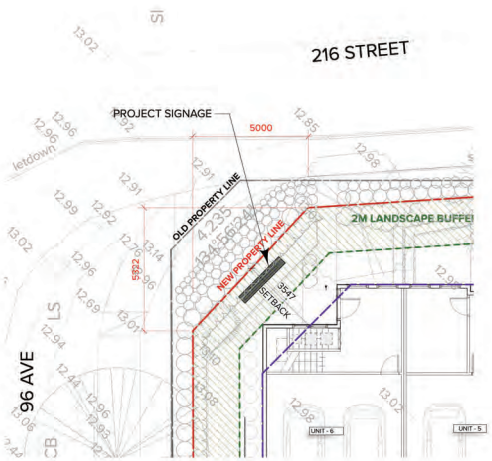
Sheet Title
RENDERS

Total Sheets	Sheet No.	Contractors	Consultants
12	**A5.02**		**Architecture Panel Inc.**
Drawn By	Checked By	AHJ	Documents
JK	**RD**	**TOWNSHIP OF LANGLEY**	**DP APPLICATION**
Reviewed By	Status		
RD	**DP APPLICATION**		

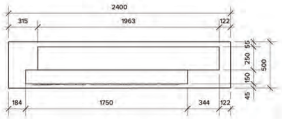
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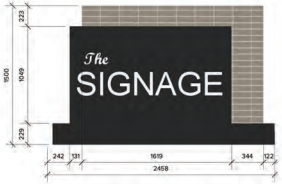
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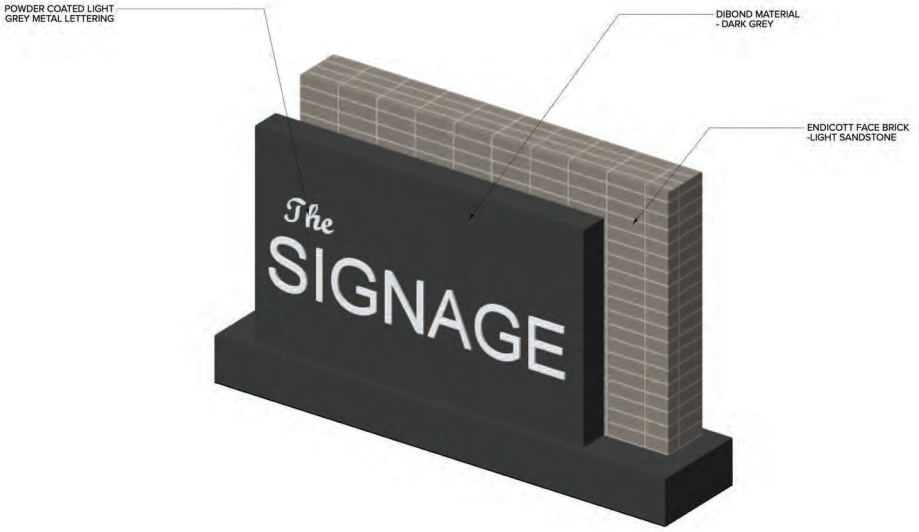
1 PROJECT SIGNAGE LOCATION
Scale: 1:100



2 PROJECT SIGNAGE - TOP VIEW
Scale: 1:25



3 PROJECT SIGNAGE - FRONT VIEW
Scale: 1:25



4 PROJECT SIGNAGE - ISOMETRIC VIEW
Scale: 1:10

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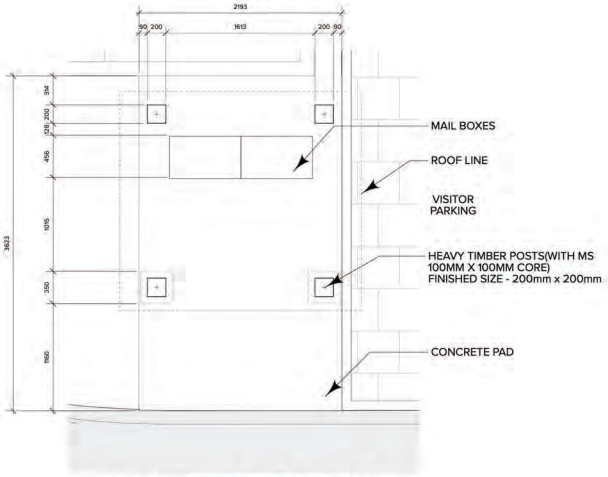
Sheet Title
PROJECT SIGNAGE

Total Sheets **12**	Sheet No. **A6.00**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

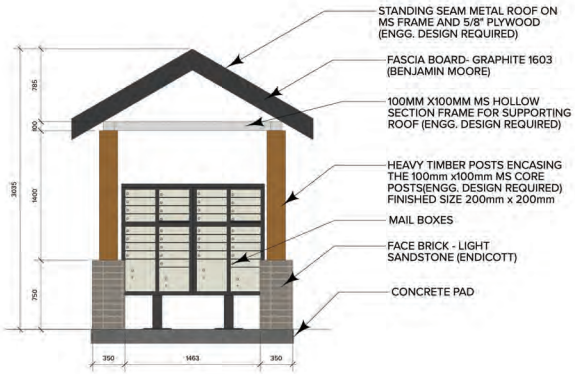
No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale

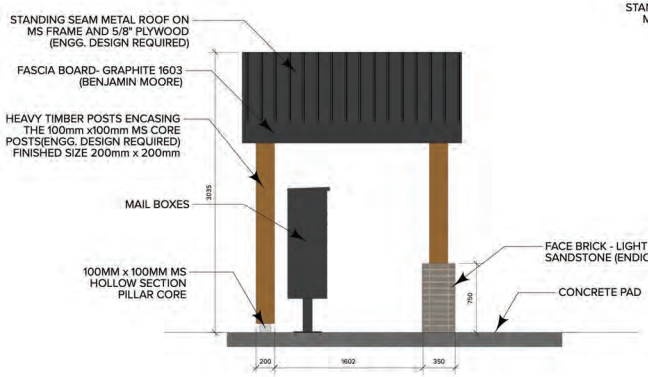
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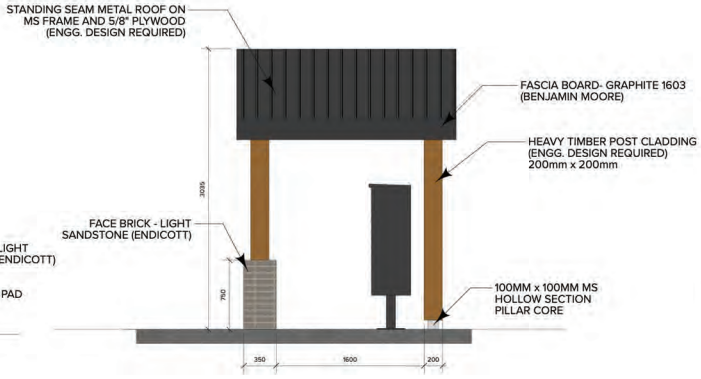
1 CANADA POST SHADE STRUCTURE - TOP PLAN
Scale: 1:25



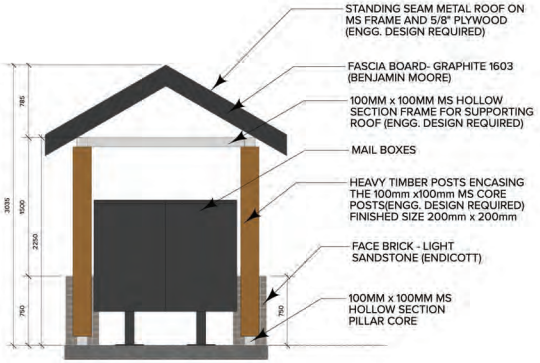
2 CANADA POST SHADE STRUCTURE - SOUTH VIEW
Scale: 1:25



3 CANADA POST SHADE STRUCTURE - WEST VIEW
Scale: 1:25



4 CANADA POST SHADE STRUCTURE - EAST VIEW
Scale: 1:25



5 CANADA POST SHADE STRUCTURE - NORTH VIEW
Scale: 1:25

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Owner
130 8728 BC LTD.

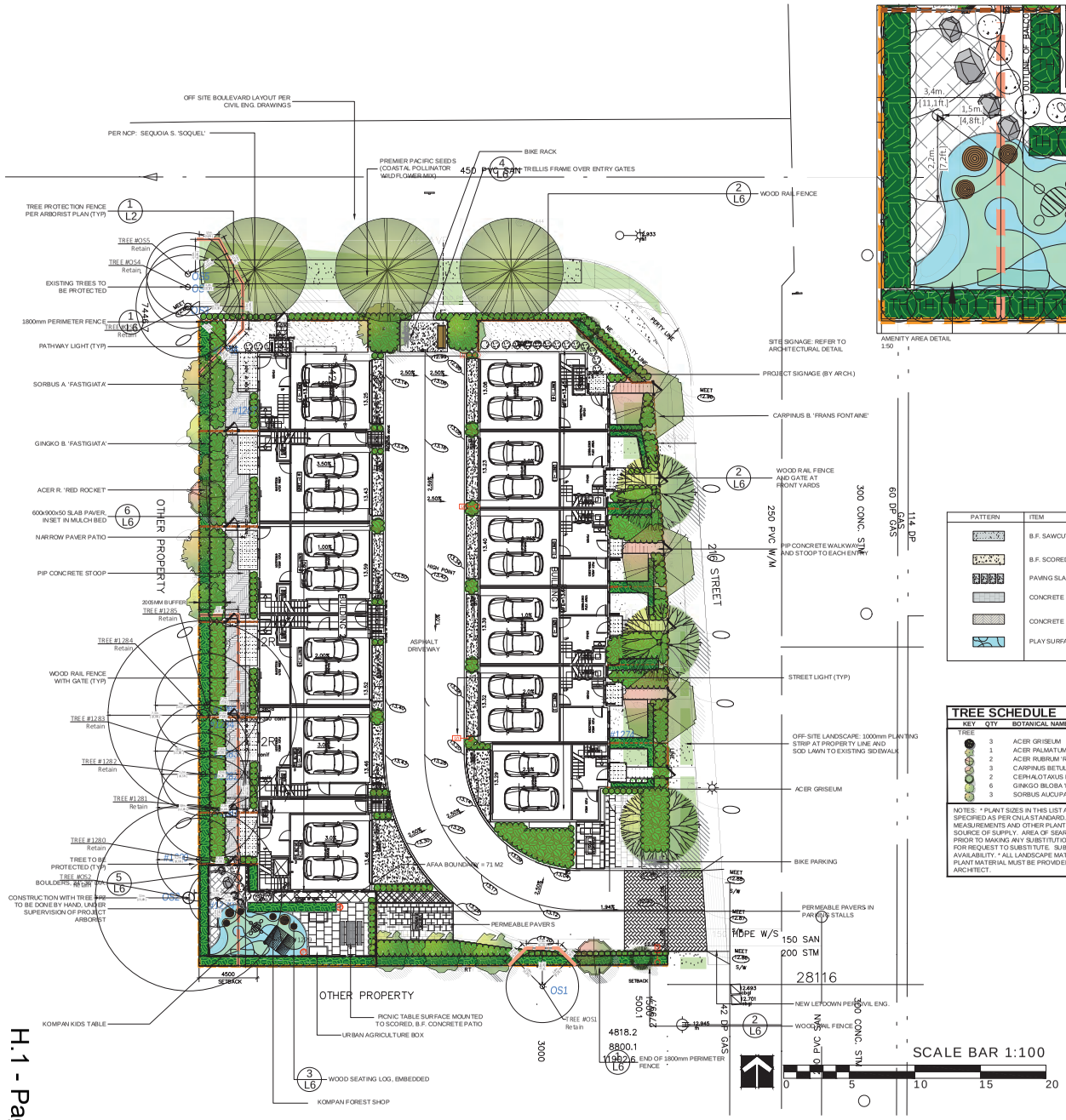
Sheet Title
CANADA POST SHADE STRUCTURE

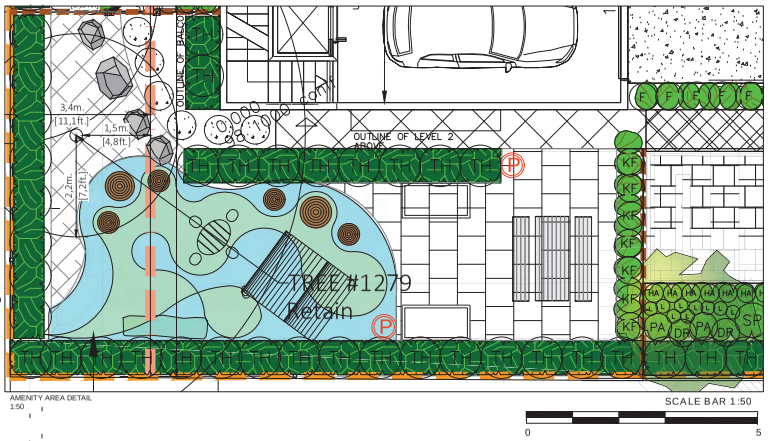
Total Sheets	Sheet No.	Contractors	Consultants
12	A6.01		Architecture Panel Inc.
Drawn By	**Checked By**	**AHJ**	**Documents**
JK	RD	TOWNSHIP OF LANGLEY	DP APPLICATION
Reviewed By	**Status**		
RD	DP APPLICATION		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale

H.1





PATTERN	ITEM	DESCRIPTION
	B.F. SAWCUT CONCRETE	STOOPS AND ENTRIES COLOURS - NATURAL; SAW CUT SCORE PATTERN STACKED BOND 2:1 MAX 1200mm APART SPACE EVENLY AND ALIGNED AS SHOWN
	B.F. SCORED CONCRETE	DRIVEWAY APRON, PLAZA, AND SIDEWALKS: B.F. CONCRETE EXPANSION JOINTS MIN. 1500mm O.C., SPACED EVENLY
	PAVING SLABS	NEWSTONE 'MANHATTAN' VIBROPRESSED SLABS: 24"X36"X2" NATURAL GREY
	CONCRETE UNIT PAVERS	PARKING ZONE: MUTUAL MATERIALS - ECOPRIORA 8X8 SQUARE PAVERS COLOUR - CHARCOAL; PATTERN RUNNING BOND
	CONCRETE UNIT PAVERS	UNIT PATIOS: BARKMAN 'BROADWAY' 100mm PLANKS COLOUR - ASH; PATTERN 1 HERRINGBONE
	PLAY SURFACING	PIP RUBBER PLAY SURFACE WITH 9'-0" FALL HEIGHT CUSHION COLOUR/PATTERN - CUSTOM

TREE SCHEDULE

PMG PROJECT NUMBER: 23-033

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	1	ACER PALMATUM 'AKANE'	AKANE JAPANESE MAPLE	#10 POT, TREE FORM
	2	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 1.8M STD; B&B
	3	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE EUROPEAN HORNBEAM	6CM CAL; 1.8M STD; B&B
	2	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA'	UPRIGHT JAPANESE PLUM YEW	#10 POT, FULL
	6	GINKGO BILOBA 'FASTIGIATA'	COLUMNAR MAIDENHAIR TREE	6CM CAL; 1.8M STD; B&B
	3	SORBUS AUCUPARIA 'FASTIGIATA'	COLUMNAR MOUNTAIN ASH	6CM CAL; 2M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * 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: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	24.AUG.08	UPDATE PER CITY COMMENTS	CG
3	24.JUN.04	REVISION PER ARCH COMMENTS	AO
2	24.MAY.22	NEW CIVIL PLAN	AO
1	23.MAY.03	NEW BUILDING SITE PLAN	BJ

CLIENT:

PROJECT:

12 UNIT TOWNHOUSE DEVELOPMENT

21588 96TH AVENUE
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	23.FEB.21	DRAWING NUMBER:	H.1
SCALE:	1:150		
DRAWN:	BJ		
DESIGN:	AO		
CHK'D:	CG		OF 8

PMG PROJECT NUMBER: 23-033

SCHEDULE B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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. 6086

EXPLANATORY NOTE

Bylaw No. 6086 amends the Latimer Neighbourhood Plan to permit High Density Mixed-Use up to 2.5 FSR and 6 storeys in height on property at 8146 – 200 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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. 6086

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Latimer Neighbourhood Plan Bylaw No. 5101

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 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 6086”.

2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 is further amended by amending Map 1, by:
   a.) including the property shown on Schedule A attached to and forming part of this bylaw as “High Density Mixed Use”; and

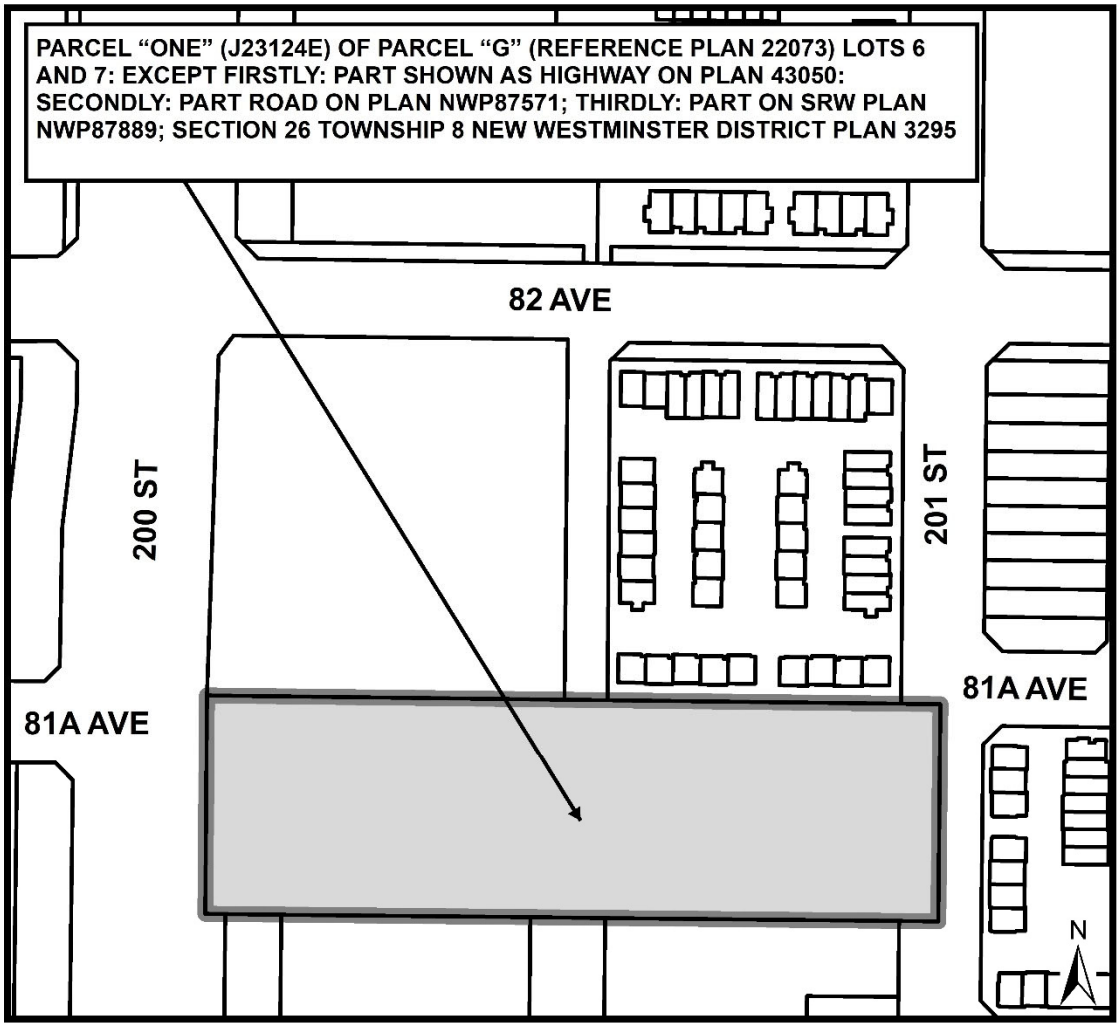
   b.) including the property shown on Schedule A attached to and form part of this bylaw as “Development Permit Area ‘D’ Mixed Use.

3. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 is further amended by amending Map 1 – Land Use Concept by including the property shown on Schedule A attached to and forming part of this bylaw as “High Density Mixed Use (2.5 FSR)”.

READ A FIRST TIME the	16	day of	December	, 2024
READ A SECOND TIME the	16	day of	December	, 2024
PUBLIC HEARING HELD the	13	day of	January	, 2025
READ A THIRD TIME the		day of		, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6086



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1364204 BC LTD.) BYLAW NO. 6087

EXPLANATORY NOTE

Bylaw No. 6087 rezones land located at 8146 – 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-211 to permit a comprehensive development consisting of an apartment building and a mixed use apartment building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1364204 BC LTD.) BYLAW NO. 6087

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 (1364204 BC Ltd.) Bylaw No. 6087".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-211" after the words "Comprehensive Development Zone CD-210"
   (2) Adding to Section 110.1 after the words "CD-210" the words "CD-211 – 3000 m²"
   (3) Adding after Section 1110 "Comprehensive Development Zone CD-210" the following as Section 1111 "Comprehensive Development Zone CD-211"

1111 **COMPREHENSIVE DEVELOPMENT ZONE CD-211**

Uses Permitted

1111.1 In the CD-211 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) *group children's day care* subject to Section 1111.3
4) *residential uses* subject to Section 1111.2
5) *commercial uses* subject to Section 1111.3
6) offices subject to Section 1111.3
7) *licensee retail store* subject to the provisions of the Liquor Control and Licensing Act and Regulations and Section 1111.3

Residential Uses

1111.2 *Apartment* units are permitted in the apartment *building* and above the ground floor of the mixed-use apartment building as indicated in Section 1111.13.

All *residential uses* are required to comply with Section 3.1.6 of Township of Langley Official Community Plan Bylaw 1979 No. 1842 as amended.

Commercial Uses

1111.3 *Commercial uses, group children's day cares, office uses, and licensee retail stores* are permitted on the ground floor of the mixed-use *building* as indicated in Section 1111.13.

Density

1111.4 The maximum *floor space ratio* of lands zoned CD-211 shall not exceed 2.5.

Lot Coverage

1111.5 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

1111.6 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1111.7 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed six (6) *storeys.* The *height* of *accessory buildings* and *structures* shall not exceed 3.75m or one (1) *storey*, whichever is less.

Subdivision Requirements

1111.8 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

1111.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

1111.10 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

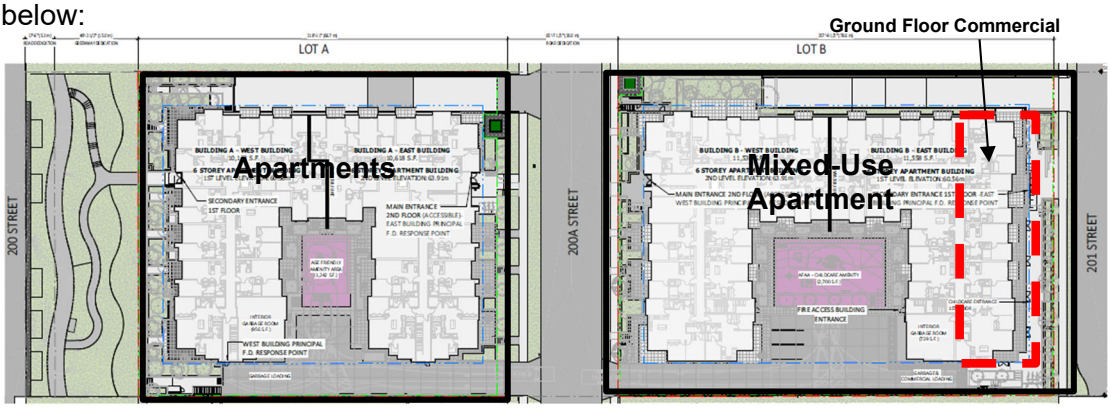
1111.11 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1111.12 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Site Plan

1111.13 Development in this zone shall conform substantially with the site plan as shown below:



3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

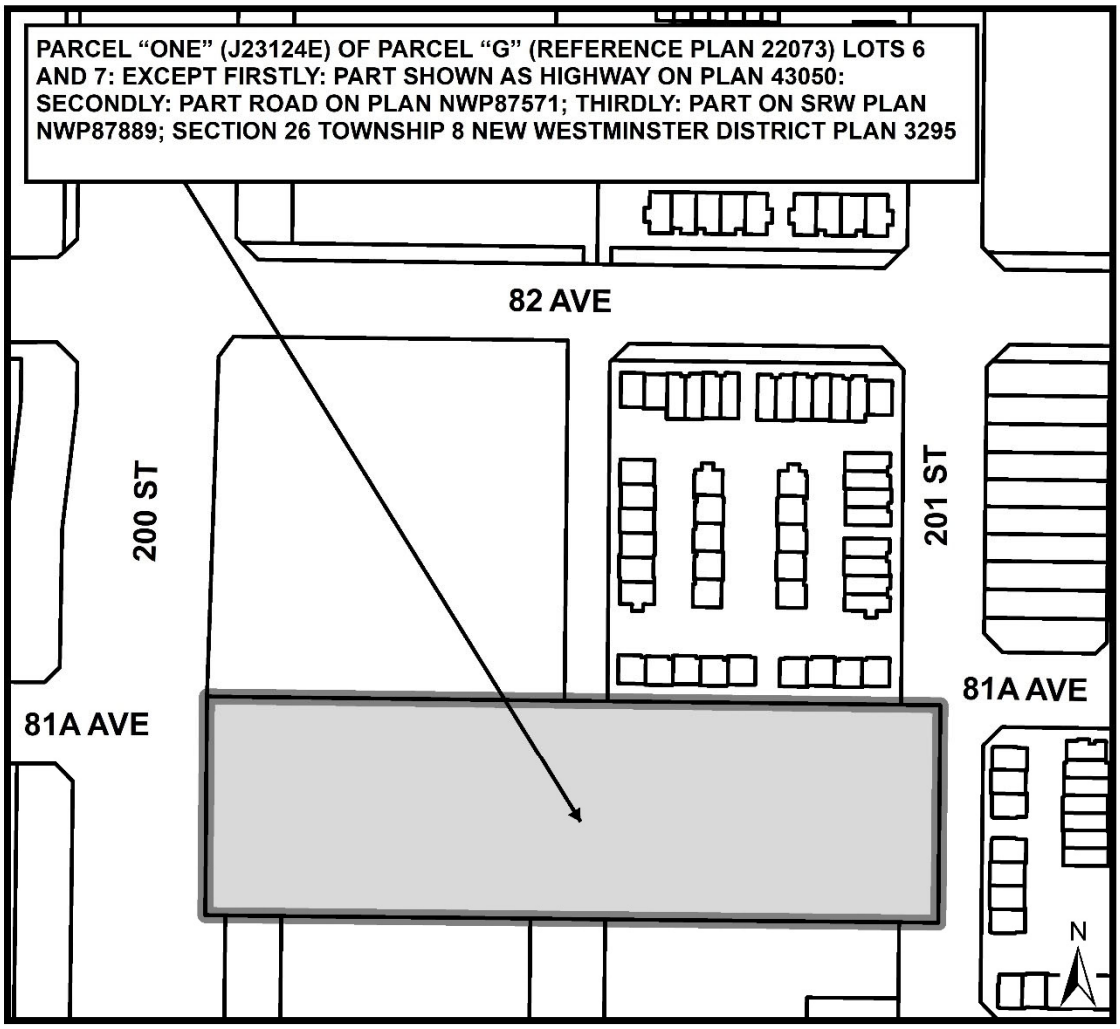
Parcel "One" (J23124E) of Parcel "G" (Reference Plan 22073) Lots 6 and 7: Except Firstly: Part Shown as Highway on Plan 43050: Secondly: Part Road on Plan NWP87571; Thirdly: Part on SRW Plan NWP87889; Section 26 Township 8 New Westminster District Plan 3295

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-211.

READ A FIRST TIME the	16	day of	December	, 2024
READ A SECOND TIME the	16	day of	December	, 2024
PUBLIC HEARING HELD the	13	day of	January	, 2025
READ A THIRD TIME the		day of		, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6087



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 16, 2024 - REGULAR MEETING	**REPORT:**	24-290
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-26-0232
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100296 (1364204 BC LTD. / APCON LATIMER 200 PROJECT LTD. / 8146 - 200 STREET)		

PROPOSAL:

Application to amend the Willoughby Community Plan and Latimer Neighbourhood Plan and rezone approximately 1.15 ha (2.83 ac) of land located at 8146 - 200 Street to Comprehensive Development Zone CD-211 to facilitate development of 245 apartment units and 453 m^2 of ground floor commercial use inclusive of a proposed group children's day care.

RECOMMENDATION SUMMARY:

That Council abandon Bylaws No. 5951 and 5952 and grant first and second reading to Bylaws No. 6086 and 6087 subject to ten development prerequisites being satisfied prior to final reading; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

Development of the site has not advanced under Bylaws No. 5951 and 5952. As the application requires further amendments to the Willoughby Community and Latimer Neighbourhood Plan, Council consideration of Bylaws No. 6086 and 6087 is required.

RECOMMENDATIONS:

That Council grant first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 6086 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 6087 rezoning 1.15 ha (2.83 ac) of land located at 8146 - 200 Street to Comprehensive Development Zone CD-211 to facilitate the development of 245 apartment units and 453 m^2 of ground floor commercial use inclusive of a proposed group children's day care, 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 including dedication of the east half of 200 Street (including greenway), 200A Street and the west half of 201 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Dedication and construction of a 15 m wide street greenway on the east side of 200 Street.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

5. Compliance with Age-Friendly Amenity Area requirements.
6. 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).
7. Registration of restrictive covenants acceptable to the Township:
    a. identifying a minimum of 10% of apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. prohibiting vehicular access to 200 Street
    c. restricting development until a Development Permit is issued
    d. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township in compliance with the Subdivision and development Servicing Bylaw (Schedule I – Tree Protection)
    e. identifying the type and number of units required to comply with Section 3.1.6 of ToL OCP.
8. Subdivision of property into two lots.
9. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Greenway Amenity Zoning Policy and 5% Neighbourhood Park Land Acquisition Policy.
10. 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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 6086 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 abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaws No. 5951 and 5952.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6086 and 6087.

EXECUTIVE SUMMARY:

1364204 BC Ltd. has applied to develop 1.15 ha (2.83 ac) of land located at 8146 - 200 Street with 245 apartment units and 453 m^2 of ground floor commercial space inclusive of a proposed group children's day care. To facilitate the development, the applicant has proposed to amend the Willoughby Community Plan and Latimer Neighbourhood Plan to increase the permitted density of the apartment portion of the site from 1.4 FSR to 2.5 FSR, increase maximum building heights and amend the eastern portion of the site from Rowhouse / Townhouse (22 UPA) and Live-Work (Townhouse) (22 upa) to High Density Mixed Use. The applicant also proposes to rezone the site to Comprehensive Development Zone CD-211 to accommodate the proposal.

On November 20, 2023, Council granted third reading to Official Community Plan Amendment and Rezoning Bylaws No. 5951 and 5952 to facilitate development of 88 apartment units and 28 townhouse units (including five live-work units). The OCP amendment proposed a height

increase for the apartment designated portion (west) from 4- to 6-storeys. As the currently proposed use and density is inconsistent with Bylaws No. 5951 and 5952, the current proposal requires the previous bylaws to be abandoned.

A development permit for form and character of the project has not been submitted by the applicant at this time. Should the current proposal be granted approval by Council, prior to construction, a development permit to inform the form and character of the project is required to be submitted for Council's consideration.

As the proposed development is inconsistent with the Willoughby Community Plan and Latimer Neighbourhood Plan, Council consideration of the neighbourhood plan amendment and rezoning is requested, subject to completion of ten development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Latimer Neighbourhood Plan Amendment Bylaw No. 6086 and Rezoning Bylaw No. 6087.

REFERENCE:

Owner:	1364204 BC Ltd. 5775 – 126 Street Surrey, BC V3X 3G8
Legal Description:	Parcel "One" (J23124E) of Parcel "G" (Reference Plan 22073) Lots 6 and 7: Except Firstly: Part Shown as Highway on Plan 43050: Secondly: Part Road on Plan NWP87571; Thirdly: Part on SRW Plan NWP87889; Section 26 Township 8 New Westminster District Plan 3295
Location:	8146 - 200 Street
Area:	1.15 ha (2.83 ac)
Willoughby Community Plan (existing):	Multi Family
Willoughby Community Plan (proposed):	High Density Mixed Use
Willoughby Development Permit Area (existing):	Area 'B' Residential
Willoughby Development Permit Area (proposed:	Area 'D' Mixed Use
Latimer Neighbourhood Plan (existing):	Low Density Apartment (1.4 FSR), Rowhouse / Townhouse (22 UPA) and Townhouse Live Work (22 UPA)
Latimer Neighbourhood Plan (proposed):	High Density Mixed-Use (2.5 FSR)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-211

BACKGROUND/HISTORY:

The site is designated under the Latimer Neighbourhood Plan a combination of Low Density Apartment (1.4 FSR) on the western portion of the site, Rowhouse / Townhouse (22 UPA) and Townhouse Live Work (22 UPA) on the eastern portion of the site.

On November 20, 2023, Council granted third reading to Bylaws No. 5951 and 5952 for an application on the subject site to amend the Latimer Neighbourhood Plan to increase the permitted height of the western portion of the site (between 200 and 200A Street) from 4- to 6-storeys and rezone the property to Comprehensive Development Zone CD-198 to facilitate development of 88 apartment units and 28 townhouse units (including five live-work units). However, the owner has not completed the third reading conditions and instead the subject application has been advanced.

DISCUSSION/ANALYSIS:

- The applicant has provided a preliminary site plan that proposes 245 apartment units in two 6-storey buildings and includes 453 m^2 (4,876 ft^2) of ground floor commercial use fronting 201 Street.
- The proposed apartment mixed-use designation is for the eastern portion of the site (between 200A and 201 Street).

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	An existing single storey church and an existing 3-storey townhouse development (ToL Project No. 08-26-0187)	Low Density Apartment (1.4 FSR) and Rowhouse / Townhouse (22 UPA)	Civic Institutional Zone P-1 and Comprehensive Development Zone CD-131
South:	An existing 6-storey apartment (adjacent to 200 Street) and 28 townhouses (five live-work) that are 3-storeys (between 200A and 201 Street) ToL Project No. 08-26-0197.	Live-Work (Townhouse) (22 upa), Low Density Apartment (1.4 FSR – 6 storeys permitted)	Comprehensive Development Zone CD-144
East:	201 Street, beyond which are 19 townhouse units, that are 3-storeys, developed as part of ToL Project No. 08-26-0197.	Rowhouse / Townhouse (22 UPA), Live-Work (Townhouse) (22 UPA), Low Density Apartment (1.4 FSR)	Comprehensive Development Zone CD-144
West:	200 Street, beyond which are several properties within the Business Office Park Langley Tech-Campus	Business Office Park	Comprehensive Development Zone CD-57

Community / Neighbourhood Plan Amendment:

- The site is designated Multi Family in the Willoughby Community Plan that requires an amendment to accommodate the proposed High Density Mixed Use form on the eastern portion of the site.
- As this site is designated Development Permit Area 'B' Residential, an amendment to the Plan is needed to include High Density Mixed Use development form and character considerations for the site.
- The site is split designated Low Density Apartment (westerly portion, between 200 and 200A Street) that allows up to 1.4 FSR and a maximum height of 4-storeys, Rowhouse / Townhouse (22 UPA) and Live-Work Townhouse (22 UPA) (easterly portion, between 200A and 201 Street) in the Latimer Neighbourhood Plan.

- The applicant has applied to:
    - Amend the Willoughby Community Plan from Multi-Family to High Density Mixed-Use to accommodate the mixed use building on the eastern portion of the site.
    - Amend the Willoughby Community Plan from Development Permit Area 'B' Residential to Development Permit Area 'D' Mixed Use to provide for the applicable guidelines for the mixed use building on the eastern portion of the site.
    - Amend the Latimer Neighbourhood Plan to increase the site density from 1.4 FSR (western portion) and 22 UPA (eastern portion) to an overall density of 2.5 FSR.
    - Amend the Latimer Neighbourhood Plan to replace the Rowhouse / Townhouse (22 UPA) and Live-Work Townhouse (22 UPA) designations with the High Density Mixed-Use designation (2.5 FSR).
    - Amend the Latimer Neighbourhood Plan to increase the building heights from 4- to 6-storeys (western portion) and increase the building height from 3-storey townhouse to a 6-storey mixed-use apartment building (eastern portion).

Zoning Amendment:

- Bylaw No. 6087 proposes to rezone the site to a new Comprehensive Development Zone CD-211 to facilitate development of 245 apartment units and 453 m^2 of commercial space (including group children's day care) in two buildings, at a density of 2.5 FSR.

Development Permit:

- The subject property is located in Development Permit Area "B" Residential in the Willoughby Community Plan. The proponent has elected not to advance a development permit with the application.
- The applicant will be required to submit a development permit for these units to allow Council the opportunity to review the form, character and siting prior to building permits being issued. Included as a condition of rezoning in this report is a requirement for a covenant to be registered on site to prohibit development until a development permit for the site has been issued by Council.
- The project will be further reviewed as part of the development permit application process to ensure compliance with, including but not limited to, the following: provision of the site's proposed CD-211 zoning in terms of siting, lot coverage, height, use and density, parking, landscaping, age-friendly amenity area requirements, fire truck turning radius requirements and alignment with applicable Development Permit Area guidelines. Staff note that the site plan is conceptual, and resolution of the above requirements may result in changes to the proposal.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

	Units	**Rate**	**Total**
Apartments	245	$11,000 / unit	$2,695,000
FSR exceeding Latimer NP max	48,632 ft^2 (west building) 82,910 ft^2 (east building)	$25 / ft^2	$1,215,800 $2,072,750
Total			**$5,983,550**

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
0	63	58	17	80

Detailed tree management and landscape plans will be provided and reviewed in conjunction with a future development permit.

Policy Considerations:

The proposed Willoughby Community Plan and Latimer Neighbourhood Plan amendment and rezoning application will facilitate the development of 245 apartment units and 453 m^2 of ground floor commercial use inclusive of a proposed group children's day care.

The proposal requires amendments to the Willoughby Community Plan and Latimer Neighbourhood Plan in consideration of the existing permitted land use designations, density, development permit area and height. Staff note, the 200 Street 2040 Study indicates the site as Midrise High-Density in the Hub Urban Village. Should Council give first and second reading to Bylaw Nos. 6086 and 6087 (subject to ten development prerequisites) staff request to be authorized to schedule the required Public Hearing.

Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

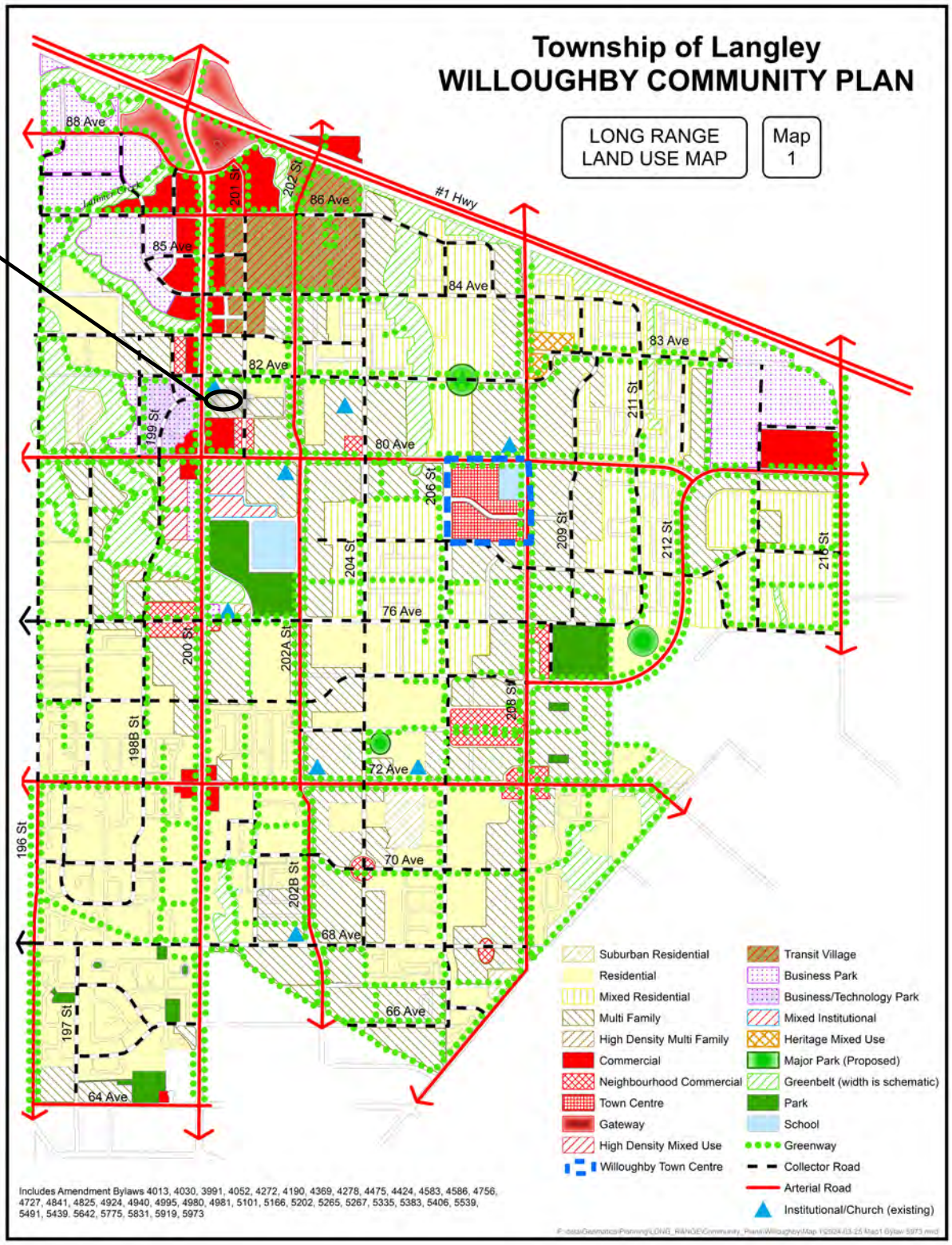
ATTACHMENT A Maps and Graphics

ATTACHMENT A



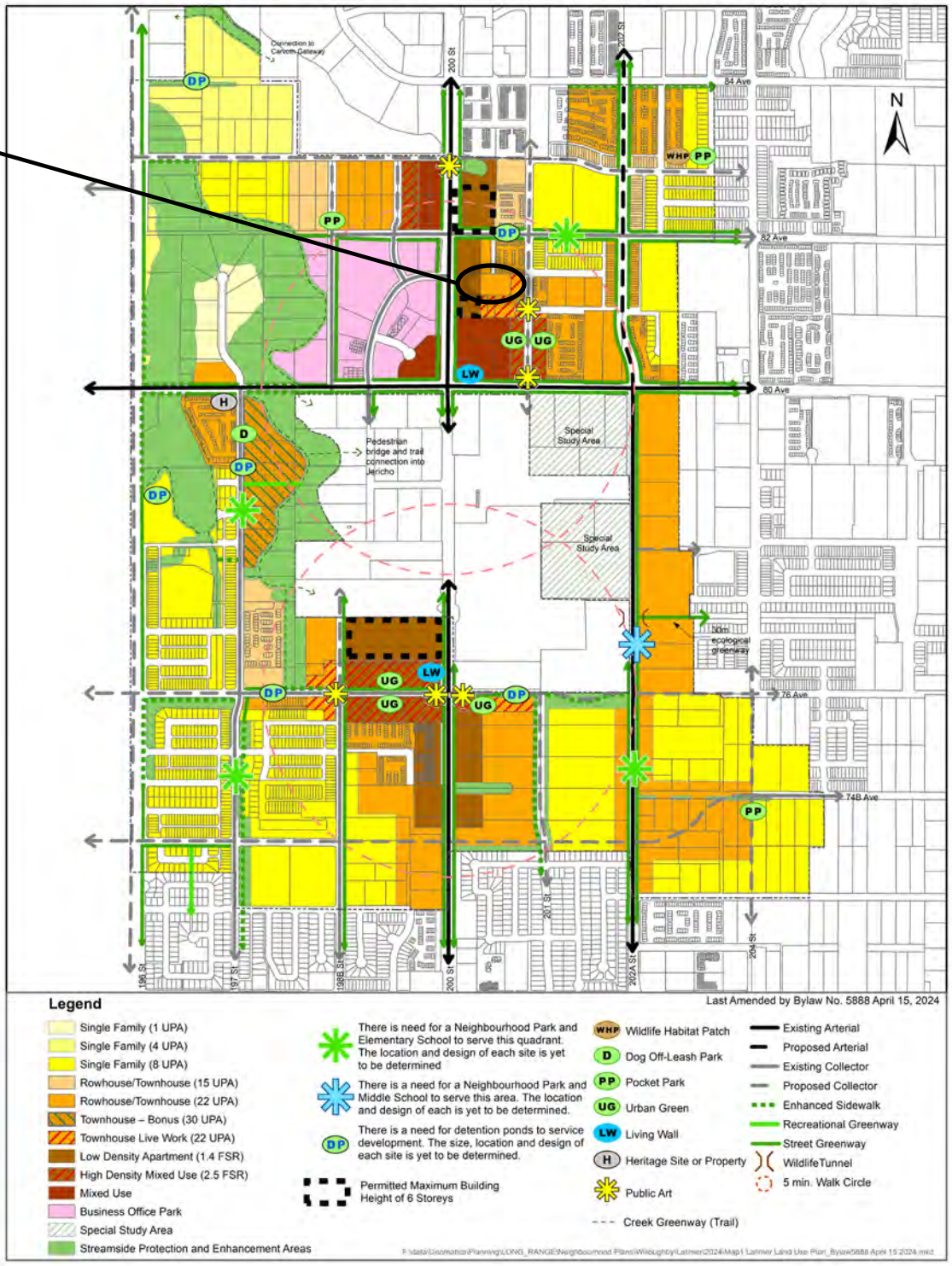
AERIAL CONTEXT MAP

SUBJECT


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
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
209 St
211 St
212 St
216 St
196 St
197 St
198B 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
Transit Village
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, 5775, 5831, 5919, 5973

SUBJECT

Map 1 - Latimer Land Use Plan





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



200A STREET



COMMERCIAL FRONTAGE

RENDERINGS – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

212 STREET CIVIC INFRASTRUCTURE LOAN AUTHORIZATION

BYLAW NO. 6054

EXPLANATORY NOTE

Bylaw No. 6054 authorizes the Township of Langley to borrow $5,830,952 towards the estimated cost of the 212 Street Civic Infrastructure.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

212 STREET CIVIC INFRASTRUCTURE LOAN AUTHORIZATION

BYLAW NO. 6054

WHEREAS it is deemed desirable and expedient to prepare the 212 Street Civic Infrastructure servicing the Township of Langley.

AND WHEREAS the *Community Charter*, Section 179 authorizes local governments to borrow money for any purpose of a capital nature.

AND WHEREAS the estimated cost from borrowing needed for the 212 Street Civic Infrastructure including incidental thereto is equal to the sum of $5,830,952 (Five million eight hundred Thirty thousand nine hundred and fifty-two dollars) which is the amount of debt created by this bylaw.

NOW THEREFORE, the 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 “212 Street Civic Infrastructure Loan Authorization Bylaw No. 6054”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the capital works of 212 Street Civic Infrastructure generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

    a. To borrow upon the credit of the Municipality a sum not exceeding $5,830,952 (Five million eight hundred Thirty thousand nine hundred and fifty-two dollars).

    b. To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the 212 Street Civic Infrastructure.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.

READ A FIRST TIME the	09	day of	September	, 2024
READ A SECOND TIME the	09	day of	September	, 2024
READ A THIRD TIME the	09	day of	September	, 2024
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	23	day of	October	, 2024
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

CERTIFICATE OF ALTERNATIVE APPROVAL PROCESS RESULTS

212 STREET CIVIC INFRASTRUCTURE LOAN AUTHORIZATION

BYLAW NO. 6054

I, Wendy Bauer, Corporate Officer for the Corporation of the Township of Langley, hereby certify the results of the alternative approval process that was conducted to obtain the approval of the electors for the *212 Street Civic Infrastructure Loan Authorization Bylaw No. 6054*, as follows:

Estimated number of electors:	96,390
Number of valid, accepted elector response forms submitted prior to the deadline, January 9, 2025, 4:30pm:	1
Percentage of estimated electors who submitted valid elector response forms:	>1%

In accordance with sections 84 and 86 of the *Community Charter*, the approval of the electors was obtained to proceed with the *212 Street Civic Infrastructure Loan Authorization Bylaw No. 6054,* the borrowing of funds to undertake 212 Street Civic Infrastructure Capital Works.

Declared at the Corporation of the Township of Langley, British Columbia
This 13th day of January, 2025.

Wendy Bauer
Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

208A CIVIC INFRASTRUCTURE LOAN AUTHORIZATION

BYLAW NO. 6053

EXPLANATORY NOTE

Bylaw No. 6053 authorizes the Township of Langley to borrow $11,824,689 towards the estimated cost of the 208A Civic Infrastructure.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

208A CIVIC INFRASTRUCTURE LOAN AUTHORIZATION

BYLAW NO. 6053

WHEREAS it is deemed desirable and expedient to prepare the 208A Civic Infrastructure servicing the Township of Langley.

AND WHEREAS the *Community Charter*, Section 179 authorizes local governments to borrow money for any purpose of a capital nature.

AND WHEREAS the estimated cost from borrowing needed for the 208A Civic Infrastructure including incidental thereto is equal to the sum of $11,824,689 (Eleven million eight hundred twenty-four thousand six hundred and eighty-nine dollars) which is the amount of debt created by this bylaw.

NOW THEREFORE, the 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 “208A Civic Infrastructure Loan Authorization Bylaw No. 6053”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the capital works of 208A Civic Infrastructure generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

    a. To borrow upon the credit of the Municipality a sum not exceeding $11,824,689 (Eleven million eight hundred twenty-four thousand six hundred and eighty-nine dollars).

    b. To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the 208A Civic Infrastructure.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.

READ A FIRST TIME the	09	day of	September	, 2024
READ A SECOND TIME the	09	day of	September	, 2024
READ A THIRD TIME the	09	day of	September	, 2024
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	23	day of	October	, 2024
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

CERTIFICATE OF ALTERNATIVE APPROVAL PROCESS RESULTS

208A CIVIC INFRASTRUCTURE LOAN AUTHORIZATION

BYLAW NO. 6053

I, Wendy Bauer, Corporate Officer for the Corporation of the Township of Langley, hereby certify the results of the alternative approval process that was conducted to obtain the approval of the electors for the *208A Civic Infrastructure Loan Authorization Bylaw No. 6053*, as follows:

Estimated number of electors:	96,390
Number of valid, accepted elector response forms submitted prior to the deadline, January 9, 2025, 4:30pm:	3
Percentage of estimated electors who submitted valid elector response forms:	>1%

In accordance with sections 84 and 86 of the *Community Charter*, the approval of the electors was obtained to proceed with the *208A Civic Infrastructure Loan Authorization Bylaw No. 6053,* the borrowing of funds to undertake 208A Civic Infrastructure Capital Works.

Declared at the Corporation of the Township of Langley, British Columbia
This 13th day of January, 2025.

Wendy Bauer
Township Clerk

20338 – 65 Avenue | Langley | British Columbia | Canada | V2Y 3J1 | 604.534.3211 | tol.ca

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SMITH NEIGHBOURHOOD STORM WORKS LOAN AUTHORIZATION

BYLAW NO. 6052

EXPLANATORY NOTE

Bylaw No. 6052 authorizes the Township of Langley to borrow $19,758,600 towards the estimated cost of the Smith Neighbourhood Storm Works.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SMITH NEIGHBOURHOOD STORM WORKS LOAN AUTHORIZATION

BYLAW NO. 6052

WHEREAS it is deemed desirable and expedient to prepare the Smith Neighbourhood Storm Works servicing the Township of Langley.

AND WHEREAS the *Community Charter*, Section 179 authorizes local governments to borrow money for any purpose of a capital nature.

AND WHEREAS the estimated cost from borrowing needed for the the Smith Neighbourhood Storm Works including incidental thereto is equal to the sum of $19,758,600 (Nineteen million seven hundred fifty-eight thousand and six hundred dollars) which is the amount of debt created by this bylaw.

NOW THEREFORE, the 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 “Smith Neighbourhood Storm Works Loan Authorization Bylaw No. 6052”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the capital works of Smith Neighbourhood Storm Works generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

    a. To borrow upon the credit of the Municipality a sum not exceeding $19,758,600 (Nineteen million seven hundred fifty-eight thousand and six hundred dollars).

    b. To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the Smith Neighbourhood Storm Works.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 25 years.

READ A FIRST TIME the	09	day of	September	, 2024
READ A SECOND TIME the	09	day of	September	, 2024
READ A THIRD TIME the	09	day of	September	, 2024
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	23	day of	October	, 2024
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

CERTIFICATE OF ALTERNATIVE APPROVAL PROCESS RESULTS

SMITH NEIGHBOURHOOD STORM WORKS LOAN AUTHORIZATION

BYLAW NO. 6052

I, Wendy Bauer, Corporate Officer for the Corporation of the Township of Langley, hereby certify the results of the alternative approval process that was conducted to obtain the approval of the electors for the *Smith Neighbourhood Storm Works Loan Authorization Bylaw No. 6052*, as follows:

Estimated number of electors:	96,390
Number of valid, accepted elector response forms submitted prior to the deadline, January 9, 2025, 4:30pm:	3
Percentage of estimated electors who submitted valid elector response forms:	>1%

In accordance with sections 84 and 86 of the *Community Charter*, the approval of the electors was obtained to proceed with the *Smith Neighbourhood Storm Works Loan Authorization Bylaw No. 6052,* the borrowing of funds to undertake Smith Neighbourhood Storm Works Capital Works.

Declared at the Corporation of the Township of Langley, British Columbia
This 13th day of January, 2025.

Wendy Bauer
Township Clerk

20338 – 65 Avenue | Langley | British Columbia | Canada | V2Y 3J1 | 604.534.3211 | tol.ca

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JANUARY 27, 2025
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE NO:**	LRP00026
SUBJECT:	OFFICIAL COMMUNITY PLAN UPDATE		

The purpose of this memorandum is to inform Mayor and Council about upcoming engagement activities related to the Official Community Plan (OCP) update including new information on the Township of Langley website and the preparation of public information display boards as described below:

- A dedicated webpage **tol.ca/OCP** will describe the purpose and structure of the OCP and will outline required plan amendments in 2025 including provision for small-scale multi-unit housing (SSMUH).

- A webpage on the EngageTOL platform will be launched to serve as a hub for information regarding community engagement activities related to the OCP update. This will include planned open houses or other opportunities for community input.

- Prior to the open houses in spring 2025 (dates to be determined), “tri-fold” display boards will be set up in public locations to build awareness of the OCP update and direct readers to the EngageTOL page for the most up-to-date information. These will be set up at Walnut Grove Community Centre, WC Blair Recreation Centre, Civic Facility, Aldergrove Community Centre, George Preston Recreation Centre, the LEC concourse and potentially at Willowbrook Mall.

The terms of reference for the four-phase OCP update were endorsed by Council on November 18, 2024. The focus of engagement at this phase is to inform the public about the context, history and role of the OCP as the Township’s guiding vision and policy document for the future development of the municipality and the process and scope for the current OCP update. This will include information about required updates to Community and Neighbourhood Plans related to SSMUH. A later phase of engagement (Q3 and Q4 2025) will specifically address updates to the Willoughby Community Plan.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JANUARY 27, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	1855-35
SUBJECT:	HEALTH CANADA EMERGENCY TREATMENT FUND		

The purpose of this memorandum is to update Mayor and Council on the status of a grant request to the Health Canada Emergency Treatment Fund (ETF).

At the November 4, 2024, Regular Meeting, Council authorized an application to the ETF for $850,000 to support the Community Safety Engagement Unit Pilot: Mobile Outreach and Harm Reduction Initiative.

Health Canada has advised that they received over 300 eligible proposals during the recent intake period. However, due to limited funding, only 60 projects were approved for funding. Regrettably, the Community Safety Engagement Unit Pilot was not among the projects selected.

Further rounds of funding are expected to be announced by Health Canada in 2025, and staff will continue to monitor for further opportunities under the ETF that the Township may be able to apply for.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JANUARY 27, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	8400-01
SUBJECT:	RELOCATION OF THE CANADIAN MUSEUM OF FLIGHT'S DC-3		

The purpose of this memorandum is to provide Mayor and Council with an update regarding the relocation of the Canadian Museum of Flight's Douglas DC-3.

In 2017, the DC-3 was moved to the west side of the airport from an area along 216 Street to accommodate the expansion of an existing building. Since this move, NAV Canada service technicians have noted a regulatory issue with the proximity of the DC-3 to their weather instruments, resulting in inaccurate wind readings for air traffic control tower staff and pilots, impacting the level of aviation safety at the airport.

NAV Canada requires that all objects near the weather instrument maintain a 1:10 slope, meaning 1 metre above ground for every 10 metres horizontally away from the weather instrument. The DC-3 was approximately 45 metres away from the wind instrument and has a height of 5.2 metres, requiring it to be a minimum of 51.6 metres away from the weather instrument.

Since the notification from NAV Canada, staff have been working with the Canadian Museum of Flight over the past few years to relocate the DC-3 to a suitable area that poses no impact on airport operations. Airport staff confirmed prior to the move that there would be no unforeseen operational impacts or regulatory issues associated with relocating the aircraft to the northern area beside the airport terminal building.

On the evening of January 17, 2025, airport staff worked closely with the Canadian Museum of Flight and their contracted crane company to relocate the DC-3 to its new, interim location next to the terminal building. The move required both runways to be shut down and involved a coordinated effort to ensure the aircraft was not damaged.

Through the successful collaboration between staff and the Canadian Museum of Flight, the new location of the DC-3 poses no issues to airport operations and makes it easier for the public to view the historic aircraft. This relocation ensures compliance with NAV Canada regulations and enhances the overall safety of airport operations.

ATTACHMENT A Map of DC-3 Location

ATTACHMENT A



SENIORS ADVISORY COMMITTEE

Wednesday, December 18, 2024 at 7:00pm
Salmon River Meeting Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
S. Baker, Community Co-Chair
Councillor T. Baillie, Council Co-Chair

S. Bennett, P. Chhina, S. Hedao, K. Ludlam, A. Nierop, T. Taylor, and S. Tingley

In Attendance:
P. Crump, Langley Seniors in Action

Staff:
A. Jensen, Manager, Strategic and Social Planning
C. Quin, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

S. Baker acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – December 18, 2024

Moved by P. Chhina,
Seconded by K. Ludlam,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the December 18, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – November 20, 2024

Moved by T. Taylor,
Seconded by K. Ludlam,
That the Seniors Advisory Committee adopt the Minutes of the November 20, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Baillie reported on the success of the Holiday Lights in Williams Park.

Councillor Baillie thanked all the members for their time and commitment to the committee and he asked members to share their organizations' ongoing Christmas Events.

S. Baker reported that Council appointed the new community members to the Senior Advisory Committee for a two-year term beginning January 1, 2025.

S. Baker acknowledged and thanked staff, specifically A. Jensen, M. Gunn and K. Stepto for their time and effort with the Senior Advisory Committee.

E. CORRESPONDENCE

F. WORK PROGRAM

1. SAC Year End Report

A. Jensen reviewed the Senior Advisory Committee Year End Report.

MOTION
Moved by P. Chhina,
Seconded by T. Taylor,
That the Seniors Advisory Committee receive and endorse the Seniors Advisory Committee 2024 Annual Report and ask staff to forward it to Council for information.
CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Work Plan

S. Baker initiated discussions with members. Suggestions to include in the 2025 work plan:

- Explore accessibility concerns and issues.
- Explore opportunities to host an open house for seniors during senior week.
- Include an item on Ageism and presentation from a keynote speaker.
- Explore employment opportunities for seniors.
- Participate in the preparation of the 2025 Accessibility Plan with a public engagement process and opportunities for the committee to provide input on items related to seniors.

I. NEXT MEETING

Date: Wednesday, January 22, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by S. Bennett,
Seconded by A. Nierop,
That the Seniors Advisory Committee terminate.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

HERITAGE ADVISORY COMMITTEE

Wednesday, January 8, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
T. Quiring, Community Co-Chair
Councillor M. Kunst, Council Co-Chair

L. Chalus, J. Foulkes, R. Genberg, M. Gill, B. Mason, A. Smyth, and T. Taylor

Staff
A. Reeve, Community and Policy Planner
K. Stepto, Recording Secretary

Welcome

Councillor Kunst welcomed everyone and roundtable introductions took place.

Code of Ethics Signing

Members signed the *"Code of Ethics, Confidentiality, and Conflict of Interest for Council Members and Appointees".*

Election

T. Taylor nominated T. Quiring to be the Community Co-Chair for 2025.
R. Genberg seconded the nomination.

T. Quiring was elected Community Co-Chair for 2025, by acclamation, and assumed the position of Chair.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee
January 8, 2025

Moved by T. Taylor,
Seconded by M. Gill,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the January 8, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee December 4, 2024

Moved by B. Mason,
Seconded by R. Genberg,
That the Heritage Advisory Committee adopt the minutes of the December 4, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

No reports.

2. Report from Staff Liaison

A. Reeve reported that she and S. Mikicich provided a presentation to the Agricultural Advisory Committee regarding the Rural Heritage Task Force report, raising public awareness of Langley's rural heritage and exploring options for protection. There was discussion and overall support for having a joint Heritage Advisory Committee and Agriculture Advisory Committee farm tour in 2025 to include heritage sites in rural Langley.

T. Taylor, L. Chalus and B. Mason expressed interest in joining a planning committee for the joint tour.

3. Heritage Curator's Report

Clerk's Note: Updates will be provided when available.

4. Heritage Review Panel

The panel is meeting January 17 to review the proposal for the Haldi House.

5. Pioneer Recognition Planning Committee Report

No report.

6. Museum Advisory Group Report

B. Mason reported that the Museum Advisory Group and museum docents had a tour of salishan Place.

E. CORRESPONDENCE

F. 2025 WORK PROGRAM

1. Ongoing Projects

A. Reeve reported that Council approved the 2025 Work Plan.

Commemorative plaques are planned to be presented for the Rizun Residence and the Aldergrove Fire Hall No. 3 in February during Heritage Week.

The Haldi House project will be reviewed by the Heritage Review Panel at its next meeting later in January.

Work is moving ahead with respect to heritage signage and interpretive opportunities, and updating the website.

Action: The 2025 HAC Work Plan to be included in the February agenda package for information.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Committee Liaison Appointments

MUSEUM ADVISORY GROUP

Deferred to next month.

PIONEER RECOGNITION PLANNING COMMITTEE

R. Genberg stated she was willing to serve as the committee liaison to the Pioneer Recognition Planning Committee for 2025.

MOTION
Moved by T. Quiring,
Seconded by T. Taylor,
That the Heritage Advisory Committee endorse the appointment of R. Genberg as the committee liaison to the Pioneer Recognition Planning Committee for the year 2025.
CARRIED

2. Langley Heritage Society Update

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

J. Foulkes reported that the roof has been installed on the Old Yale Barn and that concrete has been poured for new floors. A new tenant is in place at the Moir House.

MOTION
Moved by J. Foulkes,
Seconded by B. Mason,
That the Township of Langley recognize the crew and construction team that replaced Mile Post 33 in its current public position.
CARRIED

3. Alder Grove Heritage Society Update

T. Quiring provided the following update:

- The Annual General Meeting was held on December 15, 2024.
- A $1,000 donation was received from the Langley Professional Firefighters Local 4550 to replace the tires on the Fire Truck at the museum.
- The front porch at the museum has been damaged due to people 'cooking' drugs there in the evenings. A security company was approached regarding upgrading the security system, but it is too costly at this time for the Society. They would like to approach the Township of Langley for permission to install a retractable gate.
- The Society has been reviewing its collection to determine what to keep and what can be discarded.
- The Society will be participating in the Langley Heritage Society's Tea on February 22 at the Milner Chapel.
- The Museum building in Aldergrove celebrated its 115th anniversary, and the Society its 35th anniversary.

Discussion ensued regarding the condition of the Aldergrove Museum building and the best approach for getting the building repaired.

4. 2025 Meeting Schedule

Provided in package for information.

5. 2025 Membership List

Provided on table for information.

6. HAC Photo

Deferred to next month.

I. NEXT MEETING

Date: Wednesday, February 5, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by T. Taylor,
Seconded by M. Gill,
That the meeting terminate at 8:10pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

January 15, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
S. Cook. Community Co-Chair
Councillor T. Baillie, Council Co-Chair
Councill M. Pratt, Council Co-Chair

E. Barbour, A. Castro, J. Clegg, E. Hacker, R. Jhaj, G. Sarhan, and N. Tiessen

Staff:
K. Young, Deputy Director, Recreation, Arts, and Culture
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Councillor Baillie acknowledged the Traditional Territories of the Coast Salish Peoples.

Welcome

Councillor Baillie welcomed everyone and round table introductions took place.

Code of Ethics Signing

Members signed the "Code of Ethics, Confidentiality, and Conflict of Interest for Council Members and Appointees".

Election

G. Sarhan nominated S. Cook to be the Community Co-Chair for 2025.
E. Barbour seconded the nomination.

S. Cook was appointed Community Co-Chair, by acclamation, and assumed the position of Chair.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – January 15, 2025

Moved by G. Sarhan,
Seconded by E. Barbour,

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

That the Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the January 15, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – November 13, 2024

Moved by R. Jhaj,
Seconded by G. Sarhan,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the November 13, 2024 meeting.
CARRIED

2. Recreation, Culture, and Parks Advisory Committee – December 11, 2024

Moved by R. Jhaj,
Seconded by E. Barbour,
That the Recreation, Culture, and Parks Advisory Committee receive the Notes of the December 11, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chairperson's Report

S. Cook reported that she volunteered at the Holiday Lights in Williams Park and also attended as an observer. She stated that everything ran smoothly but noted that some people questioned the method for collecting monetary donations to the Food Bank

E. CORRESPONDENCE

F. WORK PROGRAM

1. Draft 2025 Work Program

The committee discussed the draft 2025 Work Program. It was decided to not have a December meeting, unless necessary.

The committee was asked to bring any further suggestions of workplan items to the February meeting for further discussion.

F. WORK PROGRAM

2. Community Liaisons

Committee members considered serving as a Community Liaison on the Langley Outdoor Sports Advisory Group or the Langley Community Awards Selection Committee.

Langley Outdoor Sports Advisory Group
Discussion ensued regarding resurrecting the Langley Outdoor Sports Advisory Group as they have not met in several years.

Action: Staff will provide an update at the next meeting regarding the status of this group.

Langley Community Awards Selection Committee
The following members volunteered to be on the Langley Community Awards Selection Committee:

S. Cook
E. Barbour
A. Castro

Discussion ensued regarding the Trail Advisory Group and why it dissolved.

Action: Staff will provide an update at the next meeting regarding the status of this group.

3. Museum Advisory Group

Committee members were asked to appoint a member to be the liaison on the Museum Advisory Group. E. Hacker volunteered to be the liaison for 2025.

4. BCRPA Symposium
May 6 - 8, 2025 – Whistler, BC

The Committee discussed sending one member to the symposium and to provide a report to the committee at a future meeting.

N. Tiessen volunteered to attend the Symposium.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. 2025 Meeting Schedule

Provided in package for information.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

2. 2025 Membership List

Provided on table for information.

3. RCPAC Photo

A photo of the committee was taken for the Township website.

I. NEXT MEETING

Date: February 12, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by N. Tiessen,
Seconded by J. Clegg,
That the meeting terminate at 8:06pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair