



## REGULAR COUNCIL MEETING AGENDA

Monday, February 20, 2017  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

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### Pages

#### 1. ADOPTION OF AGENDA

- a. Adoption of the February 20, 2017 Regular Agenda

#### 2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from February 6, 2017

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#### 3. MAYOR'S REPORT

- a. Upcoming Meetings  
Regular Council Meeting – March 6, 2017  
Regular Council Meeting – March 20, 2017 - Televised
- b. Metro Vancouver - Councillor Storteboom
- c. Library Happenings - Councillor Martin

#### 4. BYLAWS

- a. Bylaw 3008  
Final reading of a bylaw to amend the Official Community Plan bylaw.  
(Environmentally Sensitive Area Mapping Study)
- b. Bylaw 3011  
Final reading of a bylaw to adopt the 2017-2021 Financial Plan Bylaw.
- c. Bylaw 3014  
First and second reading of a bylaw to amend the Zoning Bylaw to rezone the  
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## 7. **ADJOURNMENT**



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, February 6, 2017

7:00 p.m.

Council Chambers, Langley City Hall  
20399 Douglas Crescent

Present:

Mayor Schaffer  
Councillor Arnold  
Councillor Albrecht  
Councillor Martin  
Councillor Pachal  
Councillor Storteboom  
Councillor van den Broek

Staff Present:

F. Cheung, Chief Administrative Officer  
D. Leite, Director of Corporate Services  
G. Minchuk, Director of Development Services and Economic Development  
R. Bomhof, Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community Services  
P. Kusack, Deputy Corporate Officer  
R. Thompson, Fire Chief

### 1. **COMMITTEE OF THE WHOLE**

MOVED BY Councillor Storteboom

SECONDED BY Councillor Martin

THAT Council commence Committee of the Whole.

**CARRIED**

#### a. Bylaw 3011 - 2017-2021 Financial Plan Bylaw

Presentation from Darrin Leite, Director of Corporate Services

The Director of Corporate Services provided an overview of the 2017 - 2021 Financial Plan. He reviewed Capital Improvement Plan projects, operating expenditures and taxation. Priorities included: public safety, homelessness, parks boulevards and trails, and recreation opportunities. He reviewed revenue reductions and increases and expenditure increases which included wages, policing, homelessness, corridor improvement program to enhance maintenance of parks, boulevards and trails. He reviewed utilities and noted that the overall tax increase for multifamily is 3.2% and for single family is 5.78%.

MOVED BY Councillor Arnold  
SECONDED BY Councillor Albrecht

THAT Committee of the Whole rise and report.

CARRIED

**2. ADOPTION OF AGENDA**

- a. Adoption of the February 6, 2017 Regular Agenda

MOVED BY Councillor Martin  
SECONDED BY Councillor Pachal

THAT the February 6, 2017 agenda be adopted as circulated.

CARRIED

**3. ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from January 30, 2017

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Martin

THAT the minutes of the regular meeting held on January 30, 2017 be adopted as circulated.

CARRIED

- b. Public Hearing Minutes from January 30, 2017

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Storteboom

THAT the minutes of the public hearing meeting held on January 30, 2017 be adopted as circulated.

CARRIED

**4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE**

- a. Bylaw 3011 - 2017-2021 Financial Plan Bylaw  
Third reading of a bylaw to adopt the 2017-2021 Financial Plan Bylaw.

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Albrecht



THAT the bylaw cited as the “Financial Plan 2017 - 2021 Bylaw, 2017, No. 3011” be read a third time.

BEFORE THE QUESTION WAS CALLED Mayor Schaffer noted that public safety added over \$1 million in expenditures to the budget, which equates to 4%. He further noted that casino revenues offset taxes by 2.5%. Since its opening, the casino revenues have contributed over \$73 million to infrastructure in the community.

THE QUESTION WAS CALLED and same was

CARRIED

## **5. DELEGATIONS**

- a. Langley Care Foundation  
Patrick Matiowski

Mr. Matiowski thanked Council for their ongoing support of the Langley Lodge / Langley Care Foundation. He reported on the background of the Foundation and how it came to be. Their mandate is to provide exemplary care to the aging population in the community, many of whom have limited financial resources. They are a true non-profit as all funds are returned to the foundation and the care of the residents. Their primary objective is to raise funds for the Care Society. Programs stimulate and encourage active living for residents. They have a daily calendar that is possible and provided through the funding. All activities are available to residents at no cost. The health care system provides the basics in care and the Langley Lodge through fundraising goes beyond that to give a full quality of life.

He noted how much the Lodge values the partnerships with the City of Langley, Township of Langley, local businesses, residents, Langley Hospice, Langley Seniors Society, and Kwantlen & Trinity Western Universities. They are well known as an industry leader because they exceed expectations with regard to the quality of life of their residents. They bring happiness to those approaching the end of their lives. Also Langley Lodge won the Langley Chamber of Commerce Community Impact Award.

He thanked Council for the funds that have been provided through the Community Grant program and noted that the City's support makes a difference and helps the residents. It is serving the immediate community; the majority of the residents of Langley Lodge are from the City of Langley.

## **6. MAYOR'S REPORT**

- a. Upcoming Meetings  
Regular Council Meeting – February 20, 2017  
Regular Council Meeting – March 6, 2017 - Televised

b. Metro Vancouver - Councillor Storteboom

The Metro Vancouver Climate Action Committee Meeting this past week to review our work plan and approve some very interesting and "cutting edge" pilot projects that can be supported by the Sustainability Innovation Fund.

Recommended Projects include: A Genomics Approach to Anaerobic Digestion Optimization program for wastewater treatment as well as a High Efficiency Aeration Demonstration project and a Microwave-enhanced Advanced Oxidation Process Sludge Destruction Pilot project. He referred Council's information inquiries to the Metro Vancouver website.

Additional programs recommended for the Sustainability Innovation Fund include: Exploring Innovative Access and Pricing Mechanisms to develop Multipurpose Direct Current Fast Chargers for Electric Vehicles, a National Industrial Symbiosis Program to investigate benefits could be found in waste diversion for value-added uses, greenhouse gas emission reductions, job creation, and clean tech sector growth.

There are also grant recommendations for an Earthquake Early Warning System and a Smart Watering Application that can be used on your smart phone.

In closing, I am eagerly waiting to view initial plans for the Langley City's Urban Farm that was approved by this fund, last year. As you know, with partners from Kwantlen Polytechnic's Institute of Sustainable Horticulture and funding from Metro Vancouver we are planning to grow and distribute fresh produce for our community from the land that is on the hydro right-of-way.

c. Engineering Update

Rick Bomhof, Director of Engineering, Parks & Environment

The Director of Engineering reviewed the action taken by the City's work crews to deal with the latest snow event. He noted that salt is in short supply and will be reserved for priority roads and he reminded residents and businesses that they are responsible to clear sidewalks that are adjacent to their property.

He advised that the new 203<sup>rd</sup> Street bridge deck was poured the first week of February and the project is expected to be complete in March.

Mr. Bomhof advised that Metro Vancouver will be repairing a main valve at 196 Street and Fraser Highway which requires a complete water shut off. During the water shut off the City will temporarily receive water from the Township of Langley's water system. This work is scheduled to take place February 27 through March 2.

Mr. Bomhof provided updates on current construction projects and a Council member noted she's received a complaint that some maintenance is needed on the gravel bike track at Penzer Park.

d. Recreation Update

Kim Hilton, Director of Recreation, Culture & Community Services

The Director of Recreation, Culture & Community Services updated Council about upcoming events in the City of Langley for the month of February. Included

were special events for all ages and interests, regularly scheduled programming, strength and fitness, painting, instructional programming and sports. In response to an inquiry about usage statistics, Ms. Hilton advised that staff will provide a report at a future council meeting after the one year anniversary of the Timms Community Centre later this month.

## **7. BYLAWS**

- a. Bylaw 3012  
Final reading of a bylaw to amend the Waterworks Regulation Bylaw.

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Arnold

THAT the bylaw cited as the “Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No 19 Bylaw, 2017, No. 3012” be read a final time.

CARRIED

- b. Bylaw 3013  
Final reading of a bylaw to amend the Sanitary Sewer and Storm Sewer Rates and Regulation Bylaw.

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Arnold

THAT the bylaw cited as the “Sanitary Sewer and Storm Sewer Rates and Regulation Bylaw, 2003, No. 2494, Amendment No. 15 Bylaw, 2017, No. 3013” be read a final time.

CARRIED

## **8. ADMINISTRATIVE REPORTS**

- a. UBCM Motion – Varied Taxation Rate for the Residential Class

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Martin

1. THAT City Council endorse the following resolution regarding varied taxation rate for the residential class:

WHEREAS the Province of British Columbia through the BC Assessment Act – Prescribed Classes of Property Regulation B.C. Reg. 438/81 specifies that there is one assessment class for all types of residential properties and the Community Charter outlines that a municipal bylaw to establish the property value taxes each year under section 197 (3) specifies there is a single rate for each property class;

AND WHEREAS the assessed value of the multifamily strata units are remaining constant and the single family residential properties are increasing at an accelerated rate causing a greater share of the property value taxes generated in the residential class to be borne by the single family residential properties;

THEREFORE BE IT RESOLVED that the Province of British Columbia amend the BC Assessment Act and the Community Charter to allow the residential class to be split into two distinct residential classes so that a different rate may be applied to each type of residential property to more equitably share the tax burden between the single family residential properties and the multifamily residential strata properties.

2. THAT the Varied Taxation Rate for the Residential Class resolution be submitted to the LMLGA to be considered by its members at the 2017 LMLGA Convention.

BEFORE THE QUESTION WAS CALLED it was

MOVED BY Councillor Pachal

SECONDED BY Councillor Albrecht

THAT the second paragraph be struck and replaced with:

AND WHEREAS the assessed value of the multi-family strata units change at a different rate than the single family residential properties.

THE QUESTION WAS CALLED ON THE AMENDMENT and same was

CARRIED

BEFORE THE QUESTION WAS CALLED ON THE MAIN MOTION AS AMENDED it was noted that this motion was worthy of a second attempt to make a more fair approach to taxation. Mayor Schaffer noted that the request to separate the residential classes is similar in nature to the class structure now used to tax industrial properties which separated light and heavy industrial classes a number of years ago.

THE QUESTION WAS CALLED ON THE MAIN MOTION AS AMENDED and same was

CARRIED

Councillor Arnold opposed.

- b. UBCM Motion - Sprinklers for 4-Storey Balconies

MOVED BY Councillor Martin

SECONDED BY Councillor Albrecht

THAT City Council endorse the following resolution be submitted to the Union of British Columbia Municipalities for consideration:

WHEREAS in 2016 the Province of British Columbia has suffered numerous large loss fires in 4-storey wood frame multi-residential buildings that could have been mitigated by the installation of sprinklers on balconies;

AND WHEREAS the British Columbia Building Code is based on the National Building Code with modifications specific to BC and that the National Building Code (2015) requires the installation of sprinklers on balconies of 4-storey buildings;

THEREFORE BE IT RESOLVED that the Minister Responsible for Housing immediately issue a Ministerial Order requiring the installation of sprinklers on the balconies of all new wood frame 4-storey multi-residential buildings.

BEFORE THE QUESTION WAS CALLED it was noted that the resolution will first be presented to the LMLGA for endorsement before being forwarded to the UBCM for consideration. Councillor Storteboom asked that the local MLA be advised of the City's intent to send the resolution to UBCM as well.

THE QUESTION WAS CALLED and same was

CARRIED

**9. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
- b. Correspondence
- c. New Business

**10.    ADJOURNMENT**

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Pachal

That the meeting be adjourned at 7:54pm

CARRIED

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MAYOR

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CORPORATE OFFICER



## EXPLANATORY MEMO

### OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600 AMENDMENT No. 8, 2016, BYLAW No. 3008

The purpose of Bylaw No. 3008 is to amend the Official Community Plan in order to incorporate key recommendations from the recently completed Environmentally Sensitive Areas (ESA) Mapping Study. The recommendations manifest themselves in the following amendments:

- 9.0 Environmental Protection – revised policies reflecting the ESA Mapping Study
- 17.9 Development Permit Area Guidelines – revised guidelines for ESA's
- Schedule "E" – Environmentally Sensitive Areas Map - revised map showing sensitivity values reflecting the ESA Mapping Study
- Schedule "F" – Watercourse Classification Map – new, dedicated map showing fisheries watercourse classifications (formerly part of the ESA map)



**OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600  
AMENDMENT No. 8**

**BYLAW No. 3008**

A Bylaw to amend City of Langley Official Community Plan Bylaw, 2005, No. 2600.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

**1. Title**

- (1) This bylaw shall be cited as the “City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 8, 2016, No. 3008”.

**2. Amendment**

- (2) The City of Langley Official Community Plan Bylaw, 2005, No. 2600 is hereby amended:

- (a) by deleting the “Map Schedules” section from the Table of Contents and replacing it with a new section as follows:

*Map Schedules*

“A”	<i>Land Use Designation Map</i>	62
“B”	<i>Road Network Map</i>	63
“C”	<i>Future Transit Network Map</i>	64
“D”	<i>Parks &amp; Open Space Map</i>	65
“E”	<i>Environmentally Sensitive Areas Map</i>	66
“F”	<i>Watercourse Classification Map</i>	67
“F”	<i>Water Distribution System Map</i>	68
“G”	<i>Sanitary Sewer System Map</i>	69
“H”	<i>Storm Drainage System Map</i>	70

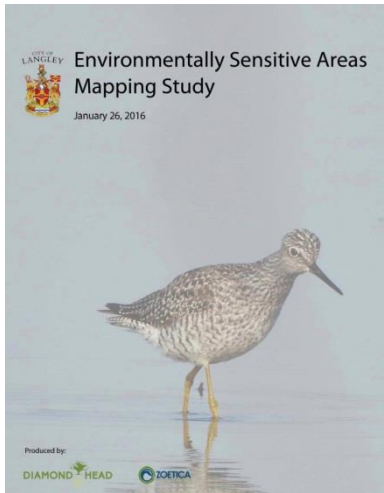
- (b) by adding “Environmentally Sensitive Areas Mapping Study (2016)” after “Parks, Recreation and Culture Master Plan” in the bulleted list in Section 1.2 Background.

- (c) by deleting Section 9.0 Environmental Protection and replacing it with a new Section 9.0 Environmental Protection as follows:



## 9.0 ENVIRONMENTAL PROTECTION

### 9.1 Background



*2016 ESA Mapping Study*

The City of Langley is a compact, highly urbanized municipality situated in the Lower Fraser Valley. The City is bisected by the Nicomekl River, a meandering watercourse that discharges into Mud Bay. Several fish-bearing streams drain into the Nicomekl River. The Nicomekl Floodplain and the riparian areas associated with its tributary creeks comprise the City's most significant ecological assets.

The City of Langley, with the assistance of Diamond Head Consulting and Zoetica Environmental Research Services, completed an Environmentally Sensitive Areas Mapping Study in 2016. The Study comprehensively mapped and classified sensitive ecosystems while advancing recommendations that form the basis of the policies and guidelines for the protection and enhancement of environmentally sensitive areas found in this plan.

### 9.2 Policies

#### Policy 9.2.1

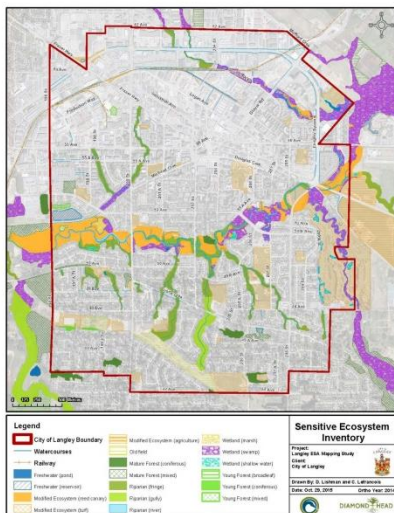
- ⇒ **Protect and enhance environmentally sensitive areas and watercourses identified in the Environmentally Sensitive Areas Map (Schedule "E") and the Watercourse Classification Map (Schedule "F").**

#### Policy 9.2.2

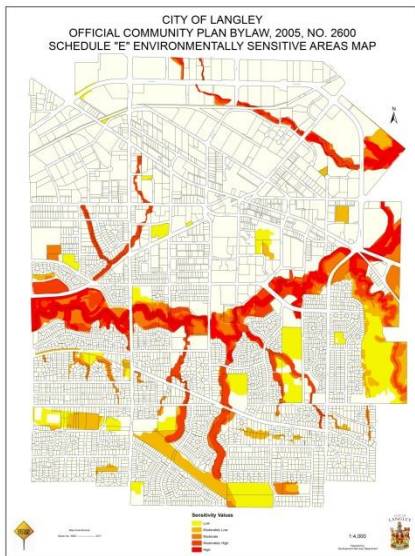
- ⇒ **Require Development Permits for properties affected by environmentally sensitive areas in accordance with Section 17.9 of this plan.**

#### Policy 9.2.3

- ⇒ **Prioritize protection and enhancement of Environmentally Sensitive Areas based on sensitivity values in accordance with Schedule "E" and the ESA Mapping Study.**



*Sensitive Ecosystem Inventory-  
2016 ESA Mapping Study*



*Environmentally Sensitive Areas Map  
Schedule "E"*

#### **Policy 9.2.4**

- ⇒ **Streamside development applications shall meet the minimum setbacks under "Riparian Areas Regulation" simple assessment methods (see Section 17.9.4 of this bylaw) for the stream classifications in Schedule "F".**

#### **Policy 9.2.5**

- ⇒ **Where the minimum setbacks prescribed in Policy 9.2.4 are not accepted, streamside setbacks shall be determined by a Qualified Environmental Professional (QEP) in accordance with the "Riparian Areas Regulation".**

#### **Policy 9.2.6**

- ⇒ **Land use planning and development review shall reflect watershed plans and Integrated Storm Water Management Planning.**

#### **Policy 9.2.7**

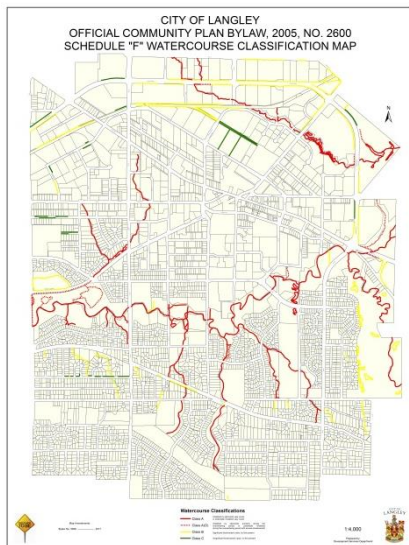
- ⇒ **Pursue habitat enhancement projects in partnership with conservation groups and other government agencies.**

#### **Policy 9.2.8**

- ⇒ **Encourage LEED certified (Leadership in Energy and Environmental Design) building projects.**

#### **Policy 9.2.9**

- ⇒ **Monitor environmental change using assessment criteria and performance indicators in accordance with the ESA Mapping Study.**



*Watercourse Classification Map  
Schedule "F"*

#### **Policy 9.2.10**

- ⇒ **Acquire high value ESA's not currently in the parks and open space system in accordance with the ESA Mapping Study.**

(d) by deleting the Section 17.9 Environmentally Sensitive Areas from the Development Permit Area Guidelines and replacing it with the following:

*Designation Criteria:*

- *Establishment of objectives for the protection of the natural environment, its ecosystems and biological diversity*

*ESA's shown in Environmentally Sensitive Areas Map (Schedule "E")  
Watercourses shown in Watercourse Classification Map (Schedule "F")*



## 17.9 Environmentally Sensitive Areas

**Objective:**

**To minimize disturbance to environmentally sensitive areas and to ensure that, where allowed, development proceeds according to established guidelines.**

### 17.9.1 General

- ⇒ Development projects shall generally avoid environmentally sensitive areas shown in Schedule "E";
- ⇒ Applications affecting environmentally sensitive areas shall be reviewed in consultation with the B.C. Ministry of Environment and the Department of Fisheries and Oceans (where applicable);
- ⇒ Applicants may be required to provide a detailed environmental inventory study and/or environmental impact assessment in accordance with the requirements of the B.C. Ministry of Environment;
- ⇒ Applicants may be required to provide an arbourist's report and tree replacement plan, complete with security for replanting prior to issuance of a development permit;
- ⇒ Habitat protection boundaries shall be formalized through Restrictive Covenants in accordance with Section 219 of the *Land Title Act*.





### **17.9.2 Moderate to High Sensitivity Areas**

- ⇒ Development within environmentally sensitive areas ranked moderate to high value is prohibited;

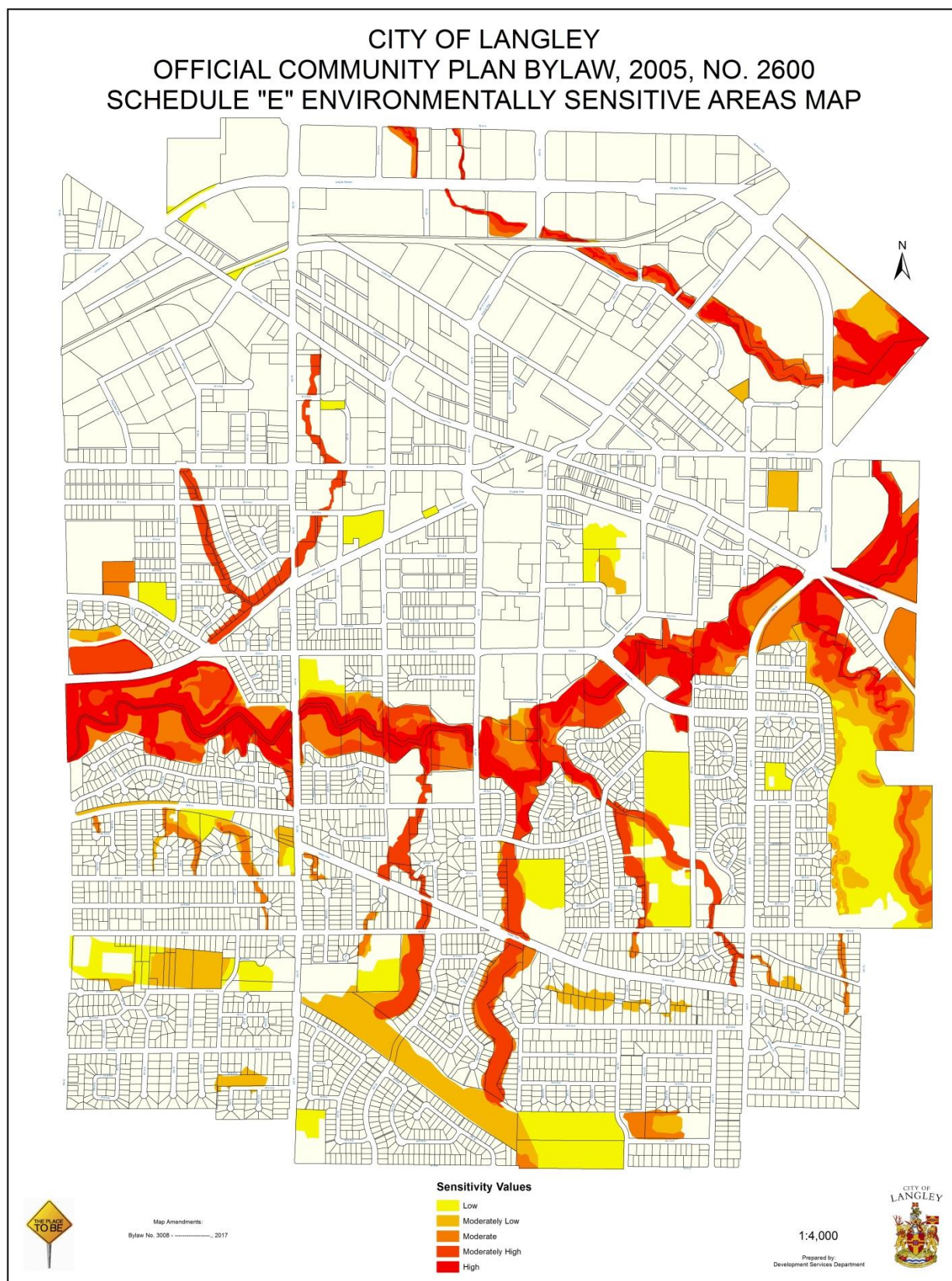
### **17.9.3 Low to Moderately Low Sensitivity Areas**

- ⇒ Development within environmentally sensitive areas ranked low to moderately low value shall comply with the following guidelines:
  - Locate development away from sensitive habitat and features;
  - Locate and design development to protect, complement and enhance ESA values including natural areas, landforms, ecological connectivity and hydrological function;
  - Require habitat compensation at 2:1 replacement levels for any development affecting ESA's;

### **17.9.4 Riparian Areas**

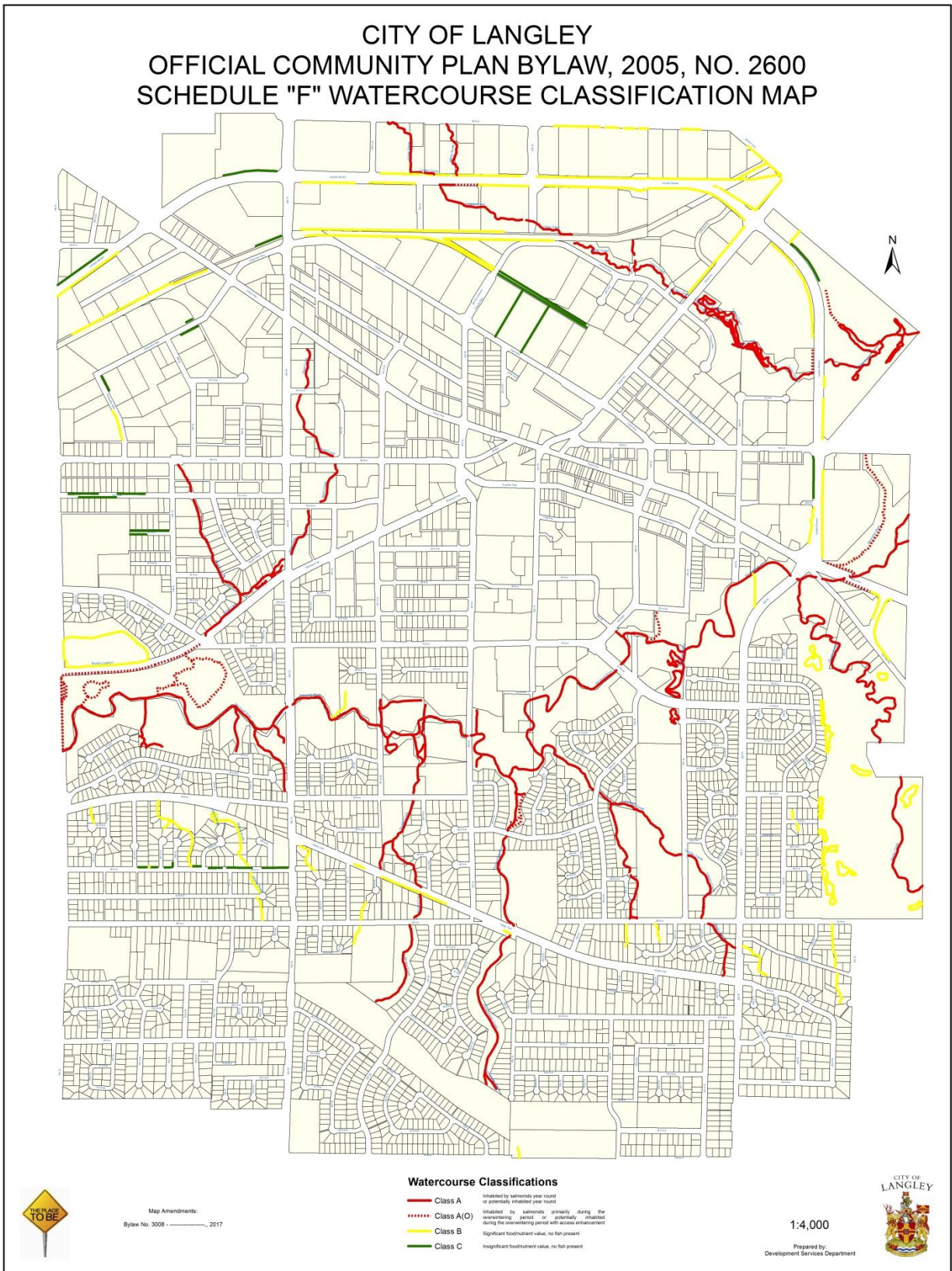
- ⇒ Streamside development applications shall meet the minimum setbacks under "Riparian Areas Regulation" simple assessment methods for the stream classifications in Schedule "F" as follows:
  - Class "A" Watercourse – 30.0 metres
  - Class "B" Watercourse – 15.0 metres
  - Class "C" Watercourse – 5.0 metres
- ⇒ Where the minimum setbacks prescribed above are not accepted, streamside setbacks shall be determined by a Qualified Environmental Professional (QEP) in accordance with the "Riparian Areas Regulation".

(e) by deleting Schedule “E” – Environmentally Sensitive Areas Map and replacing it with the following:





- e) by inserting the following as Schedule “F” – Watercourse Classification Map and renumbering the existing Schedules “F” to “H” accordingly:



READ A FIRST AND SECOND TIME this fifth day of December, 2016.

APPROVAL by the Ministry of Transportation and Infrastructure on this twentieth day of December, 2016.

A PUBLIC HEARING, pursuant to Section 890 of the “Local Government Act” was held this thirtieth day of January, 2017.

READ A THIRD TIME this thirtieth day of January, 2017.

FINALLY ADOPTED this ----- day of -----, 2017.

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***MAYOR***

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***CORPORATE OFFICER***





## EXPLANATORY NOTE

### BYLAW NO. 3011

The purpose of Bylaw No. 3011 is to adopt the 2017 - 2021 Financial Plan. In 2017, our five year financial plan includes \$44.4 million in operating expenditures and a further \$21.8 million in capital expenditures. Approximately 74% of the operating expenditures are funded through property taxes and utility charges billed at the end of May each year.

New assessment growth in 2017 will generate additional tax revenues of \$235,000. The total net increase in expenditures is \$883,595 or a 3.61% taxation increase.

Based on the results from the recently completed Community Survey and the feedback received from the neighbourhood meetings, there were a number of priority areas identified for the City to focus on such as public safety, homelessness, the upkeep of parks, boulevards and trails, infrastructure renewal and recreational opportunities. City Council has heard from the taxpayer, and this financial plan was developed to address these priority areas.

One of our biggest priorities for 2017 is to address some concerns surrounding homelessness and public safety. The City has included in the budget a provision for additional bylaw enforcement staffing and a Community Liaison position to work with social service agencies and oversee the implementation of the Homelessness Strategic Plan and Community Crime Prevention Strategic Plan. The RCMP costs represent the largest departmental expenditure in the budget, and the proposed policing increase will lower the vacancy rate at the detachment, resulting in more of the RCMP members being deployed in the City. The City will also address public safety by enhancing the emergency radio system with the Langley City Fire Service joining the multijurisdictional E-Comm system.

Improving parks, boulevards and trails will be a greater priority in 2017. The Financial Plan will include floodplain pedestrian bridge upgrades, a number of park facility capital upgrades, as well as a Corridor Improvement Program will be implemented to enhance the maintenance of walkways, boulevards, sidewalks, and medians.

The City will improve recreational opportunities by adding more Timms Community Centre staffing positions to maintain the City's newest asset and to enhance City services, a full year of funding is provided for a Plan Checker / Building Inspector position which was added half way through 2016.

Although the total net increase in expenditures results in a 3.61% overall taxation increase, including utility rate increases, the average single-family home assessed at \$728,339 will see their taxes increase by \$170 or 5.92% whereas the average multifamily home assessed at \$253,636 will see an increase in their taxes by \$39 or an increase of 3.20%. The same tax rate must be applied to both types of residential properties. The different percentage increase is due to the assessed value of single family homes, increasing on average 10% more than multifamily homes. Business class properties will see an average increase of 5.39% and Light Industrial properties a 5.34% increase. The ratio between residential and business properties has moved closer to 1:3 which is the typical average in Metro Vancouver.

The City is anticipating \$6.4 million in casino proceeds to be received in 2017 up \$400,000 from the prior year. This funding will be used to address infrastructure renewal for capital projects like bridge deck repairs on 200 Street, Douglas Crescent rehabilitation between 204 Street and 208 Street, enhance rehabilitation on 56<sup>th</sup> Avenue initially budgeted in 2016 reflected the Canada Infrastructure grant received from senior levels of government.

In addition, the City will allocate \$168,000 towards community grants and a further \$168,000 to the Enterprise Fund to be used at Council's discretion for expenditures that are not otherwise anticipated during the year and budget cycle.

Using casino proceeds to fund larger capital projects avoids borrowing and paying principal and interest charges and has helped to keep the City's tax rates lower by 2.5% in 2017. So casino dollars are at work in our community!

The City of Langley's 2017 Financial Plan provides for a number of improvements which will enhance the community. By strengthening public safety, addressing some of the issues surrounding homelessness, improving parks and trails, focusing on infrastructure renewal and recreational opportunities, the City of Langley will reinforce its reputation as the Place to Be!



## **2017 – 2021 FINANCIAL PLAN**

### **BYLAW NO. 3011**

A Bylaw to adopt the Financial Plan for 2017 - 2021.

WHEREAS Section 327 of the Local Government Act provides that a Council must have a Financial Plan that is adopted annually, by Bylaw, before the annual property tax Bylaw is adopted;

AND WHEREAS the City has undertaken a process of public consultation prior to the adoption of the Financial Plan;

NOW THEREFORE, the Council of the City of Langley, in open meeting assembled, enacts as follows:

- 1) Schedule "A", attached hereto and made part of the Bylaw, is adopted as the Financial Plan of the City of Langley for the period 2017 - 2021.
- 2) Schedule "B", attached hereto and made part of the Bylaw, is adopted as the Capital Improvement Plan of the City of Langley for the period 2017 – 2026.
- 3) Schedule "C", attached hereto and made part of the Bylaw, is adopted as the "Financial Plan Objectives and Policies" of the City of Langley for the period 2017 – 2021.
- 3) This Bylaw may be cited for all purposes as the "Financial Plan 2017 – 2021 Bylaw, 2017, No. 3011."

READ A FIRST AND SECOND TIME this sixteenth day of January, 2017.

ADVERTISEMENTS WERE PLACED in the Langley Advance on the nineteenth day of January, 2017 and the twenty sixth day of January, 2017.

AN OPPORTUNITY FOR PUBLIC COMMENT this sixth day of February, 2017.

READ A THIRD TIME this sixth day of February, 2017.

FINALLY ADOPTED this – day of --, 2017.

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**MAYOR**

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**CORPORATE OFFICER**

**Schedule "A"**

<b>CONSOLIDATED FINANCIAL PLAN SUMMARY</b>								
	<b>2015 Actual</b>	<b>2016 Budget</b>	<b>2016 YTD</b>	<b>2017 Budget</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>
<b>Consolidated Revenues</b>								
Property Value Taxes	\$ 23,349,346	\$ 24,549,430	\$ 24,658,376	\$ 25,710,425	\$ 26,338,205	\$ 26,972,715	\$ 27,623,845	\$ 28,292,275
Fees and Charges	9,509,081	9,372,745	8,734,048	10,292,930	10,588,740	10,878,180	11,184,030	11,507,680
Revenue Other Services	10,540,820	9,257,580	8,441,916	9,703,845	9,702,845	9,701,825	9,700,775	9,699,715
	43,399,247	43,179,755	41,834,340	45,707,200	46,629,790	47,552,720	48,508,650	49,499,670
<b>Consolidated Expenditures</b>								
General Government Services	3,525,674	3,943,500	3,611,332	4,100,135	4,131,650	4,192,530	4,254,590	4,317,920
Policing Service	10,146,084	11,023,910	6,988,292	11,725,840	12,071,940	12,433,760	12,806,400	13,190,220
Fire Rescue Service	3,933,959	3,958,425	3,916,126	4,257,645	4,316,155	4,408,075	4,502,315	4,598,905
Other Protective Services	759,743	811,040	625,653	814,245	825,755	836,085	846,635	857,385
Engineering and Operations	2,555,800	2,797,960	2,600,083	3,067,495	3,117,805	3,151,145	3,185,135	3,219,795
Development Services	920,614	978,455	992,902	1,099,730	1,102,990	1,119,310	1,135,970	1,152,960
Solid Waste	593,533	619,740	588,498	622,110	634,310	646,550	659,020	671,750
Recreation	3,191,878	3,437,205	3,519,839	3,778,010	3,833,185	3,870,935	3,909,385	3,948,655
Parks	1,804,276	1,902,825	1,892,018	1,835,955	1,869,935	1,894,635	1,919,775	1,945,465
Sewer & Drainage	2,597,645	2,649,585	2,491,440	2,770,175	2,866,095	2,933,215	3,002,245	3,073,255
Water	3,262,158	3,422,425	2,962,046	3,437,605	3,556,495	3,646,955	3,740,005	3,835,755
Interest	10,041	9,000	8,863	9,000	9,000	9,000	9,000	9,000
Amortization	4,643,238	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000
	37,944,643	40,304,070	34,947,092	42,267,945	43,085,315	43,892,195	44,720,475	45,571,065
<b>Excess of revenue over expenditures</b>	<b>5,454,604</b>	<b>2,875,685</b>	<b>6,887,248</b>	<b>3,439,255</b>	<b>3,544,475</b>	<b>3,660,525</b>	<b>3,788,175</b>	<b>3,928,605</b>
<b>Add:</b>								
Transfer from Reserve Accounts	566,274	1,184,640	27,214	1,273,490	1,273,490	1,273,490	1,273,490	1,273,490
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from General Surplus	-	45,000	-	-	-	-	-	-
Transfer from Equity	4,643,238	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000
	5,209,512	5,979,640	4,777,214	6,023,490	6,023,490	6,023,490	6,023,490	6,023,490
<b>Deduct:</b>								
Transfer to Reserve Accounts	8,724,423	7,557,775	6,374,692	8,042,695	8,147,915	8,263,965	8,391,615	8,532,045
Transfer to Statutory Reserves	1,933,754	1,297,550	1,493,207	1,420,050	1,420,050	1,420,050	1,420,050	1,420,050
Year-end Adjustments	-	-	-	-	-	-	-	-
	10,658,177	8,855,325	7,867,899	9,462,745	9,567,965	9,684,015	9,811,665	9,952,095
<b>Surplus (Deficit)</b>	<b>\$ 5,939</b>	<b>\$ -</b>	<b>\$ 3,796,563</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Schedule “B”**

CAPITAL IMPROVEMENT PLAN - SUMMARY											
Capital Projects		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
General Government		743,000	557,500	47,500	532,500	47,500	32,500	47,500	32,500	47,500	32,500
Protective Services		372,770	987,000	212,000	115,000	102,500	1,430,000	115,000	2,582,000	92,000	82,000
Engineering Operations		9,640,185	4,590,000	5,711,000	3,624,775	5,018,465	1,653,730	2,668,915	2,850,790	3,534,500	23,114,430
Development Services		140,000	40,000	40,000	170,000	50,000	30,000	-	-	-	-
Parks & Recreation		3,868,700	1,004,300	1,414,000	1,898,000	1,315,000	1,210,000	820,000	740,000	795,000	11,180,000
Sewer Utility		4,045,000	2,175,000	1,193,500	1,289,025	1,231,250	883,750	1,458,870	2,017,615	1,105,355	8,853,745
Water Utility		2,948,490	940,000	1,100,325	1,251,090	1,114,910	892,405	2,079,910	1,558,805	926,925	2,771,280
Total Projects		21,758,145	10,293,800	9,718,325	8,880,390	8,879,625	6,132,385	7,190,195	9,781,710	6,501,280	46,033,955
Available funding											
Capital Works Reserve		1,546,575	1,266,900	740,111	252,293	1,181,737	432,313	316,753	595,878	571,448	2,046,889
Casino Revenues		9,178,735	5,754,845	4,977,860	3,277,860	3,677,860	2,532,860	3,757,860	5,377,860	2,677,860	22,810,450
Community Works (Gas Tax)		127,680	127,680	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800
DCC's		1,440,565	358,875	1,504,430	2,027,298	2,285,368	1,749,828	1,317,813	2,075,273	1,870,875	17,282,816
Fire Department Equipment		45,000	47,500	-	-	-	220,000	-	-	-	-
Future Police Cost Reserve		175,770	635,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Grants		5,614,745	-	715,000	-	-	-	-	-	-	500,000
Machinery Replacement		780,000	485,000	402,000	320,000	265,000	245,000	145,000	190,000	180,000	180,000
Municipal Road Network Rese		217,000	-	-	1,700,000	-	-	-	-	-	1,600,000
Office Equipment		50,000	32,500	47,500	32,500	47,500	32,500	47,500	32,500	47,500	32,500
Off Street Parking		-	-	-	-	-	-	-	-	-	-
Parks & Recreation		186,700	85,500	77,500	77,500	77,500	77,500	77,500	77,500	77,500	77,500
Sewer Future Capital		737,950	660,000	460,000	384,140	535,860	33,585	718,970	623,900	267,298	695,000
Special Bond Reserve		193,000	-	-	-	-	-	-	-	-	-
Water Future Capital		1,464,425	840,000	625,125	640,000	640,000	640,000	640,000	640,000	640,000	640,000
Surplus Allocation		-	-	-	-	-	-	-	-	-	-
Total Funding		21,758,145	10,293,800	9,718,325	8,880,390	8,879,625	6,132,385	7,190,195	9,781,710	6,501,280	46,033,955



## FINANCIAL PLAN 2017 – 2021

### BYLAW NO. 3011

#### Schedule 'C'

#### Financial Plan Objectives and Policies

In accordance with Section 165(3.1) of the Community Charter, the City of Langley is required to include in the Five Year Financial Plan, objectives and policies regarding each of the following:

1. The proportion of total revenue that comes from each of the funding sources described in Section 165(7) of the Community Charter,
2. The distribution of property taxes among the property classes, and
3. The use of permissive tax exemptions

#### 1) Funding Sources

The following table shows the proportion of total revenue to be raised from each funding source in 2017.

Revenue Source	% of Total Revenues	Dollar Value
Property Value Taxes	57%	\$25,710,425
User Fees and Charges	22%	10,292,930
Revenue from Other Sources	3%	1,566,360
Casino Proceeds	14%	6,400,000
Government Grants	4%	1,737,485
<b>Total</b>	<b>100%</b>	<b>\$45,707,200</b>

Property taxes form the greatest proportion of revenues. As a revenue source, property taxation is efficient to administer and understandable for the residents. It is a stable and reliable source of revenue to fund core services like general administration, police services, fire services, bylaw enforcement, and street lighting which would be difficult to fund on a user pay basis.

User fees and charges form the second largest portion of the revenues. Water and sewer usage are billed based on the water meter consumption. Building permit, business licenses and sale of services are also on a user pay basis which attempts to apportion the value of the services provided to those who use the service.

Casino proceeds are used primarily to fund capital infrastructure renewal.

**Objective**

To maintain the property value tax proportion to the same proportion that it is currently.

**Policies**

The City will review all user fee levels to ensure they are adequately meeting both the capital and delivery costs of the services.

**2) Distribution of Property Tax Rates**

The following table outlines the distribution of property taxes among the property tax classes.

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	47.6%	\$12,248,042
Utilities (2)	0.4%	107,734
Light Industrial (5)	6.1%	1,562,953
Business & Other (6)	45.6%	11,728,136
Recreation / Non Profit (8)	0.3%	63,526
Farmland (9)	0.0%	34
<b>Total</b>	<b>100%</b>	<b>\$25,710,425</b>

The residential property tax class provides the largest proportion of property tax revenue which is consistent with most other jurisdictions.

**Objective**

To shift the tax burden from the residential class to the business class so that the business class pays a higher proportion of the property taxation to move towards the average ratio between classes identified in Metro Vancouver. The ratio in 2017 will be 1 : 2.99 between the residential and business class and 1 : 3.195 for between the residential and light industrial class.

**Policies**

Continue where possible to supplement the revenues from user fees and charges to help offset the burden on the entire property tax base. Over the next five years slowly move the ratio of the residential to business class closer to the average ratio in Metro Vancouver.

### **3) Permissive Tax Exemption**

The City has an existing permissive tax exemption policy which guides the administration and approval of permissive tax exemptions every year.

#### **Objective**

The City will continue to support those organizations that have received a permissive tax exemption in the past and review new applications as they arise.

#### **Policies**

The City adopted a new permissive tax exemption bylaw in the Fall of 2016. The City also adopted a revitalization tax exemption to support the efforts identified in the Downtown Master Plan.





# CITY OF LANGLEY

**"The Place to Be!"**

## **2017 – 2021 Financial Plan**

**Fiscal Period January 1, 2017 to  
December 31, 2021**

# **Bylaw 3011**

**(DRAFT)**

## **Budget Message**

*January 11, 2017*

### **Message from the Director of Corporate Services**

Mayor and City Council  
City of Langley

#### **2017-2021 Financial Plan Summary**

In 2017, our five year financial plan includes \$44.4 million in operating expenditures and a further \$21.8 million in capital expenditures. Approximately 74% of the operating expenditures are funded through property taxes and utility charges billed at the end of May each year.

Based on the results of the recently completed Community Survey and from feedback received at the neighbourhood meetings, a number of priority areas were identified and include: public safety; homelessness; the maintenance of parks, boulevards and trails; infrastructure renewal and recreational opportunities. City Council has heard from taxpayers, and this financial plan was developed to address these priority areas.

The total net increase in expenditures is \$883,595 which would require a 3.61% taxation increase to balance the budget.

One of our biggest priorities for 2017 is to address some concerns surrounding homelessness and public safety. The City has included in the budget a provision for additional bylaw enforcement and a Community Liaison position to work with social service agencies and oversee the implementation of the Homelessness Strategic Plan and Community Crime Prevention Strategic Plan. The RCMP costs represent the largest departmental expenditure in the budget, and the proposed policing increase will lower the vacancy rate at the detachment, resulting in more of the RCMP members being deployed in the City. The City will also address public safety by enhancing the emergency radio system with the Langley City Fire Service joining the multi-jurisdictional E-Comm network.

Improving parks, boulevards and trails will be a greater priority in 2017. The Financial Plan will include floodplain pedestrian bridge upgrades, a number of park facility capital upgrades as well a Corridor Improvement Program will be implemented to enhance the maintenance of walkways, boulevards, sidewalks, and medians.

Recreational opportunities improve with the addition of more staff to serve and maintain the City's newest asset the Timms Community Centre. Additionally, a full year of funding has been added to increase our Building Department staff by one Plan Checker / Building Inspector. These staffing additions will improve our service delivery to the public.

# City of Langley

Although the total net increase in expenditures results in a 3.61% overall taxation increase, including utility rate increases and the infrastructure levy, the average single-family home assessed at \$728,339 will see their taxes increase by \$170 or 5.92% whereas the average multifamily home assessed at \$253,636 will see an increase in their taxes by \$39 or 3.20%. Although the assessment value of single-family homes increased an average of 10% more than multifamily homes, the same tax rate must be applied to both types of residential properties. This results in a higher tax increase for single family residential properties. Business class properties will see an average increase of 5.39% and Light Industrial properties a 5.34% increase. The ratio between residential and business properties has moved closer to 1:3, which is typical in Metro Vancouver.

The City is anticipating \$6.4 million in casino proceeds to be received in 2017, up \$400,000 from the previous year. This funding will be used to address infrastructure renewal for capital projects like bridge deck repairs on 200 Street, Douglas Crescent rehabilitation between 204 Street and 208 Street, and rehabilitation on 56<sup>th</sup> Avenue initially budgeted in 2016, however now reflecting the Canada Infrastructure grant received from senior levels of government.

In addition, the City will allocate \$168,000 towards community grants and a further \$168,000 to the Enterprise Fund to be used at Council's discretion for expenditures that are not otherwise anticipated during the year and budget cycle.

# 2017 Financial Plan

Using casino proceeds to fund larger capital projects avoids borrowing and paying principal and interest charges and has helped to keep the City's tax rates lower by 2.5% in 2017. Casino dollars are at work in our community!

The Financial Plan Bylaw is scheduled to be presented at the January 16<sup>th</sup> Council meeting with final adoption anticipated at the February 20<sup>th</sup> meeting. The City is enjoying a sound financial position, and as we move into 2017, the Financial Plan will ensure we continue this trend.



Darrin Leite, CPA, CA  
Director of Corporate Services

# City of Langley

## 2017 Council Goals and Strategic Plan

While City Council is currently undertaking a process to update the Strategic Plan, the Financial Plan includes a series of goals and action plans in each department that supports the current *Strategic Plan*. The Strategic Plan has seven key result areas as follows:

### Key Result Areas

In this plan, we have seven areas that describe where we believe we most need to move forward and achieve better results. Making progress in these Key Result Areas will define our success over the next five years, and anchor our accountability to our individual and corporate citizens.

1. **Infrastructure:** continuous improvement and sustainability of our below ground, on the ground, and above ground infrastructure.
2. **Quality of Life in Our City:** services to people can be continuously improved in order to attract, retain, and serve citizens that will then champion our vision as “The Place to Be.”
3. **Communication:** communicating with our customers and partners, involving them in decisions which impact and interest them, and engaging them in public life.

# 2017 Financial Plan

4. **Revitalization:** of our downtown core, the visual impact of the public realm in our City, and enhance our sense of pride.
5. **Environment:** how we protect, preserve, restore, sustain, and enhance our environment
6. **Protective Services:** ensuring our citizens feel safe and property is secure
7. **Organizational Development:** investing in our organization, its people, its processes and financial sustainability

Developing the 2017-2021 Financial Plan is a component of the first key result area contributing to the long term planning of infrastructure renewal.

## The Five Year Financial Plan

The five year financial plan presented in this document is a financial planning tool and not a multi-year budget. The primary focus of the Financial Plan is the current budget year under consideration (2017) with a new five year plan being created for each successive budget cycle.

The 2016 Actual column is reflecting the current year to date expenditures rather than an estimate of the amount anticipated after the end of the year which will be higher after all the December purchase invoices and year-end reconciliations have been reflected.

# City of Langley

The revenue and expenditure forecasts of the out years (2018-2021) reflect estimated wage & benefit costs and RCMP contract increments. We have not attempted to include an estimate of inflation in the out years in this document.

## Public Process

A Financial Plan presentation will be made at the Monday, January 16, 2017, Council meeting to introduce the budget to the public which will be recorded and streamed on the City's website. The Financial Plan will be advertised for two consecutive weeks in summary form in the local newspaper (January 19 and January 26).

A Financial Plan public input and open house meeting will be held on Wednesday, February 1, from 6:00 pm – 7:30 pm in the City Hall Finance Department foyer for the public to learn more about the budget and ask questions in a more informal setting.

The open house will be followed by a Financial Plan presentation at the February 6, Committee of the Whole Council meeting where comments from the public will be invited.

## Budget Highlights

### General Operating Fund

The Consumer Price Index (CPI) % increase in Vancouver for the year ended October, 2016 was 2.5%. The CPI is

# 2017 Financial Plan

not representative of the costs incurred by municipal governments which are more heavily weighted to labour, materials and contracted services, whereas the CPI reflects a basket of goods, like food, shelter, clothing, furniture, etc. A municipal Price Index (MPI) developed in Edmonton forecasts the MPI in 2017 to be 2.6%.

**The gap between total expenditures and total revenues in the general fund is \$883,595 and would require a tax revenue increase of 3.61%.**

The budget contains non-discretionary service level and other increases outlined in the following table. This increase includes the new growth tax revenues of \$235,000 (0.96% of tax revenues).

<b>Summary of the Larger Non-discretionary Changes Affecting the 2017 General Fund Budget</b>	
<b>Revenues:</b>	
Revenue own sources – Tax penalties and interest	\$ 17,500
Revenue own sources – Grants in lieu (Utility Co)	\$ 18,190
2016 actual assessment changes from budget	(\$ 42,400)
2017 New tax growth increase	(\$ 235,000)
Fees & Charges – Application fees & Eng admin	(\$ 90,500)
Fees & Charges – Business Lic., Misc permits, Dogs	(\$ 31,055)
Fees & Charges – Building permits	(\$ 69,400)
Fees & Charges – Parking fines & Parking rentals	(\$ 13,000)
Fees & Charges – Tax info, Vehicle plates, Garbage	(\$ 11,310)
Revenue own Sources – Property rentals	(\$ 20,815)
Revenue own sources – Casino proceeds	(\$ 400,000)
Revenue own sources – Hotel tax	(\$ 45,000)
Revenue own sources – Other	(\$ 16,140)
<b>Expenditures:</b>	
Election expense	(\$ 45,000)
Interfund utility allocation	(\$ 429,230)
Council remuneration	\$ 5,000



<b>Summary of the Larger Non-discretionary Changes Affecting the 2017 General Fund Budget</b>	
Bylaw enforcement	\$ 79,800
Corporate Services reconfiguration	\$ 57,000
Insurance premiums	\$ 8,050
Corporate communication and advertising	\$ 16,000
Software support, IT consultation, and Supplies	\$ 37,320
Employee wages and benefits	\$ 118,245
Fire wage and benefits	\$ 186,275
Electrical, Gas and Utilities	\$ 30,775
RCMP detachment operations - Municipal staff	\$ 58,540
RCMP contract	\$ 631,330
CPO, LYFS, & Emergency contract, Victim witness	\$ 2,540
Community Liaison Coordinator	\$ 10,000
ECOMM radio system	\$ 86,570
Fire vehicle maintenance, Dispatch	\$ 32,580
Engineering clerical support	\$ 20,000
Corridor Improvement Program	\$ 90,000
Plan Checker / Building Inspection	\$ 40,835
Tourism Langley (Hotel tax)	\$ 45,000
Timms Centre Staffing	\$ 124,550
Library levy & Building maintenance	\$ 44,460
Recreation Special Events/Downtown Summer Series	\$ 63,650
Park maintenance for new facilities	\$ 20,200
Various supplies and contracted services	\$ 10,765
Tsfr from Surplus (Election expense)	\$ 45,000
Tsfr to Casino Proceeds Reserve	\$ 400,000
Tsfr to /from reserves	(\$ 90,230)
Infrastructure levy	\$ 122,500
<b>Net 2017 budget expenditure increase</b>	<b>\$ 883,595</b>

Each year departments scrutinize their operating budgets in an effort to make substantive reductions to help mitigate a taxation increase. Over the last six years, over \$1.1 million in savings have been implemented, reducing taxes by 5%. However, these reductions have operational

impacts due to reductions in training, supplies and contracted services.

## Revenue Decreases:

The property tax penalties and interest have reduced \$17,500 due to the large number of property sale transactions and low cost of borrowing for home owners.

Grants in lieu are received from the utility companies like Telus, BC Hydro, Shaw Cable and Fortis. The grants are a substitute for the property taxes that would otherwise be payable on the land that the utility companies run their services through. The grants are based on 1% of the revenues generated by each of the companies in the City of Langley in the previous year. The grants in lieu decreased by \$18,190 due to lower revenue from high competition in the marketplace.

## Revenue Increases:

The total new taxation growth from new construction is estimated at \$235,000 which was supplemented by an additional \$42,400 of taxation income due to rejected assessment appeals.

Engineering administration and application fees are increasing \$90,500 to reflect historical trends.

Building permit fees are collected from developers and are contingent on market conditions prompting developers to begin new construction, an anticipated increase of \$69,400 is reflected. Business license fees are increasing 2% generating an additional \$11,640. Other permit and fees reflecting filming permits contribute an

# City of Langley

additional \$20,000. Dog fees are reducing slightly by \$585.

Parking fine revenues and parking rentals are increasing \$13,000 particularly relating to parking rentals for movie sets.

Providing taxation information during property sales transactions, generated an additional \$8,000 based on historical trends. Garbage fees are increasing slightly by \$2,560 reflecting additional homes being constructed in the community. Sale of municipal commercial vehicle decals will add an additional \$750.

Property rental income has been increased by \$20,815 to reflect the new rental income from a building purchased by the City.

Casino proceeds are increasing by \$400,000 based on the prior year's experience. The same amount is transferred to reserve to fund future capital expenditures.

Hotel tax revenues are collected and remitted to Tourism Langley to fund tourism promotion in the community. The revenues are increasing \$45,000 reflecting historical trends.

There are a number of other small revenue increases that combined add another \$16,140.

## **Expenditures:**

The election expenses incurred in the 2016 by-election are not required in 2017, and the \$45,000 cost has been

# 2017 Financial Plan

removed from the budget as well as the offsetting transfer from the prior year's surplus.

Each year the City allocates expenditures charged to the General fund on a proportional basis to the Water and Sewer funds. In 2017, the allocation has been changed to be based on 30% of the General Government Services expenditures. This increased the allocation by \$482,850 to a total of \$1,105,300.

Council remuneration increases are based on adopted Council policy. The Mayor's remuneration is 85% of the 2016 median Metro Vancouver mayors' salaries. Council remuneration is set at 40% of the Mayor's remuneration.

Additional Bylaw Enforcement resources will be added to enhance the level of service for parking enforcement and dog off leash issues that arise during the evening hours and augment the significant number of hours that are required to address homelessness issues.

The City reconfigured the Corporate Services department in the spring of 2016. An additional position was created which required a \$57,000 increase.

The MIA (Municipal Insurance Association) levy will decrease in 2017 by \$4,625 due to positive changes in the experience rating of the City. However, the property insurance is increasing \$12,675 reflecting the addition of the Timms Community Centre.

The City endeavors to actively engage our public. Efforts to increase marketing, expanded use of social use and

# City of Langley

extensive promotion of our neighborhood meetings require an increase of \$16,000.

Software support and IT services need to be increased in order to maintain the current city enterprise systems and pay annual maintenance fees for newly implemented software.

A provision has been included for the CUPE, management staff and Protective Services contract negotiations. In addition, some employees will move to the next steps of their pay grade.

The cost of electricity, natural gas and water will all experience rate increases, causing an increase of \$30,775 throughout the organization.

The cost for centralized support services, billed by the Township of Langley for municipal employees at the RCMP detachment, is increasing \$58,540 to reflect wage increases.

The RCMP incremental costs also reflect a 2.50% increase in wage and pension costs and movement through pay grades. The recruiting costs, cadet training depot costs and police dog service training centre costs are now billed to the municipalities on a cost recovery basis rather than a fixed cost per member. The vacancy rate has been lowered at the detachment resulting in more of the City's 51.35 contracted RCMP members being deployed in the City. The City shares 179 RCMP members with the Township of Langley and the experience thus far in 2016 is that there are 173.45 members in active duty resulting

# 2017 Financial Plan

in a vacancy of only 5.5 members combined. Therefore, the City has lowered our historical vacancy rate from 6 members to 3.3 members in 2017.

There are small cost changes in the Community Police Office, LYFS contract costs, the Emergency Program costs and victim services totaling \$2,540.

The City will be addressing the concerns surrounding homelessness and public safety by creating a part-time, contract Community Liaison Coordinator position to work with social service agencies, the RCMP and the business community to address critical social issues in the City. The position will oversee the implementation of the Homelessness Strategic Plan and the Community Crime Prevention Strategic Plan.

The City will be implementing the E-Comm radio system in 2017 to improve public safety. This service will cost \$86,570 and includes both hardware costs, maintenance and annual operations.

Maintenance requirements of our fire truck fleet and associated equipment has seen an increase of \$28,000. The budget also reflects an inflationary increase in dispatch fees of \$4,580.

The Engineering and Development Services Departments have requested \$20,000 in additional clerical support to address customer service demands during peak periods of the year. These hours will be partially allocated towards administering the filming permit process.



# City of Langley

The City is enhancing a Corridor Improvement Program to improve the maintenance of walkways, boulevards, sidewalks and medians. The additional cost of the program is \$90,000.

The Development Services Department hired a Plan Checker/Building Inspector position in 2016 to enhance the services provided by the department. The position was only funded for half the year in 2016, so the total cost of the position must be funded for 2017.

Timms Community Centre is approaching a full year of operations. Additional staff positions have been added to allow for expanded hours of operation and to maintain the new larger facility to improve recreational opportunities and maintain the City's newest asset.

The FVRL levy is increasing \$44,460 covering wages and benefit cost increases and an increase in material costs.

The City is partnering with the Downtown Langley Business Association to host the McBurney Plaza Summer Series. As well, a number of neighbourhood special events are planned for 2017.

An increase of \$20,200 has been included in the Park's budget to maintain new facilities such as the Penzer Bike Skills Park and Douglas Park outdoor fitness and games areas, as well as increased sports field maintenance.

A small increase of \$1,380 was made to the transfer to the MRN reserve. The transfer from the Future Police Cost Reserve has been increased by \$25,200 to offset the anticipated retroactive salary adjustments. A transfer

# 2017 Financial Plan

from the casino proceeds reserve of \$63,650 to fund the recreation special events has been included. The \$400,000 extra casino proceeds is also transferred to the reserve for future capital improvement funding.

## Water Operating Fund

The water rate structure will stay at \$1.16 per cubic meter, with a \$25 increase to the flat rate making it \$75 per dwelling unit. The increase for the average single-family residential customer using 330 cubic meters of water will be \$25 in 2017.

The cost of water purchased from Greater Vancouver Water District (GVWD) is increasing 1.0%. The water purchase cost of \$2.62 million makes up 68.4% of the expenditures in the water fund.

The GVWD has indicated that there will be increases in water costs over the next few years to allow for improved water filtration and infrastructure replacement.

## Sewer and Drainage Operating Fund

The sewer rate structure will increase \$0.06 per cubic meter bringing the total to \$1.04 per cubic meter (80% of water consumption) with a \$25 increase in the flat rate making it \$75 per dwelling unit. The increase for the average single-family residential customer using 330 cubic meters of water, used to determine the sewer charge, will be \$40.84 in 2017.

# City of Langley

A portion of the increase (\$0.03 per CM) is being allocated to increase the transfer to the sewer and drainage reserve. The current reserve contributions are not adequate to fund the capital requirements anticipated in the Capital Improvement Plan. The balance of the increase is to fund the sewer treatment levy cost of \$1.89 million which makes up 61.5% of the expenditures in the sewer fund.

## Tax Rate Effect

Although the total net increase in expenditures results in a 3.61% overall taxation increase, including utility rate increases and the infrastructure levy, the average single-family home assessed at \$728,339 will see their taxes increase by \$170 or 5.92% whereas the average multifamily home assessed at \$253,636 will see an increase in their taxes by \$39 or an increase of 3.20%. The same tax rate must be applied to both types of residential properties. The different percentage increase is due to the assessed value of single-family homes, increasing on average 10% more than multifamily homes. Business class properties will see an average increase of 5.39% and a 5.34% increase for Light Industrial properties. The ratio between residential and business properties has moved closer to 1:3 which is the typical ratio in Metro Vancouver.

# 2017 Financial Plan

## Where Do the Taxes Go?

For the average single-family home, the annual property tax including utilities of \$3,051 on a monthly basis is as follows:

Policing Service	\$ 63.02
Water	\$ 36.07
Sewer & Drainage	\$ 25.73
Fire Rescue Service	\$ 24.09
General Government	\$ 21.30
Recreation	\$ 19.68
Engineering & Operations	\$ 17.36
Garbage Services	\$ 15.00
Infrastructure Funding	\$ 11.08
Parks	\$ 10.11
Development Services	\$ 6.22
Other Protective Services	\$ 4.61
Per month:	\$254.27

## Capital Improvement Plan

The Financial Plan includes a 10 year Capital Improvement Plan (CIP). The proposed expenditures in 2017 total \$21,758,145. The City was awarded an infrastructure grant late in 2016 for the 56<sup>th</sup> Avenue road and utility project so this project was re-budgeted in the 2017 CIP to reflect the grant funding. The project totals \$3.9 million. Another large project for \$3 million relates to the road and utility improvements on Douglas Crescent between 204 St and 208 St. A further \$1.8 million is allocated to 200 St bridge deck replacement and water utility works south to 50 Ave. A number of drainage culverts are being rehabilitated with \$1.7 million allocated for this work. An emphasis has been

# City of Langley

placed on the City's parks, with additional funding augmenting the 2016 capital budget approved for Penzer Park bringing the total to \$1.3 million dollars. The City has added a number of field enhancement projects throughout the 10 year plan, starting with \$700,000 being allocated for Rotary Centennial Park.

Capital projects are funded through money the City has placed in reserves, funds received from developers when new construction is undertaken in the City by way of Development Cost Charges (DCC's), grants and casino proceeds.

Each year the City allocates a portion of the money collected through property taxation into the reserves.

Capital Works Reserve	\$ 879,450
Fire Equipment Replacement	\$ 55,000
Machinery Replacement	\$ 250,000
Off Street Parking	\$ 11,600
Office Equipment	\$ 46,500
Parks & Recreation	\$ 177,500
Sewer Future Capital	\$ 485,000
Water Future Capital	\$ 570,000
	<hr/>
	\$ 2,475,050

The City recognized that our infrastructure is aging and will need to be replaced in established neighbourhoods. Additional funding dedicated to infrastructure renewal is being proposed at 0.5% which would generate \$122,500. At the recent neighbourhood meetings, there was support for this type of levy which would generate funds for the Capital Works Reserve. An average multifamily residential home would pay an extra

# 2017 Financial Plan

\$0.29 per month and an average single-family home would pay an extra \$0.83 per month to generate this levy.

The work being planned to accommodate the tangible capital asset requirements and resulting asset management benefits will highlight the infrastructure deficit faced by the City of Langley. We are not currently putting enough funding towards infrastructure renewal, to meet projected needs. It will take a concerted effort by City Council to balance between allocating adequate funding for infrastructure, that is primarily underground, and other infrastructure needs for the community.

## Prior Year's Surplus

The City is required to prepare a balanced budget each year under provincial legislation. Each dollar expended has to be approved by City Council in the Financial Plan. At the end of the previous year, the actual financial numbers may result in revenues being higher than anticipated or expenditures lower than planned which is called a surplus.

It is proposed that any surplus generated in 2016 be allocated to the Capital Works Reserve to augment the capital works undertaken in future years.

# City of Langley

## Casino Proceeds

Another significant funding source for the Capital Improvement Plan is casino proceeds. It is estimated that the casino proceeds will be \$6.4 million in 2017. A total of \$6.83 million was received in 2016. We have been advised that a new gaming facility is being proposed for the City of Delta and we will have to determine if the new facility will have a negative impact on the City's casino proceeds.

The following table lists the projects proposed to be funded by casino proceeds.

### Capital 2017 - Casino Proceeds Allocation

City Hall Landscaping	\$ 350,000
Road Rehabilitation	\$ 722,320
Pedestrian Facilities	\$ 250,000
Bicycle Facilities	\$ 200,000
Traffic Calming	\$ 400,000
Street Light Replacement	\$ 100,000
LED Lighting Fixtures	\$ 200,000
56 Ave, Glover to Bypass	\$ 708,190
Douglas Crescent 204 St to 208 St	\$ 877,500
200 St Bridge Deck replacement	\$1,233,000
Fraser Hwy Bypass - Landmark Way	\$ 193,675
Retaining Wall Rehabilitation	\$ 200,000
Fraser Hwy 204 St to 208 St Concept	\$ 200,000
Traffic Signal 62 Ave / 203 St Design	\$ 50,000
Trail System Upgrade	\$ 40,400
Penzer Park Youth Facilities	\$ 404,000
Rotary Centennial - Sports Field	\$ 353,500

# 2017 Financial Plan

Hunter Park	\$ 120,400
Brydon Sports Court Renovation	\$ 150,000
Floodplain Pedestrian Bridges	\$ 350,000
City Park Spray Park	\$ 150,000
Linwood Park Playground	\$ 75,750
48 Ave & 202 St Culvert	\$ 500,000
Langley Bypass Culverts	\$ 100,000
50 Ave & 201A St Culvert	\$ 300,000
Baldi Creek Culvert	\$ 300,000
Reline Storm under Railway	\$ 250,000
Eliminate Pipe Twinning	\$ 200,000
	<u>\$9,178,735</u>

By using casino proceeds rather than borrowing, the City is reducing operating debt servicing costs. Every \$1.00 borrowed requires \$0.60 to be paid in interest over the 20 year term of the borrowing, so if the City borrows \$1 million the total cost over 20 years is \$1.6 million which equates to a 0.28% tax revenue increase. Debt avoidance has reduced the taxes otherwise payable by 17% over the last ten years.

### Important Issues Affecting Future Years' Budgets

New growth revenues are anticipated to remain low based on existing market conditions. New growth typically funds any inflationary increases in the City's budget. Wage settlements and ability to attract and retain staff, without any new service levels being considered, will continue to put pressure on the budget.

# City of Langley

# 2017 Financial Plan

Local governments are increasingly feeling the effects of downloading by other levels of government. The City is struggling with its ability to address social issues like homelessness where individuals suffering from mental health and substance abuse concerns are evident. Historically, social welfare has been a Provincial mandate, however; municipalities are now facing the effects of this growing problem.

Our contracted service partners like the RCMP, Fraser Valley Regional Library and Metro Vancouver have increases in their respective budgets which are beyond the City's control and can have significant effects on the City of Langley's Financial Plan.

The City of Langley's 2017 Financial Plan provides for a number of improvements which will enhance the community. By strengthening public safety, addressing some of the issues surrounding homelessness, improving parks and trails, focusing on infrastructure renewal and recreational opportunities, the City of Langley will reinforce its reputation as the Place to Be!

### CONSOLIDATED FINANCIAL PLAN SUMMARY

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Consolidated Revenues</b>								
Property Value Taxes	\$ 23,349,346	\$ 24,549,430	\$ 24,658,376	\$ 25,710,425	\$ 26,338,205	\$ 26,972,715	\$ 27,623,845	\$ 28,292,275
Fees and Charges	9,509,081	9,372,745	8,734,048	10,292,930	10,588,740	10,878,180	11,184,030	11,507,680
Revenue Other Services	10,540,820	9,257,580	8,441,916	9,703,845	9,702,845	9,701,825	9,700,775	9,699,715
	43,399,247	43,179,755	41,834,340	45,707,200	46,629,790	47,552,720	48,508,650	49,499,670
<b>Consolidated Expenditures</b>								
General Government Services	3,525,674	3,943,500	3,611,332	4,100,135	4,131,650	4,192,530	4,254,590	4,317,920
Policing Service	10,146,084	11,023,910	6,988,292	11,725,840	12,071,940	12,433,760	12,806,400	13,190,220
Fire Rescue Service	3,933,959	3,958,425	3,916,126	4,257,645	4,316,155	4,408,075	4,502,315	4,598,905
Other Protective Services	759,743	811,040	625,653	814,245	825,755	836,085	846,635	857,385
Engineering and Operations	2,555,800	2,797,960	2,600,083	3,067,495	3,117,805	3,151,145	3,185,135	3,219,795
Development Services	920,614	978,455	992,902	1,099,730	1,102,990	1,119,310	1,135,970	1,152,960
Solid Waste	593,533	619,740	588,498	622,110	634,310	646,550	659,020	671,750
Recreation	3,191,878	3,437,205	3,519,839	3,778,010	3,833,185	3,870,935	3,909,385	3,948,655
Parks	1,804,276	1,902,825	1,892,018	1,835,955	1,869,935	1,894,635	1,919,775	1,945,465
Sewer & Drainage	2,597,645	2,649,585	2,491,440	2,770,175	2,866,095	2,933,215	3,002,245	3,073,255
Water	3,262,158	3,422,425	2,962,046	3,437,605	3,556,495	3,646,955	3,740,005	3,835,755
Interest	10,041	9,000	8,863	9,000	9,000	9,000	9,000	9,000
Amortization	4,643,238	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000
	37,944,643	40,304,070	34,947,092	42,267,945	43,085,315	43,892,195	44,720,475	45,571,065
<b>Excess of revenue over expenditures</b>	<b>5,454,604</b>	<b>2,875,685</b>	<b>6,887,248</b>	<b>3,439,255</b>	<b>3,544,475</b>	<b>3,660,525</b>	<b>3,788,175</b>	<b>3,928,605</b>
<b>Add:</b>								
Transfer from Reserve Accounts	566,274	1,184,640	27,214	1,273,490	1,273,490	1,273,490	1,273,490	1,273,490
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from General Surplus	-	45,000	-	-	-	-	-	-
Transfer from Equity	4,643,238	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000
	5,209,512	5,979,640	4,777,214	6,023,490	6,023,490	6,023,490	6,023,490	6,023,490
<b>Deduct:</b>								
Transfer to Reserve Accounts	8,724,423	7,557,775	6,374,692	8,042,695	8,147,915	8,263,965	8,391,615	8,532,045
Transfer to Statutory Reserves	1,933,754	1,297,550	1,493,207	1,420,050	1,420,050	1,420,050	1,420,050	1,420,050
Year-end Adjustments	-	-	-	-	-	-	-	-
	10,658,177	8,855,325	7,867,899	9,462,745	9,567,965	9,684,015	9,811,665	9,952,095
<b>Surplus (Deficit)</b>	<b>\$ 5,939</b>	<b>\$ -</b>	<b>\$ 3,796,563</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



## STAFFING SUMMARY (F.T.E.)

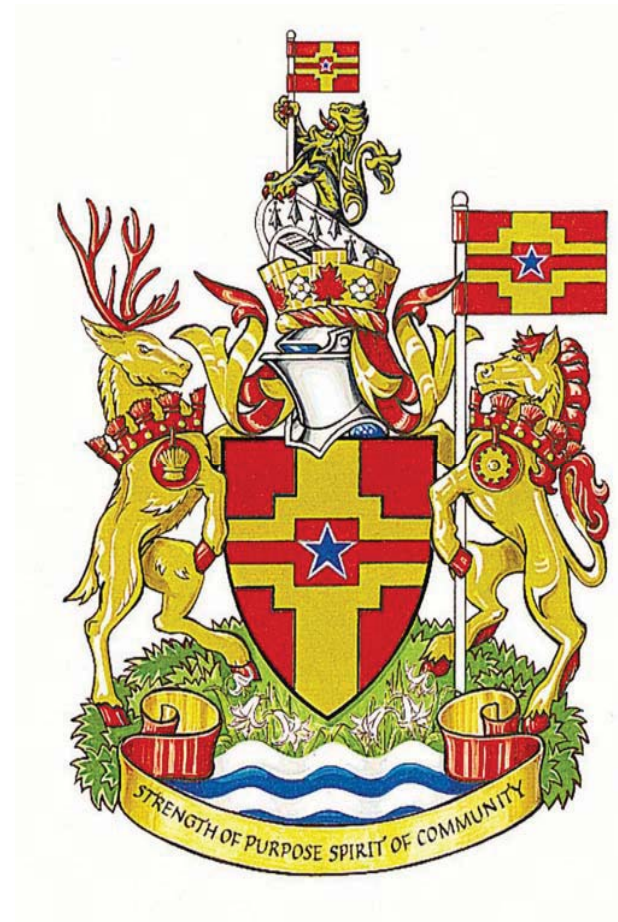
DEPARTMENT	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
General Government Services	22.2	23.0	22.5	27.7	27.7	27.7	27.7	27.7
Policing Services - note 1	44.6	51.5	44.4	51.5	51.5	51.5	51.5	51.5
Fire Rescue Service	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6
Other Protective Services	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Engineering and Operations	14.1	16.2	14.5	18.2	18.2	18.2	18.2	18.2
Development Services	6.0	6.5	6.5	7.0	7.0	7.0	7.0	7.0
Solid Waste	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Recreation	24.2	26.6	30.8	25.8	25.8	25.8	25.8	25.8
Parks	10.2	12.9	11.0	11.9	11.9	11.9	11.9	11.9
Sewer Utility	3.2	4.3	3.3	4.3	4.3	4.3	4.3	4.3
Water Utility	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
<b>TOTAL F.T.E.'s</b>	<b>156.7</b>	<b>173.3</b>	<b>165.3</b>	<b>178.7</b>	<b>178.7</b>	<b>178.7</b>	<b>178.7</b>	<b>178.7</b>

Note 1 - RCMP member are under contract from the RCMP

\*\*\*It is important to note that FTE's represent a full-time equivalent of a staff member. In many instances, particularly in Parks and Recreation which consists of many part-time or seasonal positions, this is not a accurate reflection of the actual number of employees.

# General Operating Fund

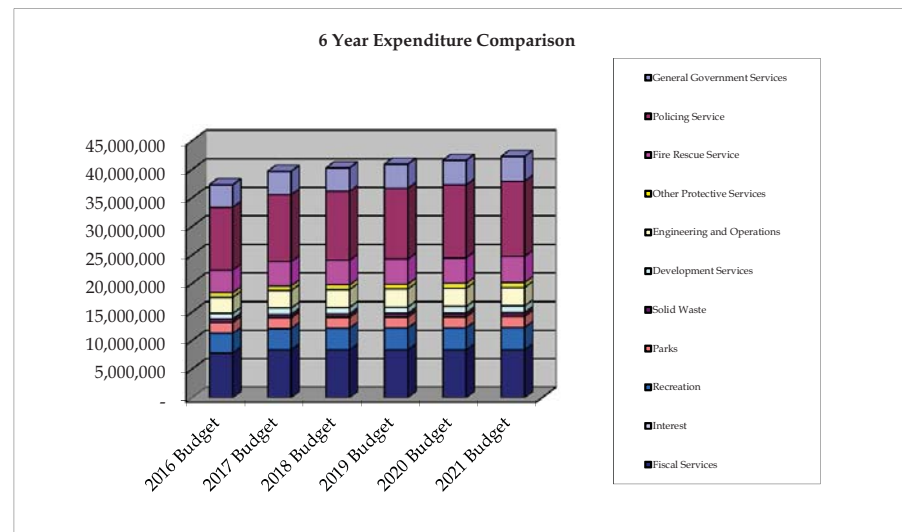
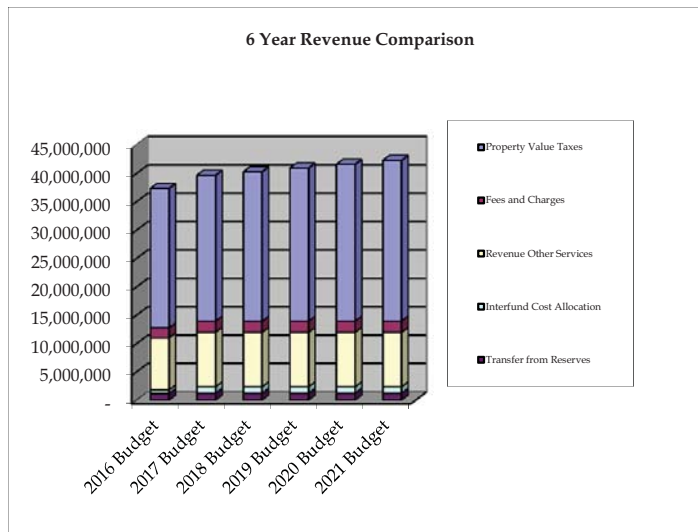
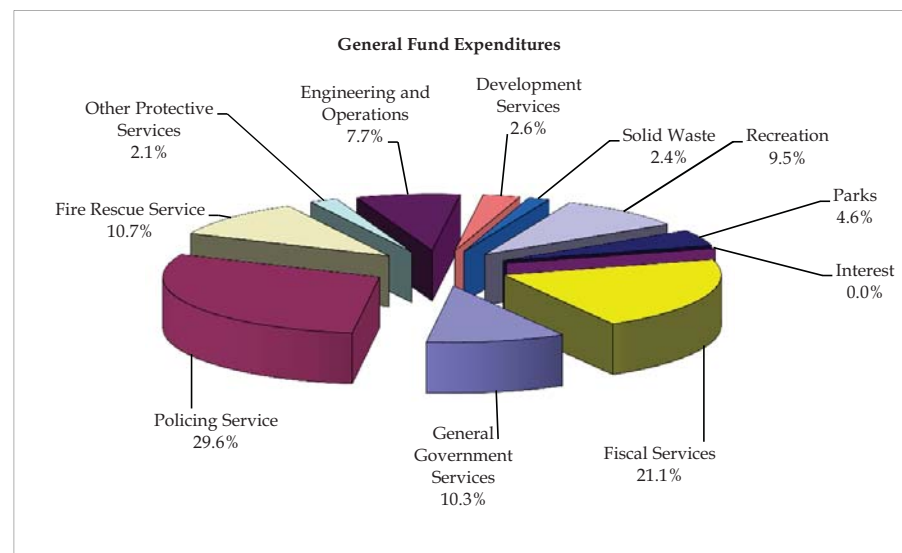
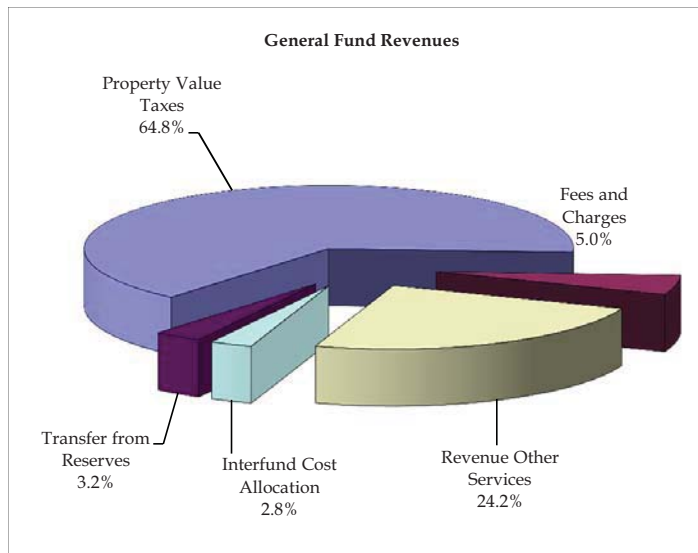
2017-2021





**GENERAL OPERATING FUND**

The General Operating Fund is the primary operating fund of the City. It is used to account for all of the financial resources and expenditures of the City of Langley, except Water Utility, Sewer & Drainage Utilities, and the 10-year Capital Improvement Plan. This section details the 2017-2021 Financial Plan, as well as showing comparative figures for 2015 Actual Results, 2016 Budget, and the 2016 Year to Date (YTD) expenditures. *(The 2016 YTD figures are highly dependent on when billings are received and processed and may not accurately reflect actual expenses to date.)*



GENERAL FUND SUMMARY								
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Revenues</b>								
Property Value Taxes	\$ 23,349,346	\$ 24,549,430	\$ 24,658,376	\$ 25,710,425	\$ 26,338,205	\$ 26,972,715	\$ 27,623,845	\$ 28,292,275
Fees and Charges	2,076,025	1,758,585	2,164,529	1,973,850	1,949,350	1,965,160	1,981,280	1,997,740
Revenue Other Services	10,431,045	9,158,580	8,400,801	9,604,845	9,603,845	9,602,825	9,601,775	9,600,715
Interfund Cost Allocation	622,450	622,450	622,450	1,105,300	1,105,300	1,105,300	1,105,300	1,105,300
	36,478,866	36,089,045	35,846,156	38,394,420	38,996,700	39,646,000	40,312,200	40,996,030
<b>Expenditures</b>								
General Government Services	3,525,674	3,943,500	3,611,332	4,100,135	4,131,650	4,192,530	4,254,590	4,317,920
Policing Service	10,146,084	11,023,910	6,988,292	11,725,840	12,071,940	12,433,760	12,806,400	13,190,220
Fire Rescue Service	3,933,959	3,958,425	3,916,126	4,257,645	4,316,155	4,408,075	4,502,315	4,598,905
Other Protective Services	759,743	811,040	625,653	814,245	825,755	836,085	846,635	857,385
Engineering and Operations	2,555,800	2,797,960	2,600,083	3,067,495	3,117,805	3,151,145	3,185,135	3,219,795
Development Services	920,614	978,455	992,902	1,099,730	1,102,990	1,119,310	1,135,970	1,152,960
Solid Waste	593,533	619,740	588,498	622,110	634,310	646,550	659,020	671,750
Recreation	3,191,878	3,437,205	3,519,839	3,778,010	3,833,185	3,870,935	3,909,385	3,948,655
Parks	1,804,276	1,902,825	1,892,018	1,835,955	1,869,935	1,894,635	1,919,775	1,945,465
Interest	10,041	9,000	8,863	9,000	9,000	9,000	9,000	9,000
	27,441,602	29,482,060	24,743,606	31,310,165	31,912,725	32,562,025	33,228,225	33,912,055
	9,037,264	6,606,985	11,102,550	7,084,255	7,083,975	7,083,975	7,083,975	7,083,975
<b>Add:</b>								
Transfer from Reserve Accounts	566,274	1,184,640	27,214	1,273,490	1,273,490	1,273,490	1,273,490	1,273,490
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from Surplus	-	45,000	-	-	-	-	-	-
	566,274	1,229,640	27,214	1,273,490	1,273,490	1,273,490	1,273,490	1,273,490
<b>Deduct:</b>								
Transfer to Reserve Accounts	7,603,378	6,539,075	5,405,992	6,937,695	6,937,415	6,937,415	6,937,415	6,937,415
Transfer to Statutory Reserves	1,933,754	1,297,550	1,493,207	1,420,050	1,420,050	1,420,050	1,420,050	1,420,050
Year-end Adjustments	61,045	-	-	-	-	-	-	-
	9,598,177	7,836,625	6,899,199	8,357,745	8,357,465	8,357,465	8,357,465	8,357,465
<b>Surplus (Deficit)</b>	\$ 5,361	\$ -	\$ 4,230,565	\$ -	\$ -	\$ -	\$ -	\$ -

DEPT. BUDGET SUMMARY	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	121.4	136.9	129.9	142.3	142.3	142.3	142.3	142.3
<b>Operating Cost Summary</b>								
Revenues	\$ (37,598,661)	\$ (37,915,380)	\$ (36,623,714)	\$ (40,264,605)	\$ (40,866,885)	\$ (41,516,185)	\$ (42,182,385)	\$ (42,866,215)
Personnel & Benefits	10,541,009	11,457,740	11,466,973	12,218,975	12,456,870	12,719,220	12,987,150	13,260,990
Equipment	453,258	483,195	423,262	518,615	518,615	518,615	518,615	518,615
Contracted Services	14,878,444	15,686,590	11,481,562	17,028,450	17,389,910	17,773,550	18,168,430	18,574,920
Materials & Supplies	11,720,589	10,287,855	9,021,352	10,498,565	10,501,490	10,504,800	10,508,190	10,511,690
<b>Total Operating Cost</b>	-\$ 5,361	\$ -	\$ (4,230,565)	\$ -	\$ -	\$ -	\$ -	\$ -

# Property Taxation



## PROPERTY TAXATION

### **Property Taxation and Assessment**

Property tax is the largest single General Fund revenue source in the City of Langley and will account for 56% of total revenues in 2017. The reliance on property taxes decreased over the last decade with the return of 100% of Traffic Fine Revenue and the introduction of gaming proceeds.

Property taxes are billed to each legal property in the City. The property tax bill is calculated by multiplying the current years tax rate by the assessment values of each property.

#### **Property Tax Assessment Base**

Property assessment in the Province of British Columbia is the function of the British Columbia Assessment Authority (BCAA). The BCAA's purpose is to establish and maintain assessments that are uniform in the whole of the Province in accordance with the Assessment Act.

The Assessment Act requires that the BCAA produce an annual roll with assessments at actual value. Actual value is defined by statute as being synonymous with market value. A commonly accepted definition of market value is: "that price a property might reasonably be expected to bring if offered for sale by a willing vendor to a willing purchaser after adequate time and exposure to the market".

In addition to determining market value, BCAA also decides upon the appropriate classification for each property.

The provincial Government has prescribed nine classes of property, as follows:

Class 1: Residential includes land or improvements, or both, used for residential purposes, including single-family residences, duplexes, multi-family residences, apartments, condominiums, manufactured homes and some vacant land.

Class 2: Utilities includes land or improvements, or both used for the purpose of providing utilities; E.G. Telus, BC Hydro.

Class 3: Supportive Housing - funded by the Province, a property which combines on-site support services with housing for persons who were previously homeless, at risk of homelessness, have mental or physical disabilities, or who are recovering drugs or alcohol addictions.

Class 4: Major Industry which is non applicable in the City of Langley.

Class 5: Light Industry includes properties used for extracting, processing and manufacturing, not falling within the Major Industry Class.

Class 6: Business and Other comprises all land and improvements not included in classes 1 to 5 and 7 to 9.

Class 7: Managed Forest Land which is non applicable in the City of Langley

## PROPERTY TAXATION

Class 8: Recreational property/Non-profit Organizations includes land used solely as an outdoor recreational facility for a specific use or activity together with property used or set aside for use as a meeting hall by a non-profit fraternal organization.

Class 9: Farm includes only land classified as farm land in accordance with the prescribed standards.

The **2017** property classes and their respective assessment values for general municipal purposes are:

Class 1 Residential	\$4,322,522,603
Class 2 Utility	2,693,355
Class 3 Supportive Housing	2
Class 5 Light Industry	172,671,300
Class 6 Business Other	1,385,589,878
Class 8 Recreational/Non-profit	6,978,000
Class 9 Farm	11,936
Total	<u>\$5,890,467,074</u>

City Council has the ability to set a tax rate for each class of property.

The key dates in the assessment cycle are as follows:

July 1, 2016 – is the date at which the market value is determined for the 2017 Assessment Roll.

October 31, 2016 – Deadline date for municipal Council to adopt tax exemption bylaws for the 2017 Assessment Roll

October 31, 2016 – The 2017 Assessment Roll reflects the physical condition and permitted use of each property on this date

November 30, 2016 – Deadline for ownership changes to the 2017 Assessment Roll

December 31, 2016 – Deadline for Completed Roll totals, and mailing date for Assessment Notices.

January 31, 2017 – Deadline for requesting a formal assessment review.

March 31, 2017 – Deadline date for the Revised Roll

### Assessment Growth

In the last decade, 1,170 new living units have been constructed in the City of Langley. The growth over the decade has been in multi-family type housing with 1,194 new units being constructed. This was offset by a reduction of single family units over the same time frame.

## 2017 New Growth and Market Value Change

Property Class	2017 New Assessment	Percent New Growth	2017 Market Value Change	Percent Market Change	2017 Completed Roll	2017 Tax Rates	2017 Tax Ratios	2017 Tax Revenues Before Growth
1. Residential	\$ 29,191,100	0.9%	\$ 941,271,800	28.1%	\$ 4,322,522,603	2.9928	1.000	\$ 12,849,040
2. Utilities	-	0.0%	381,685	16.5%	2,693,355	40.0000	13.365	107,734
3. Supportive Housing	-	0.0%	-	0.0%	2	2.9928	1.000	0
5. Light Industry	252,000	0.2%	26,533,700	18.2%	172,671,300	8.2362	2.752	1,420,072
6. Business/Other	19,661,500	1.6%	147,194,074	12.1%	1,385,589,878	7.4370	2.485	10,158,458
8. Rec/Non-Profit	(536,000)	-7.5%	336,000	4.7%	6,978,000	7.4370	2.485	55,882
9. Farm		0.0%	-	0.0%	11,936	2.9928	1.000	36
	<u>\$ 48,568,600</u>	<u>1.0%</u>	<u>\$ 1,115,717,259</u>	<u>23.6%</u>	<u>\$ 5,890,467,074</u>			<u>\$ 24,591,222</u>

	2016 Supp Roll	2016 Tax Rates	2016 Tax Ratios	2016 Tax Revenues
1. Residential	\$3,352,059,703	3.6028	1.000000	\$ 12,076,801
2. Utilities	2,311,670	40.0000	11.102476	\$ 92,467
3. Supportive Housing	2	3.6028	1.000000	\$ -
5. Light Industry	145,885,600	9.9149	2.751998	\$ 1,446,441
6. Business/Other	1,218,734,304	8.9529	2.484984	\$ 10,911,206
8. Rec/Non-Profit	7,178,000	8.9529	2.484984	\$ 64,264
9. Farm	11,936	3.6028	1.000000	\$ 43
	<u>\$ 4,726,181,215</u>			<u>\$ 24,591,222</u>

Property Class	2016 Tax Revenues	2017 Tax Revenues Before Growth	Market Caused Tax Shift	Percent Shift
1. Residential	\$ 12,076,801	\$ 12,849,040	\$ 772,239	6.4%
2. Utilities	92,467	107,734	15,267	16.5%
3. Supportive Housing	-	-	-	N/A
5. Light Industry	1,446,441	1,420,072	(26,369)	-1.8%
6. Business/Other	10,911,206	10,158,458	(752,748)	-6.9%
8. Rec/Non-Profit	64,264	55,882	(8,382)	-13.0%
9. Farm	43	36	(7)	-16.3%
	<u>\$ 24,591,222</u>	<u>\$ 24,591,222</u>	<u>\$ -</u>	



<b>Ratio Adjusted for Market Shift</b>
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Property Class	ASSESSMENTS			PERCENT ASSESSMENTS			ABSOLUTE TAX SHARE			PERCENTAGE TAX SHARE		
	2015	2016	2017**	2015	2016	2017**	2015	2016	2017**	2015	2016	2017**
1. Residential	\$3,023,230,403	\$3,352,059,703	\$4,293,331,503	71.4%	70.9%	73.5%	\$11,747,366	\$12,076,801	\$11,991,364	51.7%	49.1%	48.8%
2. Utilities	2,176,140	2,311,670	2,693,355	0.1%	0.0%	0.0%	87,046	92,467	107,734	0.4%	0.4%	0.4%
3. Supportive Housi	2	2	2	0.0%	0.0%	0.0%	-	-	-	0.0%	0.0%	0.0%
5. Light Industry	139,842,600	145,885,600	172,419,300	3.3%	3.1%	3.0%	1,372,052	1,446,441	1,478,422	6.0%	5.9%	6.0%
6. Business/Other	1,063,204,903	1,218,734,304	1,365,928,378	25.1%	25.8%	23.4%	9,444,130	10,911,206	10,949,240	41.6%	44.4%	44.5%
8. Rec/Non-profit	7,604,700	7,178,000	7,514,000	0.2%	0.2%	0.1%	67,550	64,264	64,429	0.3%	0.3%	0.3%
9. Farm	11,936	11,936	11,936	0.0%	0.0%	0.0%	46	43	33	0.0%	0.0%	0.0%
	\$4,236,070,684	\$4,726,181,215	\$5,841,898,474	100.0%	100.0%	100.0%	\$22,718,190	\$24,591,222	\$24,591,222	100.0%	100.0%	100.0%

Property Class	TAX RATES			TAX RATIOS		
	2015	2016	2017**	2015	2016	2017**
1. Residential	3.8857	3.6028	2.7930	1.000	1.000	1.000
2. Utilities	40.0000	40.0000	40.0000	10.294	11.102	14.321
3. Supportive Housi	3.8857	3.6028	2.7930	1.000	1.000	1.000
5. Light Industry	9.8114	9.9149	8.5746	2.525	2.752	3.070
6. Business/Other	8.8827	8.9529	8.0160	2.286	2.485	2.870
8. Rec/Non-profit	8.8827	8.9529	8.5746	2.286	2.485	3.070
9. Farm	3.8857	3.6028	2.7930	1.000	1.000	1.000

DISTRIBUTION OF TAXATION INCREASE			
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2016	2017**	Change	Percent
\$12,076,801	\$11,991,364	\$ (85,437)	-0.71%
92,467	107,734	15,267	16.51%
-	-	-	0.00%
1,446,441	1,478,422	31,981	2.21%
10,911,206	10,949,240	38,034	0.35%
64,264	64,429	165	0.26%
43	33	(10)	-23.26%
\$24,591,222	\$24,591,222	\$ -	0.00%

NOTE: \*\*2017 assessments presented are not including new growth.

<i>Ratio Adjusted for Market Shift</i>										
		ASSESSMENTS				TAXATION LEVELS				
		2015	2016	2017	Percent Change	2015	2016	2017	Change	Percent Change
<b>Residential Samples</b>										
101320	20881 45A Ave	\$465,000	\$500,100	\$683,700	36.71%	\$1,807	\$1,802	\$1,910	\$108	5.98%
101920	4718 209 St	\$530,000	\$584,000	\$767,000	31.34%	\$2,059	\$2,104	\$2,142	\$38	1.82%
150770	19700 50A Ave	\$504,000	\$556,000	\$742,000	33.45%	\$1,958	\$2,003	\$2,072	\$69	3.46%
150470	19640 51 Ave	\$674,000	\$731,000	\$911,000	24.62%	\$2,619	\$2,634	\$2,544	-\$89	-3.39%
040510	Rental Apartment Blk	\$8,457,000	\$9,269,000	\$10,671,000	15.13%	\$32,861	\$33,394	\$29,804	-\$3,590	-10.75%
<i>Strata Units</i>										
008410	Parkway Estates	\$160,900	\$161,900	\$182,100	12.48%	\$625	\$583	\$509	-\$75	-12.80%
008710	Cassola Court	\$193,800	\$196,100	\$228,000	16.27%	\$753	\$707	\$637	-\$70	-9.87%
000650	Riverwynde	\$356,000	\$382,000	\$563,000	47.38%	\$1,383	\$1,376	\$1,572	\$196	14.26%
030210	Park Place	\$206,200	\$208,300	\$242,600	16.47%	\$801	\$750	\$678	-\$73	-9.71%
Average Single Family		\$486,818	\$543,799	\$728,339	33.94%	\$1,892	\$1,959	\$2,034	\$75	3.83%
Average Strata		\$200,656	\$205,161	\$253,636	23.63%	\$780	\$739	\$708	-\$31	-4.16%
<u>Average Residential</u>		\$332,799	\$358,931	\$462,450	28.84%	\$1,293	\$1,293	\$1,292	-\$2	-0.12%
<b>Business/Other Samples</b>										
000270	20504 Fraser Hwy	\$969,000	\$969,000	\$1,058,000	9.18%	\$8,607	\$8,675	\$8,481	-\$194	-2.24%
021151	5666 Glover Rd	\$4,202,000	\$4,562,000	\$4,959,500	8.71%	\$37,325	\$40,843	\$39,755	-\$1,088	-2.66%
035410	20316 56 Ave	\$4,265,000	\$4,265,000	\$4,654,000	9.12%	\$37,885	\$38,184	\$37,306	-\$878	-2.30%
038431	#2-5521 203 St	\$154,400	\$158,800	\$164,800	3.78%	\$1,371	\$1,422	\$1,321	-\$101	-7.08%
040080	20622 Langley Bypass	\$8,544,000	\$8,905,000	\$9,697,000	8.89%	\$75,894	\$79,726	\$77,731	-\$1,995	-2.50%
040261	20667 Langley Bypass	\$4,430,000	\$5,202,000	\$5,909,000	13.59%	\$39,350	\$46,573	\$47,366	\$793	1.70%
040331	20250 Logan Ave	\$3,577,000	\$3,824,000	\$3,957,000	3.48%	\$31,773	\$34,236	\$31,719	-\$2,517	-7.35%
051982	5716 198 St	\$613,000	\$667,000	\$759,800	13.91%	\$5,445	\$5,972	\$6,091	\$119	1.99%
135305	#3-5755 Glover Rd	\$1,134,000	\$1,155,000	\$1,195,000	3.46%	\$10,073	\$10,341	\$9,579	-\$762	-7.36%
<u>Average Business / Other</u>		\$1,787,106	\$1,929,360	\$2,206,353	14.36%	\$15,874	\$17,273	\$17,686	\$413	2.39%
<u>Statistical Average</u>		\$1,861,259	\$1,991,827	\$2,218,318	11.37%	\$16,533	\$17,833	\$17,782	-\$51	-0.28%
<b>Light Industry Samples</b>										
042168	#5-20688 Duncan Way	\$576,000	\$591,000	\$612,000	3.55%	\$5,651	\$5,860	\$5,248	-\$612	-10.45%
042695	#105-20081 Industrial Av	\$236,100	\$241,200	\$249,800	3.57%	\$2,316	\$2,391	\$2,142	-\$250	-10.43%
051480	5701 Production Way	\$1,749,000	\$1,918,000	\$2,110,000	10.01%	\$17,160	\$19,017	\$18,092	-\$924	-4.86%
052010	5744 198 St	\$4,409,000	\$4,985,000	\$5,671,000	13.76%	\$43,258	\$49,426	\$48,626	-\$799	-1.62%
<u>Average Light Industry</u>		\$1,767,119	\$1,870,328	\$2,213,735	18.36%	\$17,338	\$18,544	\$18,982	\$438	2.36%
<u>Statistical Average</u>		\$1,479,782	\$1,630,501	\$1,881,103	15.37%	\$14,519	\$16,166	\$16,130	-\$37	-0.23%

## 2017 TAX LOAD DISTRIBUTION

Property Class	ASSESSMENTS			PERCENT ASSESSMENTS			ABSOLUTE TAX SHARE			PERCENTAGE TAX SHARE		
	2015	2016	2017	2015	2016	2017	2015	2016	2017	2015	2016	2017
1. Residential	\$3,023,230,403	\$3,352,059,703	\$4,322,522,603	71.4%	70.9%	73.4%	\$11,747,366	\$12,076,801	\$12,247,434	51.7%	49.1%	47.64%
2. Utilities	2,176,140	2,311,670	2,693,355	0.1%	0.0%	0.0%	87,046	92,467	107,734	0.4%	0.4%	0.42%
3. Supportive Housi	2	2	2	0.0%	0.0%	0.0%	-	-	0	0.0%	0.0%	0.00%
5. Light Industry	139,842,600	145,885,600	172,671,300	3.3%	3.1%	2.9%	1,372,052	1,446,441	1,562,953	6.0%	5.9%	6.08%
6. Business/Other	1,063,204,903	1,218,734,304	1,385,589,878	25.1%	25.8%	23.5%	9,444,130	10,911,206	11,728,136	41.6%	44.4%	45.62%
8. Rec/Non-profit	7,604,700	7,178,000	6,978,000	0.2%	0.2%	0.1%	67,550	64,264	63,526	0.3%	0.3%	0.25%
9. Farm	11,936	11,936	11,936	0.0%	0.0%	0.0%	46	43	34	0.0%	0.0%	0.00%
	\$4,236,070,684	\$4,726,181,215	\$5,890,467,074	100.0%	100.0%	100.0%	\$22,718,190	\$24,591,222	\$25,709,818	100.0%	100.0%	100.00%

Less new Growth  
Tax Revenues before new growth

\$235,000  
\$25,474,818

Property Class	TAX RATES			TAX RATIOS		
	2015	2016	2017	2015	2016	2017
1. Residential	3.8857	3.6028	2.8336	1.000	1.000	1.000
2. Utilities	40.0000	40.0000	40.0000	10.294	11.102	14.116
3. Supportive Housi	3.8857	3.6028	2.8336	1.000	1.000	1.000
5. Light Industry	9.8114	9.9149	9.0532	2.525	2.752	3.195
6. Business/Other	8.8827	8.9529	8.4724	2.286	2.485	2.990
8. Rec/Non-profit	8.8827	8.9529	9.0532	2.286	2.485	3.195
9. Farm	3.8857	3.6028	2.8336	1.000	1.000	1.000

DISTRIBUTION OF TAXATION INCREASE			
2016	2017	Change	Percent
\$12,076,801	\$12,165,434	88,633	0.73%
92,467	107,734	15,267	16.51%
-	-	-	N/A
1,446,441	1,560,953	114,512	7.92%
10,911,206	11,572,636	661,430	6.06%
64,264	68,026	3,762	5.85%
43	34	(9)	-20.93%
\$24,591,222	\$25,474,817	\$ 883,595	3.59%

2017 TAX LOAD DISTRIBUTION											
		ASSESSMENTS				TAXATION LEVELS					
	Address	2015	2016	2017	Percent Change	2015	2016	2017	Change	Percent Change	
Residential Samples											
	101320	20881 45A Ave	\$465,000	\$500,100	\$683,700	36.71%	\$1,807	\$1,802	\$1,937	\$136	7.52%
	101920	4718 209 St	\$530,000	\$584,000	\$767,000	31.34%	\$2,059	\$2,104	\$2,173	\$69	3.29%
	150770	19700 50A Ave	\$504,000	\$556,000	\$742,000	33.45%	\$1,958	\$2,003	\$2,103	\$99	4.96%
	150470	19640 51 Ave	\$674,000	\$731,000	\$911,000	24.62%	\$2,619	\$2,634	\$2,581	-\$52	-1.98%
	040510	Rental Apartment Blk	\$8,457,000	\$9,269,000	\$10,671,000	15.13%	\$32,861	\$33,394	\$30,237	-\$3,157	-9.45%
Strata Units											
	008410	Parkway Estates	\$160,900	\$161,900	\$182,100	12.48%	\$625	\$583	\$516	-\$67	-11.54%
	008710	Cassola Court	\$193,800	\$196,100	\$228,000	16.27%	\$753	\$707	\$646	-\$60	-8.56%
	000650	Riverwynde	\$356,000	\$382,000	\$563,000	47.38%	\$1,383	\$1,376	\$1,595	\$219	15.91%
	030210	Park Place	\$206,200	\$208,300	\$242,600	16.47%	\$801	\$750	\$687	-\$63	-8.40%
Average Single Family			\$486,818	\$543,799	\$728,339	33.94%	\$1,892	\$1,959	\$2,064	\$105	5.34%
Average Strata			\$200,656	\$205,161	\$253,636	23.63%	\$780	\$739	\$719	-\$20	-2.77%
Average Residential			\$332,799	\$358,931	\$462,450	28.84%	\$1,293	\$1,293	\$1,310	\$17	1.33%
Business/Other Samples											
	000270	20504 Fraser Hwy	\$969,000	\$969,000	\$1,058,000	9.18%	\$8,607	\$8,675	\$8,964	\$288	3.32%
	021151	5666 Glover Rd	\$4,202,000	\$4,562,000	\$4,959,500	8.71%	\$37,325	\$40,843	\$42,019	\$1,176	2.88%
	035410	20316 56 Ave	\$4,265,000	\$4,265,000	\$4,654,000	9.12%	\$37,885	\$38,184	\$39,430	\$1,246	3.26%
	038431	#2-5521 203 St	\$154,400	\$158,800	\$164,800	3.78%	\$1,371	\$1,422	\$1,396	-\$25	-1.79%
	040080	20622 Langley Bypass	\$8,544,000	\$8,905,000	\$9,697,000	8.89%	\$75,894	\$79,726	\$82,156	\$2,431	3.05%
	040261	20667 Langley Bypass	\$4,430,000	\$5,202,000	\$5,909,000	13.59%	\$39,350	\$46,573	\$50,063	\$3,490	7.49%
	040331	20250 Logan Ave	\$3,577,000	\$3,824,000	\$3,957,000	3.48%	\$31,773	\$34,236	\$33,525	-\$711	-2.08%
	051982	5716 198 St	\$613,000	\$667,000	\$759,800	13.91%	\$5,445	\$5,972	\$6,437	\$466	7.80%
	135305	#3-5755 Glover Rd	\$1,134,000	\$1,155,000	\$1,195,000	3.46%	\$10,073	\$10,341	\$10,124	-\$216	-2.09%
Average Business / Other			\$1,787,106	\$1,929,360	\$2,206,353	14.36%	\$15,874	\$17,273	\$18,693	\$1,420	8.22%
Statistical Average			\$1,861,259	\$1,991,827	\$2,218,318	11.37%	\$16,533	\$17,833	\$18,794	\$962	5.39%
Light Industry Samples											
	042168	#5-20688 Duncan Way	\$576,000	\$591,000	\$612,000	3.55%	\$5,651	\$5,860	\$5,541	-\$319	-5.45%
	042695	#105-20081 Industrial Ave	\$236,100	\$241,200	\$249,800	3.57%	\$2,316	\$2,391	\$2,261	-\$130	-5.43%
	051480	5701 Production Way	\$1,749,000	\$1,918,000	\$2,110,000	10.01%	\$17,160	\$19,017	\$19,102	\$86	0.45%
	052010	5744 198 St	\$4,409,000	\$4,985,000	\$5,671,000	13.76%	\$43,258	\$49,426	\$51,341	\$1,915	3.87%
Average Light Industry			\$1,767,119	\$1,870,328	\$2,213,735	18.36%	\$17,338	\$18,544	\$20,041	\$1,497	8.07%
Statistical Average			\$1,479,782	\$1,630,501	\$1,881,103	15.37%	\$14,519	\$16,166	\$17,030	\$864	5.34%

## PROPERTY TAXES

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Revenues</b>								
Property Value Taxes	\$ 23,349,346	\$ 24,549,430	\$ 24,658,376	\$ 25,710,425	\$ 26,338,205	\$ 26,972,715	\$ 27,623,845	\$ 28,292,275
<b>Total Revenues</b>	\$ 23,349,346	\$ 24,549,430	\$ 24,658,376	\$ 25,710,425	\$ 26,338,205	\$ 26,972,715	\$ 27,623,845	\$ 28,292,275

## 2016 Municipal Property Tax Levy Survey

Average Single Family Dwelling

	Average SFD Assessment	Municipal Taxes
Surrey	733,407	1,891
Pitt Meadows	509,558	1,931
Langley Township	600,752	1,942
Langley City	543,808	1,959
Maple Ridge	503,865	2,205
Port Coquitlam	650,270	2,253
Delta	703,975	2,279
Richmond	1,160,068	2,383
Burnaby	1,216,329	2,447
Coquitlam	879,312	2,460
City of North Vancouver	1,140,767	2,556
District of North Vancouv	1,271,644	2,687
Vancouver	1,812,041	2,830
New Westminster	829,483	2,835
Port Moody	938,092	3,015
***AVERAGE***	\$ 899,558	\$ 2,378

Average Strata Family Dwelling

	MFD Assessment	Municipal Taxes
Langley City	205,161	739
Burnaby	403,541	812
Surrey	308,867	854
Richmond	438,964	902
Vancouver	615,677	961
Coquitlam	350,428	980
City of North Vancouver	467,700	1,048
District of North Vancouver	496,779	1,050
Pitt Meadows	279,072	1,057
Maple Ridge	241,702	1,058
New Westminster	314,919	1,076
Langley Township	339,508	1,097
Port Coquitlam	316,802	1,098
Delta	390,786	1,265
Port Moody	408,389	1,312
***AVERAGE***	\$ 371,886	\$ 1,021

# Fees & Charges



FEES & CHARGES DESCRIPTIONS
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*The revenue category of Fees and Charges was established by the Bill 88 revisions to the Local Government Act in 1999. The category includes all revenues that are imposed, by bylaw, in respect of all or part of a service the municipality provides or the exercise of regulatory authority.*

**ADMIN/INSPECTION FEES:** These revenues are intended to compensate the City for administration and inspection costs that the City must expend as part of a land development project. The revenues are estimated by using a trend analysis approach then adjusted to reflect the level of construction and development anticipated in the community.

**SOLID WASTE USER FEES:** This revenue represents the total user fees levied on single family residences for bi-weekly door to door garbage collection service as well as weekly curbside organic waste disposal. The revenue is calculated by dividing the cost of the service by the number of residential units serviced.

**LICENCES & PERMITS:** The revenue generated from building and plumbing permits is levied to monitor construction projects within the City to ensure compliance with the BC Building Code and City Bylaws as and when required. The revenues are estimated by using a trend analysis approach then adjusted to reflect the level of construction and development anticipated in the community.

**DOG LICENCE FEES:** These fees are levied on the owners of dogs to partially offset the cost of providing dog control services. The revenues are projected based on the number of dogs licensed in the prior year.

**PARKING VIOLATIONS:** This revenue represents fines received from motorists who are parked illegally within the Downtown core of the City.

**PARKING RENTALS:** This revenue represents the monthly rental fees received for supplying reserved parking spaces in four lots within the City. Revenue is projected using the current occupancy rate in the lots.

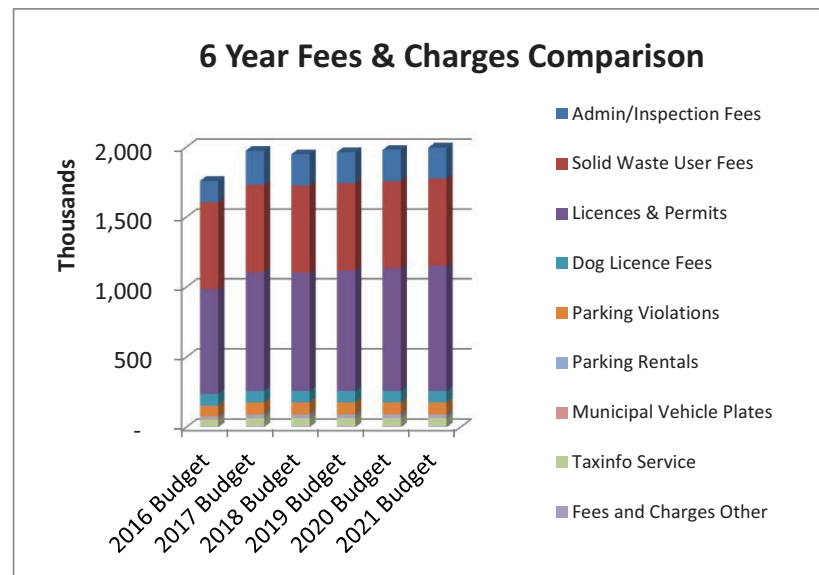
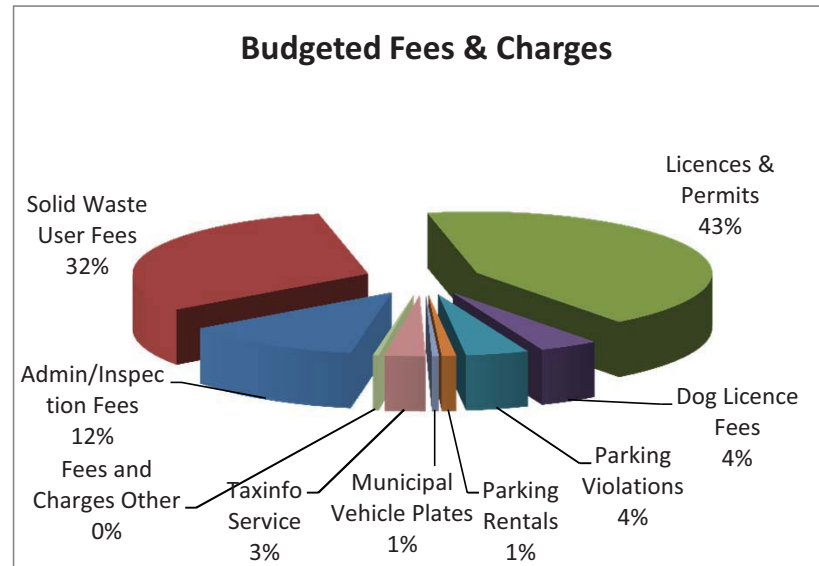


**FEES & CHARGES DESCRIPTIONS**

**MUNICIPAL VEHICLE PLATES:** This revenue represents a commission paid to the City to issue commercial vehicle stickers on behalf of the Union of British Columbia Municipalities to administer the service province wide for the Provincial Government. The revenue estimate is based on the prior year's revenues.

**TAXINFO SERVICE:** This revenue represents the fees received for providing legal offices and mortgage companies with information regarding outstanding taxes on properties. The revenue estimate is based on the prior year's experience and adjusted for the current state of the real estate sales market.

**FEES & CHARGES OTHER:** This program includes budget allocations for revenue generated from banner installations and other miscellaneous fees.



## FEES &amp; CHARGES

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Revenues</b>								
Admin/Inspection Fees	\$ 239,190	\$ 152,500	\$ 276,037	\$ 243,000	\$ 223,000	\$ 223,000	\$ 223,000	\$ 223,000
Solid Waste User Fees	705,229	619,740	622,757	622,300	622,300	622,300	622,300	622,300
Licences & Permits	911,903	749,410	991,453	850,450	845,950	861,760	877,880	894,340
Dog Licence Fees	79,798	81,585	75,570	81,000	81,000	81,000	81,000	81,000
Parking Violations	53,022	80,000	94,326	85,000	85,000	85,000	85,000	85,000
Parking Rentals	17,066	11,600	29,216	19,600	19,600	19,600	19,600	19,600
Municipal Vehicle Plates	9,422	8,750	9,030	9,500	9,500	9,500	9,500	9,500
Taxinfo Service	56,265	47,000	63,240	55,000	55,000	55,000	55,000	55,000
Fees and Charges Other	4,130	8,000	2,900	8,000	8,000	8,000	8,000	8,000
<b>Total Revenues</b>	<b>\$ 2,076,025</b>	<b>\$ 1,758,585</b>	<b>\$ 2,164,529</b>	<b>\$ 1,973,850</b>	<b>\$ 1,949,350</b>	<b>\$ 1,965,160</b>	<b>\$ 1,981,280</b>	<b>\$ 1,997,740</b>

# Revenue Other Sources



### REVENUE FROM OTHER SOURCES DESCRIPTIONS

*The revenue category of Revenues from Other Sources includes all those revenue sources not included in Property Taxes or Fees and Charges.*

**RCMP FEES & CHARGES:** These revenues represent various fees charged by the RCMP for services rendered to the public, a commission from the Province of BC to offset the cost of serving criminal documents and revenues from false alarm fees which offset the cost of the RCMP in responding to false alarms. Revenue projections are based on the historic trend.

**TAX PENALTY & INTEREST:** This revenue source includes penalty and interest charged on past due taxes. Penalties of 5% are applied on all unpaid current taxes on the tax due date and August 2 each year. Interest is applied on all taxes in arrears (one year past due) and all delinquent taxes (two years past due). The revenue is forecast based on past trends and any significant events affecting properties in this category.

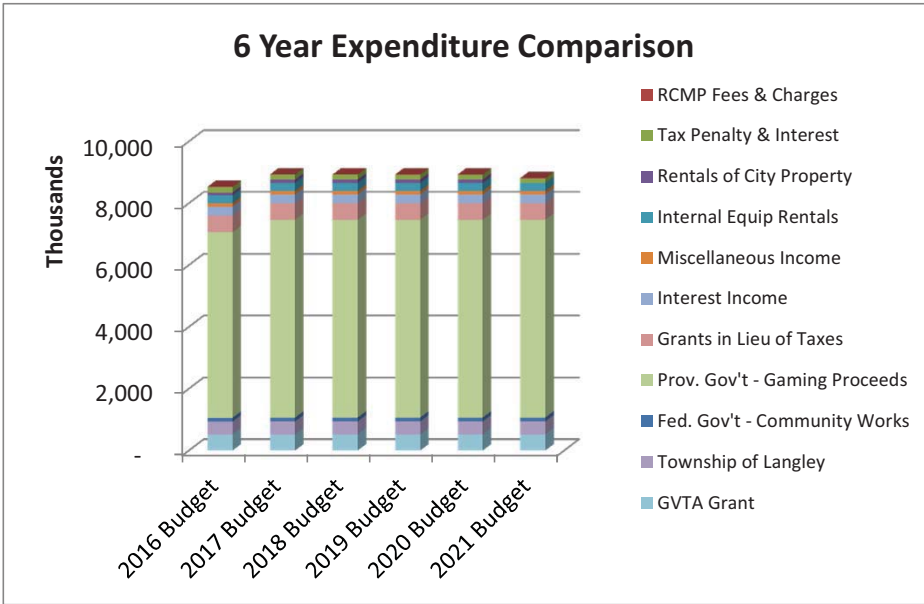
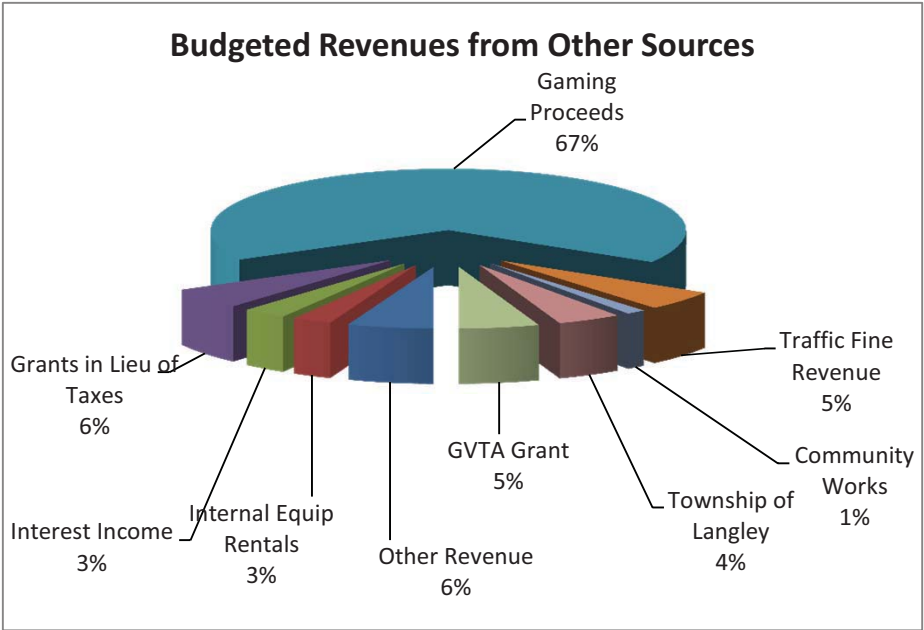
**RENTALS OF CITY PROPERTY:** The City has a number of bare land leases and a few improved property leases. The lease revenue is calculated using the rates included in lease documents as well as historical maintenance costs.

**INTERNAL EQUIPMENT RENTALS:** This revenue item represents the difference between equipment operating expenditures and the amount expended to operations via equipment charge-out (rental) rates. The revenue generated is meant to cover depreciation or obsolescence and is transferred annually to the Machinery Replacement Reserve where it is held and used to replace equipment and vehicles as required.

**MISCELLANEOUS INCOME:** This revenue includes a number of revenues that can not be classified within another revenue category. These revenues included such things as grants, sale of history books, sale of assets and towing contract revenues. The budget estimates are calculated using trend analysis modified for factors that the City is aware of.

**INTEREST INCOME:** This represents interest earned on surplus funds in the General Operating Fund. The estimate is based on a similar cash flow and cash level as the previous year, and uses a projected 1.70% interest rate for 2017.

REVENUE FROM OTHER SOURCES DESCRIPTIONS
<p><b>GRANTS IN LIEU OF TAXES:</b></p> <p><i>Federal/Provincial Government</i></p> <p>All senior levels of government are exempted from paying property taxes on the annual assessment role. Both levels of Government, however, do recognize that the respective properties do cause a demand for municipal services provided through property taxation. As a result a grant in lieu is paid to the City. Provincial Grants are equal to full taxes and are estimated in that manner. Federal Grants are based on a deemed property valuation which does not provide a grant equal to full taxes, and the revenue stream is forecast accordingly.</p> <p><i>Utility Companies</i></p> <p>Utility companies do not pay municipal taxes on the value of their transmission lines or other equipment and structures, except buildings. In lieu of taxes, they pay a grant calculated at 1% of the utility revenue generated within the City during the previous year. These revenues are reported to the City and budget estimates are based on reported revenues.</p> <p><b>PROVINCE OF BC:</b> This majority of this revenue is the City's portion of Casino Gaming Revenues which has been estimated using the actual payments received last year. This budget also consists of the local government's share of traffic fine revenues generated by the Province of BC. Budget estimates are based on the prior year's grant level until notification of the grant amount is received in the spring of the budget year. Finally this budget include the 2% hotel tax which was implemented in 2005 and is transferred to Langley Tourism.</p> <p><b>FEDERAL GOVERNMENT:</b> This revenue represents funds received from the Government of Canada in relation to the Gas Tax Agreement for Community Works. These funds are transferred to reserves for capital investment.</p> <p><b>TOWNSHIP OF LANGLEY:</b> This revenue represents funds received from the Township of Langley under the Langley Youth and Family Services cost sharing agreement, the Emergency Planning service agreement and the RCMP building cost sharing agreement. Budget estimates are based on these agreements and budgeted expenditure increases.</p> <p><b>GVTA GRANT:</b> This revenue represents the GVTA's grant to the City for the annual maintenance of Major Municipal Network Roads. The grant is based on the lane kilometers of Major Municipal Network Roads.</p>





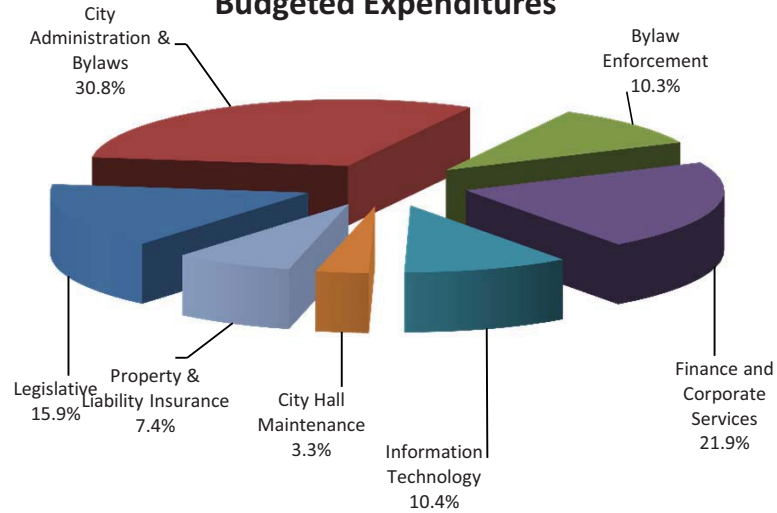
## REVENUE FROM OTHER SOURCES

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Revenues</b>								
RCMP Fees & Charges	\$ 4,468	\$ 7,500	\$ 6,660	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500
Tax Penalty & Interest	151,297	177,500	162,613	160,000	160,000	160,000	160,000	160,000
Rentals of City Property	147,088	93,955	99,723	114,770	114,770	114,770	114,770	114,770
Internal Equip Rentals	405,071	258,840	385,706	258,360	257,360	256,340	255,290	254,230
Miscellaneous Income	107,459	97,900	168,911	107,700	107,700	107,700	107,700	107,700
Interest Income	554,265	288,500	141,512	288,500	288,500	288,500	288,500	288,500
Grants in Lieu of Taxes	536,721	548,720	550,831	530,530	530,530	530,530	530,530	530,530
Prov. Gov't - Gaming Proceeds	6,542,247	6,000,000	5,155,046	6,400,000	6,400,000	6,400,000	6,400,000	6,400,000
Prov. Gov't - Traffic Fine Revenue	539,020	498,200	528,873	498,200	498,200	498,200	498,200	498,200
Prov. Gov't - Hotel Tax	140,087	105,000	147,813	150,000	150,000	150,000	150,000	150,000
Prov. Gov't - Other	20,194	20,175	20,229	20,175	20,175	20,175	20,175	20,175
Fed. Gov't - Community Works	123,525	127,680	127,680	127,680	127,680	127,680	127,680	127,680
Township of Langley	405,790	411,610	376,704	418,430	418,430	418,430	418,430	418,430
GVT Grant	753,813	523,000	528,500	523,000	523,000	523,000	523,000	523,000
<b>Total Revenues</b>	<b>\$ 10,431,045</b>	<b>\$ 9,158,580</b>	<b>\$ 8,400,801</b>	<b>\$ 9,604,845</b>	<b>\$ 9,603,845</b>	<b>\$ 9,602,825</b>	<b>\$ 9,601,775</b>	<b>\$ 9,600,715</b>
Interfund Cost Allocation	\$ 622,450	\$ 622,450	\$ 622,450	\$ 1,105,300	\$ 1,105,300	\$ 1,105,300	\$ 1,105,300	\$ 1,105,300
<b>Total Revenues and Allocations</b>	<b>\$ 11,053,495</b>	<b>\$ 9,781,030</b>	<b>\$ 9,023,251</b>	<b>\$ 10,710,145</b>	<b>\$ 10,709,145</b>	<b>\$ 10,708,125</b>	<b>\$ 10,707,075</b>	<b>\$ 10,706,015</b>

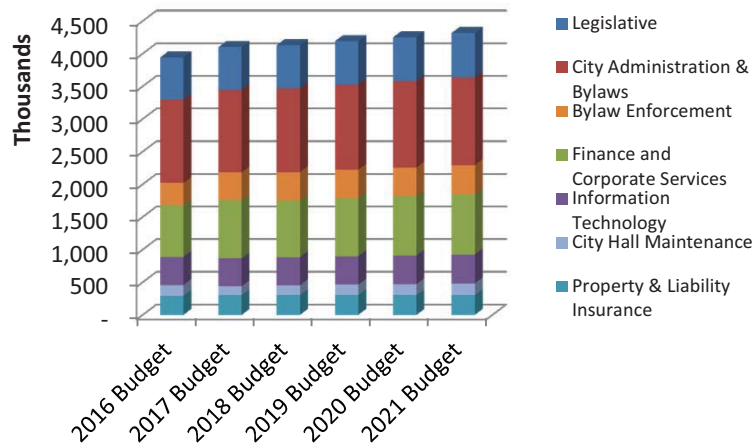
# General Government Services



## General Government Services Budgeted Expenditures



## 6 Year Expenditure Comparison



## Cost Centre Description:

General Government Services performs the core administrative functions of the City. The services provided help in supplying leadership, guidance, information and administrative support to the entire organization.



## GENERAL GOVERNMENT SERVICES

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Expenditures</b>								
Legislative	\$ 488,071	\$ 648,735	\$ 469,866	\$ 653,735	\$ 659,615	\$ 665,605	\$ 671,715	\$ 677,965
City Administration & Bylaws	1,195,000	1,274,185	1,196,767	1,263,300	1,283,545	1,303,805	1,324,475	1,345,565
Bylaw Enforcement	240,475	338,410	290,858	420,750	428,510	433,830	439,250	444,780
Finance and Corporate Services	762,854	793,100	796,392	896,515	873,545	889,375	905,495	921,935
Information Technology	443,766	429,695	354,989	425,890	432,400	436,230	440,130	444,120
City Hall Maintenance	133,582	163,225	215,935	135,745	149,835	159,485	169,325	179,355
Property & Liability Insurance	261,926	296,150	286,525	304,200	304,200	304,200	304,200	304,200
<b>Total Expenditures</b>	<b>\$ 3,525,674</b>	<b>\$ 3,943,500</b>	<b>\$ 3,611,332</b>	<b>\$ 4,100,135</b>	<b>\$ 4,131,650</b>	<b>\$ 4,192,530</b>	<b>\$ 4,254,590</b>	<b>\$ 4,317,920</b>

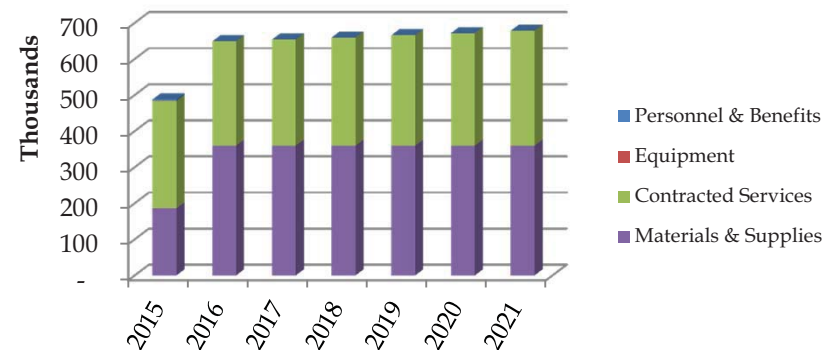
<b>DEPT. BUDGET SUMMARY</b>	<b>2015 Actual</b>	<b>2016 Budget</b>	<b>2016 YTD</b>	<b>2017 Budget</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>
<b>Staffing (F.T.E.'s)</b>	<b>22.2</b>	<b>23.0</b>	<b>22.5</b>	<b>27.7</b>	<b>27.7</b>	<b>27.7</b>	<b>27.7</b>	<b>27.7</b>
<b>Operating Cost Summary</b>								
Personnel & Benefits	\$ 2,277,836	\$ 2,410,440	\$ 2,277,011	\$ 2,819,815	\$ 2,857,450	\$ 2,912,340	\$ 2,968,290	\$ 3,025,370
Equipment	23,903	22,270	26,320	33,650	33,650	33,650	33,650	33,650
Contracted Services	697,664	680,895	714,056	750,610	744,490	750,480	756,590	762,840
Materials & Supplies	526,271	829,895	593,945	496,060	496,060	496,060	496,060	496,060
<b>Total Operating Cost</b>	<b>\$ 3,525,674</b>	<b>\$ 3,943,500</b>	<b>\$ 3,611,332</b>	<b>\$ 4,100,135</b>	<b>\$ 4,131,650</b>	<b>\$ 4,192,530</b>	<b>\$ 4,254,590</b>	<b>\$ 4,317,920</b>

## LEGISLATIVE

**Program Description:** This program accounts for all expenses associated with the direct activities of City Council. City Council, made up of the Mayor and six Councillors, represents the citizens by providing community leadership in serving as the legislative and policy making body of municipal government. This program also contains the Enterprise funding and Community Grants which are funded solely by gaming proceeds.

**Output:** City Council holds approximately 25 Council meetings a year, about every two weeks at Langley City Hall. Elected representatives from City Council represent the City of Langley on many regional and provincial boards and committees. Council also attend many community meetings and events, workshops and policy meetings throughout the year.

### 6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 17.60	\$ 23.09	\$ 22.94

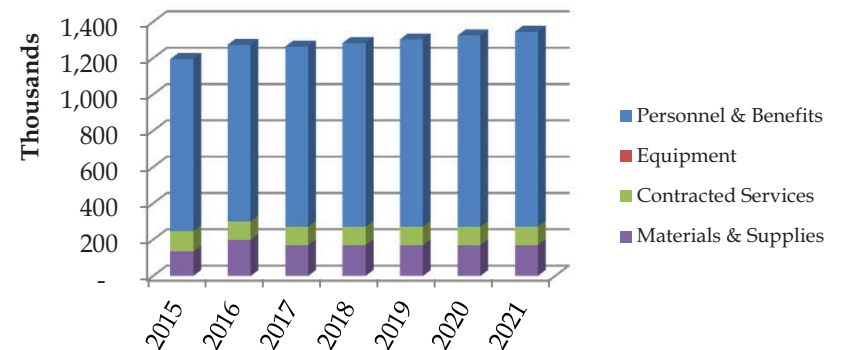
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Legislative</b>								
Personnel & Benefits	4,306	-	2,744	-	-	-	-	-
Equipment	156	-	-	-	-	-	-	-
Contracted Services	297,701	289,020	311,370	294,020	299,900	305,890	312,000	318,250
Materials & Supplies	185,908	359,715	155,752	359,715	359,715	359,715	359,715	359,715
<b>Legislative Total</b>	<b>488,071</b>	<b>648,735</b>	<b>469,866</b>	<b>653,735</b>	<b>659,615</b>	<b>665,605</b>	<b>671,715</b>	<b>677,965</b>

## CITY ADMINISTRATION

**Program Description:** The primary responsibilities of this program are to lead the overall conduct of the City in pursuing the City's goals and objectives, the provision of advice to City Council and serving the will of City Council. To safekeep and preserve meeting minutes, bylaws, civic agreements and other related official documents. Administer responsibilities under the Freedom of Information and Protection of Privacy Act. To plan and coordinate official civic functions, visits and events. Prepare agenda packages for meetings of Council, standing and special committees. Record meeting proceedings. Prepare and supervise the conduct of general local elections, referenda and by-elections. To provide human resource advice and support to City staff.

**Output:** To plan, lead, and direct the overall business affairs and activities of the City in accordance with Council's directions, together with various bylaws, policies and statutory requirements. Provide advice, assistance and recommendations to City Council and assist in formulating long term goals and objectives. Provide advice, direction and policy interpretation to staff. Sustain a highly motivated organization. Implement policies and procedures. Provide administrative services to City Council, its committees and boards and is responsible for the statutory requirements in the Community Charter. Prepare the schedule, minutes, and agenda for Council meetings. Respond to FOI requests and other Council correspondence.

## 6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 43.08	\$ 45.34	\$ 44.33

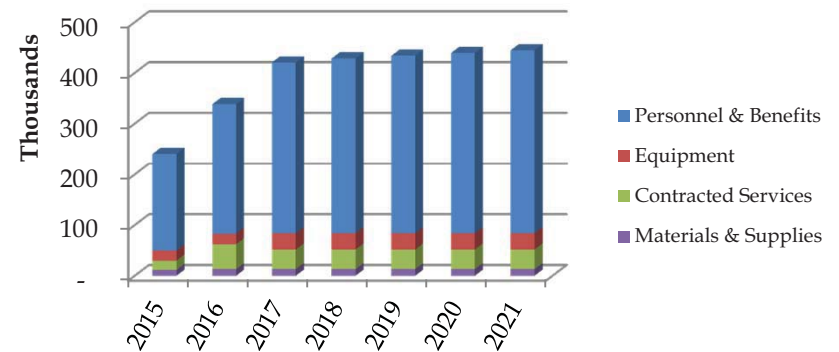
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	6.5	7.0	7.0	7.0	7.0	7.0	7.0	7.0
<b>City Administration</b>								
Personnel & Benefits	948,190	973,400	919,585	992,455	1,012,700	1,032,960	1,053,630	1,074,720
Equipment	-	-	-	-	-	-	-	-
Contracted Services	112,288	101,705	100,701	100,765	100,765	100,765	100,765	100,765
Materials & Supplies	134,522	199,080	176,481	170,080	170,080	170,080	170,080	170,080
<b>City Administration Total</b>	<b>1,195,000</b>	<b>1,274,185</b>	<b>1,196,767</b>	<b>1,263,300</b>	<b>1,283,545</b>	<b>1,303,805</b>	<b>1,324,475</b>	<b>1,345,565</b>



**BYLAW ENFORCEMENT**

**Program Description:** This program funds the following bylaw enforcement activities: parking enforcement, community standards/graffiti, park regulation offences, noise control and barking dog complaints, sign offences, sprinkler offences, business licensing offences.

**Output:** The main expenditure for this program is for the wages and associated vehicle costs of the Bylaw Enforcement Officers.

**6 Year Expenditure Comparison**

Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 8.67	\$ 12.04	\$ 14.76

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>2.7</b>	<b>3.0</b>	<b>3.0</b>	<b>4.0</b>	<b>4.0</b>	<b>4.0</b>	<b>4.0</b>	<b>4.0</b>
<b>Bylaw Enforcement</b>								
Personnel & Benefits	190,807	255,100	249,914	336,880	344,640	349,960	355,380	360,910
Equipment	19,797	20,820	14,206	32,050	32,050	32,050	32,050	32,050
Contracted Services	18,399	49,330	16,471	38,660	38,660	38,660	38,660	38,660
Materials & Supplies	11,472	13,160	10,267	13,160	13,160	13,160	13,160	13,160
<b>Bylaw Enforcement Total</b>	<b>240,475</b>	<b>338,410</b>	<b>290,858</b>	<b>420,750</b>	<b>428,510</b>	<b>433,830</b>	<b>439,250</b>	<b>444,780</b>

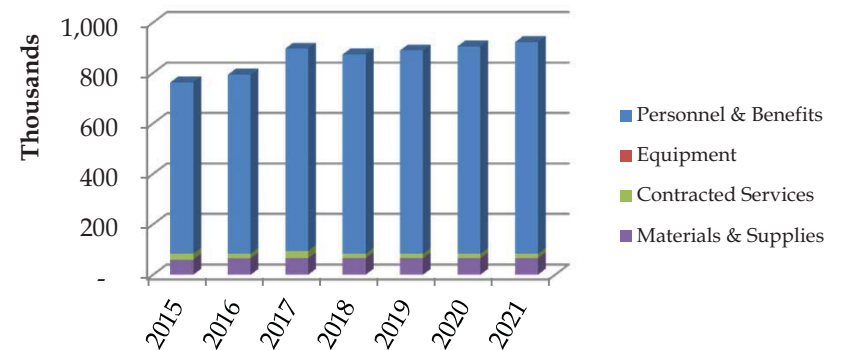


## FINANCE AND CORPORATE SERVICES

**Program Description:** This program supplies all of the City's accounting and financial management requirements which include payroll, accounts payable, tax/utility billing & collection, cost control reporting, financial reporting, cash management and the annual budget preparation. The department also provides reception and switchboard functions. This program has funding allocated for supplies and services to support the functioning of clerical and management staff for the City's entire operation.

**Output:** Corporate accounting and financial policies. Compiling and reporting bi-weekly, quarterly, annual, ad-hoc and statutory financial information. Manage the wages and benefits of the city's employees and ensure payment every second week. Process supplier payments on a weekly basis. Effectively manage the billing, collection and management of taxes, utilities and all other fees & charges for the City's property folios. The main source of expenditure is Personnel & Benefits which includes the following positions: Director of Corporate Services, Deputy Director of Corporate Services, Manager of Revenue and Business Systems, Intermediate Accountant, Tax Clerk, Payroll Clerk, A/P Clerk as well as P/T staff relief for vacations and the tax collection period.

### 6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 27.50	\$ 28.22	\$ 31.46

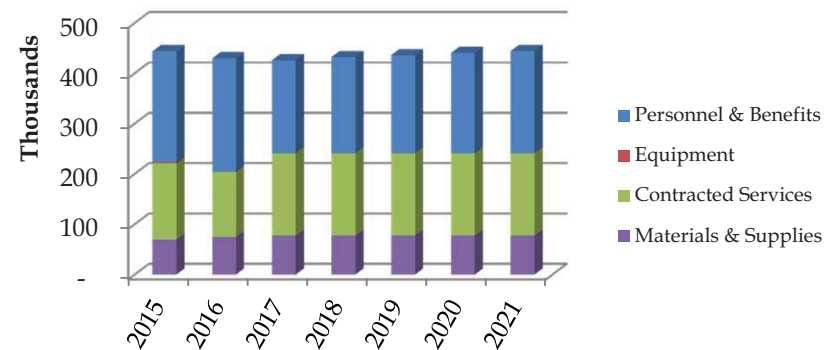
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5
<b>Finance and Corporate Services</b>								
Personnel & Benefits	678,964	710,000	704,595	801,290	790,320	806,150	822,270	838,710
Equipment	-	-	-	-	-	-	-	-
Contracted Services	23,481	18,000	12,148	30,000	18,000	18,000	18,000	18,000
Materials & Supplies	60,409	65,100	79,649	65,225	65,225	65,225	65,225	65,225
<b>Finance and Corporate Services Total</b>	<b>762,854</b>	<b>793,100</b>	<b>796,392</b>	<b>896,515</b>	<b>873,545</b>	<b>889,375</b>	<b>905,495</b>	<b>921,935</b>

## INFORMATION TECHNOLOGY

**Program Description:** This program provides for the support and maintenance of the City's information technology. This program includes an IT Manager as well as an IT Support Technician. A substantial portion of this budget also provides funding for annual software and service provider contracts.

**Output:** To supply IT services to the staff of the City to assist them in accomplishing organizational objectives. Ensure that City data is secure from outside threat, in a virus-free environment, is backed-up and there are plans for failure or disaster. Provide reliable, high-performance computer systems that enable City staff to perform their job functions efficiently. Train staff so they can take advantage of new functionality or a new application, or whenever there is an expressed need to learn more. Ensure that information is easily accessed by City staff while maintaining proper information security. Constantly improve the City's network infrastructure and keep hardware and software up-to-date. Enhance information and service delivery to the public through the Internet.

### 6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 16.00	\$ 15.29	\$ 14.94

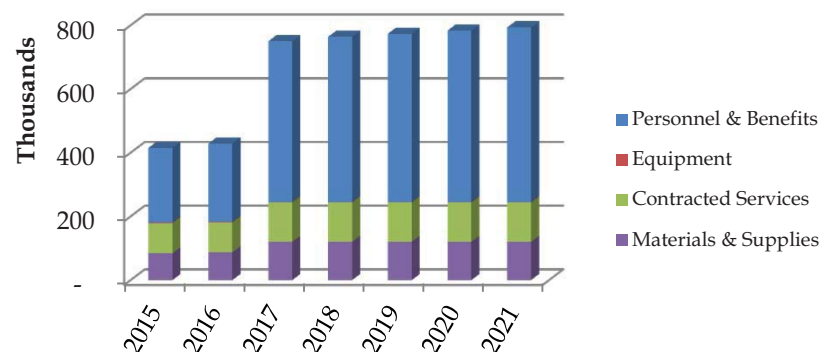
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	2.0	2.0	1.5	2.0	2.0	2.0	2.0	2.0
<b>Information Technology</b>								
Personnel & Benefits	220,913	225,935	146,876	184,810	191,320	195,150	199,050	203,040
Equipment	2,207	-	1,140	-	-	-	-	-
Contracted Services	150,888	128,505	148,835	163,500	163,500	163,500	163,500	163,500
Materials & Supplies	69,758	75,255	58,138	77,580	77,580	77,580	77,580	77,580
<b>Information Technology Total</b>	<b>443,766</b>	<b>429,695</b>	<b>354,989</b>	<b>425,890</b>	<b>432,400</b>	<b>436,230</b>	<b>440,130</b>	<b>444,120</b>

## CITY HALL MAINTENANCE

**Program Description:** This budget provides funding to maintain and landscape the City Hall and Library. City Hall maintenance includes budget allocations for janitorial service, electricity and gas, water and sewer, security and alarm monitoring, along with general repairs and maintenance.

**Output:** The City Hall building is maintained by Building Service workers and includes work at the City Hall, Timms Centre, Library and LYFS. The grounds surrounding the hall are maintained by the City Parks & Engineering crews. Security is also onsite seven days a week. All costs associated with the maintenance of City Hall are shared based on floor area with the Timms centre, library and LYFS.

6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 3.05	\$ 4.04	\$ 4.22

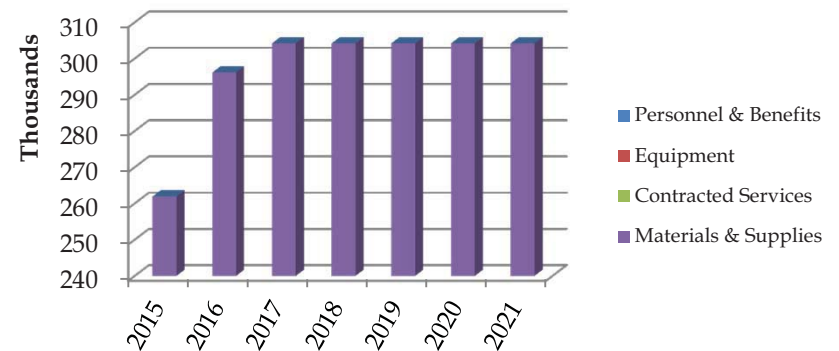
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	3.5	3.5	3.5	7.2	7.2	7.2	7.2	7.2
<b>City Hall Maintenance</b>								
Shared Building Cost Recovery	(282,196)	(265,765)	(286,464)	(614,300)	(614,300)	(614,300)	(614,300)	(614,300)
Personnel & Benefits	234,656	246,005	253,297	504,380	518,470	528,120	537,960	547,990
Equipment	1,743	1,450	10,974	1,600	1,600	1,600	1,600	1,600
Contracted Services	94,907	94,335	124,531	123,665	123,665	123,665	123,665	123,665
Materials & Supplies	84,472	87,200	113,597	120,400	120,400	120,400	120,400	120,400
<b>City Hall Maintenance Total</b>	<b>133,582</b>	<b>163,225</b>	<b>215,935</b>	<b>135,745</b>	<b>149,835</b>	<b>159,485</b>	<b>169,325</b>	<b>179,355</b>

### PROPERTY & LIABILITY INSURANCE

**Program Description:** The main source of insurance for the City is through the Municipal Insurance Association. Property and liability insurance is purchased to protect the City from economic loss as the result of litigation, accident or natural disaster.

**Output:** Our current policy protects the City up to \$35 Million of liability with a deductible of \$25,000.

**6 Year Expenditure Comparison**



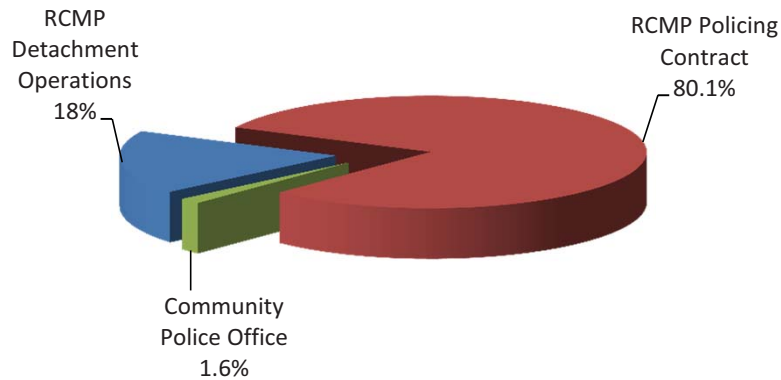
Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 9.44	\$ 10.54	\$ 10.67

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Property & Liability Insurance								
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	-	-	-	-	-	-	-	-
Materials & Supplies	261,926	296,150	286,525	304,200	304,200	304,200	304,200	304,200
Property & Liability Insurance Total	261,926	296,150	286,525	304,200	304,200	304,200	304,200	304,200

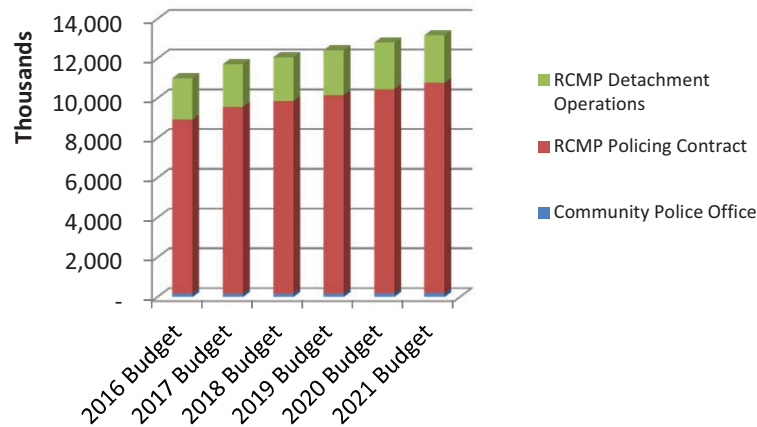
# Policing Services



## Protective Services Budgeted Expenditures



## 6 Year Expenditure Comparison



## Cost Centre Description:

The Langley RCMP is dedicated to protect and serve the citizens of Langley through the prevention and reduction of crime, in partnership with our community.



## POLICING SERVICES

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Expenditures</b>								
RCMP Detachment Operations	\$ 1,867,774	\$ 2,086,820	\$ 903,786	\$ 2,145,360	\$ 2,204,320	\$ 2,270,450	\$ 2,338,560	\$ 2,408,730
RCMP Policing Contract	8,095,845	8,745,905	5,955,292	9,387,235	9,668,550	9,958,310	10,256,760	10,564,160
Community Police Office	182,465	191,185	129,214	193,245	199,070	205,000	211,080	217,330
<b>Total Expenditures</b>	<b>\$ 10,146,084</b>	<b>\$ 11,023,910</b>	<b>\$ 6,988,292</b>	<b>\$ 11,725,840</b>	<b>\$ 12,071,940</b>	<b>\$ 12,433,760</b>	<b>\$ 12,806,400</b>	<b>\$ 13,190,220</b>

<b>DEPT. BUDGET SUMMARY</b>	<b>2015 Actual</b>	<b>2016 Budget</b>	<b>2016 YTD</b>	<b>2017 Budget</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>
<b>Staffing (F.T.E.'s)</b>	<b>44.6</b>	<b>51.5</b>	<b>44.4</b>	<b>51.5</b>	<b>51.5</b>	<b>51.5</b>	<b>51.5</b>	<b>51.5</b>
<b>Operating Cost Summary</b>								
Personnel & Benefits	\$ 2,652	\$ 7,360	\$ 3,849	\$ 7,440	\$ 7,670	\$ 7,830	\$ 7,990	\$ 8,150
Equipment	-	-	24	-	-	-	-	-
Contracted Services	10,044,994	10,910,455	6,891,717	11,612,085	11,954,750	12,313,100	12,682,190	13,062,350
Materials & Supplies	98,438	106,095	92,702	106,315	109,520	112,830	116,220	119,720
<b>Total Operating Cost</b>	<b>\$ 10,146,084</b>	<b>\$ 11,023,910</b>	<b>\$ 6,988,292</b>	<b>\$ 11,725,840</b>	<b>\$ 12,071,940</b>	<b>\$ 12,433,760</b>	<b>\$ 12,806,400</b>	<b>\$ 13,190,220</b>

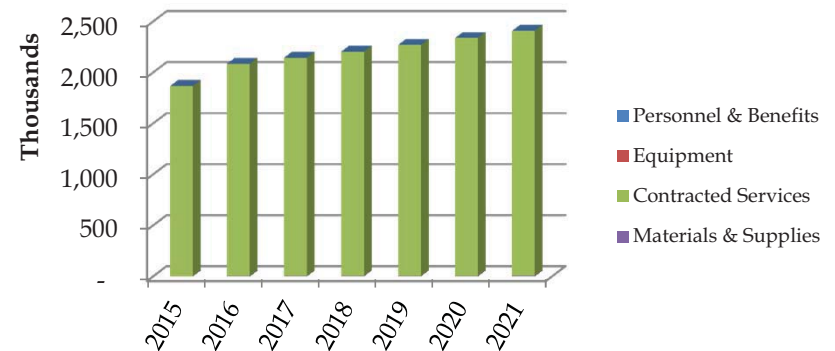


## RCMP DETACHMENT OPERATIONS

**Program Description:** This budget item provides for RCMP support staff in the form of administration, clerical and jail guards and the related office costs associated to these functions. It also provides maintenance to the RCMP building. These services are all performed in partnership with the Township of Langley and as of September 1, 2007 these costs are shared based on formulas of 25% of the population and 75% of the 5 year rolling average of crime statistics. The City also pays an additional 8% administration charge to the Township for administering this function.

Output:

6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 67.34	\$ 74.26	\$ 75.28

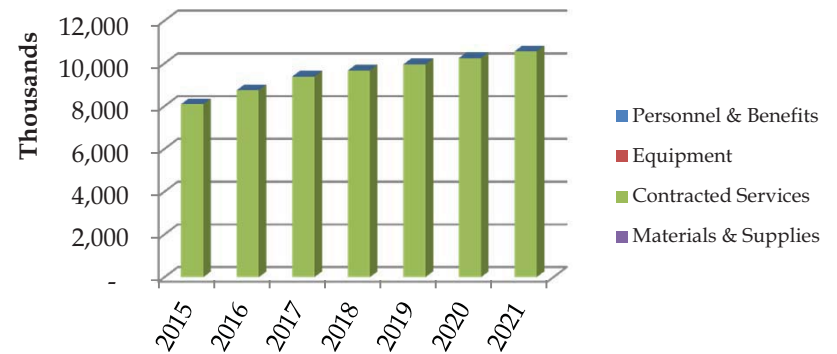
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
RCMP Detachment Operations								
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	1,864,704	2,081,820	900,536	2,140,360	2,199,170	2,265,150	2,333,100	2,403,100
Materials & Supplies	3,070	5,000	3,250	5,000	5,150	5,300	5,460	5,630
<b>RCMP Detachment Operations Total</b>	<b>1,867,774</b>	<b>2,086,820</b>	<b>903,786</b>	<b>2,145,360</b>	<b>2,204,320</b>	<b>2,270,450</b>	<b>2,338,560</b>	<b>2,408,730</b>

## RCMP POLICING CONTRACT

**Program Description:** Police service for the City is provided by the Royal Canadian Mounted Police. This program is to provide a feeling of security to the citizens of Langley; through the proper management of available resources and with the support of the community as a whole, by the protection of life and property, the apprehension of criminals and crime prevention.

**Output:** The budget provides for a total contract strength to 51.35 members. It also includes a share in the Integrated Homicide Investigation Team (IHIT), Emergency Response Team and Forensics/Traffic Reconstructionist/Dog Patrol. The RCMP uphold the principles of the Canadian Charter of Rights & Freedoms and provide a professional standard of service. The City currently budgets for 3.3 member vacancies based on historical trends, this results in a budget reduction of approximately \$500,000. There is also a \$30,000 provision for a Community Liason position to work with social service agencies and oversee the implementation of the Homelessness Strategic Plan and Community Crime Prevention Strategic Plan.

## 6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 291.87	\$ 311.24	\$ 329.38
Cost per Member	\$ 182,750	\$ 170,154	\$ 182,631

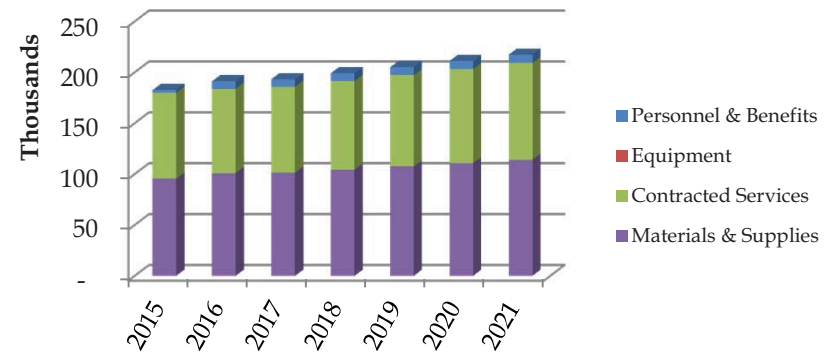
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>44.3</b>	<b>51.4</b>	<b>44.3</b>	<b>51.4</b>	<b>51.4</b>	<b>51.4</b>	<b>51.4</b>	<b>51.4</b>
<b>RCMP Policing Contract</b>								
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	8,095,845	8,745,905	5,955,292	9,387,235	9,668,550	9,958,310	10,256,760	10,564,160
Materials & Supplies	-	-	-	-	-	-	-	-
<b>RCMP Policing Contract Total</b>	<b>8,095,845</b>	<b>8,745,905</b>	<b>5,955,292</b>	<b>9,387,235</b>	<b>9,668,550</b>	<b>9,958,310</b>	<b>10,256,760</b>	<b>10,564,160</b>

### COMMUNITY POLICE OFFICE

**Program Description:** The purpose of the Community Police Office is to bring the police closer to the community making it more convenient for citizens to report incidents and it promotes the development of a closer police community relationship which is consistent with the RCMP's commitment to community policing. It also allows the community to play an active role in policing the community through involvement in various volunteer programs.

**Output:** Community Policing is about preventing crime. RCMP members work interactively with the community to mutually identify and resolve community problems. This budget provides for the funding of a Information Officer at the CPO to coordinate volunteers and liaise between the public and RCMP. The Community Police Office is open between 8:30am & 4:30pm Monday to Friday at the office located at 20408 Douglas Crescent.

#### 6 Year Expenditure Comparison



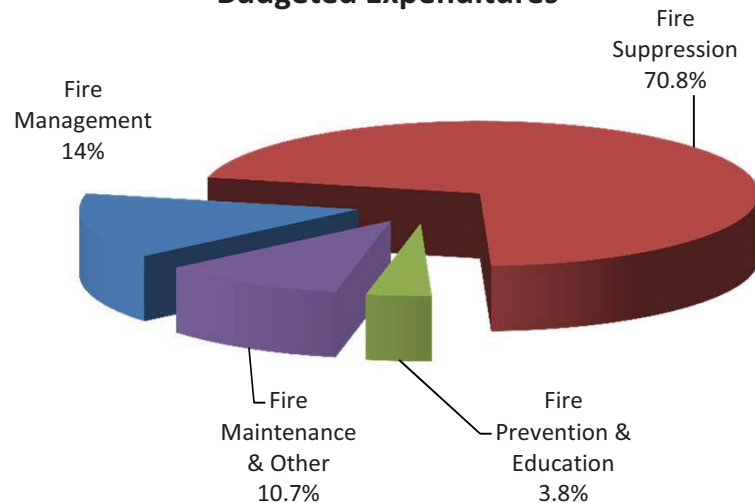
Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 6.58	\$ 6.80	\$ 6.78

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>0.3</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>
<b>Community Police Office</b>								
Personnel & Benefits	2,652	7,360	3,849	7,440	7,670	7,830	7,990	8,150
Equipment	-	-	24	-	-	-	-	-
Contracted Services	84,445	82,730	35,889	84,490	87,030	89,640	92,330	95,090
Materials & Supplies	95,368	101,095	89,452	101,315	104,370	107,530	110,760	114,090
<b>Community Police Office Total</b>	<b>182,465</b>	<b>191,185</b>	<b>129,214</b>	<b>193,245</b>	<b>199,070</b>	<b>205,000</b>	<b>211,080</b>	<b>217,330</b>

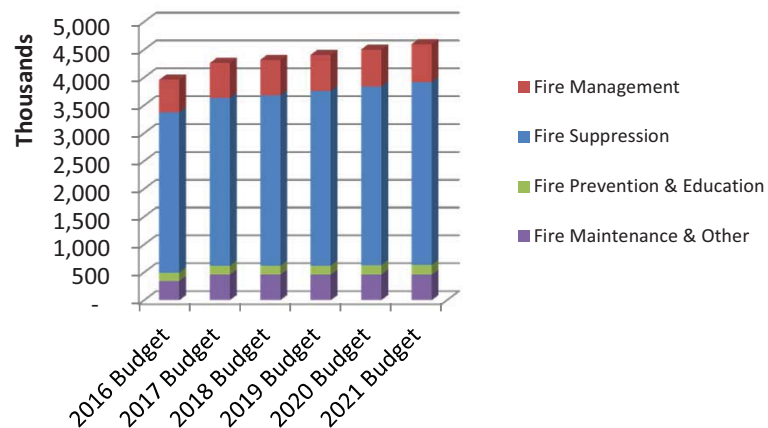
# Fire Rescue Service



### Protective Services Budgeted Expenditures



### 6 Year Expenditure Comparison



### Cost Centre Description:

Our First Response Team consists of twenty (20) staff who maintain shift coverage of four firefighters on duty twenty-four hours per day. This First Response Team backed up by a compliment of twenty-four paid-on-call firefighters provides for a five minute response time to any fire or medical emergency anywhere within the City of Langley boundaries.

In addition to our Emergency Response Programs, we have a Public Education and Fire Prevention Program under the direction of our Fire Prevention Officer. The FPO and our on-duty crews are out each and every day inspecting retail, commercial and industrial businesses within the City of Langley to ensure that when you enter into those premises as a customer or an employee, that you are operating under a fire safe environment. We also inspect all multi-family residential buildings to ensure safety for residents and visitors.



**FIRE RESCUE SERVICE**

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Expenditures</b>								
Fire Management	552,078	583,075	533,441	623,135	635,415	650,405	665,755	681,495
Fire Suppression	2,866,814	2,876,605	2,925,573	3,016,050	3,061,360	3,134,300	3,209,110	3,285,770
Fire Prevention & Education	142,108	154,445	91,674	161,170	161,870	165,700	169,620	173,650
Fire Maintenance & Other	372,959	344,300	365,438	457,290	457,510	457,670	457,830	457,990
<b>Total Expenditures</b>	<b>\$ 3,933,959</b>	<b>\$ 3,958,425</b>	<b>\$ 3,916,126</b>	<b>\$ 4,257,645</b>	<b>\$ 4,316,155</b>	<b>\$ 4,408,075</b>	<b>\$ 4,502,315</b>	<b>\$ 4,598,905</b>

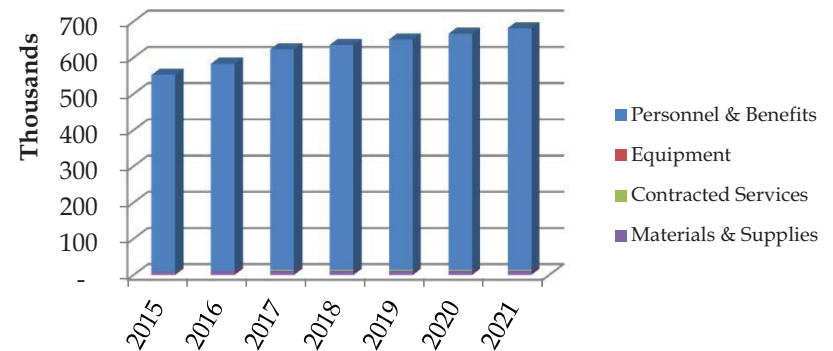
**DEPT. BUDGET SUMMARY**

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>25.6</b>	<b>25.6</b>	<b>25.6</b>	<b>25.6</b>	<b>25.6</b>	<b>25.6</b>	<b>25.6</b>	<b>25.6</b>
<b>Operating Cost Summary</b>								
Personnel & Benefits	\$ 3,370,514	\$ 3,486,255	\$ 3,493,024	\$ 3,671,480	\$ 3,729,990	\$ 3,821,910	\$ 3,916,150	\$ 4,012,740
Equipment	627	720	675	720	720	720	720	720
Contracted Services	160,321	140,930	101,413	241,210	241,210	241,210	241,210	241,210
Materials & Supplies	402,497	330,520	321,014	344,235	344,235	344,235	344,235	344,235
<b>Total Operating Cost</b>	<b>\$ 3,933,959</b>	<b>\$ 3,958,425</b>	<b>\$ 3,916,126</b>	<b>\$ 4,257,645</b>	<b>\$ 4,316,155</b>	<b>\$ 4,408,075</b>	<b>\$ 4,502,315</b>	<b>\$ 4,598,905</b>

**FIRE ADMINISTRATION**

**Program Description:** Fire Administration is responsible for administration and technical planning, organizing and directing fire fighting, fire prevention and fire fighter training. Other responsibilities include providing initial human resources support in hiring and promotions, budgeting for annual and future requirements, and managing the day to day response of the department. Management is also responsible for maintaining a functional fire fighting team consisting of career and Paid-on-call staff.

**Output:** The main source of expenditure for fire management is Personnel & Benefits which includes the following positions: Fire Chief, Deputy Fire Chief, Asst Fire Chief and an Administrative Assistant. Training is held as needed with both the Fire Chief and Deputy Fire Chief involved in GVRD and Provincial focus groups to stay current.

**6 Year Expenditure Comparison**

Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 19.90	\$ 20.75	\$ 21.86
Cost per Fire Fighter	\$ 27,603.90	\$ 29,153.75	\$ 31,156.75

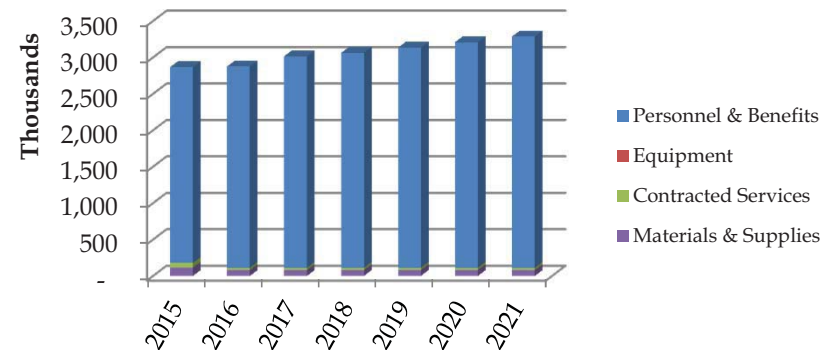
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
<b>Fire Administration</b>								
Personnel & Benefits	542,610	570,650	523,849	609,710	621,990	636,980	652,330	668,070
Equipment	-	-	-	-	-	-	-	-
Contracted Services	899	1,000	-	1,000	1,000	1,000	1,000	1,000
Materials & Supplies	8,569	11,425	9,592	12,425	12,425	12,425	12,425	12,425
<b>Fire Administration Total</b>	552,078	583,075	533,441	623,135	635,415	650,405	665,755	681,495



**FIRE SUPPRESSION**

**Program Description:** The suppression crews are responsible for providing an efficient and timely response to emergencies for residents of the City of Langley. In addition to fire suppression, these crews assist with pre-hospital emergencies, and maintain an aggressive fire inspection program of local commercial and retail businesses. This program includes career staff wages and benefits as well as paid-on-call training and alarm responses. Also included are the annual costs for dispatching by the Surrey Fire Dept.

**Output:** Service is provided by 4 crews which provide fire suppression service 24 hours a day 7 days a week. Crews work 2 days 2 nights. Each crew consists of 5 firefighters which provide the necessary requirements to do daily inspections, public safety lectures, train on shift to approved national standards. These firefighters respond to every emergency type and provide a 24 hrs day/ 7 days a week service to the community.

**6 Year Expenditure Comparison**

Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 103.35	\$ 102.37	\$ 105.83

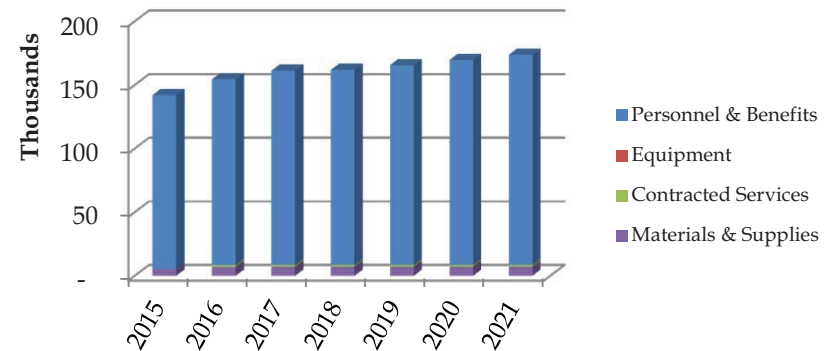
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
<b>Fire Suppression</b>								
Personnel & Benefits	2,686,984	2,763,825	2,876,810	2,903,270	2,948,580	3,021,520	3,096,330	3,172,990
Equipment	-	-	-	-	-	-	-	-
Contracted Services	64,391	32,500	2,857	32,500	32,500	32,500	32,500	32,500
Materials & Supplies	115,439	80,280	45,906	80,280	80,280	80,280	80,280	80,280
<b>Fire Suppression Total</b>	2,866,814	2,876,605	2,925,573	3,016,050	3,061,360	3,134,300	3,209,110	3,285,770

## PREVENTION & EDUCATION

**Program Description:** This program provides funding for all fire prevention and public education programs; these include: inspections, school programs, community days, fire prevention week activities, and juvenile fire setter programs; the education component provides funding for developing standards, purchase of manuals and audio- visual training aids, administering exams and funding seminars. This program also provides for the Training .

**Output:** Program provides funding for one fire prevention officer Monday to Friday 8:30 - 4:30. Visits each Langley city school twice a year to conduct fire drills, safety lectures and teach children how to deal with fire. The Fire Prevention Officer conducts safety lectures to strata councils, apartment blocks and the general public. This program and its materials give the Langley Firefighters a visible presence in the community and are found present at most community events.

### 6 Year Expenditure Comparison

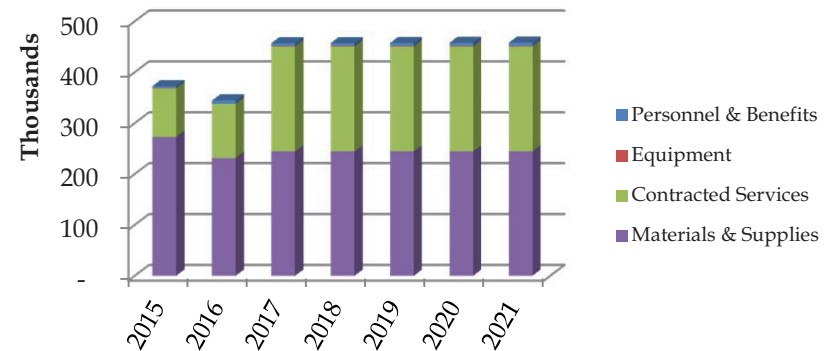


Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 5.12	\$ 5.50	\$ 5.66

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
<b>Prevention &amp; Education</b>								
Personnel & Benefits	136,709	145,945	87,847	152,620	153,320	157,150	161,070	165,100
Equipment	-	-	-	-	-	-	-	-
Contracted Services	-	1,400	267	1,400	1,400	1,400	1,400	1,400
Materials & Supplies	5,399	7,100	3,560	7,150	7,150	7,150	7,150	7,150
<b>Prevention &amp; Education Total</b>	142,108	154,445	91,674	161,170	161,870	165,700	169,620	173,650

**FIRE MAINTENANCE & OTHER**

**Program Description:** This program provides funding for the maintenance of grounds, building and equipment, as well as all office expenses. It also provides funding for the annual dispatch operations currently being provided by the City of Surrey.

**Output:****6 Year Expenditure Comparison**

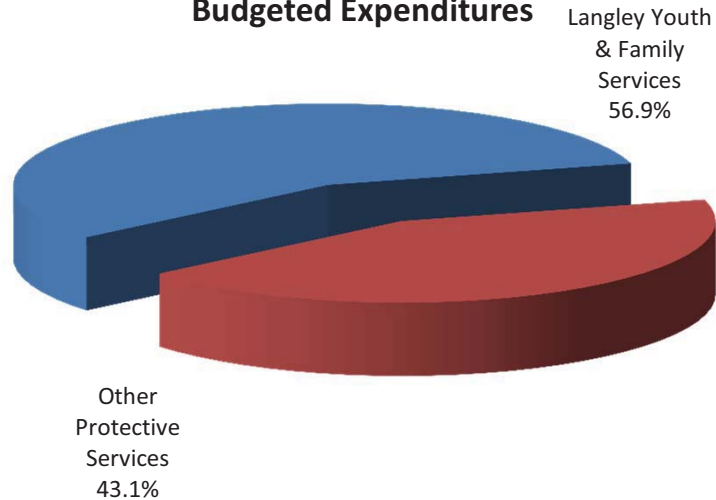
Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 13.45	\$ 12.25	\$ 16.05

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>
<b>Fire Maintenance &amp; Other</b>								
Personnel & Benefits	4,211	5,835	4,518	5,880	6,100	6,260	6,420	6,580
Equipment	627	720	675	720	720	720	720	720
Contracted Services	95,031	106,030	98,289	206,310	206,310	206,310	206,310	206,310
Materials & Supplies	273,090	231,715	261,956	244,380	244,380	244,380	244,380	244,380
<b>Fire Maintenance &amp; Other Total</b>	<b>372,959</b>	<b>344,300</b>	<b>365,438</b>	<b>457,290</b>	<b>457,510</b>	<b>457,670</b>	<b>457,830</b>	<b>457,990</b>

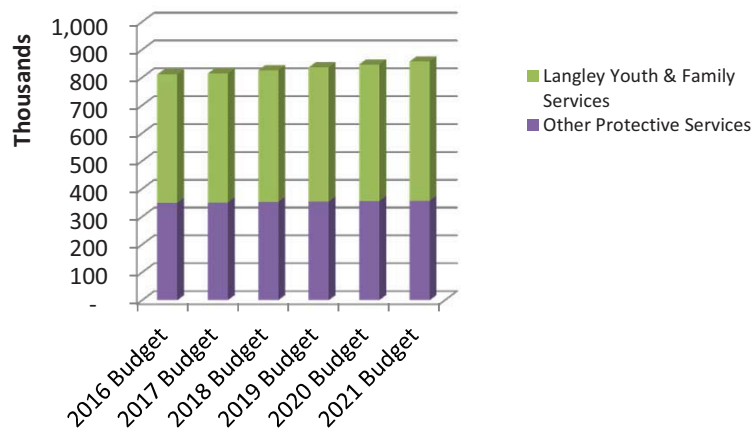
# Other Protective Services



### Protective Services Budgeted Expenditures



### 6 Year Expenditure Comparison



### Cost Centre Description:

Other Protective Services provides funding for, Youth & Family Services, Emergency Planning, Victim/Witness Protection, Search and Rescue, Dog Control as well as Youth & Family Services.



### PROTECTIVE SERVICES

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Expenditures</b>								
Langley Youth & Family Services	456,904	460,955	425,255	463,020	472,530	481,490	490,640	499,970
Other Protective Services	302,839	350,085	200,398	351,225	353,225	354,595	355,995	357,415
<b>Total Expenditures</b>	<b>\$ 759,743</b>	<b>\$ 811,040</b>	<b>\$ 625,653</b>	<b>\$ 814,245</b>	<b>\$ 825,755</b>	<b>\$ 836,085</b>	<b>\$ 846,635</b>	<b>\$ 857,385</b>

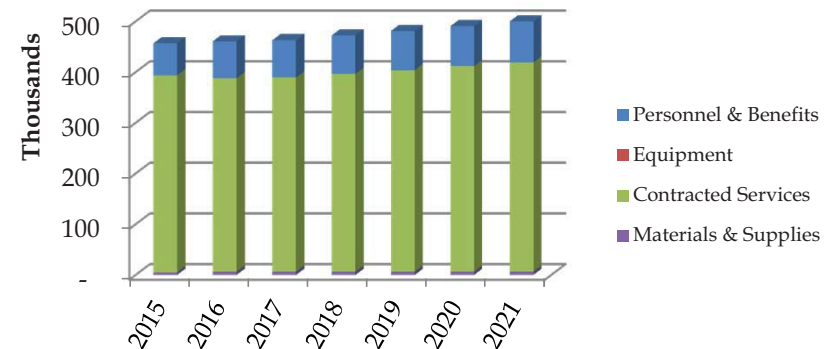
<b>DEPT. BUDGET SUMMARY</b>	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>2.0</b>	<b>2.0</b>	<b>2.0</b>	<b>2.0</b>	<b>2.0</b>	<b>2.0</b>	<b>2.0</b>	<b>2.0</b>
<b>Operating Cost Summary</b>								
Personnel & Benefits	\$ 113,591	\$ 138,700	\$ 96,023	\$ 140,100	\$ 144,320	\$ 147,210	\$ 150,170	\$ 153,180
Equipment	-	-	-	-	-	-	-	-
Contracted Services	640,653	649,670	523,441	651,475	658,765	666,205	673,795	681,535
Materials & Supplies	5,499	22,670	6,189	22,670	22,670	22,670	22,670	22,670
<b>Total Operating Cost</b>	<b>\$ 759,743</b>	<b>\$ 811,040</b>	<b>\$ 625,653</b>	<b>\$ 814,245</b>	<b>\$ 825,755</b>	<b>\$ 836,085</b>	<b>\$ 846,635</b>	<b>\$ 857,385</b>

### LANGLEY YOUTH & FAMILY SERVICES

**Program Description:** The service is supplied to assist the RCMP in attempting to minimize the entry of youth into the criminal justice system. The mandate of the service is to: coordinate efforts between police, schools and other agencies; provide education and counseling to parents to gain control of their children; provide training and assistance to RCMP members to improve their effectiveness in deal with juveniles and family problems; assist in developing community programs to facilitate crime prevention; work with the school district to identify pre-delinquent behavior; in conjunction with the RCMP Crime Prevention Unit, set up programs aimed at crime prevention.

**Output:** This service has approximately 600 clients with 2000 client visits for counselling services made each year. The budget includes approximately 7,000 hours of counselling services.

#### 6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 16.47	\$ 16.40	\$ 16.25

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>1.0</b>	<b>1.0</b>	<b>1.0</b>	<b>1.0</b>	<b>1.0</b>	<b>1.0</b>	<b>1.0</b>	<b>1.0</b>
<b>Langley Youth &amp; Family Services</b>								
Personnel & Benefits	62,998	73,015	62,968	73,760	75,980	77,500	79,060	80,650
Equipment	-	-	-	-	-	-	-	-
Contracted Services	388,345	381,040	353,269	382,360	389,650	397,090	404,680	412,420
Materials & Supplies	5,561	6,900	9,018	6,900	6,900	6,900	6,900	6,900
<b>Langley Youth &amp; Family Services Total</b>	<b>456,904</b>	<b>460,955</b>	<b>425,255</b>	<b>463,020</b>	<b>472,530</b>	<b>481,490</b>	<b>490,640</b>	<b>499,970</b>

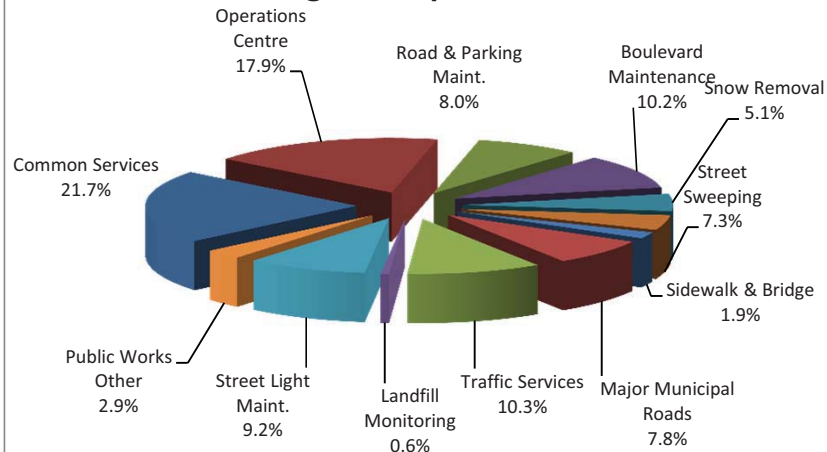


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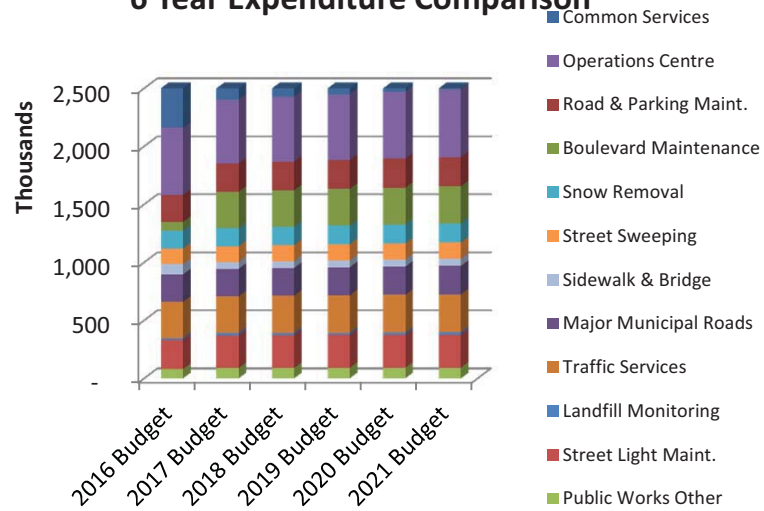
# Engineering Operations



## Engineering & Operations Budgeted Expenditures



## 6 Year Expenditure Comparison



## Cost Centre Description:

The Engineering and Operations Department is responsible for the 'hidden' services that we have all come to rely on as part of our daily lives, whether at work or play. We strive to ensure that our infrastructure is planned and upgraded appropriately and timely to meet the current and future demands of the City; ensure that the roads and sidewalks are maintained in a safe condition to drive and walk on; ensure that our streetlights and traffic signals are properly maintained for safety and traffic flow reasons; ensure that the streets are swept regularly to remove dirt and debris; and ensure that the signage and lane markings are maintained to provide accurate and direct guidance to all road users.



**ENGINEERING & OPERATIONS**

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Expenditures</b>								
Common Services	\$ 588,138	\$ 638,750	\$ 681,177	\$ 665,470	\$ 689,580	\$ 701,430	\$ 713,510	\$ 725,840
Operations Centre	558,974	577,795	516,139	549,440	558,110	567,230	576,540	586,020
Road & Parking Maint.	219,177	234,165	215,522	245,005	247,595	249,365	251,175	253,025
Boulevard Maintenance	76,744	73,840	72,273	314,320	315,810	316,830	317,870	318,930
Snow Removal	17,271	154,760	127,664	155,680	158,470	160,390	162,340	164,330
Street Sweeping	141,543	134,660	120,613	135,330	137,350	138,740	140,160	141,610
Sidewalk & Bridge	81,239	87,540	86,764	57,820	58,670	59,250	59,840	60,440
Major Municipal Roads	189,081	236,605	174,215	237,985	239,825	241,425	243,045	244,695
Traffic Services	320,806	311,380	267,212	316,100	319,940	322,580	325,280	328,040
Landfill Monitoring	18,383	16,380	13,106	19,530	19,570	19,590	19,610	19,630
Street Light Maint.	267,988	252,080	241,128	282,340	282,970	283,400	283,840	284,290
Public Works Other	76,456	80,005	84,270	88,475	89,915	90,915	91,925	92,945
<b>Total Expenditures</b>	<b>\$ 2,555,800</b>	<b>\$ 2,797,960</b>	<b>\$ 2,600,083</b>	<b>\$ 3,067,495</b>	<b>\$ 3,117,805</b>	<b>\$ 3,151,145</b>	<b>\$ 3,185,135</b>	<b>\$ 3,219,795</b>

**DEPT. BUDGET SUMMARY**

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>14.1</b>	<b>16.2</b>	<b>14.5</b>	<b>18.2</b>	<b>18.2</b>	<b>18.2</b>	<b>18.2</b>	<b>18.2</b>

**Operating Cost Summary**

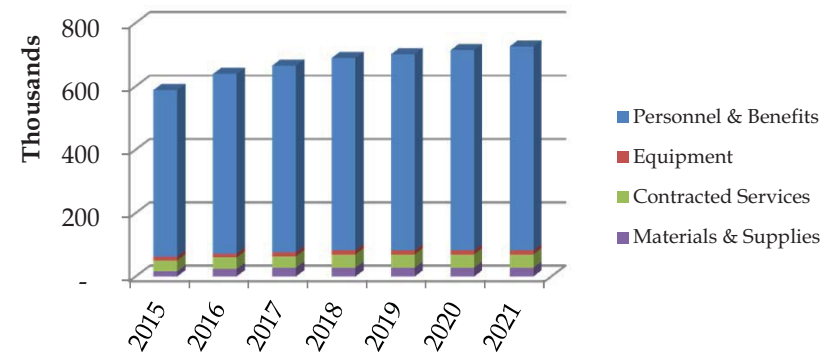
Personnel & Benefits	\$ 1,365,924	\$ 1,592,325	\$ 1,552,299	\$ 1,795,350	\$ 1,839,660	\$ 1,873,000	\$ 1,906,990	\$ 1,941,650
Equipment	165,687	244,440	142,348	271,410	271,410	271,410	271,410	271,410
Contracted Services	561,930	519,320	419,862	525,010	531,010	531,010	531,010	531,010
Materials & Supplies	462,259	441,875	485,574	475,725	475,725	475,725	475,725	475,725
<b>Total Operating Cost</b>	<b>\$ 2,555,800</b>	<b>\$ 2,797,960</b>	<b>\$ 2,600,083</b>	<b>\$ 3,067,495</b>	<b>\$ 3,117,805</b>	<b>\$ 3,151,145</b>	<b>\$ 3,185,135</b>	<b>\$ 3,219,795</b>

## COMMON SERVICES

**Program Description:** This program provides engineering administration and management for various functions and activities within the Engineering and Operations Department.

**Output:** Provides office management and support services including record keeping, and work order controls. Performs survey work and inspection services, prepares engineering studies, ensures City maps are accurate and up to date, prepares conceptual designs and cost estimates for projects, performs capital project management, provides engineering review for all building and rezoning applications and permits.

6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 21.20	\$ 22.73	\$ 23.35

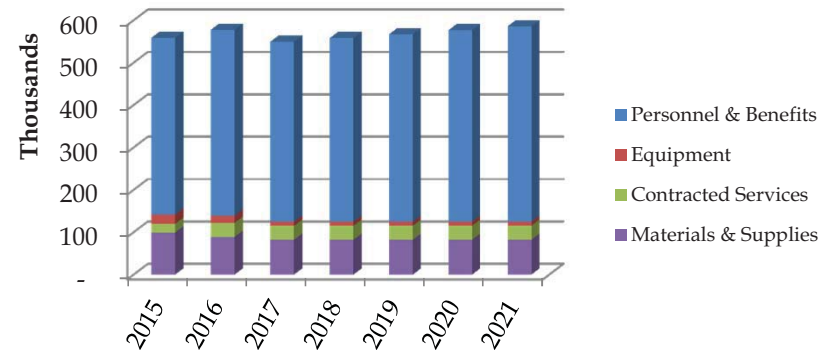
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	5.0	5.1	5.1	5.1	5.1	5.1	5.1	5.1
<b>Common Services</b>								
Personnel & Benefits	525,855	566,560	622,689	589,280	607,390	619,240	631,320	643,650
Equipment	11,484	12,250	15,111	12,250	12,250	12,250	12,250	12,250
Contracted Services	35,013	36,270	28,836	36,270	42,270	42,270	42,270	42,270
Materials & Supplies	15,786	23,670	14,541	27,670	27,670	27,670	27,670	27,670
<b>Common Services Total</b>	<b>588,138</b>	<b>638,750</b>	<b>681,177</b>	<b>665,470</b>	<b>689,580</b>	<b>701,430</b>	<b>713,510</b>	<b>725,840</b>

## OPERATIONS CENTRE

**Program Description:** To provide for the day to day cost of operating the Operations Centre including the cost of the Buyer/Storeskeeper and partial salaries of management and shop labour. Also included in this program are ancillary costs such as hydro, gas, telephone, janitorial services, and supplies.

**Output:** The Operations Centre provides an area to store the maintenance machinery, some water and sewer appurtenances, road salt and sand, and construction aggregate materials, all of which form an essential part of the overall maintenance of the city.

### 6 Year Expenditure Comparison



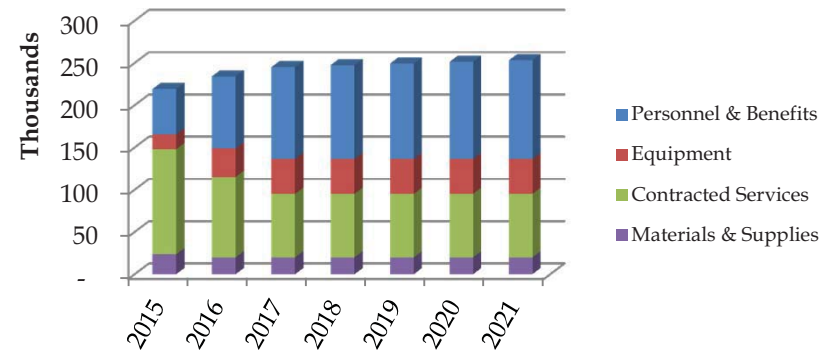
Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 20.15	\$ 20.56	\$ 19.28

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>4.1</b>	<b>4.3</b>	<b>4.0</b>	<b>4.3</b>	<b>4.3</b>	<b>4.3</b>	<b>4.3</b>	<b>4.3</b>
<b>Operations Centre</b>								
Personnel & Benefits	417,311	438,445	388,608	424,500	433,170	442,290	451,600	461,080
Equipment	21,925	17,200	16,625	9,700	9,700	9,700	9,700	9,700
Contracted Services	20,180	32,940	33,219	32,940	32,940	32,940	32,940	32,940
Materials & Supplies	99,558	89,210	77,687	82,300	82,300	82,300	82,300	82,300
<b>Operations Centre Total</b>	<b>558,974</b>	<b>577,795</b>	<b>516,139</b>	<b>549,440</b>	<b>558,110</b>	<b>567,230</b>	<b>576,540</b>	<b>586,020</b>

**ROAD & PARKING MAINT.**

**Program Description:** The Road and Parking Maintenance Program includes the maintenance of the road network and parking lot areas to ensure the safe and effective movement of traffic within our city.

**Output:** To ensure vehicles can operate safely while travelling within the city it is necessary for all roads to be structurally sound and free of defects. Some of the strategies that contribute to the road maintenance program include pot-hole repairs, crack sealing, lane grading, shoulder grading, shoulder gravelling, slot grinding and patching, and milling and paving. As well as addressing safety concerns a soundly designed road and parking lot maintenance program can extend the useful service life of some of the pavements, thus delaying capital costs needed for replacement.

**6 Year Expenditure Comparison**

Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 7.90	\$ 8.33	\$ 8.60

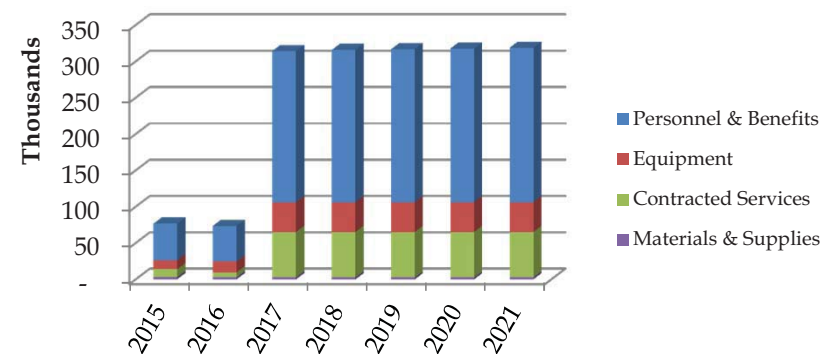
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	0.7	1.0	0.7	1.0	1.0	1.0	1.0	1.0
<b>Road &amp; Parking Maint.</b>								
Personnel & Benefits	53,701	85,270	58,977	108,620	111,210	112,980	114,790	116,640
Equipment	17,530	33,780	12,342	41,280	41,280	41,280	41,280	41,280
Contracted Services	124,314	95,105	110,996	75,105	75,105	75,105	75,105	75,105
Materials & Supplies	23,632	20,010	33,207	20,000	20,000	20,000	20,000	20,000
<b>Road &amp; Parking Maint. Total</b>	<b>219,177</b>	<b>234,165</b>	<b>215,522</b>	<b>245,005</b>	<b>247,595</b>	<b>249,365</b>	<b>251,175</b>	<b>253,025</b>



**BOULEVARD MAINTENANCE**

**Program Description:** The Boulevard Maintenance Program includes the removal of debris, unwanted vegetation, filling of depressions, repairs to curbs and gutters, and suppression of dust.

**Output:** Routine maintenance to boulevards contributes to the overall aesthetic appearance of the city and sets an example for our businesses and residents to follow. Addressing specific shortcomings within the boulevards demonstrates due diligence on our part respecting claims from accidents.

**6 Year Expenditure Comparison**

Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 2.77	\$ 2.63	\$ 11.03

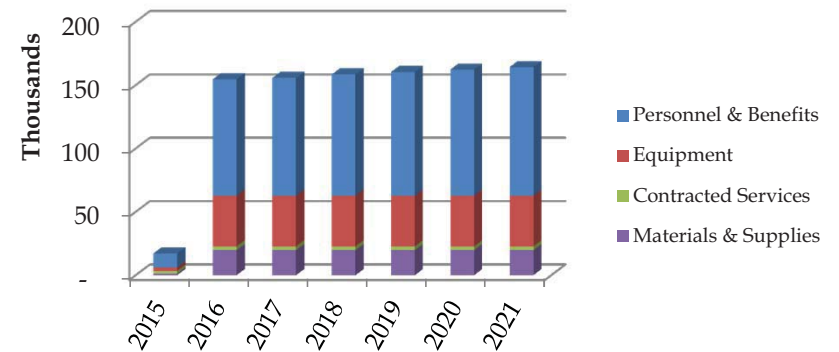
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	0.6	0.6	0.7	2.6	2.6	2.6	2.6	2.6
<b>Boulevard Maintenance</b>								
Personnel & Benefits	50,426	49,070	52,623	207,890	209,380	210,400	211,440	212,500
Equipment	12,326	15,000	9,774	40,970	40,970	40,970	40,970	40,970
Contracted Services	10,447	6,770	8,759	62,460	62,460	62,460	62,460	62,460
Materials & Supplies	3,545	3,000	1,117	3,000	3,000	3,000	3,000	3,000
<b>Boulevard Maintenance Total</b>	76,744	73,840	72,273	314,320	315,810	316,830	317,870	318,930

## SNOW REMOVAL

**Program Description:** The Snow Removal Program includes the salting and sanding of every street within the city during a snow event. As well as ensuring our residents can move safely within the city it also demonstrates our commitment to them to provide a level of service that is superior to the other lower mainland municipalities.

**Output:** The intent of the Snow Removal Program is to keep the snow from preventing our residents from the free and safe movement within our city.

### 6 Year Expenditure Comparison



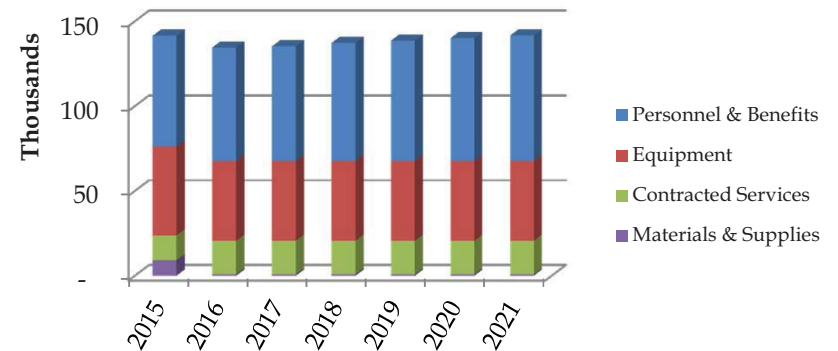
Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 0.62	\$ 5.51	\$ 5.46

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	0.2	1.1	0.2	1.1	1.1	1.1	1.1	1.1
<b>Snow Removal</b>								
Personnel & Benefits	11,119	91,920	85,166	92,840	95,630	97,550	99,500	101,490
Equipment	2,578	40,000	2,629	40,000	40,000	40,000	40,000	40,000
Contracted Services	2,380	3,100	1,489	3,100	3,100	3,100	3,100	3,100
Materials & Supplies	1,194	19,740	38,380	19,740	19,740	19,740	19,740	19,740
<b>Snow Removal Total</b>	17,271	154,760	127,664	155,680	158,470	160,390	162,340	164,330

**STREET SWEEPING**

**Program Description:** The Street Sweeping Program, which includes the sweeping of the primary streets in the downtown core 3 days per week, the sweeping of the secondary streets such as 200th and 208th every 10 days, the sweeping of the residential streets on a semi-annual basis, the collection of litter, and the emptying of the garbage containers contributes to the overall aesthetic appearance of the city. A regular sweeping program also shows that we are being diligent with respect to eliminating some of the possible causes of accidents. As well, because the sweeper operates on an early morning shift it allows us to be aware of and react to conditions such as ice and snow or infrastructure failure prior to the morning rush.

**Output:** To ensure the streets are clean, free of debris, the garbage bins are emptied routinely, and litter is picked up on a daily basis.

**6 Year Expenditure Comparison**

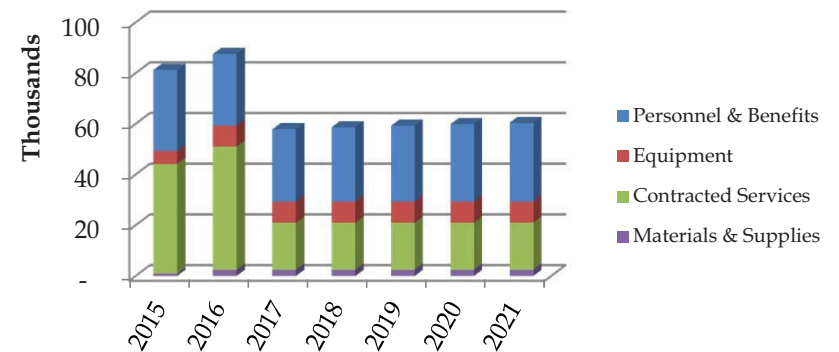
Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 5.10	\$ 4.79	\$ 4.75

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8
<b>Street Sweeping</b>								
Personnel & Benefits	65,241	66,860	62,089	67,530	69,550	70,940	72,360	73,810
Equipment	52,540	47,200	43,076	47,200	47,200	47,200	47,200	47,200
Contracted Services	14,517	19,600	14,474	19,600	19,600	19,600	19,600	19,600
Materials & Supplies	9,245	1,000	974	1,000	1,000	1,000	1,000	1,000
<b>Street Sweeping Total</b>	141,543	134,660	120,613	135,330	137,350	138,740	140,160	141,610

**SIDEWALK & BRIDGE**

**Program Description:** Sidewalk and bridge maintenance includes undertaking the repairs necessary to remedy trip hazards when identified by the public, sidewalk panel replacement due to excessive cracking or other failure, minor repairs to bridges, repairs to handrails, and installation and repair of wheel chair letdowns and other related infrastructure components.

**Output:** Properly maintained sidewalks and bridges allow for the free and safe movement of pedestrian, pedestrian handicapped, and vehicle traffic throughout the city.

**6 Year Expenditure Comparison**

Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 2.93	\$ 3.12	\$ 2.03

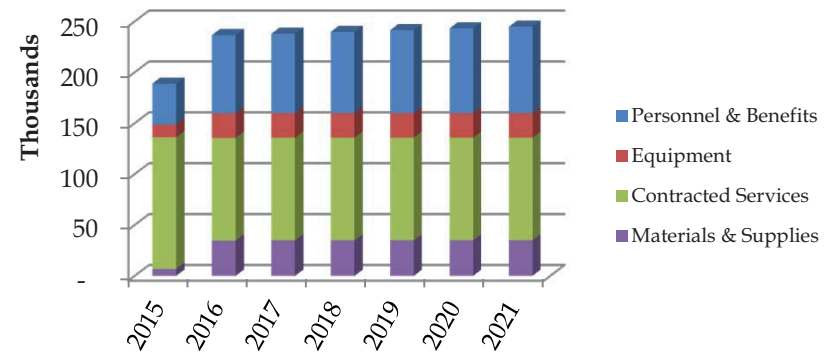
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	0.3	0.3	0.4	0.3	0.3	0.3	0.3	0.3
<b>Sidewalk &amp; Bridge</b>								
Personnel & Benefits	31,899	28,140	39,596	28,420	29,270	29,850	30,440	31,040
Equipment	5,122	8,400	7,290	8,400	8,400	8,400	8,400	8,400
Contracted Services	43,355	48,500	35,949	18,500	18,500	18,500	18,500	18,500
Materials & Supplies	863	2,500	3,929	2,500	2,500	2,500	2,500	2,500
<b>Sidewalk &amp; Bridge Total</b>	<b>81,239</b>	<b>87,540</b>	<b>86,764</b>	<b>57,820</b>	<b>58,670</b>	<b>59,250</b>	<b>59,840</b>	<b>60,440</b>

### MAJOR MUNICIPAL ROADS

**Program Description:** Some of the services included in the Major Municipal Roads Program are road milling and paving, asphalt patching, snow removal, boulevard maintenance, curb and gutter repairs, crack sealing, minor bridge repairs, and repairs to sidewalks. Roads included in the program include 200 St, Fraser Hwy (Municipal border to 200ST), Fraser Hwy (Langley Bypass to Municipal border), portions of Mufford Crescent and the 204 St Overpass. Funding to maintain these roads is provided from Translink based on lane Km.

**Output:** An effective maintenance program will help ensure the safe and effective movement of pedestrian, pedestrian handicapped, and vehicle traffic throughout the city.

**6 Year Expenditure Comparison**



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 6.82	\$ 8.42	\$ 8.35

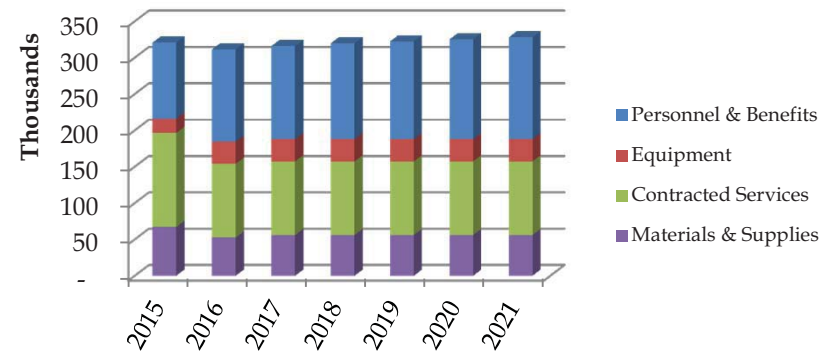
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	0.5	0.8	0.5	0.8	0.8	0.8	0.8	0.8
<b>Major Municipal Roads</b>								
Personnel & Benefits	40,385	76,800	50,801	78,040	79,880	81,480	83,100	84,750
Equipment	12,597	24,160	9,871	24,160	24,160	24,160	24,160	24,160
Contracted Services	129,045	100,870	60,971	100,870	100,870	100,870	100,870	100,870
Materials & Supplies	7,054	34,775	52,572	34,915	34,915	34,915	34,915	34,915
<b>Major Municipal Roads Total</b>	189,081	236,605	174,215	237,985	239,825	241,425	243,045	244,695

## TRAFFIC SERVICES

**Program Description:** The Traffic Services Program includes the maintenance of all traffic control devices, street signs, lane marking, curb painting, and crosswalk marking. The proper operation of traffic control devices enables traffic to travel within the city in a safe and expeditious manner. Signs are maintained to ensure they properly display information and are visible in all weather conditions. Curb marking is routinely repainted to discourage parking in front of fire hydrants or in proximity to stop signs. Routine crosswalk marking painting is required to facilitate the safe crossing of roads by pedestrians.

**Output:** To enable the safe and effective movement of vehicular, pedestrian, and pedestrian handicapped traffic throughout the city.

### 6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 11.57	\$ 11.08	\$ 11.09

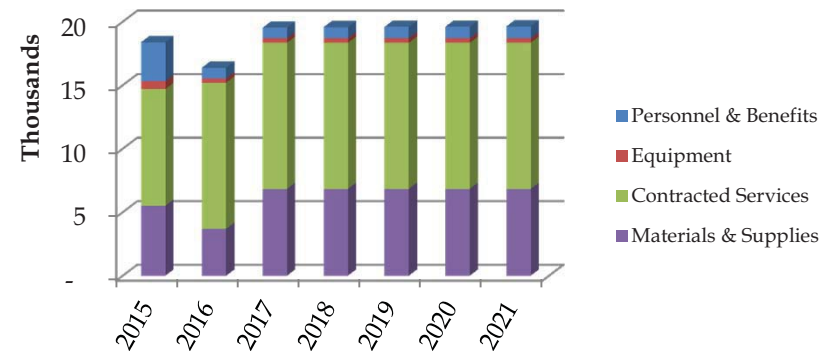
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>1.2</b>	<b>1.4</b>	<b>1.2</b>	<b>1.4</b>	<b>1.4</b>	<b>1.4</b>	<b>1.4</b>	<b>1.4</b>
<b>Traffic Services</b>								
Personnel & Benefits	104,447	126,910	100,409	128,200	132,040	134,680	137,380	140,140
Equipment	19,894	30,500	17,344	30,500	30,500	30,500	30,500	30,500
Contracted Services	129,329	101,340	97,151	101,340	101,340	101,340	101,340	101,340
Materials & Supplies	67,136	52,630	52,308	56,060	56,060	56,060	56,060	56,060
<b>Traffic Services Total</b>	<b>320,806</b>	<b>311,380</b>	<b>267,212</b>	<b>316,100</b>	<b>319,940</b>	<b>322,580</b>	<b>325,280</b>	<b>328,040</b>

## LANDFILL MONITORING

**Program Description:** The city is required to monitor the groundwater leachage levels from the old landfill site. It is tested monthly for organic constituents, dissolved metals, inorganic nonmetallics, and trace metals. Although the samples are collected and submitted by city staff the testing is conducted by a private laboratory.

**Output:** To meet the Provincial requirements the Landfill Monitoring program is essential to our operation.

### 6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 0.66	\$ 0.58	\$ 0.69

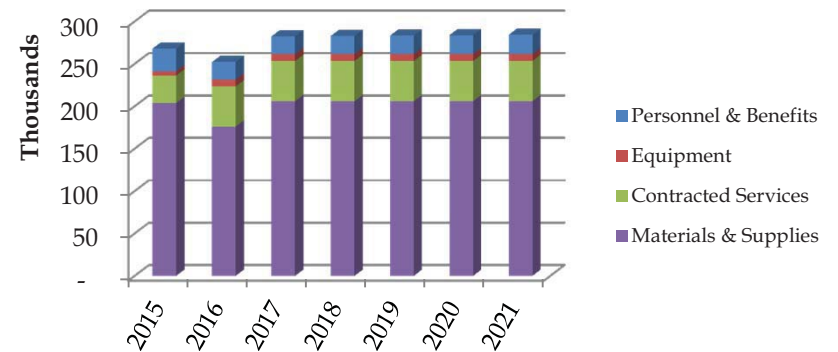
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>
<b>Landfill Monitoring</b>								
Personnel & Benefits	3,075	840	1,221	840	880	900	920	940
Equipment	618	350	278	350	350	350	350	350
Contracted Services	9,174	11,500	7,431	11,500	11,500	11,500	11,500	11,500
Materials & Supplies	5,516	3,690	4,176	6,840	6,840	6,840	6,840	6,840
<b>Landfill Monitoring Total</b>	<b>18,383</b>	<b>16,380</b>	<b>13,106</b>	<b>19,530</b>	<b>19,570</b>	<b>19,590</b>	<b>19,610</b>	<b>19,630</b>



**STREET LIGHT MAINT.**

**Program Description:** The Street Light Maintenance Program includes the replacement of street light bulbs, poles, ballast, and light heads to ensure adequate levels of illumination throughout the city.

**Output:** A properly designed and executed street light program will ensure the streets and sidewalks are adequately illuminated so that our residents can safely navigate the streets and sidewalks after dark

**6 Year Expenditure Comparison**

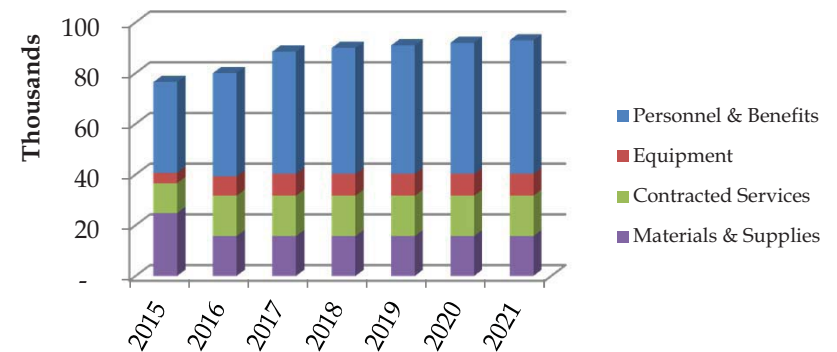
Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 9.66	\$ 8.97	\$ 9.91

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
<b>Street Light Maint.</b>								
Personnel & Benefits	26,708	20,730	34,620	20,940	21,570	22,000	22,440	22,890
Equipment	5,011	8,000	4,068	8,000	8,000	8,000	8,000	8,000
Contracted Services	32,370	47,400	7,246	47,400	47,400	47,400	47,400	47,400
Materials & Supplies	203,899	175,950	195,194	206,000	206,000	206,000	206,000	206,000
<b>Street Light Maint. Total</b>	<b>267,988</b>	<b>252,080</b>	<b>241,128</b>	<b>282,340</b>	<b>282,970</b>	<b>283,400</b>	<b>283,840</b>	<b>284,290</b>

**PUBLIC WORKS OTHER**

**Program Description:** The Public Works Other program includes the training of staff so that they meet the current standards respecting safety and system operation, the supply of safety equipment necessary to perform their duties, the repair to city owned property damaged by vandalism, the installation of banners and signs for non-profit organizations, the maintenance of the city bus shelters, fence repairs, and the testing of our potable water as required in the Drinking Water Protection Act.

**Output:** This program helps to ensure we are meeting all regulatory requirements and that our staff are performing their duties in a safe and healthy environment.

**6 Year Expenditure Comparison**

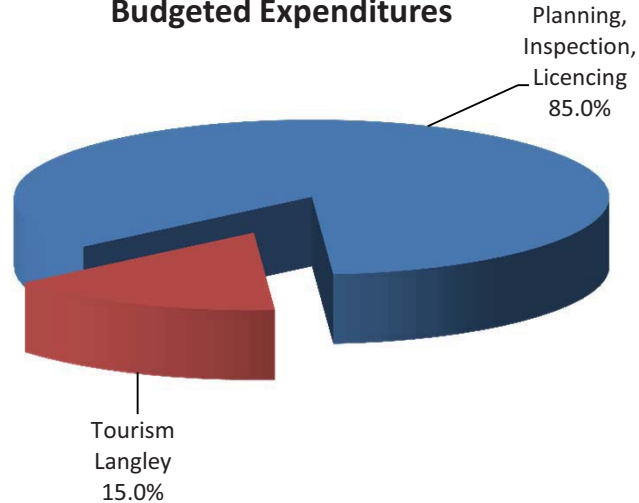
Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 2.76	\$ 2.85	\$ 3.10

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>0.4</b>	<b>0.5</b>	<b>0.6</b>	<b>0.5</b>	<b>0.5</b>	<b>0.5</b>	<b>0.5</b>	<b>0.5</b>
<b>Public Works Other</b>								
Personnel & Benefits	35,757	40,780	55,500	48,250	49,690	50,690	51,700	52,720
Equipment	4,062	7,600	3,940	8,600	8,600	8,600	8,600	8,600
Contracted Services	11,806	15,925	13,341	15,925	15,925	15,925	15,925	15,925
Materials & Supplies	24,831	15,700	11,489	15,700	15,700	15,700	15,700	15,700
<b>Public Works Other Total</b>	<b>76,456</b>	<b>80,005</b>	<b>84,270</b>	<b>88,475</b>	<b>89,915</b>	<b>90,915</b>	<b>91,925</b>	<b>92,945</b>

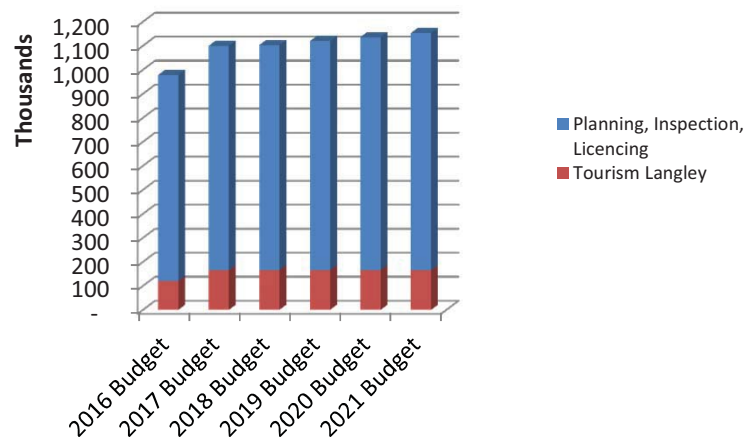
# Development Services & Economic Development



## Development Services Budgeted Expenditures



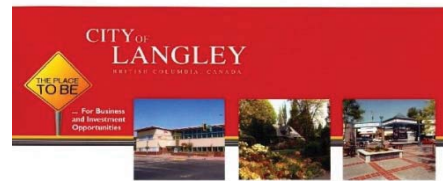
## 6 Year Expenditure Comparison



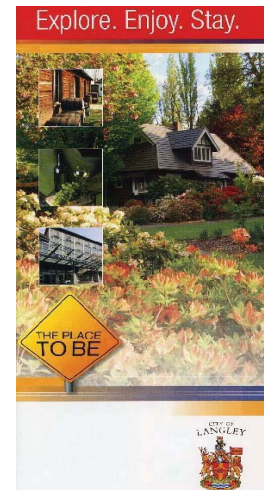
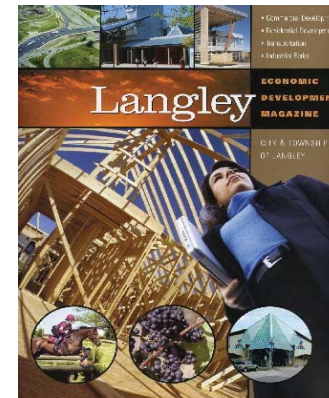
## Cost Centre Description:

The Development Services & Economic Development Department (Planning, Building, Business Licence and Economic Development) is responsible for the management and operation of the following activities:

- 1) Development Application Processing: to ensure development applications comply with City bylaws, policies, and Provincial regulations.
- 2) Long Range Planning: including research, formulation of strategies and concepts which eventually are reflected in the Official Community Plan.
- 3) Special Project Planning.
- 4) Economic Development / Promotion.



community profile  
site selector database



## DEVELOPMENT SERVICES

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Expenditures</b>								
Planning, Inspection, Licencing	\$ 765,257	\$ 858,185	\$ 829,819	\$ 934,460	\$ 937,720	\$ 954,040	\$ 970,700	\$ 987,690
Tourism Langley	155,357	120,270	163,083	165,270	165,270	165,270	165,270	165,270
<b>Total Expenditures</b>	<b>\$ 920,614</b>	<b>\$ 978,455</b>	<b>\$ 992,902</b>	<b>\$ 1,099,730</b>	<b>\$ 1,102,990</b>	<b>\$ 1,119,310</b>	<b>\$ 1,135,970</b>	<b>\$ 1,152,960</b>

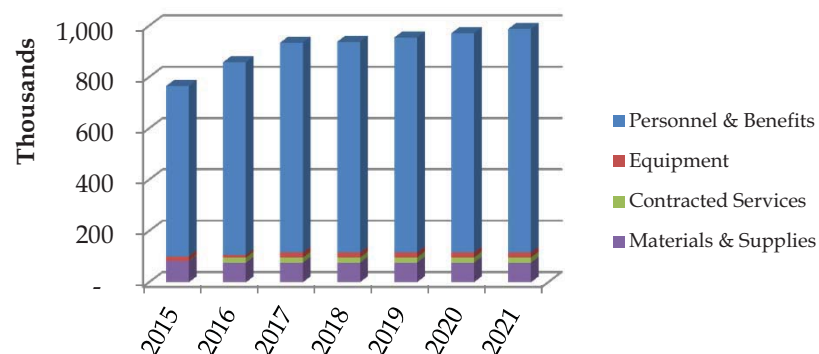
<b>DEPT. BUDGET SUMMARY</b>	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>6.0</b>	<b>6.5</b>	<b>6.5</b>	<b>7.0</b>	<b>7.0</b>	<b>7.0</b>	<b>7.0</b>	<b>7.0</b>
<b>Operating Cost Summary</b>								
Personnel & Benefits	\$ 663,869	\$ 750,915	\$ 733,996	\$ 818,510	\$ 821,770	\$ 838,090	\$ 854,750	\$ 871,740
Equipment	17,814	10,920	17,754	19,600	19,600	19,600	19,600	19,600
Contracted Services	157,411	140,270	164,483	185,270	185,270	185,270	185,270	185,270
Materials & Supplies	81,520	76,350	76,669	76,350	76,350	76,350	76,350	76,350
<b>Total Operating Cost</b>	<b>\$ 920,614</b>	<b>\$ 978,455</b>	<b>\$ 992,902</b>	<b>\$ 1,099,730</b>	<b>\$ 1,102,990</b>	<b>\$ 1,119,310</b>	<b>\$ 1,135,970</b>	<b>\$ 1,152,960</b>

## PLANNING, INSPECTION, LICENCING

**Program Description:** This program supplies services related to the planning and development of the City. The program's activities are directed in four main areas: Community Planning; Building Inspection, Permits and Licenses, Economic Development.

**Output:** The Department is responsible for providing professional planning advice to Council including the preparation of the Official Community Plan (OCP) and other planning policy documents. The Department is also responsible for processing a variety of development applications to ensure effective land-use planning and conformance with regulatory bylaws, policies and legislation, including: OCP Amendments, Zoning Bylaw Amendments, Development Permits, Development Variance Permits, Subdivisions, Land Use Contract Amendments, Building Permits, Plumbing Permits and Sign Permits. In addition, the Department is responsible for Business Licensing to ensure compliance with City bylaws as well as provincial standards and legislation. Finally, the Department is responsible for economic development activities including partnering with local businesses in promotional initiatives.

### 6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 27.59	\$ 30.54	\$ 32.79

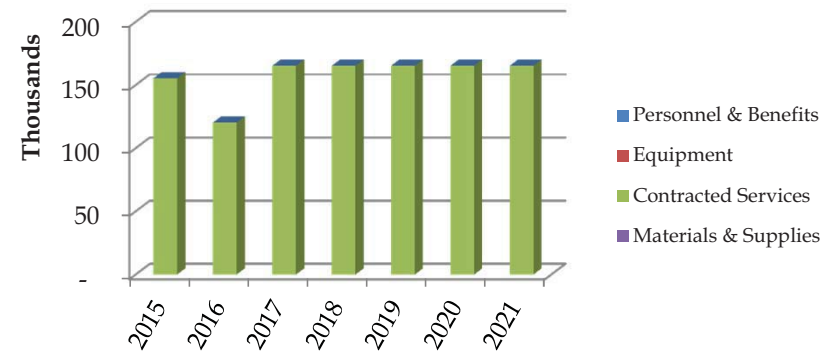
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	6.0	6.5	6.5	7.0	7.0	7.0	7.0	7.0
<b>Planning, Inspection, Licencing</b>								
Personnel & Benefits	663,869	750,915	733,996	818,510	821,770	838,090	854,750	871,740
Equipment	17,814	10,920	17,754	19,600	19,600	19,600	19,600	19,600
Contracted Services	2,054	20,000	1,400	20,000	20,000	20,000	20,000	20,000
Materials & Supplies	81,520	76,350	76,669	76,350	76,350	76,350	76,350	76,350
<b>Planning, Inspection, Licencing Tot</b>	<b>765,257</b>	<b>858,185</b>	<b>829,819</b>	<b>934,460</b>	<b>937,720</b>	<b>954,040</b>	<b>970,700</b>	<b>987,690</b>

## TOURISM LANGLEY

**Program Description:** This program provides the funding for an annual allocation to Tourism Langley which was endorsed by Langley City Council and came into effect September 1, 2007.

**Output:** Tourism Langley will focus on the tactics and implementation plan initiatives articulated in the Tourism Langley Plan. The City of Langley's commitment to fund the new Tourism Langley organization is limited to reallocating the revenue from the City's 2% Hotel Tax Revenue and starting in 2008 the funding which was being provided to the Greater Langley Chamber of Commerce was reallocated towards the Langley Tourism Plan.

6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017

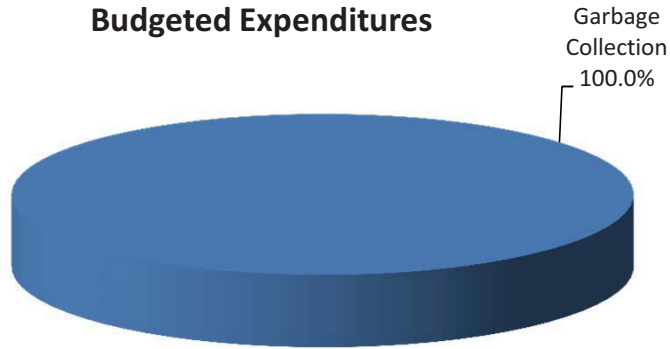
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Tourism Langley</b>								
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	155,357	120,270	163,083	165,270	165,270	165,270	165,270	165,270
Materials & Supplies	-	-	-	-	-	-	-	-
<b>Tourism Langley Total</b>	155,357	120,270	163,083	165,270	165,270	165,270	165,270	165,270



# Solid Waste

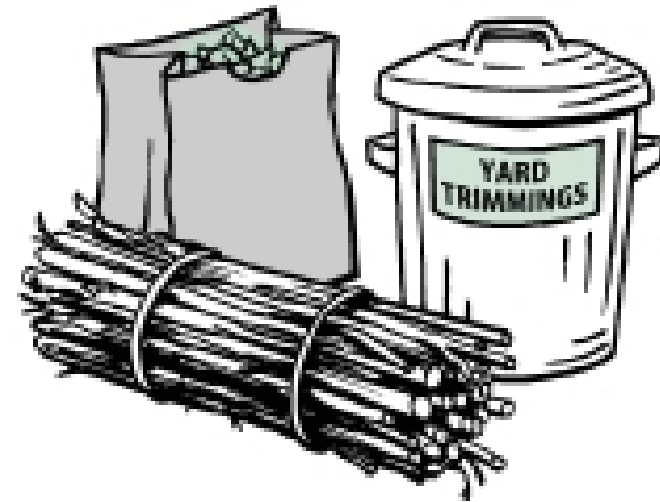


**Solid Waste  
Budgeted Expenditures**

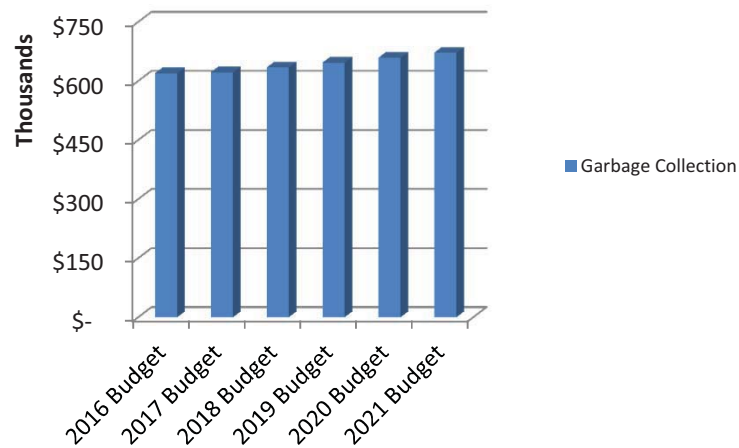


## Cost Centre Description:

The City strives to provide reliable bi-weekly garbage and weekly curbside green waste collection and disposal services to the residents of the City. The curbside greenwaste collection program offers our residents an environmental friendly alternative to dispose their greenwaste while reducing the cost of garbage disposal. The City also provides 4 large items to be picked up throughout the year.



**6 Year Expenditure Comparison**



## SOLID WASTE

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Expenditures</b>								
Garbage Collection	\$ 593,533	\$ 619,740	\$ 588,498	\$ 622,110	\$ 634,310	\$ 646,550	\$ 659,020	\$ 671,750
<b>Total Expenditures</b>	<b>\$ 593,533</b>	<b>\$ 619,740</b>	<b>\$ 588,498</b>	<b>\$ 622,110</b>	<b>\$ 634,310</b>	<b>\$ 646,550</b>	<b>\$ 659,020</b>	<b>\$ 671,750</b>

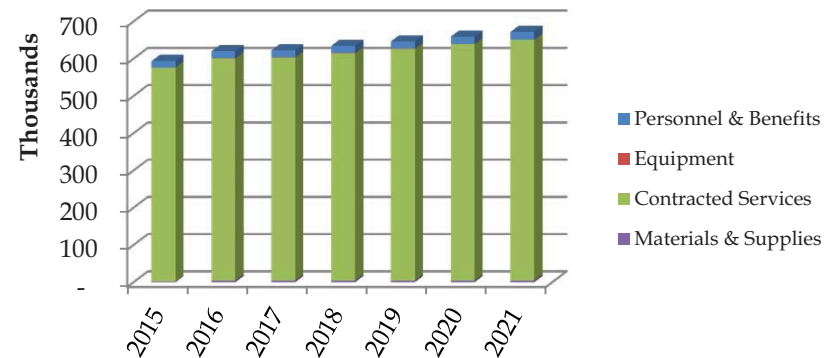
<b>DEPT. BUDGET SUMMARY</b>	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>0.1</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>
<b>Operating Cost Summary</b>								
Personnel & Benefits	\$ 17,160	\$ 18,130	\$ 16,402	\$ 18,300	\$ 18,870	\$ 19,250	\$ 19,630	\$ 20,020
Equipment	-	1,000	-	1,000	1,000	1,000	1,000	1,000
Contracted Services	574,002	595,610	571,077	597,810	609,440	621,300	633,390	645,730
Materials & Supplies	2,371	5,000	1,019	5,000	5,000	5,000	5,000	5,000
<b>Total Operating Cost</b>	<b>\$ 593,533</b>	<b>\$ 619,740</b>	<b>\$ 588,498</b>	<b>\$ 622,110</b>	<b>\$ 634,310</b>	<b>\$ 646,550</b>	<b>\$ 659,020</b>	<b>\$ 671,750</b>

## GARBAGE COLLECTION

**Program Description:** Provision for City contractors to collect garbage from the City's residential users on a bi-weekly basis and green waste collection on a weekly basis. This program also provides funding for the large item pickup available to residences up to 4 times per year. *In previous years, green waste collection and disposal was included in the Recycling budget, starting in 2015 it is included with Garbage Collection.*

**Output:** To maintain garbage collection for approximately 3450 single family homes on a two can/bag limit every two weeks. Residential Strata units and Commercial users are responsible for their own garbage disposal.

### 6 Year Expenditure Comparison



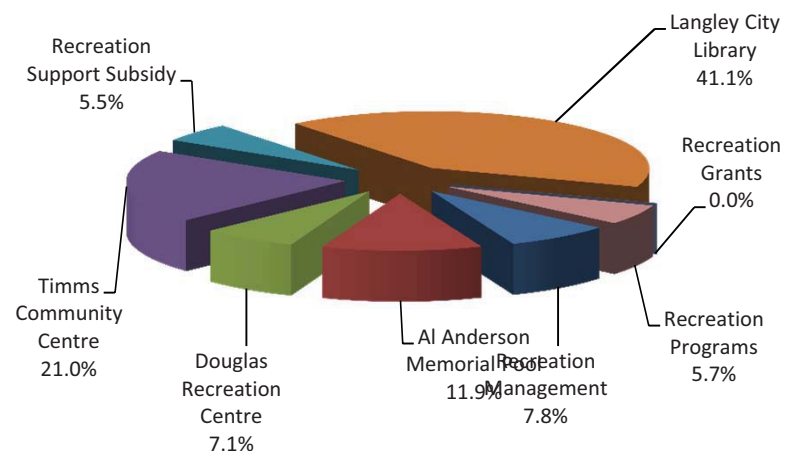
Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 21.40	\$ 22.05	\$ 21.83

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>0.1</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>
<b>Garbage Collection</b>								
Personnel & Benefits	17,160	18,130	16,402	18,300	18,870	19,250	19,630	20,020
Equipment	-	1,000	-	1,000	1,000	1,000	1,000	1,000
Contracted Services	574,002	595,610	571,077	597,810	609,440	621,300	633,390	645,730
Materials & Supplies	2,371	5,000	1,019	5,000	5,000	5,000	5,000	5,000
<b>Garbage Collection Total</b>	<b>593,533</b>	<b>619,740</b>	<b>588,498</b>	<b>622,110</b>	<b>634,310</b>	<b>646,550</b>	<b>659,020</b>	<b>671,750</b>

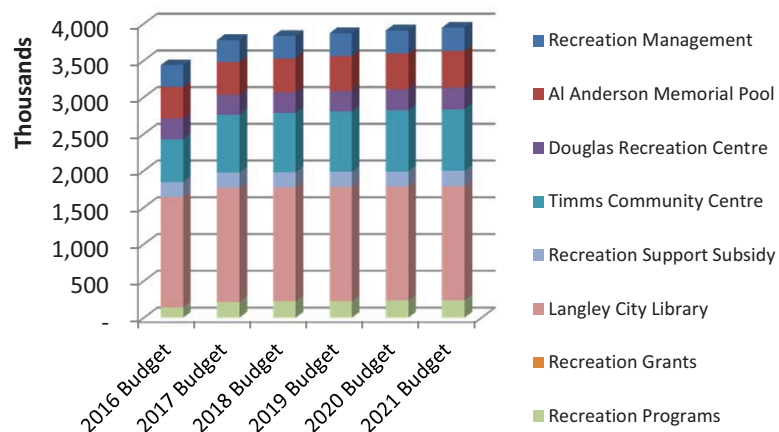
# Recreation, Culture & Community Services



## Recreation, Culture & Community Services Budgeted Expenditures



## 6 Year Expenditure Comparison



## Cost Centre Description:

The Recreation, Culture and Community Services Department strives to provide leisure opportunities for all the citizens of the City; to encourage community pride; to promote a sense of community belonging; to promote a sense of self-worth; to encourage family development; and to develop healthy lifestyles through active living and healthy life choices. We strive to create unique and enjoyable programs in as wide a range of activities as possible.



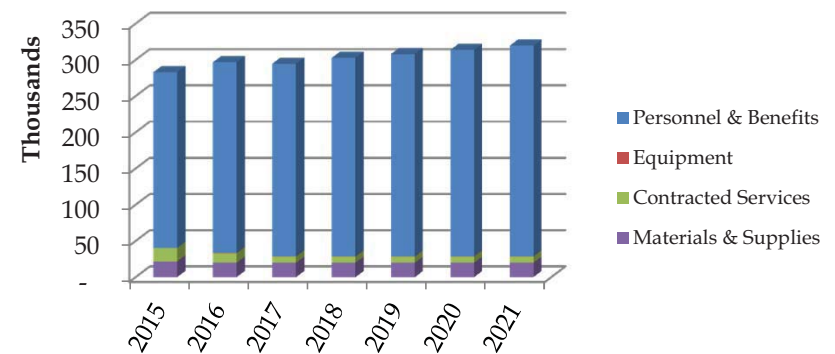
RECREATION, CULTURE & COMMUNITY SERVICES									
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget	
<b>Expenditures</b>									
Recreation Management	\$ 281,269	\$ 296,795	\$ 270,729	\$ 294,720	\$ 302,740	\$ 308,220	\$ 313,810	\$ 319,510	
Al Anderson Memorial Pool	375,425	429,515	402,325	448,360	463,560	473,900	484,400	495,120	
Douglas Recreation Centre	245,540	277,345	271,405	268,900	277,400	283,220	289,160	295,220	
Timms Community Centre	444,888	583,320	741,568	791,800	807,640	818,490	829,570	840,860	
Recreation Support Subsidy	206,140	206,140	202,457	206,140	206,140	206,140	206,140	206,140	
Langley City Library	1,476,513	1,500,150	1,437,748	1,551,940	1,551,935	1,551,935	1,551,935	1,551,935	
Recreation Grants	- 550	1,000	- 550	1,000	1,000	1,000	1,000	1,000	
Recreation Programs	162,653	142,940	194,157	215,150	222,770	228,030	233,370	238,870	
<b>Total Expenditures</b>	<b>\$ 3,191,878</b>	<b>\$ 3,437,205</b>	<b>\$ 3,519,839</b>	<b>\$ 3,778,010</b>	<b>\$ 3,833,185</b>	<b>\$ 3,870,935</b>	<b>\$ 3,909,385</b>	<b>\$ 3,948,655</b>	
<b>DEPT. BUDGET SUMMARY</b>	<b>2015 Actual</b>	<b>2016 Budget</b>	<b>2016 YTD</b>	<b>2017 Budget</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	
<b>Staffing (F.T.E.'s)</b>	<b>24.2</b>	<b>26.6</b>	<b>30.8</b>	<b>25.8</b>	<b>25.8</b>	<b>25.8</b>	<b>25.8</b>	<b>25.8</b>	
<b>Operating Cost Summary</b>									
Program Revenues	- 553,521	- 596,695	- 750,344	- 596,695	- 596,695	- 596,695	- 596,695	- 596,695	
Personnel & Benefits	\$ 1,670,703	\$ 1,879,415	\$ 2,163,950	\$ 1,830,880	\$ 1,886,060	\$ 1,923,810	\$ 1,962,260	\$ 2,001,530	
Equipment	96	1,470	365	1,320	1,320	1,320	1,320	1,320	
Contracted Services	1,786,068	1,842,035	1,827,828	2,263,265	2,263,260	2,263,260	2,263,260	2,263,260	
Materials & Supplies	288,532	310,980	278,040	279,240	279,240	279,240	279,240	279,240	
<b>Total Operating Cost</b>	<b>\$ 3,191,878</b>	<b>\$ 3,437,205</b>	<b>\$ 3,519,839</b>	<b>\$ 3,778,010</b>	<b>\$ 3,833,185</b>	<b>\$ 3,870,935</b>	<b>\$ 3,909,385</b>	<b>\$ 3,948,655</b>	

## RECREATION MANAGEMENT

**Program Description:** This program supplies the City's Recreation, Culture and Community Services Department's management requirements which include overall supervision of Douglas Recreation Centre; Al Anderson Memorial Pool; Timms Community Centre; Nicomekl Community Multipurpose Room; the Parks and Recreation Commission & the Public Art Advisory Committee. The management requirements also include budget preparation for the department, daily cash management, staff scheduling, Point of Pride Programs; community development and event planning.

**Output:** Manage the department's budget including staff timesheets; daily and biweekly cash reports; issuance and approval of purchase orders; weekly staff schedules for 3 facilities; staff training and communication; Leisure Access Grant management; departmental policy and procedures and community development and liaising. The main source of expenditure is Personnel & Benefits for Director of Recreation, Culture and Community Services. Provision for Market in the Park on a weekly basis for 3 months of the year.

### 6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 10.14	\$ 10.56	\$ 10.34

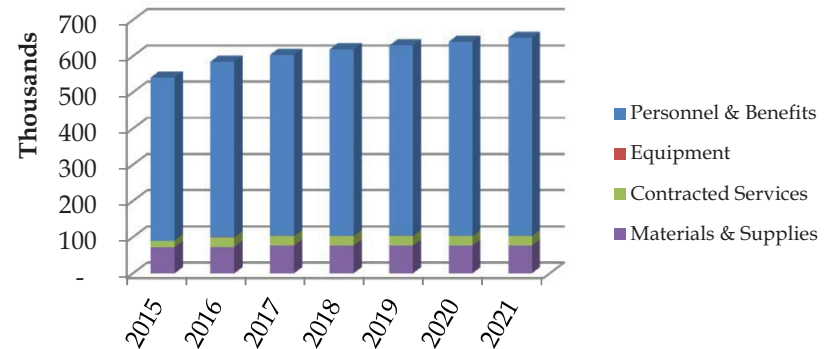
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
<b>Recreation Management</b>								
Program Revenues	(1,781)	-	(1,615)	-	-	-	-	-
Personnel & Benefits	242,771	263,285	247,333	265,900	273,920	279,400	284,990	290,690
Equipment	-	420	-	420	420	420	420	420
Contracted Services	18,510	13,190	17,697	8,500	8,500	8,500	8,500	8,500
Materials & Supplies	21,769	19,900	7,314	19,900	19,900	19,900	19,900	19,900
<b>Recreation Management Total</b>	281,269	296,795	270,729	294,720	302,740	308,220	313,810	319,510



**AL ANDERSON MEMORIAL POOL**

**Program Description:** This program supplies the entire City with its outdoor aquatic recreation from swimming lessons to public swims to special events. This program has funding allocated for program supplies, facility maintenance, aquatic staff, clerical staff and janitorial staff.

**Output:** 20-week operation open to the public. Over 2500 participants in swimming lessons. Approximately 1400 Operation Waterproof Grade Five swim participants; 8 special events; 1300 hours of public swimming; 24 volunteer positions and 110 season pass holders. The main source of expenditure is Personnel and Benefits which includes the following positions: a Recreation Programmer; 4 Shift Supervisors; 20+ Lifeguards/Instructors; 3 reception staff and 2 Building Service Workers.

**6 Year Expenditure Comparison**

Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 13.53	\$ 15.29	\$ 15.73

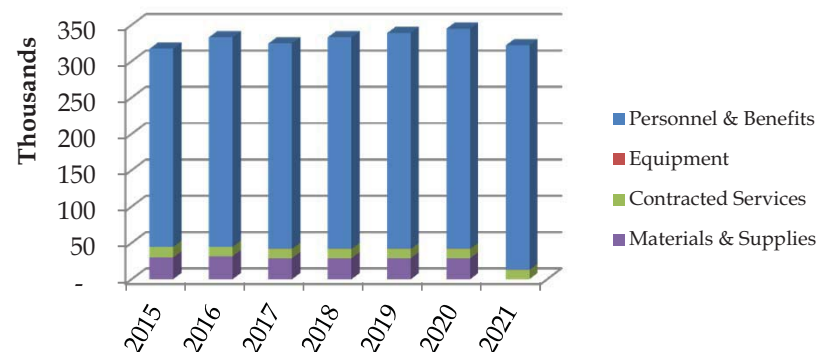
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	7.6	7.8	7.8	7.6	7.6	7.6	7.6	7.6
<b>Al Anderson Memorial Pool</b>								
Program Revenues	(165,844)	(155,500)	(177,382)	(155,500)	(155,500)	(155,500)	(155,500)	(155,500)
Personnel & Benefits	451,099	485,125	481,045	500,660	515,860	526,200	536,700	547,420
Equipment	81	600	290	600	600	600	600	600
Contracted Services	18,151	26,050	19,652	26,050	26,050	26,050	26,050	26,050
Materials & Supplies	71,938	73,240	78,720	76,550	76,550	76,550	76,550	76,550
<b>Al Anderson Memorial Pool Total</b>	375,425	429,515	402,325	448,360	463,560	473,900	484,400	495,120

## DOUGLAS RECREATION CENTRE

**Program Description:** This program supplies the entire City with leisure programs, special events, facility rentals and volunteer opportunities. This program also provides reception duties, departmental promotions and flyer development; Building Service and Maintenance. This program has funding allocated for supplies to support the functioning of clerical and management staff, building supplies and operating needs such as power, heat and light.

**Output:** Staffing of the facility 6 days a week. Office hours are Monday to Friday 8:30am to 7pm; Saturday 8:30am to 4:30pm. In addition the facility is open on Sundays 8:30am to 4:30pm May through August. Provides a clean, safe environment in which to recreate. Weekly drop-in activities for preschoolers. Instructor recruitment, hiring and training, program development; program supervision and program evaluation. Brochure development, design and distribution on a seasonal basis. Parties in the Park; Summer/Winter Camps and Pro-D Day programming.

6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 8.85	\$ 9.87	\$ 9.44

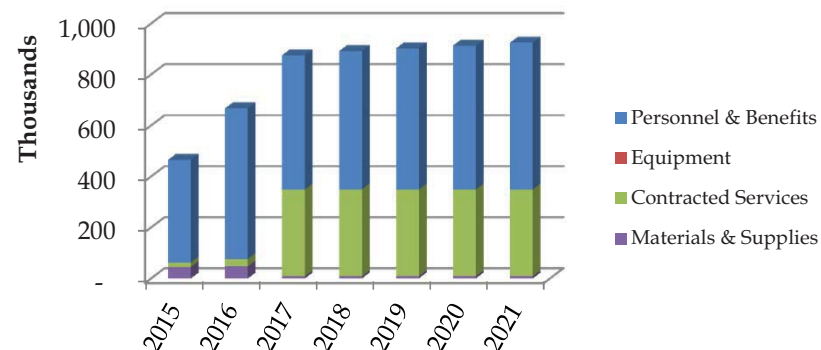
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
<b>Douglas Recreation Centre</b>								
Program Revenues	(71,496)	(55,500)	(47,074)	(55,500)	(55,500)	(55,500)	(55,500)	(55,500)
Personnel & Benefits	272,642	288,105	269,709	282,450	290,950	296,770	302,710	308,770
Equipment	15	300	15	300	300	300	300	300
Contracted Services	14,509	12,700	14,366	12,700	12,700	12,700	12,700	12,700
Materials & Supplies	29,870	31,740	34,389	28,950	28,950	28,950	28,950	28,950
<b>Douglas Recreation Centre Total</b>	<b>245,540</b>	<b>277,345</b>	<b>271,405</b>	<b>268,900</b>	<b>277,400</b>	<b>283,220</b>	<b>289,160</b>	<b>295,220</b>

## TIMMS COMMUNITY CENTRE

**Program Description:** This program supplies the entire City with leisure programs, special events, facility rentals and volunteer opportunities. This program also provides reception duties, departmental promotions and flyer development; Building Service and Maintenance. This program has funding allocated for supplies to support the functioning of clerical and management staff, building supplies and operating needs such as power, heat and light. In addition, this program has funding for the maintenance and operating needs of Nicomekl Multipurpose Room.

**Output:** Staffing of the facility 7 days a week. Office hours are Monday to Friday 6:00am to 10:00pm, Saturdays 8:00am to 10:00pm, Sundays and Holidays 8:00am to 8:00pm. Provides a clean, safe environment in which to recreate. Weekly drop-in activities for all age groups. Instructor recruitment, hiring and training, program development; program supervision and program evaluation. Brochure development, design and distribution on a seasonal basis. Maintenance and supervision of a weight room and games rooms. Special events include: Concerts in the Park, TRI-IT Triathlon, Youth Week Celebrations, Youth Odyssey Conference.

6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 16.04	\$ 20.76	\$ 27.78

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	6.0	8.4	8.5	7.8	7.8	7.8	7.8	7.8
<b>Timms Community Centre</b>								
Program Revenues	(20,769)	(84,350)	(22,647)	(84,350)	(84,350)	(84,350)	(84,350)	(84,350)
Personnel & Benefits	402,231	590,460	624,918	526,870	542,710	553,560	564,640	575,930
Equipment	-	150	60	-	-	-	-	-
Contracted Services	17,760	29,400	99,071	339,880	339,880	339,880	339,880	339,880
Materials & Supplies	45,666	47,660	40,166	9,400	9,400	9,400	9,400	9,400
<b>Timms Community Centre Total</b>	<b>444,888</b>	<b>583,320</b>	<b>741,568</b>	<b>791,800</b>	<b>807,640</b>	<b>818,490</b>	<b>829,570</b>	<b>840,860</b>

**RECREATION SUPPORT SUBSIDY**

**Program Description:** This program supports the recreation subsidy for minor ice users at Canlan Ice Sports.

**Output:** Provision of 10 weeks of spring ice time and 16 weeks of fall ice time.

**6 Year Expenditure Comparison**

Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 7.43	\$ 7.34	\$ 7.23
# of Hours Rented	1,367	1,391	1,390

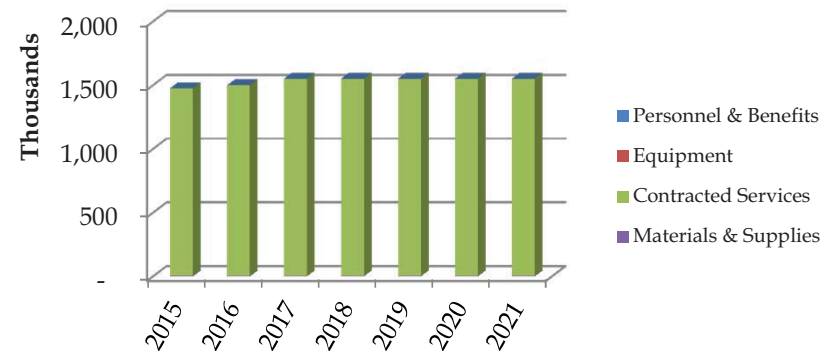
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Recreation Support Subsidy</b>								
Program Revenues	-	-	-	-	-	-	-	-
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	206,140	206,140	202,457	206,140	206,140	206,140	206,140	206,140
Materials & Supplies	-	-	-	-	-	-	-	-
<b>Recreation Support Subsidy Total</b>	<b>206,140</b>	<b>206,140</b>	<b>202,457</b>	<b>206,140</b>	<b>206,140</b>	<b>206,140</b>	<b>206,140</b>	<b>206,140</b>

### LANGLEY CITY LIBRARY

**Program Description:** This program supplies City residents with all their library services which includes the facility, book/ material borrowing, reference material, computer access, library programs, meeting rooms and concession. Library service is contracted through the FVRL (Fraser Valley Regional Library) which allows City residents to access books from the entire region instead of being limited to only the content within the individual library.

**Output:** Facility is open 7 days a week. Hours of operation are Monday to Thursday 9am to 9pm; Friday 9am to 5pm; Saturday 10am to 5pm; and Sunday 1pm to 5pm. Approximately 300,000 books are borrowed on an annual basis with about 200,000 visits to the library each year. Since the Library resides in the same building as City Hall, the costs for maintenance and operations are proportionately shared based on floor area.

#### 6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 53.23	\$ 53.39	\$ 54.45

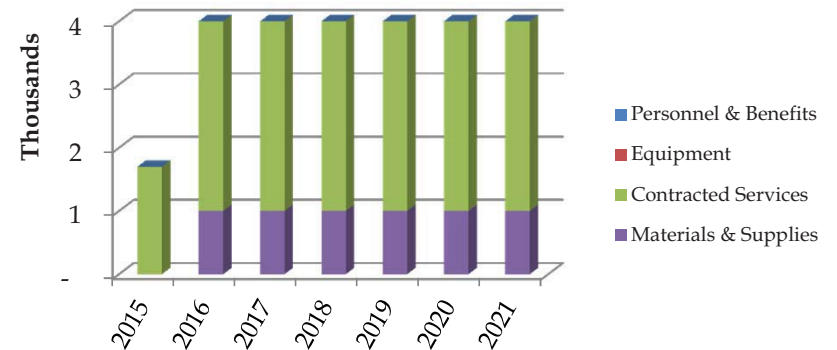
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Langley City Library								
Program Revenues	-	-	-	-	-	-	-	-
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	1,471,388	1,495,105	1,432,784	1,546,895	1,546,890	1,546,890	1,546,890	1,546,890
Materials & Supplies	5,125	5,045	4,964	5,045	5,045	5,045	5,045	5,045
Langley City Library Total	1,476,513	1,500,150	1,437,748	1,551,940	1,551,935	1,551,935	1,551,935	1,551,935

## RECREATION GRANTS

**Program Description:** This program provides the Community Stage to community based non profit groups free of charge. IN 2014 the City of Langley made its final contribution to the Langley Seniors Resource Society's mortgage.

**Output:** Supply of the Community Stage to non-profit groups.

### 6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	-\$ 0.02	\$ 0.04	\$ 0.04

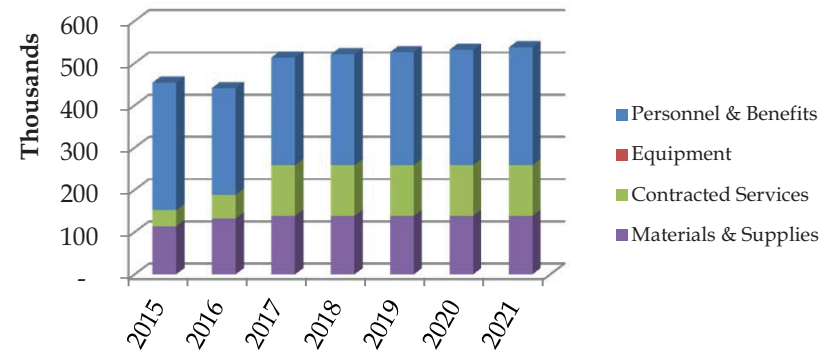
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Recreation Grants</b>								
Program Revenues	(2,250)	(3,000)	(1,800)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	1,700	3,000	1,250	3,000	3,000	3,000	3,000	3,000
Materials & Supplies	-	1,000	-	1,000	1,000	1,000	1,000	1,000
<b>Recreation Grants Total</b>	(550)	1,000	(550)	1,000	1,000	1,000	1,000	1,000

## RECREATION PROGRAMS

**Program Description:** This program provides all the City's land based recreation instructors. In addition, this program supplies the funds for the printing of the quarterly recreation guide, staff training and program supplies.

**Output:** Recreation programs for preschoolers, children, youth, adult, seniors and fitness. Production and distribution of 21,000 copies of the quarterly recreation guide. Approximately 2500 recreation programs offered for registration plus hundreds of drop-in programs for people of all ages. Youth drop-in opportunities 4 nights a week based around crime prevention and youth at risk.

6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 5.86	\$ 5.09	\$ 7.55

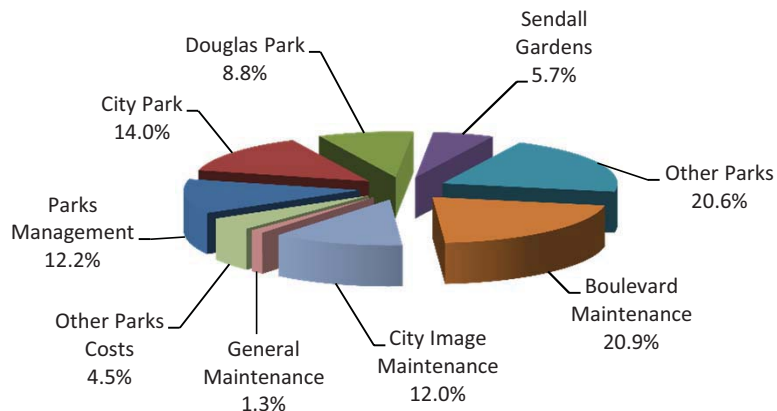
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	5.4	5.2	9.3	5.2	5.2	5.2	5.2	5.2
<b>Recreation Programs</b>								
Program Revenues	(291,381)	(298,345)	(499,826)	(298,345)	(298,345)	(298,345)	(298,345)	(298,345)
Personnel & Benefits	301,960	252,440	540,945	255,000	262,620	267,880	273,220	278,720
Equipment	-	-	-	-	-	-	-	-
Contracted Services	37,910	56,450	40,551	120,100	120,100	120,100	120,100	120,100
Materials & Supplies	114,164	132,395	112,487	138,395	138,395	138,395	138,395	138,395
<b>Recreation Programs Total</b>	<b>162,653</b>	<b>142,940</b>	<b>194,157</b>	<b>215,150</b>	<b>222,770</b>	<b>228,030</b>	<b>233,370</b>	<b>238,870</b>

# Parks Operations

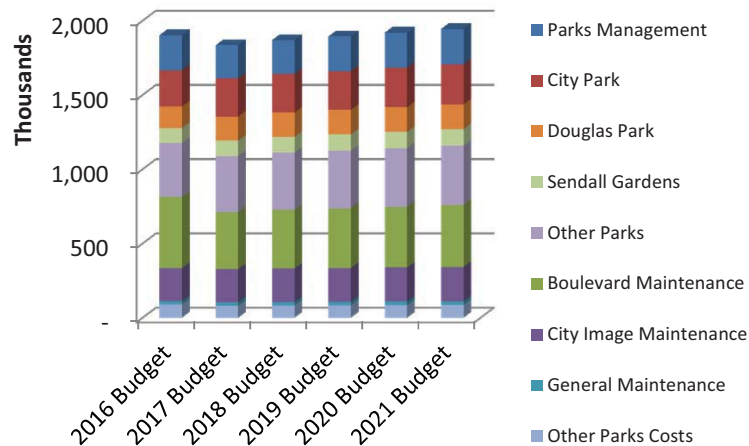




## Parks Operations Budgeted Expenditures



## 6 Year Expenditure Comparison



## Cost Centre Description:

The Parks Operations Division strives to provide a high quality of playing condition at our sportsfields for all park users; create an visually attractive environment at our parks with abundance and well-designed floral and landscape displays; maintain our natural trail systems in a safe and welcoming condition; develop play structures at our parks that promote social, physical fitness, and creativity opportunities for children; and develop community pride. We strive to create an environment in our park systems that promote active living and participation.



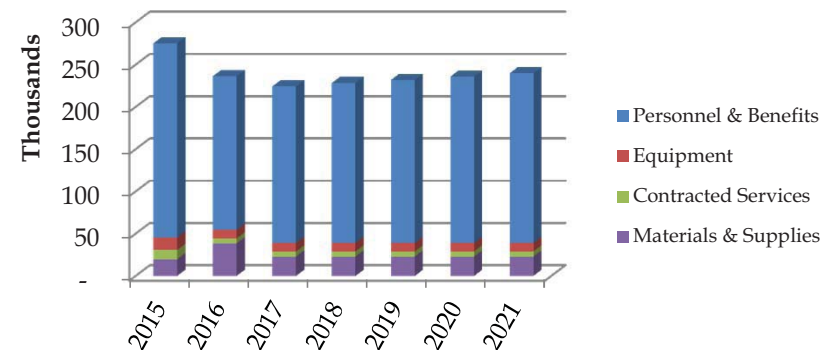
PARKS OPERATIONS									
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget	
<b>Expenditures</b>									
Parks Management	\$ 275,324	\$ 236,400	\$ 218,939	\$ 224,290	\$ 228,260	\$ 232,050	\$ 235,900	\$ 239,850	
City Park	201,695	243,865	195,058	256,120	260,120	262,870	265,670	268,520	
Douglas Park	131,565	144,735	148,323	161,745	163,675	165,005	166,355	167,735	
Sendall Gardens	75,713	102,225	124,450	104,290	106,330	107,730	109,160	110,610	
Other Parks	325,334	360,600	388,610	378,260	384,400	388,970	393,600	398,350	
Boulevard Maintenance	477,410	481,635	427,611	384,170	394,930	402,300	409,820	417,480	
City Image Maintenance	215,074	219,885	283,642	221,170	225,060	227,710	230,410	233,170	
General Maintenance	19,751	23,090	22,928	23,210	23,560	23,790	24,030	24,290	
Other Parks Costs	82,410	90,390	82,457	82,700	83,600	84,210	84,830	85,460	
<b>Total Expenditures</b>	<b>\$ 1,804,276</b>	<b>\$ 1,902,825</b>	<b>\$ 1,892,018</b>	<b>\$ 1,835,955</b>	<b>\$ 1,869,935</b>	<b>\$ 1,894,635</b>	<b>\$ 1,919,775</b>	<b>\$ 1,945,465</b>	
<b>DEPT. BUDGET SUMMARY</b>	<b>2015 Actual</b>	<b>2016 Budget</b>	<b>2016 YTD</b>	<b>2017 Budget</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	
<b>Staffing (F.T.E.'s)</b>	<b>10.2</b>	<b>12.9</b>	<b>11.0</b>	<b>11.9</b>	<b>11.9</b>	<b>11.9</b>	<b>11.9</b>	<b>11.9</b>	
<b>Operating Cost Summary</b>									
Personnel & Benefits	\$ 1,058,760	\$ 1,174,200	\$ 1,130,419	\$ 1,117,100	\$ 1,151,080	\$ 1,175,780	\$ 1,200,920	\$ 1,226,610	
Equipment	245,131	202,375	235,776	190,915	190,915	190,915	190,915	190,915	
Contracted Services	255,401	207,405	267,685	201,715	201,715	201,715	201,715	201,715	
Materials & Supplies	244,984	318,845	258,138	326,225	326,225	326,225	326,225	326,225	
<b>Total Operating Cost</b>	<b>\$ 1,804,276</b>	<b>\$ 1,902,825</b>	<b>\$ 1,892,018</b>	<b>\$ 1,835,955</b>	<b>\$ 1,869,935</b>	<b>\$ 1,894,635</b>	<b>\$ 1,919,775</b>	<b>\$ 1,945,465</b>	

## PARKS MANAGEMENT

**Program Description:** The administration of the Parks Operational and Capital Budgets, by directing the work force. Plan and schedule staff development with in-house training, seminars, and night school. Liaise with sports user groups and provide high quality service and recreational facilities.

**Output:** See staff on a daily basis, meet with Chargehands bi-weekly to review work and plan upcoming projects. Through the summer this includes 2 Construction and Structural Maintenance Chargehands, 1 Horticultural Maintenance Chargehand, 1 Horticultural Gardener Chargehand, 1 Grass Cutting Chargehand.

### 6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 9.93	\$ 8.41	\$ 7.87

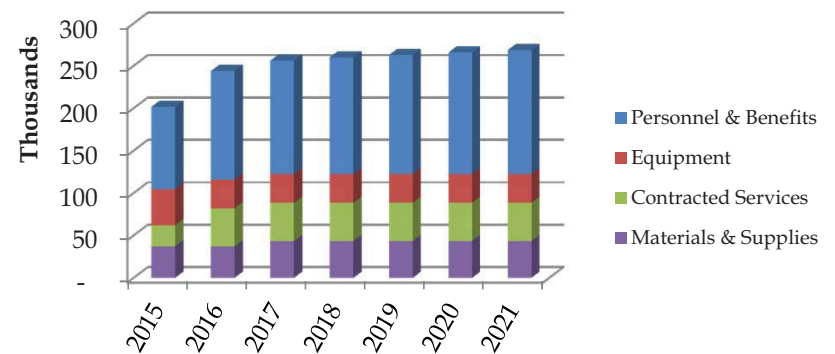
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>1.7</b>	<b>1.4</b>	<b>1.4</b>	<b>1.4</b>	<b>1.4</b>	<b>1.4</b>	<b>1.4</b>	<b>1.4</b>
<b>Parks Management</b>								
Personnel & Benefits	229,728	181,830	184,842	185,260	189,230	193,020	196,870	200,820
Equipment	14,878	10,000	10,916	10,000	10,000	10,000	10,000	10,000
Contracted Services	10,844	6,000	5,859	6,000	6,000	6,000	6,000	6,000
Materials & Supplies	19,874	38,570	17,322	23,030	23,030	23,030	23,030	23,030
<b>Parks Management Total</b>	<b>275,324</b>	<b>236,400</b>	<b>218,939</b>	<b>224,290</b>	<b>228,260</b>	<b>232,050</b>	<b>235,900</b>	<b>239,850</b>

## CITY PARK

**Program Description:** To provide grass cutting and leaf collection, maintenance of sandbased soccer field, baseball diamonds, lights for football and baseball, lacrosse box, water park, picnic area, playground and two washroom buildings. Work with sports user groups in a cost share and work share relationship to best enhance the playfields.

**Output:** Provide a high level of maintenance to one of the premier sports parks, cut grass on sports fields every 7 days, cultural turf maintenance including aeration, fertilizing four times annually, liming, overseeding and topdressing annually, cut entire park every 10 days. Litter collection every Monday and Friday. Picnic shelter checked and cleaned every Friday. Ball diamonds receive major tune up each spring. Tree care including inspections, fertilization and pruning. Integrated Pest Management (IPM) practises applied to turf, trees and plantings. Irrigation system maintenance.

6 Year Expenditure Comparison



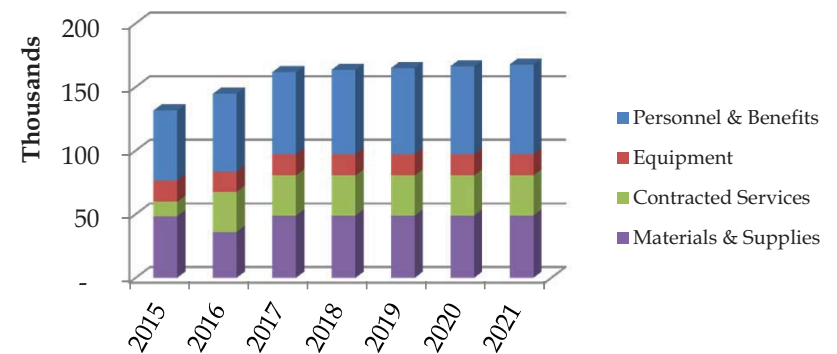
Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 7.27	\$ 8.68	\$ 8.99
Acres of Park	29.92	29.92	29.92
Cost per Acre	\$ 6,741	\$ 8,151	\$ 8,560

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>1.2</b>	<b>1.4</b>	<b>1.2</b>	<b>1.4</b>	<b>1.4</b>	<b>1.4</b>	<b>1.4</b>	<b>1.4</b>
<b>City Park</b>								
Personnel & Benefits	97,008	127,805	103,630	133,620	137,620	140,370	143,170	146,020
Equipment	42,372	34,000	33,994	34,000	34,000	34,000	34,000	34,000
Contracted Services	24,862	45,000	7,535	45,000	45,000	45,000	45,000	45,000
Materials & Supplies	37,453	37,060	49,899	43,500	43,500	43,500	43,500	43,500
<b>City Park Total</b>	<b>201,695</b>	<b>243,865</b>	<b>195,058</b>	<b>256,120</b>	<b>260,120</b>	<b>262,870</b>	<b>265,670</b>	<b>268,520</b>

**DOUGLAS PARK**

**Program Description:** To provide grass cutting and leaf collection, maintenance of water park, maintenance of handicap accessible playground as well as the sand based playground, maintenance of sports box and tennis courts, planting and maintaining ornamental garden beds, maintenance of the cenotaph, maintenance of the spirit square, tree care and irrigation system maintenance. To coordinate and schedule park maintenance to fit the needs of special use groups such a Community Days, Cruise In, Market in the Park, etc.

**Output:** Provide a high level of maintenance to a premier multi use park, cut grass every 7 days, fertilize, aerate 2-3 times as required for lush green turf, overseeding and liming annually. Garden beds receive watering deadheading and fertilizing 2-3 times weekly. Litter collection done twice per week. Zero tolerance to graffiti. Sports box checked bi-weekly, cleaned and repaired as required. Integrated Pest Management (IPM) practises applied to turf, trees and plantings. Tree care including inspections, fertilization and pruning. Irrigation system maintenance.

**6 Year Expenditure Comparison**

Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 4.74	\$ 5.15	\$ 5.68
Acres of Park	8.24	8.24	8.24
Cost per Acre	\$ 15,967	\$ 17,565	\$ 19,629

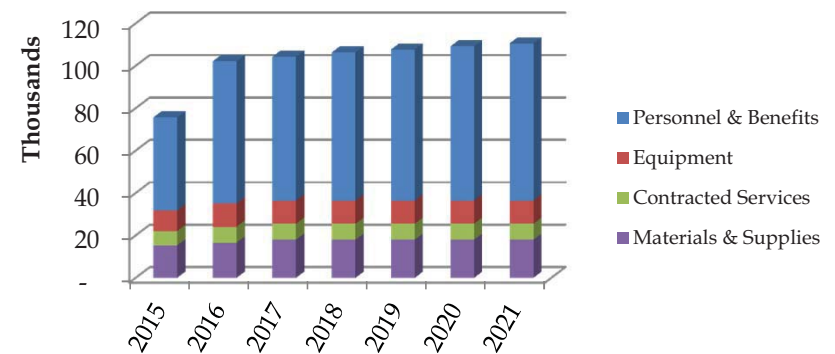
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>0.7</b>	<b>0.7</b>	<b>0.8</b>	<b>0.7</b>	<b>0.7</b>	<b>0.7</b>	<b>0.7</b>	<b>0.7</b>
<b>Douglas Park</b>								
Personnel & Benefits	54,833	61,115	74,521	64,460	66,390	67,720	69,070	70,450
Equipment	17,009	16,000	19,073	16,785	16,785	16,785	16,785	16,785
Contracted Services	11,235	31,500	8,807	31,500	31,500	31,500	31,500	31,500
Materials & Supplies	48,488	36,120	45,922	49,000	49,000	49,000	49,000	49,000
<b>Douglas Park Total</b>	<b>131,565</b>	<b>144,735</b>	<b>148,323</b>	<b>161,745</b>	<b>163,675</b>	<b>165,005</b>	<b>166,355</b>	<b>167,735</b>

## SENDALL GARDENS

**Program Description:** To provide grass cutting and leaf collection, planting and maintaining botanical beds, maintenance of Tropical Greenhouse, Legacy Garden, washroom building and caretaker's house. To enhance the horticultural beauty of this park to suit the needs of wedding photography and the enjoyment of the general public.

**Output:** Provide a high level of maintenance to the botanical garden area. Cut grass every 7 days, fertilize 2-3 times as required for lush green turf. Due to its high usage, this park receives regular maintenance, 3-4 days per week. The Tropical Greenhouse is open daily to the public, pruned and monitored weekly. The fountain is checked and cleaned every Monday and Friday. Litter collection take place on every Monday and Friday. Integrated Pest Management (IPM) practises applied to turf, trees and plantings. Tree care including inspections, fertilization and pruning. Irrigation system maintenance.

6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 2.73	\$ 3.64	\$ 3.66
Acres of Park	4.00	4.00	4.00
Cost per Acre	\$ 18,928	\$ 25,556	\$ 26,073

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>0.6</b>	<b>0.8</b>	<b>1.0</b>	<b>0.8</b>	<b>0.8</b>	<b>0.8</b>	<b>0.8</b>	<b>0.8</b>
<b>Sendall Gardens</b>								
Personnel & Benefits	43,874	67,115	89,209	67,790	69,830	71,230	72,660	74,110
Equipment	9,761	11,000	14,366	11,000	11,000	11,000	11,000	11,000
Contracted Services	6,763	7,500	7,404	7,500	7,500	7,500	7,500	7,500
Materials & Supplies	15,315	16,610	13,471	18,000	18,000	18,000	18,000	18,000
<b>Sendall Gardens Total</b>	<b>75,713</b>	<b>102,225</b>	<b>124,450</b>	<b>104,290</b>	<b>106,330</b>	<b>107,730</b>	<b>109,160</b>	<b>110,610</b>

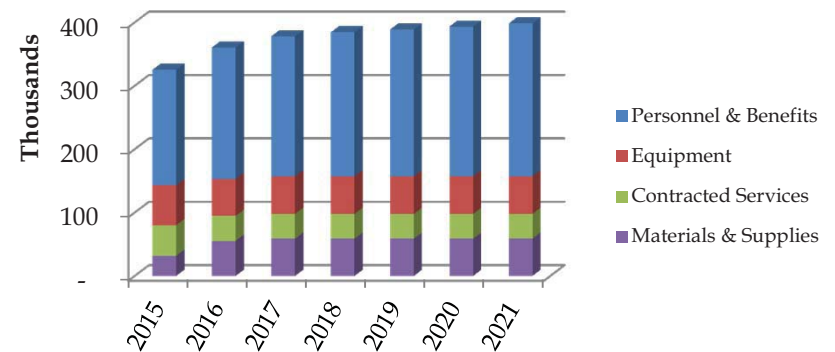


## OTHER PARKS

**Program Description:** To provide regular inspections and maintenance of all playgrounds, bi-weekly maintenance of fountain at Innes Corners, grass cutting and leaf collection and pruning. Maintenance and upgrading of the Nature Trail system and Nicomekl Floodplain system, clean and resurface trails as required. Install all donated items initiated through the Langley Parks Foundation Gift Program. Upgrade park amenities as required: Fountains, basketball hoops, etc.

**Output:** Regular bi-weekly inspections of all playground equipment, walking trails, park washrooms. Inspection and maintenance of all irrigation systems, and 3 Water Parks. Regular maintenance to softball diamonds and other soccer fields, fertilized once and aerated twice. Annually repair, sand and refinish the City's wooden benches and picnic tables. Tree assessments performed annually.

6 Year Expenditure Comparison



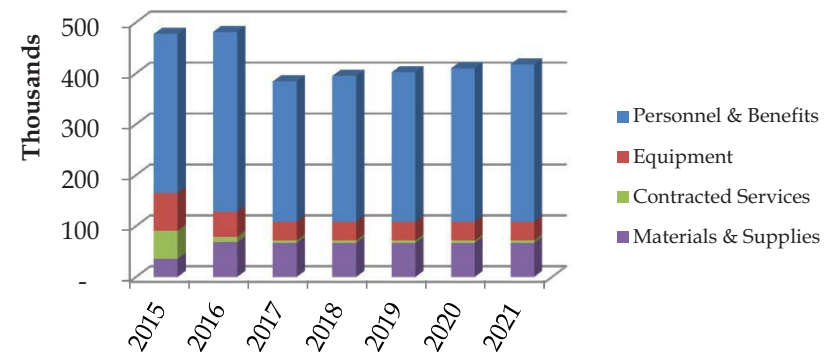
Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 11.73	\$ 12.83	\$ 13.27

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	2.1	2.3	2.3	2.3	2.3	2.3	2.3	2.3
Other Parks								
Personnel & Benefits	181,899	207,565	232,919	220,740	226,880	231,450	236,080	240,830
Equipment	63,241	58,325	74,910	59,550	59,550	59,550	59,550	59,550
Contracted Services	48,238	39,200	56,661	39,200	39,200	39,200	39,200	39,200
Materials & Supplies	31,956	55,510	24,120	58,770	58,770	58,770	58,770	58,770
Other Parks Total	325,334	360,600	388,610	378,260	384,400	388,970	393,600	398,350

**BOULEVARD MAINTENANCE**

**Program Description:** To plant, monitor, and maintain the City's street trees, implement and maintain hanging basket program, enhance and maintain boulevards and centre medians, Plant and maintain seasonal colour in Downtown planters. To implement and maintain the City's Integrated Pest Management Policy, the monitoring and initiating of new maintenance practices. This program also provides for the annual Christmas light displays.

**Output:** Regular maintenance to enhance the City's streetscapes, removal of weeds and debris from main thorough fares. Plant and maintain 30 planters in the Downtown area, water, fertilize and deadhead 3 times per week. Manage and maintain 1,800 Street Trees, includes monitoring for pests and regular pruning. Plan and plant additional 50 trees per year. Approximately 210 moss hanging baskets receive water and fertilizer 4 times per week, are monitored for pests, and deadheaded 3 times during the season. Safety and sightline work, hedging and maintenance to Boulevard plantings. Integrated Pest Management (IPM) practises applied to turf, trees and plantings. Irrigation system maintenance. Service request work performed.

**6 Year Expenditure Comparison**

Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 17.21	\$ 17.14	\$ 13.48

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>4.1</b>	<b>4.3</b>	<b>3.4</b>	<b>3.3</b>	<b>3.3</b>	<b>3.3</b>	<b>3.3</b>	<b>3.3</b>
<b>Boulevard Maintenance</b>								
Personnel & Benefits	312,392	353,585	291,928	275,330	286,090	293,460	300,980	308,640
Equipment	73,915	49,500	61,150	37,030	37,030	37,030	37,030	37,030
Contracted Services	55,544	10,500	21,082	4,810	4,810	4,810	4,810	4,810
Materials & Supplies	35,559	68,050	53,451	67,000	67,000	67,000	67,000	67,000
<b>Boulevard Maintenance Total</b>	<b>477,410</b>	<b>481,635</b>	<b>427,611</b>	<b>384,170</b>	<b>394,930</b>	<b>402,300</b>	<b>409,820</b>	<b>417,480</b>

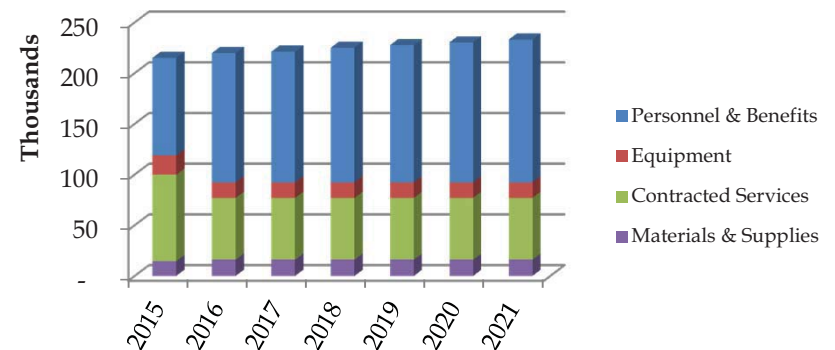


## CITY IMAGE MAINTENANCE

**Program Description:** Beautification of City using plantings and maintaining garden beds at various parks. Provide a high level of horticulture maintenance at Sendall Gardens for botanical beds and tropical greenhouse. Maintain and cut park turf on a regular basis. Remove graffiti and repair vandalism in an efficient and timely manner. Continually investigate new innovative methods to efficiently enhance the City.

**Output:** Grass cutting in most parks is done every 10 -12 days. Regular litter collection occurs every Monday and Friday, all Park garbage containers are emptied and stray litter is picked up in all parks. Routine graffiti and vandalism patrol on Mondays, graffiti removal and over painting are done as required in a timely and efficient manner. Plant 50 new trees annually. Innes corners fountain is cleaned and maintained every Monday and Friday. Innes Corners pressure washed twice annually.

6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 7.75	\$ 7.83	\$ 7.76

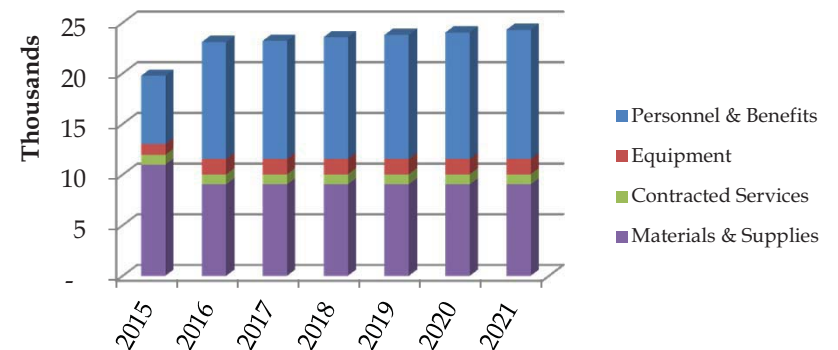
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	1.2	1.5	1.2	1.5	1.5	1.5	1.5	1.5
<b>City Image Maintenance</b>								
Personnel & Benefits	96,268	127,485	92,039	128,770	132,660	135,310	138,010	140,770
Equipment	19,100	15,400	14,902	15,400	15,400	15,400	15,400	15,400
Contracted Services	85,136	61,000	157,438	61,000	61,000	61,000	61,000	61,000
Materials & Supplies	14,570	16,000	19,263	16,000	16,000	16,000	16,000	16,000
<b>City Image Maintenance Total</b>	<b>215,074</b>	<b>219,885</b>	<b>283,642</b>	<b>221,170</b>	<b>225,060</b>	<b>227,710</b>	<b>230,410</b>	<b>233,170</b>

## GENERAL MAINTENANCE

**Program Description:** To plant around and enhance "Welcome to Langley" signs and to maintain all other parks signage. Purchase tools, equipment and supplies to perform tasks in an a cost effective manner. Cover dumping fees from excavation and park clean up.

**Output:** Clean and repair City signage as required. Purchase and install new signage as needed, such as Dog signs and Trail signs. Purchase replacement tools and equipment as required for the work force to perform their tasks in an efficient and timely manner. Purchase and distribute a variety of supplies, such as fertilizer, paint, lumber etc.

6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 0.71	\$ 0.82	\$ 0.81

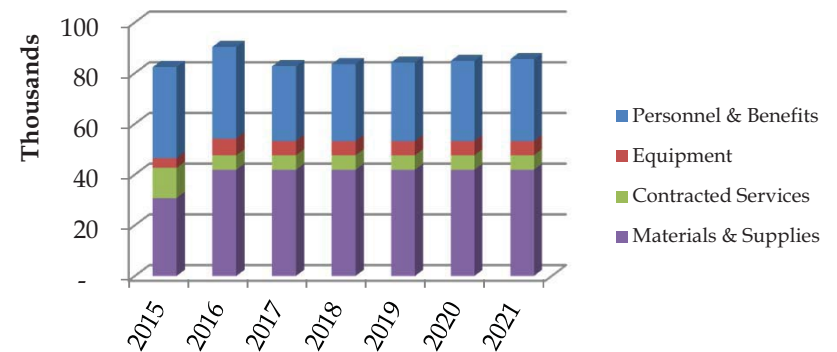
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	0.1	0.1	0.2	0.1	0.1	0.1	0.1	0.1
<b>General Maintenance</b>								
Personnel & Benefits	6,757	11,560	20,735	11,680	12,030	12,260	12,500	12,760
Equipment	1,051	1,500	2,518	1,500	1,500	1,500	1,500	1,500
Contracted Services	955	1,000	-	1,000	1,000	1,000	1,000	1,000
Materials & Supplies	10,988	9,030	(325)	9,030	9,030	9,030	9,030	9,030
<b>General Maintenance Total</b>	<b>19,751</b>	<b>23,090</b>	<b>22,928</b>	<b>23,210</b>	<b>23,560</b>	<b>23,790</b>	<b>24,030</b>	<b>24,290</b>

## OTHER PARKS COSTS

**Program Description:** To cover miscellaneous items, special events, unforeseen circumstances, new initiatives. Bi-annual clean up of all City walkways that interconnect neighbourhood and schools throughout the City.

**Output:** City Walkways receive regular maintenance and overall clean up, once in the Spring and again in the Fall. Travel costs and dumping fees from site excavations, tree and shrub removal, general park clean up and hauling to a dump site. Upgrades to school facilities that are being utilized by City user groups. Assist with volunteer initiatives within the City, such as the Point of Pride Program.

## 6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 2.97	\$ 3.22	\$ 2.90

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
Other Parks Costs								
Personnel & Benefits	36,001	36,140	40,596	29,450	30,350	30,960	31,580	32,210
Equipment	3,804	6,650	3,947	5,650	5,650	5,650	5,650	5,650
Contracted Services	11,824	5,705	2,899	5,705	5,705	5,705	5,705	5,705
Materials & Supplies	30,781	41,895	35,015	41,895	41,895	41,895	41,895	41,895
Other Parks Costs Total	82,410	90,390	82,457	82,700	83,600	84,210	84,830	85,460

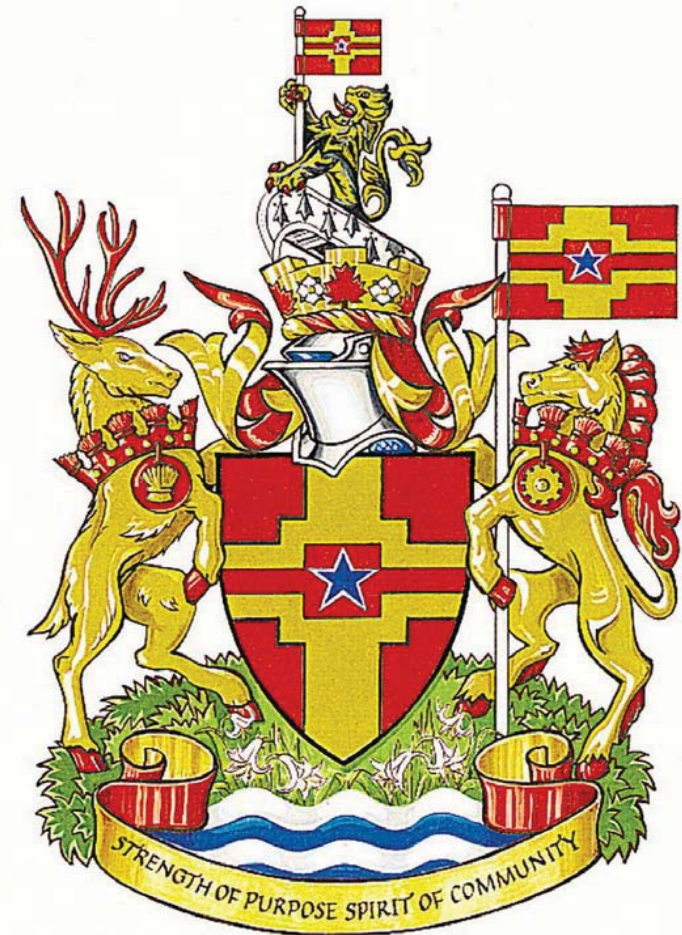
# Reserve Transfers



<b>RESERVE TRANSFERS</b>								
	<b>2015 Actual</b>	<b>2016</b>	<b>2016 YTD</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Reserve Transfers</b>								
<i>Financial Services</i>								
Banking Fees & Tax Prepayment Interest	10,041	9,000	8,863	9,000	9,000	9,000	9,000	9,000
	10,041	9,000	8,863	9,000	9,000	9,000	9,000	9,000
<i>Year-end Adjustments</i>								
Interfund Adjustments	61,045	-	-	-	-	-	-	-
	61,045	-	-	-	-	-	-	-
<i>Transfer to Reserve Accounts</i>								
Investment Income Reserve	367,474	125,000	-	125,000	125,000	125,000	125,000	125,000
Gaming Proceeds	6,542,247	6,000,000	5,155,046	6,400,000	6,400,000	6,400,000	6,400,000	6,400,000
Tax Rate Stabilization	-	-	-	-	-	-	-	-
Future Policing Costs	27,214	-	-	-	-	-	-	-
Community Works Fund	123,525	127,680	-	127,680	127,680	127,680	127,680	127,680
MRN Rehabilitation	542,918	286,395	250,946	285,015	284,735	284,735	284,735	284,735
	7,603,378	6,539,075	5,405,992	6,937,695	6,937,415	6,937,415	6,937,415	6,937,415
<i>Transfer to Statutory Reserves</i>								
Fire Department Equipment	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
Capital Works	1,232,617	756,950	756,950	879,450	879,450	879,450	879,450	879,450
Machinery Replacement	405,071	250,000	446,313	250,000	250,000	250,000	250,000	250,000
Off Street Parking	17,066	11,600	10,944	11,600	11,600	11,600	11,600	11,600
Office Equipment Replacement	46,500	46,500	46,500	46,500	46,500	46,500	46,500	46,500
Parks and Recreation	177,500	177,500	177,500	177,500	177,500	177,500	177,500	177,500
	1,933,754	1,297,550	1,493,207	1,420,050	1,420,050	1,420,050	1,420,050	1,420,050
<i>Transfer from Reserve Accounts</i>								
Gaming Proceeds	460,260	622,140	-	685,790	685,790	685,790	685,790	685,790
Tax Rate Stabilization	-	-	-	-	-	-	-	-
Sewer Insurance Claim	-	-	-	-	-	-	-	-
Future Policing Costs	106,014	562,500	27,214	587,700	587,700	587,700	587,700	587,700
	566,274	1,184,640	27,214	1,273,490	1,273,490	1,273,490	1,273,490	1,273,490
<i>Transfer from Surplus</i>								
Operating Surplus	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Reserve Transfers</b>	<b>\$ 9,041,944</b>	<b>\$ 6,615,985</b>	<b>\$ 6,880,848</b>	<b>\$ 7,093,255</b>	<b>\$ 7,092,975</b>	<b>\$ 7,092,975</b>	<b>\$ 7,092,975</b>	<b>\$ 7,092,975</b>

# Sewerage & Drainage Fund

2017-2021 Financial Plan



**SEWER & DRAINAGE FUND**

The sewer user rate structure in 2017 will increase by 6.1% or \$0.06/CM. The sewer rate increase is to offset an increased allocation of administrative costs from the general fund, additional sewerage treatment fees and increment the annual transfer to reserves for future capital expenditures. Future years volume based rates for 2018-2021 are estimated to increase at \$0.05 annually.

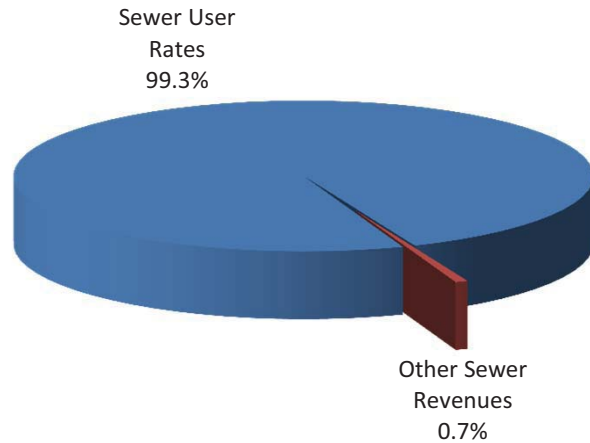
The consumption based charge will increase to \$1.04 per cubic meter (based on 80% of water consumption) and the flat fee will also increase to \$75. Sewerage and Drainage rates are designed to attain a user pay system by charging customers for their actual use. The average total cost for a Single Family Home in 2017 will be \$349.56 (an increase of \$40.84 over 2016), and \$233.08 (an increase of \$34.02 over 2016) for a Strata Dwelling.

Other Sewer revenues consist of Interest Income from investments as well as a proportionate share of interest and penalties which have been generated from outstanding taxes.

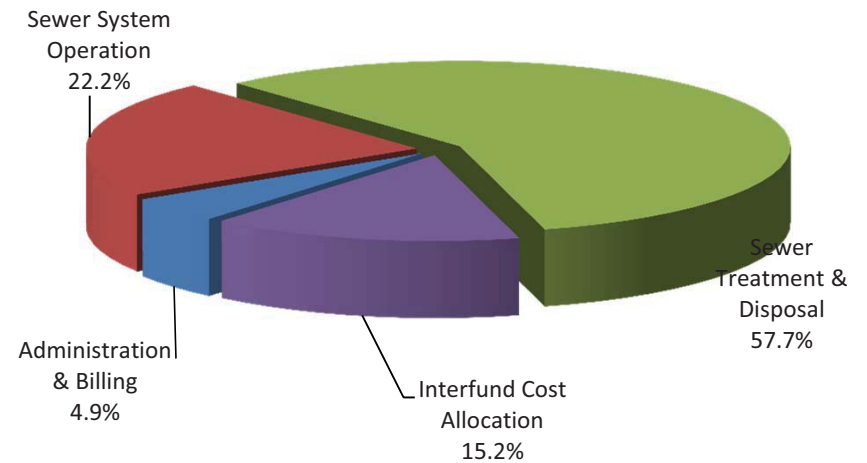
An annual levy from the GVS&DD for sewer treatment and disposal, accounts for over 61.5% of the expenditures in this fund. The GVS&DD has increased this levy by \$130,120 (7.4%) in 2017. The plan presented allows additional increases in the next four years of 3% annually for upgrades and improvements to treatment facilities.

Fiscal Services includes an annual "Interfund Cost Allocation" which is an allocation of expenses from the General Fund for Administration, Payroll, Purchasing, Customer Services, General Office Services, Insurance and claims.

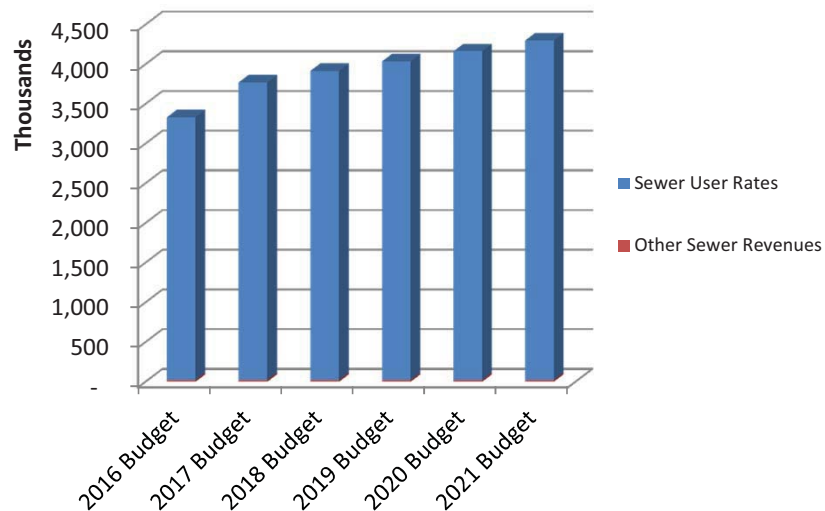
## Sewer & Drainage Fund Revenues



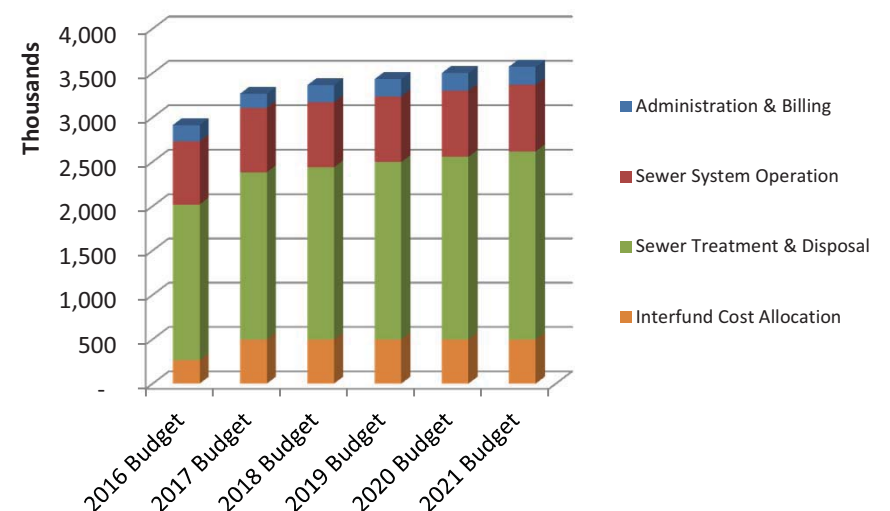
## Sewer & Drainage Fund Expenditures



## 6 Year Revenue Comparison



## 6 Year Expenditure Comparison





## SEWER &amp; DRAINAGE FUND

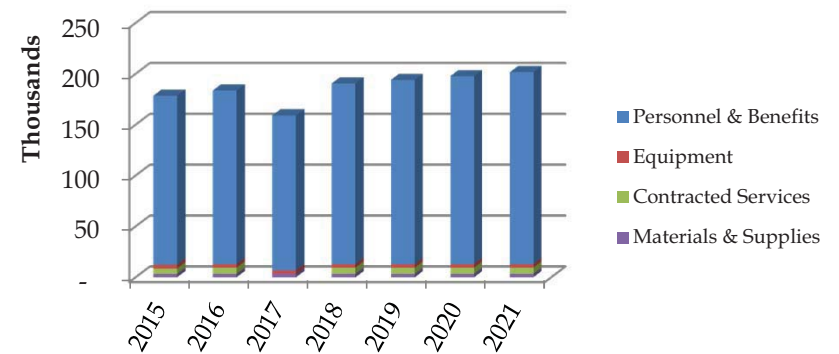
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Revenues</b>								
Sewer User Rates	\$ 3,215,178	\$ 3,306,735	\$ 2,872,827	\$ 3,746,060	\$ 3,890,480	\$ 4,010,950	\$ 4,138,660	\$ 4,274,230
Other Sewer Revenues	32,505	26,500	-	26,500	26,500	26,500	26,500	26,500
<b>Total Revenues</b>	<b>\$ 3,247,683</b>	<b>\$ 3,333,235</b>	<b>\$ 2,872,827</b>	<b>\$ 3,772,560</b>	<b>\$ 3,916,980</b>	<b>\$ 4,037,450</b>	<b>\$ 4,165,160</b>	<b>\$ 4,300,730</b>
<b>Expenditures</b>								
Administration & Billing	\$ 178,604	\$ 183,670	\$ 173,702	\$ 159,070	\$ 190,580	\$ 194,150	\$ 197,770	\$ 201,460
Sewer System Operation	686,503	710,750	556,995	725,810	733,970	739,580	745,310	751,160
Sewer Treatment & Disposal	1,732,538	1,755,165	1,760,743	1,885,295	1,941,545	1,999,485	2,059,165	2,120,635
Interfund Cost Allocation	264,950	264,950	198,712	497,385	497,385	497,385	497,385	497,385
<b>Total Expenditures</b>	<b>\$ 2,862,595</b>	<b>\$ 2,914,535</b>	<b>\$ 2,690,152</b>	<b>\$ 3,267,560</b>	<b>\$ 3,363,480</b>	<b>\$ 3,430,600</b>	<b>\$ 3,499,630</b>	<b>\$ 3,570,640</b>
	<b>385,088</b>	<b>418,700</b>	<b>182,675</b>	<b>505,000</b>	<b>553,500</b>	<b>606,850</b>	<b>665,530</b>	<b>730,090</b>
<b>Add:</b>								
Transfer from Reserve Accounts	-	-	-	-	-	-	-	-
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from Surplus	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
<b>Deduct:</b>								
Transfer to Reserve Accounts	411,005	418,700	398,700	505,000	553,500	606,850	665,530	730,090
Transfer to Statutory Reserves	-	-	-	-	-	-	-	-
Year-end Adjustments	(26,418)	-	-	-	-	-	-	-
	384,587	418,700	398,700	505,000	553,500	606,850	665,530	730,090
<b>Surplus (Deficit)</b>	<b>\$ 501</b>	<b>\$ -</b>	<b>\$ (216,025)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

DEPT. BUDGET SUMMARY	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	3.2	4.3	3.3	4.3	4.3	4.3	4.3	4.3
<b>Operating Cost Summary</b>								
Sewer & Drainage Revenues	\$ (3,247,683)	\$ (3,333,235)	\$ (2,872,827)	\$ (3,772,560)	\$ (3,916,980)	\$ (4,037,450)	\$ (4,165,160)	\$ (4,300,730)
Personnel & Benefits	344,978	440,380	339,172	424,540	458,210	467,390	476,740	486,280
Equipment	61,698	65,580	35,968	65,580	65,580	65,580	65,580	65,580
Contracted Services	2,097,041	2,078,165	2,030,952	2,212,295	2,274,545	2,332,485	2,392,165	2,453,635
Materials & Supplies	743,465	749,110	682,760	1,070,145	1,118,645	1,171,995	1,230,675	1,295,235
<b>Total Operating Cost</b>	-\$ 501	\$ -	\$ 216,025	\$ -	\$ -	\$ -	\$ -	\$ -

**ADMINISTRATION & BILLING**

**Program Description:** Costs are for the provision of the following services: Administration of Sewerage & Drainage maintenance, Billing and Collection.

**Output:** The primary expenditure in this program is Personnel costs. These costs are associated with administering the maintenance of the sewer system, and other costs associated with billing and collection of sewerage revenues.

**6 Year Expenditure Comparison**

Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 6.44	\$ 6.54	\$ 5.58

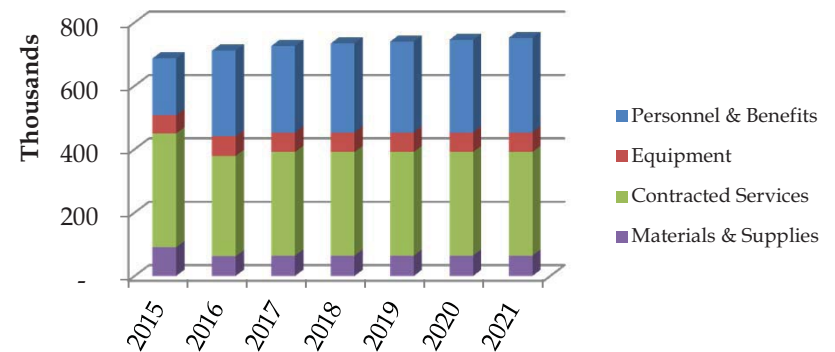
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>1.1</b>	<b>1.2</b>	<b>1.2</b>	<b>1.2</b>	<b>1.2</b>	<b>1.2</b>	<b>1.2</b>	<b>1.2</b>
<b>Administration &amp; Billing</b>								
Personnel & Benefits	166,162	170,670	170,786	152,070	177,580	181,150	184,770	188,460
Equipment	3,742	3,500	2,916	3,500	3,500	3,500	3,500	3,500
Contracted Services	5,200	6,000	-	-	6,000	6,000	6,000	6,000
Materials & Supplies	3,500	3,500	-	3,500	3,500	3,500	3,500	3,500
<b>Administration &amp; Billing Total</b>	<b>178,604</b>	<b>183,670</b>	<b>173,702</b>	<b>159,070</b>	<b>190,580</b>	<b>194,150</b>	<b>197,770</b>	<b>201,460</b>

## SEWER SYSTEM OPERATION

**Program Description:** Provides for the maintenance and repair of the community's sanitary sewer and drainage systems. Services include sanitary sewer flushing of mains, repairing plugged services, locating and adjusting manholes, repairing sanitary and drainage mains and manholes. There is also regular monitoring of the amount of flow in the sanitary sewer system to determine if there is an inflow and infiltration problem in the system.

**Output:** To maintain the drainage, storm sewer and sanitary sewer system to remove impediments in order to operate effectively during peak demand and flood conditions. To maintain our four sanitary lift stations that form a key part of our sanitary sewerage distribution system. These stations convey liquid waste from some of the lower lying areas within the city, through a series of pumps, to the Greater Vancouver Sewer & Drainage District transmission mains. Regular maintenance to the pumps and other components of the lift station is required to minimize the threat of sanitary backups to businesses and residences in these areas.

6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 24.75	\$ 25.29	\$ 25.47

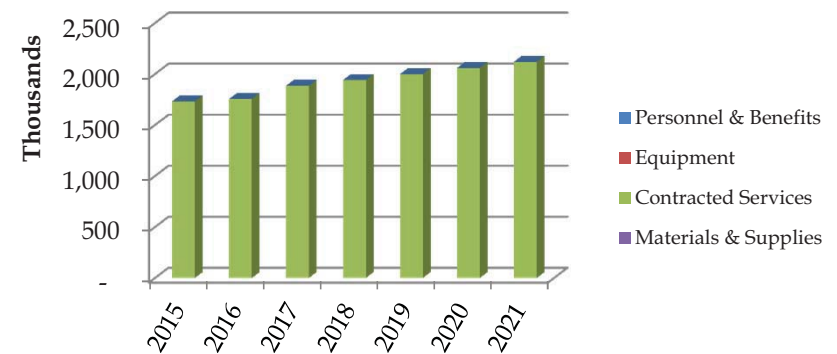
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>2.1</b>	<b>3.1</b>	<b>2.1</b>	<b>3.1</b>	<b>3.1</b>	<b>3.1</b>	<b>3.1</b>	<b>3.1</b>
<b>Sewer System Operation</b>								
Personnel & Benefits	178,816	269,710	168,386	272,470	280,630	286,240	291,970	297,820
Equipment	57,956	62,080	33,052	62,080	62,080	62,080	62,080	62,080
Contracted Services	359,303	317,000	270,209	327,000	327,000	327,000	327,000	327,000
Materials & Supplies	90,428	61,960	85,348	64,260	64,260	64,260	64,260	64,260
<b>Sewer System Operation Total</b>	<b>686,503</b>	<b>710,750</b>	<b>556,995</b>	<b>725,810</b>	<b>733,970</b>	<b>739,580</b>	<b>745,310</b>	<b>751,160</b>

## SEWER TREATMENT &amp; DISPOSAL

**Program Description:** The City's sanitary discharge is dumped to the Annasis Island treatment plant, which is operated by the GVS&DD. An annual levy is charged by the GVS&DD to recover the operating cost for the treatment plant. The GVS&DD will be starting to meter the actual sanitary discharge from the City, therefore the annual levy will be phased out over the next five years and the City will be charged on actual discharge volume.

Output:

6 Year Expenditure Comparison



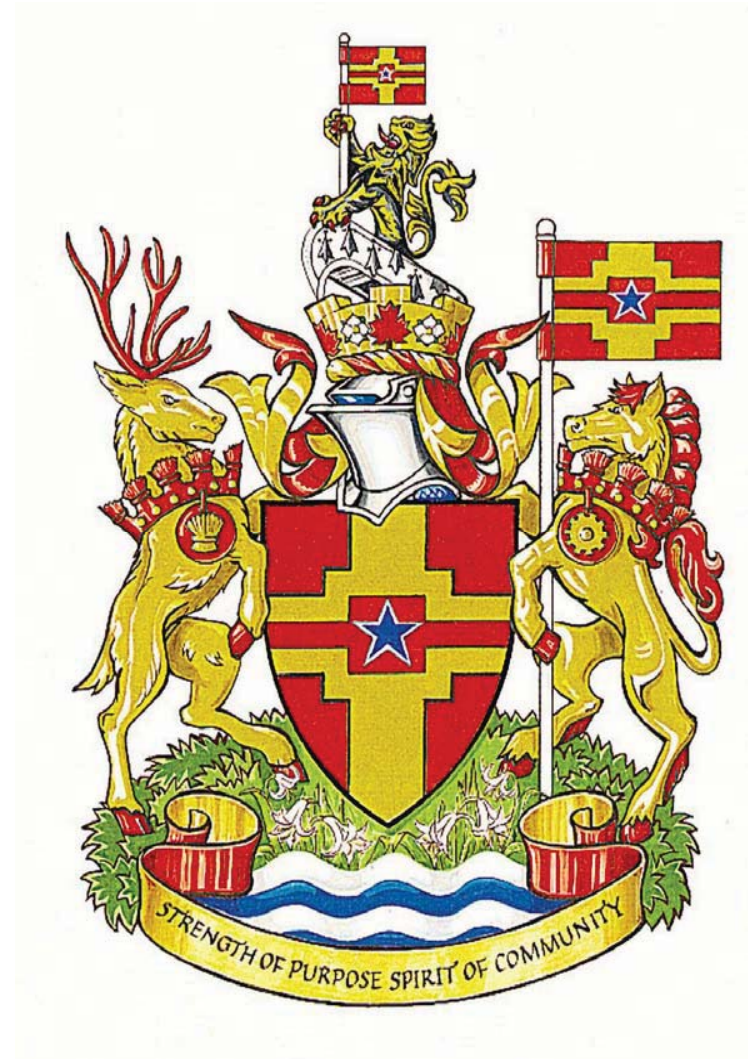
Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 62.46	\$ 62.46	\$ 66.15

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sewer Treatment & Disposal								
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	1,732,538	1,755,165	1,760,743	1,885,295	1,941,545	1,999,485	2,059,165	2,120,635
Materials & Supplies	-	-	-	-	-	-	-	-
<b>Sewer Treatment &amp; Disposal Total</b>	<b>1,732,538</b>	<b>1,755,165</b>	<b>1,760,743</b>	<b>1,885,295</b>	<b>1,941,545</b>	<b>1,999,485</b>	<b>2,059,165</b>	<b>2,120,635</b>

SEWER & DRAINAGE FUND RESERVE TRANSFERS								
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Reserve Transfers</b>								
<i>Financial Services</i>								
N/A	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
<i>Interfund Transfers</i>								
Interfund Cost Allocation	264,950	264,950	198,712	497,385	497,385	497,385	497,385	497,385
	264,950	264,950	198,712	497,385	497,385	497,385	497,385	497,385
<i>Allocation to Reserve Accounts</i>								
Investment Income Reserve	26,005	20,000	-	20,000	20,000	20,000	20,000	20,000
Reserve - Sewer Future Capital	385,000	398,700	398,700	485,000	533,500	586,850	645,530	710,090
	411,005	418,700	398,700	505,000	553,500	606,850	665,530	730,090
<i>Year-end Adjustments</i>								
Interfund Adjustments	(26,418)	-	-	-	-	-	-	-
	(26,418)	-	-	-	-	-	-	-
<b>Total Reserve Transfers</b>	<b>\$ 649,537</b>	<b>\$ 683,650</b>	<b>\$ 597,412</b>	<b>\$ 1,002,385</b>	<b>\$ 1,050,885</b>	<b>\$ 1,104,235</b>	<b>\$ 1,162,915</b>	<b>\$ 1,227,475</b>

# Water Fund

## 2017-2021 Financial Plan



**WATER FUND**

Water fees are made up of two components, a flat fee and a volume based fee. Volume is based on the property's metered water consumption, which is then billed on an annual basis for most residential properties and low consumption commercial properties. The consumption based charge will remain constant in 2017 however the flat fee will be increasing to \$75. Future years volume based rates for 2018-2021 are estimated to increase at \$0.03 annually.

The flat rate increase is to offset an increased allocation of administrative costs from the general fund, increase in the GVWD water rates and an increases in wages and supplies.

Water rates are designed to attain a user pay system by charging customers for their actual use. The average total cost for a Single Family Home in 2017 will be \$457.80(an increase of \$25.00 over 2016), and \$295.33 (an increase of \$25.00 over 2016) for a Strata Dwelling.

Commercial Water usage is also metered, but is billed on a bi-monthly basis instead of annually. If the bi-monthly bill is paid before the discount date the rates are comparable to residential rates, otherwise they are 10% higher.

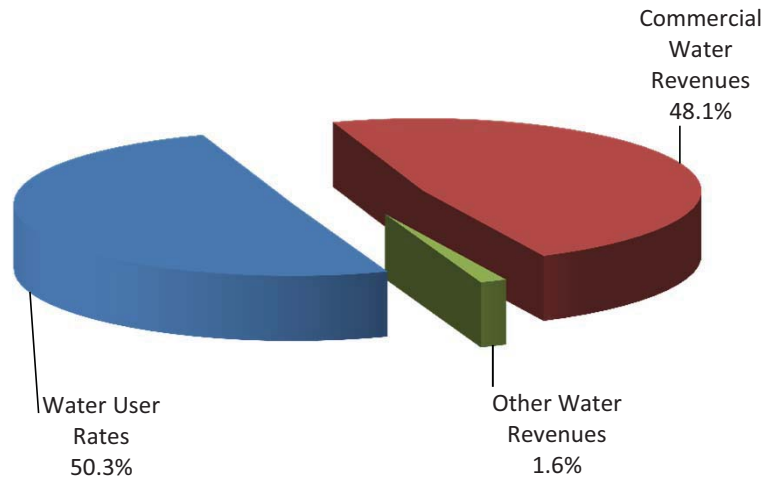
Other Water revenues consist of Interest Income from investments as well as a proportionate share of interest and penalties which have been generated from outstanding taxes. Also included is a recovery fee for the maintenance and operation of fire hydrants.

Fiscal Services includes an annual "Interfund Cost Allocation" which is an allocation of expenses from the General Fund for Administration, Payroll, Purchasing, Customer Services, General Office Services, Insurance and claims.

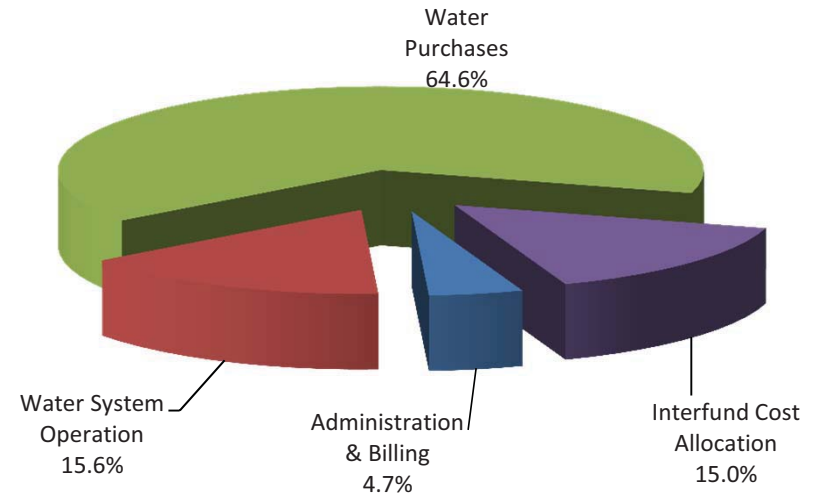
The GVWD has indicated that there will be increases in water costs over the next 5 years to allow for improved water filtration, the plan presented includes an increase of 1.1% in rates for 2017. The water purchase cost of \$2.6 million makes up 68.4% of the expenditures in the water fund. The plan presented allows additional increases in the next four years (2018-2021) of 3.0% annually.



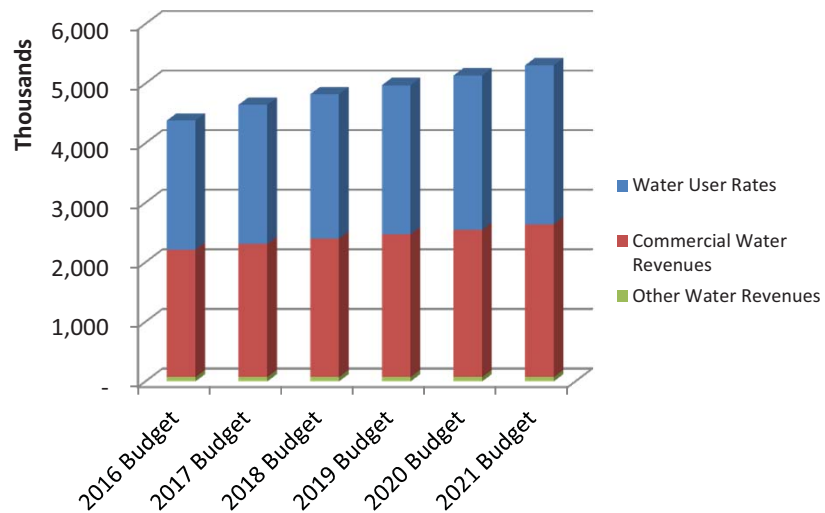
## Water Fund Revenues



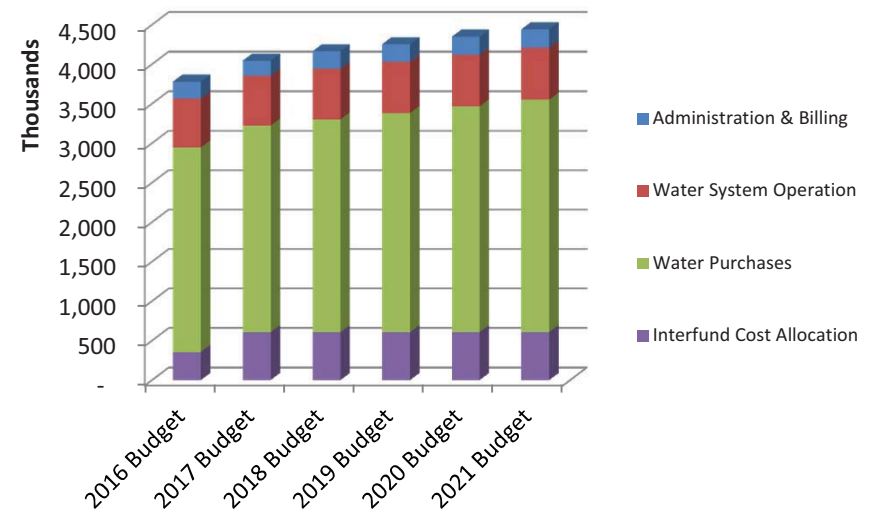
## Water Fund Expenditures



## 6 Year Revenue Comparison



## 6 Year Expenditure Comparison



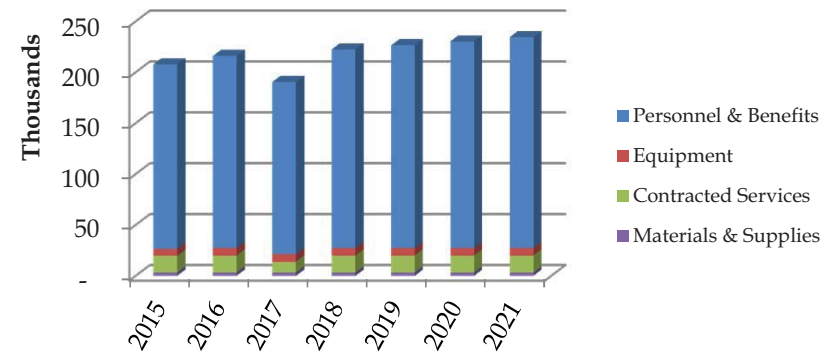
WATER FUND									
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget	
<b>Revenues</b>									
Water User Rates	\$ 2,181,588	\$ 2,166,630	\$ 2,164,449	\$ 2,338,555	\$ 2,425,145	\$ 2,501,725	\$ 2,590,120	\$ 2,668,545	
Commercial Water Revenues	2,036,290	2,140,795	1,532,243	2,234,465	2,323,765	2,400,345	2,473,970	2,567,165	
Other Water Revenues	77,270	72,500	41,115	72,500	72,500	72,500	72,500	72,500	
<b>Total Revenues</b>	<b>\$ 4,295,148</b>	<b>\$ 4,379,925</b>	<b>\$ 3,737,807</b>	<b>\$ 4,645,520</b>	<b>\$ 4,821,410</b>	<b>\$ 4,974,570</b>	<b>\$ 5,136,590</b>	<b>\$ 5,308,210</b>	
<b>Expenditures</b>									
Administration & Billing	\$ 207,899	\$ 216,020	\$ 205,571	\$ 190,510	\$ 222,560	\$ 226,480	\$ 230,450	\$ 234,510	
Water System Operation	578,127	618,875	608,016	631,695	640,085	645,825	651,675	657,645	
Water Purchases	2,476,132	2,587,530	2,148,459	2,615,400	2,693,850	2,774,650	2,857,880	2,943,600	
Interfund Cost Allocation	357,500	357,500	268,125	607,915	607,915	607,915	607,915	607,915	
<b>Total Expenditures</b>	<b>\$ 3,619,658</b>	<b>\$ 3,779,925</b>	<b>\$ 3,230,171</b>	<b>\$ 4,045,520</b>	<b>\$ 4,164,410</b>	<b>\$ 4,254,870</b>	<b>\$ 4,347,920</b>	<b>\$ 4,443,670</b>	
	<b>675,490</b>	<b>600,000</b>	<b>507,636</b>	<b>600,000</b>	<b>657,000</b>	<b>719,700</b>	<b>788,670</b>	<b>864,540</b>	
<b>Add:</b>									
Transfer from Reserve Accounts	-	-	-	-	-	-	-	-	
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-	
Transfer from Surplus	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	
<b>Deduct:</b>									
Transfer to Reserve Accounts	710,040	600,000	570,000	600,000	657,000	719,700	788,670	864,540	
Transfer to Statutory Reserves	-	-	-	-	-	-	-	-	
Year-end Adjustments	(34,627)	-	-	-	-	-	-	-	
	675,413	600,000	570,000	600,000	657,000	719,700	788,670	864,540	
<b>Surplus (Deficit)</b>	<b>\$ 77</b>	<b>\$ -</b>	<b>\$ (62,364)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

DEPT. BUDGET SUMMARY	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
<b>Operating Cost Summary</b>								
Water Revenues	\$ (4,295,148)	\$ (4,379,925)	\$ (3,737,807)	\$ (4,645,520)	\$ (4,821,410)	\$ (4,974,570)	\$ (5,136,590)	\$ (5,308,210)
Personnel & Benefits	449,235	464,280	484,669	447,550	481,990	491,650	501,470	511,500
Equipment	80,869	80,980	55,961	80,980	80,980	80,980	80,980	80,980
Contracted Services	2,602,249	2,754,225	2,300,758	2,785,925	2,870,375	2,951,175	3,034,405	3,120,125
Materials & Supplies	1,162,718	1,080,440	958,783	1,331,065	1,388,065	1,450,765	1,519,735	1,595,605
<b>Total Operating Cost</b>	-\$ 77	\$ -	\$ 62,364	\$ -	\$ -	\$ -	\$ -	\$ -

**ADMINISTRATION & BILLING**

**Program Description:** This program provides funding for Administration, as well as billing and collections of the City's water system. Provision for reading residential water meters once a year and reading commercial water meters once every two months. Water meter reading and maintenance is currently contracted to Neptune Technologies Inc.

**Output:** Water consumption is broken down into two categories, Residential and Commercial. Residential is currently read once a year and is billed on the annual property tax notice. Commercial accounts are read and billed on a bi-monthly basis. This program's main expenditure is for Wages & Benefits which includes a proportion of the Director of Engineering and the Manager of Engineering Operations.

**6 Year Expenditure Comparison**

Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 7.50	\$ 7.69	\$ 6.68

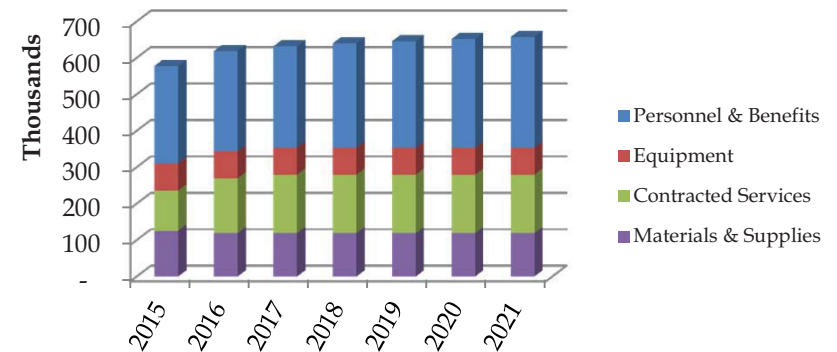
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	<b>1.6</b>	<b>1.6</b>	<b>1.6</b>	<b>1.6</b>	<b>1.6</b>	<b>1.6</b>	<b>1.6</b>	<b>1.6</b>
<b>Administration &amp; Billing</b>								
Personnel & Benefits	181,462	188,720	188,053	169,210	195,260	199,180	203,150	207,210
Equipment	6,855	7,300	6,445	7,300	7,300	7,300	7,300	7,300
Contracted Services	16,082	16,500	11,073	10,500	16,500	16,500	16,500	16,500
Materials & Supplies	3,500	3,500	-	3,500	3,500	3,500	3,500	3,500
<b>Administration &amp; Billing Total</b>	<b>207,899</b>	<b>216,020</b>	<b>205,571</b>	<b>190,510</b>	<b>222,560</b>	<b>226,480</b>	<b>230,450</b>	<b>234,510</b>

## WATER SYSTEM OPERATION

**Program Description:** To ensure proper operation of all facets of the water distribution system by undertaking a detailed maintenance program including: water mains, fire hydrants, line and lateral valves, PRV's, reservoir, pumps, backflow preventers, water meters and air valves.

**Output:** To provide excellent quality water to residents of the City; adhere to requirements set out in the Drinking Water Protection Act; and to extend the useful life of distribution infrastructure. To ensure the supply of potable water to the residents is uninterrupted and the quality is safe for consumption. To maintain fire hydrants and line valves annually. Water mains require flushing at least once per year to remove bio-deposits that can negatively affect water quality and provide a growth medium for harmful micro-organisms in the event they are introduced into the system. PRVs require maintenance to ensure system pressures do not fluctuate excessively. Maintain reservoir and pump stations to provide water storage, additional supply and pressure during peak demand.

### 6 Year Expenditure Comparison



Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 20.84	\$ 22.02	\$ 22.16

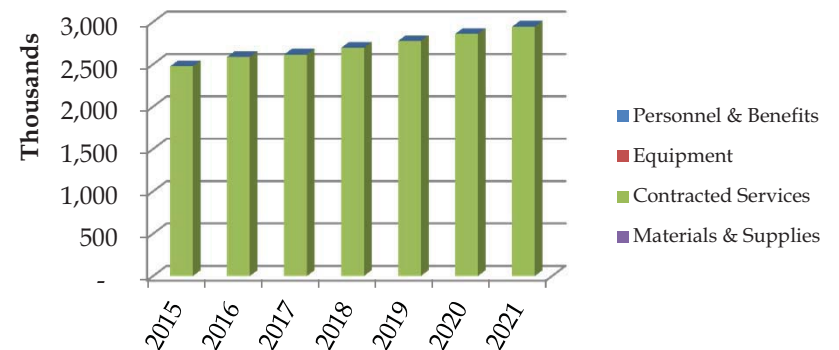
	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Staffing (F.T.E.'s)</b>	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9
<b>Water System Operation</b>								
Personnel & Benefits	267,773	275,560	296,616	278,340	286,730	292,470	298,320	304,290
Equipment	74,014	73,680	49,516	73,680	73,680	73,680	73,680	73,680
Contracted Services	110,692	150,625	141,827	160,625	160,625	160,625	160,625	160,625
Materials & Supplies	125,648	119,010	120,057	119,050	119,050	119,050	119,050	119,050
<b>Water System Operation Total</b>	578,127	618,875	608,016	631,695	640,085	645,825	651,675	657,645

## WATER PURCHASES

**Program Description:** The City purchases water from the GVWD (Greater Vancouver Water District) for all residential, industrial, commercial, and institutional properties. The City's water consumption is measured by a single meter from the GVWD and is billed on a monthly basis.

**Output:** All water is purchased from the GVWD to supply the residents of Langley. The City maintains a water reservoir to ensure supply of water to City residents in the case of any temporary stoppage in supply from the GVWD.

### 6 Year Expenditure Comparison



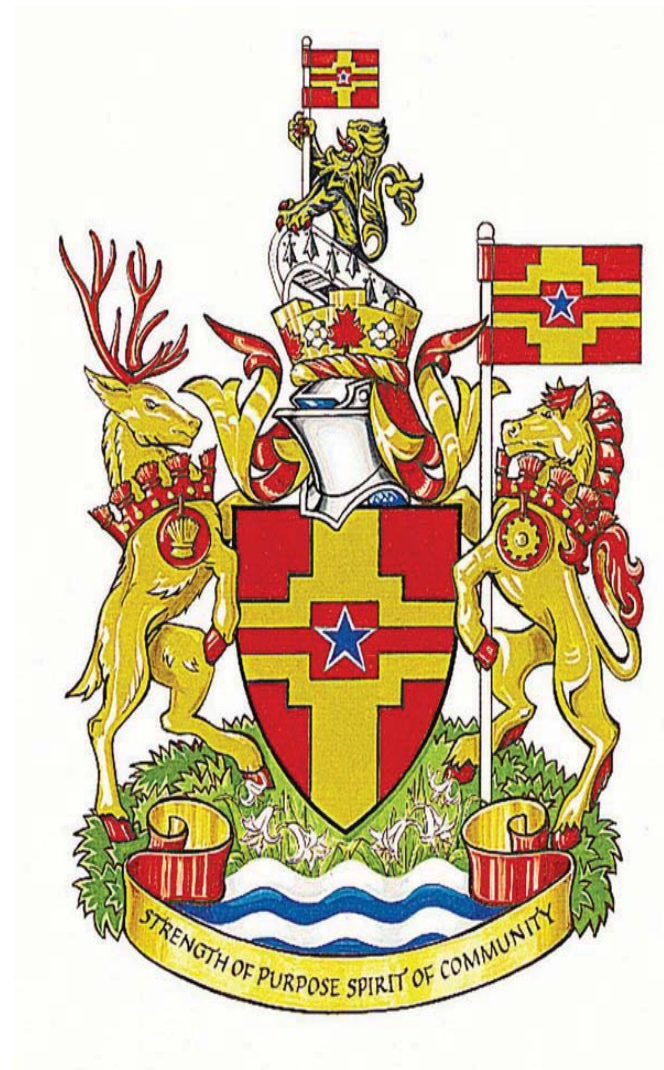
Key Program Statistics	2015	2016	2017
Cost per Capita	\$ 89.27	\$ 92.08	\$ 91.77

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Water Purchases</b>								
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	2,475,475	2,587,100	2,147,858	2,614,800	2,693,250	2,774,050	2,857,280	2,943,000
Materials & Supplies	657	430	601	600	600	600	600	600
<b>Water Purchases Total</b>	<b>2,476,132</b>	<b>2,587,530</b>	<b>2,148,459</b>	<b>2,615,400</b>	<b>2,693,850</b>	<b>2,774,650</b>	<b>2,857,880</b>	<b>2,943,600</b>

## WATER FUND RESERVE TRANSFERS

	2015 Actual	2016 Budget	2016 YTD	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget
<b>Reserve Transfers</b>								
<i>Financial Services</i>								
N/A	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
<i>Interfund Transfers</i>								
Interfund Cost Allocation	357,500	357,500	268,125	607,915	607,915	607,915	607,915	607,915
	357,500	357,500	268,125	607,915	607,915	607,915	607,915	607,915
<i>Allocation to Reserve Accounts</i>								
Investment Income Reserve	30,040	30,000	-	30,000	30,000	30,000	30,000	30,000
Reserve - Water Future Capital	680,000	570,000	570,000	570,000	627,000	689,700	758,670	834,540
	710,040	600,000	570,000	600,000	657,000	719,700	788,670	864,540
<i>Year-end Adjustments</i>								
Interfund Adjustments	(34,627)	-	-	-	-	-	-	-
	(34,627)	-	-	-	-	-	-	-
<b>Total Reserve Transfers</b>	<b>\$ 1,032,913</b>	<b>\$ 957,500</b>	<b>\$ 838,125</b>	<b>\$ 1,207,915</b>	<b>\$ 1,264,915</b>	<b>\$ 1,327,615</b>	<b>\$ 1,396,585</b>	<b>\$ 1,472,455</b>

# Capital Improvement Plan 2017 - 2026





## CAPITAL IMPROVEMENT PLAN - SUMMARY

<u>Capital Projects</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
General Government	743,000	557,500	47,500	532,500	47,500	32,500	47,500	32,500	47,500	32,500
Protective Services	372,770	987,000	212,000	115,000	102,500	1,430,000	115,000	2,582,000	92,000	82,000
Engineering Operations	9,640,185	4,590,000	5,711,000	3,624,775	5,018,465	1,653,730	2,668,915	2,850,790	3,534,500	23,114,430
Development Services	140,000	40,000	40,000	170,000	50,000	30,000	-	-	-	-
Parks & Recreation	3,868,700	1,004,300	1,414,000	1,898,000	1,315,000	1,210,000	820,000	740,000	795,000	11,180,000
Sewer Utility	4,045,000	2,175,000	1,193,500	1,289,025	1,231,250	883,750	1,458,870	2,017,615	1,105,355	8,853,745
Water Utility	2,948,490	940,000	1,100,325	1,251,090	1,114,910	892,405	2,079,910	1,558,805	926,925	2,771,280
Total Projects	21,758,145	10,293,800	9,718,325	8,880,390	8,879,625	6,132,385	7,190,195	9,781,710	6,501,280	46,033,955
<u>Available funding</u>										
Capital Works Reserve	1,546,575	1,266,900	740,111	252,293	1,181,737	432,313	316,753	595,878	571,448	2,046,889
Casino Revenues	9,178,735	5,754,845	4,977,860	3,277,860	3,677,860	2,532,860	3,757,860	5,377,860	2,677,860	22,810,450
Community Works (Gas Tax)	127,680	127,680	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800
DCC's	1,440,565	358,875	1,504,430	2,027,298	2,285,368	1,749,828	1,317,813	2,075,273	1,870,875	17,282,816
Fire Department Equipment	45,000	47,500	-	-	-	220,000	-	-	-	-
Future Police Cost Reserve	175,770	635,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Grants	5,614,745	-	715,000	-	-	-	-	-	-	500,000
Machinery Replacement	780,000	485,000	402,000	320,000	265,000	245,000	145,000	190,000	180,000	180,000
Municipal Road Network Reserv	217,000	-	-	1,700,000	-	-	-	-	-	1,600,000
Office Equipment	50,000	32,500	47,500	32,500	47,500	32,500	47,500	32,500	47,500	32,500
Off Street Parking	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	186,700	85,500	77,500	77,500	77,500	77,500	77,500	77,500	77,500	77,500
Sewer Future Capital	737,950	660,000	460,000	384,140	535,860	33,585	718,970	623,900	267,298	695,000
Special Bond Reserve	193,000	-	-	-	-	-	-	-	-	-
Water Future Capital	1,464,425	840,000	625,125	640,000	640,000	640,000	640,000	640,000	640,000	640,000
Surplus Allocation	-	-	-	-	-	-	-	-	-	-
Total Funding	21,758,145	10,293,800	9,718,325	8,880,390	8,879,625	6,132,385	7,190,195	9,781,710	6,501,280	46,033,955
Project Specific Borrowing	-	-	-	-	-	-	-	-	-	-
Unfunded Projects	-	-	-	-	-	-	-	-	-	-
<b>Debt Require to Fund Projects</b>	-	-	-	-	-	-	-	-	-	-
<b>Debt Cost</b>										
Repayment Cost @ 5% over 20 yrs	-	-	-	-	-	-	-	-	-	-
Cumulative Repayment	-	-	-	-	-	-	-	-	-	-
Cumulative Tax Impact Percentag	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

**Casino Proceeds**

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
January 30	\$ 1,719,725	\$ 1,862,600	\$ 1,621,696	\$ 1,665,558	\$ 1,463,179	\$ 1,429,327	\$ 1,378,245	\$ 1,399,402	\$ 1,482,940	\$ 1,717,838
April 30	1,933,575	1,873,423	1,801,088	1,721,029	1,609,202	1,575,666	1,492,915	1,314,140	1,638,526	1,672,818
July 30	1,818,747	1,631,121	1,660,649	1,626,263	1,450,817	1,499,421	1,455,348	1,367,395	1,508,463	1,633,102
October 30	1,953,694	1,691,385	1,680,559	1,552,942	1,419,426	1,422,425	1,454,260	1,454,050	1,722,439	1,804,105
<b>Casino Proceeds</b>	<b>\$ 7,425,741</b>	<b>\$ 7,058,529</b>	<b>\$ 6,763,992</b>	<b>\$ 6,565,792</b>	<b>\$ 5,942,624</b>	<b>\$ 5,926,839</b>	<b>\$ 5,780,768</b>	<b>\$ 5,534,987</b>	<b>\$ 6,352,368</b>	<b>\$ 6,827,863</b>
Enterprise Allocation	\$ 85,364	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 146,085	\$ 168,000
Community Grants	139,590	438,640	558,420	438,640	438,640	432,140	432,140	432,140	438,225	454,140
Capital	2,160,236	1,940,967	1,816,672	5,977,152	5,353,984	5,344,699	5,198,628	4,952,847	5,768,058	6,205,723
Debt Repayment / Lg Project	5,040,551	4,528,922	4,238,901	-	-	-	-	-	-	-
	<b>\$ 7,425,741</b>	<b>\$ 7,058,529</b>	<b>\$ 6,763,992</b>	<b>\$ 6,565,792</b>	<b>\$ 5,942,624</b>	<b>\$ 5,926,839</b>	<b>\$ 5,780,768</b>	<b>\$ 5,534,987</b>	<b>\$ 6,352,368</b>	<b>\$ 6,827,863</b>

**Casino Proceeds**

Tax rate effect if debt is repaid over 20 years through MFA at 3% interest

	Projects Completed	Annual Interest	Principal Repayment	Total Annual Repayment	Property Tax Effect
Previous year Projects	\$ 54,191,724	\$ 1,625,752	\$ 2,016,783	\$ 3,642,535	14.84%
2017 projects	9,178,735	275,362	341,593	616,955	2.51%
	<u>\$ 63,370,459</u>	<u>\$ 1,901,114</u>	<u>\$ 2,358,376</u>	<u>\$ 4,259,490</u>	<u>17.35%</u>

Every \$1 in debt generates another \$0.60 in interest cost over 20 years. So if we borrow \$10 million today we will repay \$16 million in interest and principal over the next 20 years. If we avoid the debt by using casino proceeds today (as per the policy) we will have an additional \$6 million available for infrastructure renewal.

Capital Projects funded through Casino Proceeds in 2017	Projects Completed	Annual Interest	Principal Repayment	Total Annual Repayment	Property Tax Effect
GG14 City Hall Landscaping by former main entrance	\$ 350,000	10,500	13,025	23,525	0.096%
E2 Road Rehabilitation	922,320	27,670	34,325	61,994	0.253%
E4 Pedestrian Facilities (DCC-R014)	250,000	7,500	9,304	16,804	0.068%
E6 Bicycle Facilities (DCC-R013)	200,000	6,000	7,443	13,443	0.055%
E7 Traffic Calming	400,000	12,000	14,886	26,886	0.110%
E8 Street Light Replacement	100,000	3,000	3,722	6,722	0.027%
E9 LED Lighting Fixture Replacement Program	200,000	6,000	7,443	13,443	0.055%
E11 56 Ave, Glover Rd to Langley Bypass	564,190	16,926	20,997	37,922	0.154%
E12 Douglas Crescent 204 St to 208 St	877,500	26,325	32,657	58,982	0.240%
E13 200 St Bridge Deck replacement Bridge to 50 Ave	1,233,000	36,990	45,887	82,877	0.338%
E14 Fraser Hwy: Langley Bypass to Landmark Way	193,675	5,810	7,208	13,018	0.053%
E16 Retaining Wall rehabilitation	200,000	6,000	7,443	13,443	0.055%
E17 Fraser Hwy: 204 St to 206 St - Concept Plan	200,000	6,000	7,443	13,443	0.055%
E19 Traffic Study 62 Ave / 203 St (Twp)	50,000	1,500	1,861	3,361	0.014%
P3 Trail System Upgrade	40,400	1,212	1,504	2,716	0.011%
P15 Penzer Park Youth Facilities (DCC - P013)	404,000	12,120	15,035	27,155	0.111%
P16 Rotary Centennial - Sports Field	353,500	10,605	13,156	23,761	0.097%
P17 Hunter Park	120,400	3,612	4,481	8,093	0.033%
P18 Brydon Sports Court Renovation	150,000	4,500	5,582	10,082	0.041%
P23 Floodplain Pedestrian Bridge Replacement	350,000	10,500	13,025	23,525	0.096%
P24 City Park Spray Park	150,000	4,500	5,582	10,082	0.041%
P25 Linwood Park Playground	75,750	2,273	2,819	5,092	0.021%
S2 48 Ave & 202 St Culvert rehabilitation	500,000	15,000	18,608	33,608	0.137%
S4 56 Ave, Glover Rd to Langley Bypass	144,000	4,320	5,359	9,679	0.039%
S6 Langley Bypass Culverts (Logan Creek)	100,000	3,000	3,722	6,722	0.027%
S8 50 Ave & 201A St. Culvert rehabilitation	300,000	9,000	11,165	20,165	0.082%
S9 Baldi Creek Culvert Replacement	300,000	9,000	11,165	20,165	0.082%

## City of Langley

## 2017 Capital Improvement Plan

S10	Reline Storm under railway Fraser Hwy & Prod	250,000	7,500	9,304	16,804	<b>0.068%</b>
W2	Eliminate Pipe Twinning	200,000	6,000	7,443	13,443	<b>0.055%</b>
		<u>\$ 9,178,735</u>	<u>\$ 275,362</u>	<u>\$ 341,593</u>	<u>\$ 616,955</u>	<u><b>2.513%</b></u>

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	Office Equipment Replacement 209	Capital Works Reserve 200	Grants	Casino Proceed 510	Machinery Equip 207
<b>General Government Services Projects</b>								
GG1	IT Computer Workstation Upgrade	2017	30,000	30,000				
GG2	IT Computer Server & IT Infrastructure Upgrade	2017	80,000		80,000			
GG3	Office Equipment Replacement	2017	15,000		15,000			
GG4	Photocopier Replacement	2017	20,000	20,000				
GG5	Website Upgrade	2017	30,000		30,000			
GG6	IT Software Upgrades	2017	30,000		30,000			
GG7	IT Tempest Prospero eApply	2017	18,000		18,000			
GG8	Corporate Communications Strategy	2017	25,000		25,000			
GG9	City Brand Implementation	2017	40,000		40,000			
GG10	City Hall Lighting Replacement	2017	10,000		10,000			
GG11	City Hall Carpet Replacement	2017	70,000		70,000			
GG12	City Hall HVAC	2017	10,000		10,000			
GG13	City Hall storage	2017	15,000		15,000			
GG14	City Hall Landscaping by former main entrance	2017	350,000				350,000	
			743,000	50,000	343,000	-	350,000	-

## General Government Services Capital Improvement Plan 2018 - 2026

Item	Description	2018	2019	2020	2021	2022	2023	2024	2025	2026
GG1	IT Computer Workstation Upgrade	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
GG2	IT Computer Server Upgrade	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
GG3	Office Equipment Replacement		15,000		15,000		15,000		15,000	
GG15	Property Acquisition	500,000		500,000						
GG16	Bylaw Vehicle	25,000								
		557,500	47,500	532,500	47,500	32,500	47,500	32,500	47,500	32,500

Funding Sources		2018	2019	2020	2021	2022	2023	2024	2025	2026
Office Equipment Replacement	352,500	32,500	47,500	32,500	47,500	32,500	47,500	32,500	47,500	32,500
Capital Works Reserve	-									
Parks & Recreation Reserve	-									
Machinery Replacement	25,000	25,000								
Grants	-									
Casino Proceeds	1,000,000	500,000		500,000						
	1,377,500	557,500	47,500	532,500	47,500	32,500	47,500	32,500	47,500	32,500

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
<b>General Government Services Projects</b>				
GG1	IT Computer Workstation Upgrade	Workstations are replaced after five years of service.	30,000	None.
GG2	IT Computer Server & IT Infrastructure Upgrade	Servers are replaced after five years of service.	80,000	None.
GG3	Office Equipment Replacement	Ongoing office equipment replacements.	15,000	None.
GG4	Photocopier Replacement	Replace the a number of photocopiers that are over 7 years old.	20,000	Reduction in ongoing maintenance costs.
GG5	Website Upgrade	Improve the website's information architecture for to enhance the way in information is organized, the labeling, navigation and search systems.	30,000	Reduced staff time to maintain the system.
GG6	IT Software Upgrades	Upgrade our Microsoft Office 2010 licenses to the latest version of the software. This software is used by most staff for word processing, spreadsheets and presentations. Microsoft Office integrates with our document management and other systems so we need to remain compatible.	30,000	None.
GG7	IT Tempest Prospero eApply	This program allows citizens and businesses to apply, pay fees and monitor the status of their permit and applications online providing enhanced customer service 24 x 7.	18,000	The system should free up staff time as more citizens and businesses use self-service online. There will be annual software maintenance costs of \$2,000 per year.
GG8	Corporate Communication Strategy	Develop a comprehensive, detailed strategic document that is designed to guide the communications of the organization for 3-4 years which would align with the new Strategic Plan.	25,000	None.
GG9	City Brand Implementation	The City is undertaking a rebranding exercise in 2016 and the new brand will require funds to implement for vehicle decals, clothing, signage, etc.	40,000	None.
GG10	City Hall Lighting Replacement	Replace pot lights to LED	10,000	Some reduction in power consumption
GG11	City Hall Carpet Replacement	Replace 10,000 sq ft of carpet tiles in the City Hall areas showing signs of wear.	70,000	None.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
GG12	City Hall HVAC	To resolve air heating and cooling issues in City Hall	10,000	Reduced staff time to maintain the system.
GG13	City Hall Storage	To provide a maintenance workshop space in the underground parkade	15,000	None.
GG14	City Hall landscaping by old front entrance	To repurpose and landscape area in front of the City Hall that use to be the main entrance converting it to a fire exit only.	350,000	None.
GG15	Property Acquisition	Purchase of strategic properties throughout the City.	500,000	Properties may become exempt from taxation due to municipal ownership and therefore reduce taxation revenue.
GG16	Bylaw Vehicle	Replace Bylaw vehicle	25,000	Operating and maintenance costs will reduce with new vehicles.



## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	Equipment Fire Dept. 212	Machinery Replacement Reserve 207	Future Police Costs Reserve 501	Office Equip. Replacement 209	Capital Works 200	Casino Proceeds
<b>Protective Services Projects</b>									
RP1	RCMP Office Equipment & Computers	2017	32,130			32,130			
RP2	RCMP Detachment Improvements	2017	143,640			143,640			
FD1	LCFRS Training Ground Props	2017	60,000					60,000	
FD2	LCFRS Mobile Data Terminal	2017	20,000					20,000	
FD3	LCFRS Assistant Chief Vehicle Replacement	2017	45,000	45,000					
FD4	LCFRS Hydraulic Rescue Tools	2017	25,000					25,000	
FD5	LCFRS Hose & Nozzles	2017	15,000					15,000	
FD6	LCFRS SCBA Equipment	2017	12,000					12,000	
FD7	LCFRS Air Cylinder Replacement	2017	15,000					15,000	
FD8	LCFRS Ground Ladders	2017	5,000					5,000	
			372,770	45,000	-	175,770	-	152,000	-

## Protective Services Capital Improvement Plan 2018 - 2026

Item	Description	2018	2019	2020	2021	2022	2023	2024	2025	2026
RP1	RCMP Office Equipment & Computers	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
RP2	RCMP Detachment Repairs	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
FD1	LCFRS Training Ground Props					50,000				
FD2	LCFRS Mobile Data Terminal	10,000	10,000	10,000	10,000					
FD4	LCFRS Hydraulic Rescue Tools	25,000	25,000	25,000						
FD5	LCFRS Hose & Nozzles	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
FD6	LCFRS SCBA Equipment	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
FD7	LCFRS Air Cylinder Replacement	15,000	15,000	18,000	18,000	18,000	18,000	20,000	20,000	20,000
FD8	LCFRS Ground Ladder		5,000		5,000					
FD9	LCFRS Furniture	7,500	10,000		7,500		10,000		10,000	
FD10	LCFRS Base Station Radios	100,000								
FD11	LCFRS Pagers	15,000								
FD12	LCFRS Fire Chief Vehicle	47,500								
FD13	LCFRS Training Materials	25,000					25,000			
FD14	LCFRS Command Vehicle	80,000								
FD15	LCFRS Rescue 1 Vehicle	600,000								
FD16	LCFRS HVAC System		40,000							
FD17	LCFRS Air Bag Rescue System		45,000							
FD18	LCFRS Replace Engine 11					1,300,000				
FD19	LCFRS Ladder Truck Replacement							2,500,000		
		987,000	212,000	115,000	102,500	1,430,000	115,000	2,582,000	92,000	82,000

Funding Sources		2018	2019	2020	2021	2022	2023	2024	2025	2026
Equipment Replacement Fire Dept.	267,500	47,500	-	-	-	220,000	-	-	-	-
Machinery Replacement Reserve	-	-	-	-	-	-	-	-	-	-
Capital Works Reserve	1,280,000	304,500	177,000	80,000	67,500	420,000	80,000	47,000	57,000	47,000
Future Police Cost Reserve	915,000	635,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Casino Proceeds	3,255,000	-	-	-	-	755,000	-	2,500,000	-	-
Borrowing	-									
	5,717,500	987,000	212,000	115,000	102,500	1,430,000	115,000	2,582,000	92,000	82,000

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
<b>Protective Services Projects</b>				
RP1	RCMP Office Equipment & Computers	To provide funding for computers, furniture and equipment replacements at the RCMP detachment	32,130	None.
RP2	RCMP Detachment Improvements	Repair the main RCMP detachment building.	143,640	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD1	LCFRS Training Ground Props	Replace & upgrade training props for fire training ground at back of firehall.	60,000	None.
FD2	LCFRS Mobile Data Terminal	Acquire new mobile data terminals	20,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD3	LCFRS Assistant Chief Vehicle Replacement	Replace 10-year old vehicles	45,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD4	LCFRS Hydraulic Rescue Tools	Replace hydraulic rescue tools	25,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD5	LCFRS Hose & Nozzles	Replace hose and obsolete nozzles.	15,000	None.
FD6	LCFRS SCBA Equipment	Replace Aging Equipment	12,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD7	LCFRS Air Cylinder Replacement	Replace Aging Equipment	15,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD8	LCFRS Ground Ladders	Replace Aging Equipment	5,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD9	LCFRS Furniture	Replace damaged and worn office and sleeping quarters furniture	7,500	None.
FD10	LCFRS Base Station Radios	Replacement of out dated radios. Important as these are life safety radios	100,000	Operating costs of the equipment are ongoing but will increase \$85,000 per year \$11,000 of which is reflected in the current year financial plan.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
FD11	LCFRS Pagers	Upgrade pagers for Paid on Call staff	15,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD12	LCFRS Fire Chief Vehicle	Replace 10-year old vehicles	47,500	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD13	LCFRS Training Materials	Upgrade training manuals to meet current NFPA standards	25,000	None.
FD14	LCFRS Command Vehicle	Replace 1999 Command Vehicle	80,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD15	LCFRS Rescue 1 Vehicle	Replace 1996 Rescue truck	600,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD16	LCFRS HVAC System	Replace or upgrade firehall HVAC system	40,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD17	LCFRS Air Bag Rescue System	Replace old air bag rescue system as equipment will have reached its life expectancy	45,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD18	LCFRS Replace Engine 11	Replace 20 year old fire truck	1,300,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD19	LCFRS Ladder Truck Replacement	Replace 20 year old fire truck	2,500,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

			Capital Works								
			Budget	Reserve	MRN	DCC Roads	Machine	Casino		Special	Commun
Item	Description	Year	Amount	200	Roads 511	Unallocated	Replace	Proceeds	Grant	Bond	ity Works
				200	203	207	510			502	
Engineering Projects											
E1	Equipment Replacement	2017	443,000				443,000				
E2	Road Rehabilitation	2017	1,050,000					922,320			127,680
E3	Misc Property Purchase	2017	50,000	50,000							
E4	Pedestrian Facilities (DCC-R014)	2017	350,000	50,500	49,500			250,000			
E5	Transit Support Measures (DCC-R012)	2017	75,000						75,000		
E6	Bicycle Facilities (DCC-R013)	2017	200,000					200,000			
E7	Traffic Calming	2017	400,000					400,000			
E8	Street Light Replacement	2017	100,000					100,000			
E9	LED Lighting Fixture Replacement Program	2017	200,000					200,000			
E10	Banner Replacement	2017	8,000	8,000							
E11	56 Ave, Glover Rd to Langley Bypass	2017	2,259,510					564,190	1,695,320		
E12	Douglas Crescent, 204 St to 208 St	2017	1,500,000					877,500	622,500		
E13	200 St Bridge Deck replacement Bridge to 50 Ave	2017	1,450,000		217,000			1,233,000			
E14	Fraser Hwy: Langley Bypass to Landmark Way	2017	193,675					193,675			
E15	46A Ave Sidewalk	2017	193,000							193,000	
E16	Retaining Wall rehabilitation	2017	200,000					200,000			
E17	Fraser Hwy, 204 St to 206 St - Concept Plan	2017	200,000					200,000			
E18	Grade Crescent Planning	2017	75,000	75,000							
E19	Traffic Study 62 Ave / 203 St (Twp)	2017	50,000					50,000			
E20	Crosswalk Improvements 208 St & 50A Ave	2017	140,000	120,000					20,000		
E21	Crosswalk Improvements 54 Ave & 204 St	2017	100,000	80,000					20,000		
E22	Boulevard Treatment Upgrade	2017	75,000	75,000							
E23	Operation Centre Improvements	2017	150,000	150,000							
E24	Pedestrian Walkways	2017	50,000	50,000							
E25	Asset Management Implementation	2017	70,000	70,000							
E26	Yellow Curb Paint Removal	2017	25,000	25,000							
E27	Welcome to Langley Sign Refurbishing	2017	15,000	15,000							
E28	2 Streetlights on Park Ave	2017	8,000						8,000		
E29	Document Scanning	2017	10,000	10,000							
			9,640,185	778,500	217,000	49,500	443,000	5,390,685	2,440,820	193,000	127,680

## Engineering Capital Improvement Plan 2018 - 2026

Item	Description	2018	2019	2020	2021	2022	2023	2024	2025	2026
E1	Equipment Replacement	390,000	333,000	222,000	125,000	110,000	75,000	110,000	100,000	100,000
E3	Misc Property Purchase	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
E4	Pedestrian Facilities (DCC-R014)	100,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	682,000
E5	Transit Support Measures (DCC-R012)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000
E6	Bicycle Facilities (DCC-R013)	100,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,952,000
E7	Traffic Calming	100,000	100,000							
E8	Street Light Replacement	200,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
E9	LED Lighting Fixture Replacement Program	200,000	200,000	200,000	200,000					
E10	Banner Replacement		8,000		8,000		8,000		8,000	
E19	Traffic Signal 62 Ave / 203 St City Share (Twp)	150,000								
E24	Pedestrian Walkways	50,000								
E26	Yellow curb removal	25,000	25,000	25,000	25,000					
E30	Traffic Signal Upgrades (DCC-R011)	250,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000
E31	Accessibility Improvements	100,000	100,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
E32	Salt Lane sidewalk and trees	200,000								
E33	Michaud Greenway Concept Development	75,000								
E34	Production Way	2,500,000								
E35	Fraser Hwy 204 St to 206 St Street Scape		1,450,000							
E36	Fraser Hwy 204 St to 206 St Hydro Underground		2,145,000							
E37	200 St: 44 Ave to 50 Ave (DCC-R019)			1,936,000						
E38	55A Ave: 200 St to 201A St			181,775						
E39	Grade Crescent: 200 St to 208 St (DCC-R004)		300,000		3,600,465					
E40	198 St: 53 Ave to 56 Ave					294,445				
E41	Industrial Ave: 201A St to 203 St					189,285				
E42	49 Ave: 196 St (Border) to 200 St						203,700			
E43	198C St: 45B Ave to 47 Ave						155,440			
E44	204 St: 53 Ave to Fraser Hwy						289,495			
E45	206 St: 53A Ave to 56 Ave						310,670			
E46	56 Ave: 200 St to 201A St						198,340			
E47	Park Ave: 204 St to Douglas Cr						68,765			
E48	206 St: 44A Ave to 46A Ave						68,560			
E49	207A St: 44A Ave to 46A Ave						115,625			
E50	46 Ave: 206A St to 207A St						58,235			
E51	46 Ave: 208 St to 209A St						57,085			
E52	Road Rehabilitation (various locations)							417,330		
E53	201A Street: 56 Ave intersection (DCC-R008)							396,000		
E54	55A Ave: West End (City Limit) to 198 St							153,810		

**Engineering Capital Improvement Plan 2018 - 2026**

E55	208 St: Fraser Hwy to 56 Ave	114,950	
E56	196A St: 60 Ave to Fraser Hwy	30,785	
E57	Logan Ave: 204 St / Duncan Way to 203A St	90,510	
E58	207 St: 53A Ave to Douglas Cr	116,045	
E59	56 Ave: 203 St / Douglas Cr to Fraser Hwy	81,015	
E60	55 Ave: West End (Cul-de-sac) to 198 Ave	46,295	
E61	Eastleigh Cr: Glover Rd to 56 Ave	101,450	
E62	208 St: South End (Cul-de-sac) to Douglas Cr	62,910	
E63	45A Ave: 199 St to 200 St	49,370	
E64	209 St: 45A Ave to 46 Ave	20,320	
E65	Road Rehabilitation (various locations)	1,039,935	
E66	196A St: 60 Ave to Fraser Hwy (DCC-R017)	944,000	
E67	Fraser Hwy: 56 Ave to 204 St / Glover Rd	81,700	
E68	54 Ave: 201A St to 204 St	141,350	
E69	54A Ave: 201A St to 203 St	78,720	
E70	53B Ave: 200A St to 201 St	23,545	
E71	206A St: 45 Ave to 46 Ave	45,070	
E72	53A Ave: West End (Cul-de-sac) to 200 St	12,180	
E73	51A Ave: West End (Cul-de-sac) to 204 St		19,415
E74	Road Rehabilitation (various locations)		1,494,075
E75	54A Ave: West End (Cul-de-sac) to 198 Ave		50,920
E76	Glover Rd: Logan Ave to Duncan Way		167,060
E77	Old Yale Rd 1: Northwest End to Old Yale Rd		184,005
E78	48 Ave: 196 St (City Boundry) to 200 St		119,670
E79	48A Ave: 196 St to 1/2 Way		45,595
E80	53A Ave: 200A St to 201 St		25,805
E81	Bike Lanes Widening Required (Glover Rd: Fraser Hwy to Langley Bypass)		331,500
E82	Road Rehabilitation (various locations)		1,217,410
E83	201A St: South End (Dead End) to Industrial Ave		496,810
E84	200A St: 53A Ave to 53B Ave		20,505
E85	200 St: 56 Ave to Industrial Ave		459,415
E86	197B St: 49 Ave to North End (Cul-de-sac)		26,150
E87	198 St: 56 Ave to Production Way		170,165
E88	200 St: 50 Ave (E) to 53 Ave		322,805
E89	Road Rehabilitation (various locations)		1,729,470
E90	200 St: Fraser Hwy to Production Way / Logan Ave (DCC-R002/R005)		2,271,655
E91	200 St: 56 Ave to 57A Ave (DCC-R006)		100,000
E92	200 St: Michaud Cr left turn (DCC-R019)		718,000
E93	Ops Centre Building		6,000,000

Engineering Capital Improvement Plan 2018 - 2026

E94 62 Ave: 200 to Mufford (DCC-R003)	2,000,000								
<hr/>									
	4,590,000	5,711,000	3,624,775	5,018,465	1,653,730	2,668,915	2,850,790	3,534,500	23,114,430
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**Engineering Capital Improvement Plan 2018 - 2026**

<b>Funding Sources</b>	<b>Total</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Machinery Replacement Reserve	1,565,000	390,000	333,000	222,000	125,000	110,000	75,000	110,000	100,000	100,000
Capital Works Reserve	5,944,319	962,400	563,111	42,293	1,064,237	12,313	236,753	548,878	514,448	1,999,889
DCC Roads	-									
DCC Roads Unallocated	12,080,336	210,375	389,815	389,813	1,872,043	389,813	389,813	585,833	857,093	6,995,741
Major Road Network Rehabilitate	3,300,000			1,700,000						1,600,000
Community Works Fund	1,198,080	127,680	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800
Grants	715,000		715,000	-						
Borrowing	-									
Casino Proceeds/Taxation Rev/Debt	27,963,870	2,899,545	3,576,275	1,136,870	1,823,385	1,007,805	1,833,550	1,472,280	1,929,160	12,285,000
	52,766,605	4,590,000	5,711,000	3,624,775	5,018,465	1,653,730	2,668,915	2,850,790	3,534,500	23,114,430

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
<b>Engineering Projects</b>				
E1	Equipment Replacement	Replace Unit #223 2006 Backhoe (\$275K), Unit #243 2009 Chev Van (\$75K), a 1994 Hotsy Pressure Washer (\$12K), Snow & Ice Equipment for Dump Truck (\$25K), Boulevard Mower (\$10K), Dump Truck Trailer (\$50K), Unit #275 cab enclosure (\$6K)	443,000	None.
E2	Road Rehabilitation	Rehabilitate Roads and pavement to acceptable standards.	850,000	Remedial work to deteriorated roads will extend the life of the roads and will reduce significant road reconstruction costs in the future.
E3	Misc Property Purchase	To provide funding for possible future land acquisition and development	50,000	None.
E4	Pedestrian Facilities (DCC-R014)	Includes the procurement of land and construction activities associated with providing sidewalk, off-street multi-use pathways. Includes Accessibility Improvements and Bus stop Accessibility, Additional sidewalk priorities from Master Transportation Plan.	350,000	None.
E5	Transit Support Measures (DCC-R012)	Install concrete bus landing pads at various locations throughout the City	75,000	None.
E6	Bicycle Facilities (DCC-R013)	Includes the procurement of land and construction activities associated with providing bicycle lanes, shared lanes, bicycle storage facilities.	200,000	Marginal incremental maintenance costs will be required in future years.
E7	Traffic Calming	Install traffic calming measures at school zone sites throughout the City. (50 Ave, 198 St, 207 St, Michaud Crescent)	400,000	Marginal incremental maintenance costs will be required in future years.
E8	Street Light Replacement	Continued upgrade street lights throughout the City.	100,000	None.
E9	LED Lighting Fixture Replacement Program	Upgrade existing street lights to new energy efficient LED bulbs.	200,000	Operating costs should be reduced due to less frequent maintenance and reduced power consumption.
E10	Banner Replacement	Replace banners on a scheduled cyclical plan	8,000	None.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E11	56 Ave, Glover Rd to Langley Bypass	Road rehabilitation in conjunction with AC water main replacement and AC Sanitary Sewer upgrades.		Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E12	Douglas Crescent, 204 St to 208 St	Road rehabilitation and streetscape improvements in conjunction with AC water main replacement and some storm sewer upgrades. Subject to successful award of senior level of government grant funding.	1,500,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E13	200 St Bridge Deck replacement Bridge to 50 A	Reconstruct Bridge Deck to extend its useful life, as well as, road reconstruction from the bridge to 50 Ave (southbound lanes only). Project would be in conjunction with AC watermain replacement.	1,450,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E14	Fraser Hwy: Langley Bypass to Landmark Way	Road rehabilitation in conjunction with water main upgrades.	193,675	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E15	46A Ave Sidewalk	Install sidewalks on 46A Ave from 208 St to 204A St.	193,000	Marginal incremental maintenance costs will be required in future years.
E16	Retaining Wall rehabilitation	Rehabilitate or replace retaining walls as recommended in the 2015 Retaining Wall Assessment Report. Includes walls 4, (\$6,500), 5A (\$38,000), 5B (\$71,000), 10 (\$31,000), 16 (\$17,000), 37 (\$14,500)	200,000	Remedial work to deteriorated walls will extend the life of the walls and will reduce significant wall reconstruction costs in the future.
E17	Fraser Hwy, 204 St to 206 St - Concept Plan	Prepare conceptual design and public consultation for road, utility and streetscape improvements	200,000	None.
E18	Grade Crescent Planning	Grade cresc from 200 St to 208 St	75,000	None.
E19	Traffic Signal 62 Ave / 203 St (Twp) Design	City's share of traffic signal design at 62 Ave and 203 St and left turn lanes	50,000	Current maintenance cost to maintain this signal will be reallocated to maintain other signals.
E20	Crosswalk Improvements 208 St & 50A Ave	Design and construct crosswalk improvements to improve pedestrian safety.	140,000	Incremental increase in maintenance costs will be required in future years.
E21	Crosswalk Improvements 54 Ave & 204 St	Design and construct crosswalk improvements to improve pedestrian safety.	100,000	Incremental increase in maintenance costs will be required in future years.
E22	Boulevard Treatment Upgrade	To remove old vegetation and replace with top soil and sod to improve appearance and make maintenance easier.	75,000	An operating request will accompany this.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E23	Operation Centre Improvements	Replace windows with broken seals, flooring in men's washroom and change room areas. Paving the Parks Operation yard and complete the walkthrough connection between the buildings.	150,000	None.
E24	Pedestrian Walkways	Rehabilitate neighbourhood walkways	50,000	Current maintenance cost to maintain these walkways will be reallocated to maintain other walkways
E25	Asset Management Implementation	Software solution to assist staff in asset management, infrastructure replacement planning and workflow management.	70,000	Depending on the software system selected a \$30,000 operating budget would be required in future years.
E26	Yellow Curb Paint Removal	Removal of faded yellow curb throughout the City to reduce confusion with parking signage and improve appearance.	25,000	None.
E27	Welcome to Langley Sign Refurbishing	Recondition signs by rewrapping them after the branding exercise is completed. The current signs are faded and vandalized.	15,000	Current maintenance cost to maintain these signs will be reallocated to maintain other signs
E28	2 Streetlights on Park Ave	\$8000 transfer from special bonds (developer provided cash for future LED streetlights)	8,000	Operating costs should be reduced due to less frequent maintenance and reduced power consumption.
E29	Document Scanning	To archive old drawings for long term storage of engineering plans.	10,000	None.
E30	Traffic Signal Upgrade	Traffic signal equipment has a best practise life expectancy - 12 years for the cabinet and controller and 25 years for the signal heads, poles and wiring.	250,000	Current maintenance cost to maintain this signal will be reallocated to maintain other signals.
E31	Accessibility Improvements	Construct wheelchair curb letdowns to facilitate access.	100,000	Marginal incremental maintenance costs will be required in future years.
E32	Salt Lane sidewalk and trees	Update streetscape to current downtown standards and plant new trees with irrigation and receptacles.	200,000	Current maintenance cost to maintain the brick sidewalks will be reallocated to maintain other sidewalks.
E33	Michaud Greenway Concept Development	Develop concept design for future construction of greenway on Michaud Crescent.	75,000	None.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E34	Production Way	Road reconstruction including ditch infill, widening, sidewalks and streetlights in conjunction with AC water main replacement and some sanitary/storm sewer upgrades. This area has high redevelopment potential and should be considered a beautification project. This project may develop into a LASP pending results of the petition.	2,500,000	Maintenance costs will be increased with the addition of streetlighting, sidewalks, and drainage components.
E35	Fraser Hwy 204 St to 206 St Streetscape	Conceptual design and public consultation for road, utility and streetscape improvements.	1,450,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E36	Fraser Hwy 204 St to 206 St Hydro Underground	Undergrounding of the BC Hydro power lines would be subject to 1/3 grant funding from BC Hydro.	2,145,000	None.
E37	200 St: 44 Ave to 50 Ave (E)	Road rehabilitation in conjunction with AC water main replacement and add left turn lanes	1,936,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E38	55A Ave: 200 St to 201A St	Road rehabilitation in conjunction with AC water main replacement.	181,775	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E39	Grade Crescent, 200 St to 208 St (DCC-R004)	Reconstruct to a collector road standard including sidewalks (\$350K) and bicycle lanes (\$200K)	3,900,465	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E40	198 St: 53 Ave to 56 Ave	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	294,445	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E41	Industrial Ave, 201A St to 203 St	Road rehabilitation in conjunction with AC water main replacement.	189,285	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E42	49 Ave, 196 St (Border) to 200 St	Road rehabilitation in conjunction with AC water main replacement.	203,700	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E43	198C St: 45B Ave to 47 Ave	Road rehabilitation	155,440	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E44	204 St: 53 Ave to Fraser Hwy	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	289,495	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E45	206 St: 53A Ave to 56 Ave	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	310,670	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E46	56 Ave: 200 St to 201A St	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	198,340	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E47	Park Ave: 204 St to Douglas Cr	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	68,765	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E48	206 St: 44A Ave to 46A Ave	Road rehabilitation in conjunction with AC water main replacement.	68,560	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E49	207A St: 44A Ave to 46A Ave	Road rehabilitation in conjunction with AC water main replacement.	115,625	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E50	46 Ave: 206A St to 207A St	Road rehabilitation in conjunction with AC water main replacement.	58,235	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E51	46 Ave: 208 St to 209A St	Road rehabilitation in conjunction with AC water main replacement.	57,085	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E52	Road Rehabilitation (various locations)	Road rehabilitation	417,330	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E53	201A Street: 56 Ave to 56 Ave (DCC-R008)	New traffic signal	396,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E54	55A Ave: West End (City Limit) to 198 St	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	153,810	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E55	208 St: Fraser Hwy to 56 Ave	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	114,950	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E56	196A St: 60 Ave to Fraser Hwy	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	30,785	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E57	Logan Ave: 204 St / Duncan Way to 203A St	Road rehabilitation in conjunction with AC sanitary sewer replacement.	90,510	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E58	207 St: 53A Ave to Douglas Cr	Road rehabilitation in conjunction with AC sanitary sewer replacement.	116,045	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E59	56 Ave: 203 St / Douglas Cr to Fraser Hwy	Road rehabilitation in conjunction with AC water main replacement.	81,015	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E60	55 Ave: West End (Cul-de-sac) to 198 Ave	Road rehabilitation in conjunction with AC water main replacement.	46,295	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E61	Eastleigh Cr: Glover Rd to 56 Ave	Road rehabilitation in conjunction with AC water main replacement.	101,450	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E62	208 St: South End (Cul-de-sac) to Douglas Cr	Road rehabilitation in conjunction with AC water main replacement.	62,910	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E63	45A Ave: 199 St to 200 St	Road rehabilitation in conjunction with AC water main replacement.	49,370	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E64	209 St: 45A Ave to 46 Ave	Road rehabilitation in conjunction with AC water main replacement.	20,320	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E65	Road Rehabilitation (various locations)	Road rehabilitation	1,039,935	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E66	196A St: 60 Ave to Fraser Hwy (DCC-R017)	Reconstruct to a collector road standard.	944,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E67	Fraser Hwy: 56 Ave to 204 St / Glover Rd	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	81,700	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.



## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E68	54 Ave: 201A St to 204 St	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	141,350	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E69	54A Ave: 201A St to 203 St	Road rehabilitation in conjunction with AC water main replacement.	78,720	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E70	53B Ave: 200A St to 201 St	Road rehabilitation in conjunction with AC water main replacement.	23,545	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E71	206A St: 45 Ave to 46 Ave	Road rehabilitation in conjunction with AC sanitary sewer replacement.	45,070	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E72	53A Ave: West End (Cul-de-sac) to 200 St	Road rehabilitation in conjunction with AC sanitary sewer replacement.	12,180	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E73	51A Ave: West End (Cul-de-sac) to 204 St	Road rehabilitation in conjunction with AC sanitary sewer replacement.	19,415	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E74	Road Rehabilitation (various locations)	Road rehabilitation	1,494,075	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E75	54A Ave: West End (Cul-de-sac) to 198 Ave	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	50,920	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E76	Glover Rd: Logan Ave to Duncan Way	Road rehabilitation in conjunction with AC water main replacement.	167,060	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E77	Old Yale Rd 1: Northwest End to Old Yale Rd	Road rehabilitation in conjunction with AC water main replacement.	184,005	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E78	48 Ave: 196 St (City Boundry) to 200 St	Road rehabilitation in conjunction with AC water main replacement.	119,670	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E79	48A Ave: 196 St to 1/2 Way	Road rehabilitation in conjunction with AC water main replacement.	45,595	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.



## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E80	53A Ave: 200A St to 201 St	Road rehabilitation in conjunction with AC water main replacement.	25,805	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E81	Bike Lanes Widening Required (Glover Rd: Fraser Ave to 201 St)	Addition of bike lanes and associated upgrades	331,500	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E82	Road Rehabilitation (various locations)	Road rehabilitation	1,217,410	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E83	201A St: South End (Dead End) to Industrial Ave	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	496,810	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E84	200A St: 53A Ave to 53B Ave	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	20,505	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E85	200 St: 56 Ave to Industrial Ave	Road rehabilitation in conjunction with AC sanitary sewer replacement.	459,415	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E86	197B St: 49 Ave to North End (Cul-de-sac)	Road rehabilitation in conjunction with AC water main replacement.	26,150	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E87	198 St: 56 Ave to Production Way	Road rehabilitation in conjunction with AC water main replacement.	170,165	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E88	200 St: 50 Ave (E) to 53 Ave	Road rehabilitation in conjunction with AC water main replacement.	322,805	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E89	Road Rehabilitation (various locations)	Road rehabilitation	1,729,470	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E90	200 St: Fraser Hwy to Production Way / Logar Road	widening and associated upgrade	2,271,655	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E91	200 St: 56 Ave to 57A Ave (DCC-R006)	Intersection Improvements, eliminate short right turn merge lane and advance left turn signal.	100,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E92	200 St: Michaud Cr to Brydon Cr (DCC-R019)	Reconstruct to a collector road standard.	718,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E93	Ops Centre Building	Construct a new Operation Centre Building.	6,000,000	Maintainance costs will increase with larger building space.
E94	62 Ave: 200 to Mufford (DCC-R003)	Reconstruct 62 Ave between 200 Street and Mufford Crescent to arterial road standard.	2,000,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	Office Equip Replace 209	Capital Works Reserve 200	Hotel Tax 513	Casino Proceeds	Machine Equip 510	Community Develop	Grants
<b>Development Services Projects</b>										
DS1	Scanning Building Development Plans	2017	10,000		10,000					
DS2	Office Equipment	2017	5,000		5,000					
DS3	Economic Develop Strategy Implementatio	2017	25,000		25,000					
DS4	Destination Marketing Campaign	2017	10,000		10,000					
DS5	Land Use Contract Termination	2017	10,000		10,000					
DS6	Rapid Transit Station Guideway Design	2017	10,000		10,000					
DS7	Sign Bylaw Update	2017	35,000		35,000					
DS8	Building Inspector Vehicle	2017	35,000		35,000					
			140,000	-	140,000	-	-	-	-	-

## Development Services Capital Improvement Plan 2018 - 2026

Item	Description	2018	2019	2020	2021	2022	2023	2024	2025	2026
DS9	Senior/ Age Friendly Community Initiative	40,000								
DS10	Child Friendly Community Initiative		40,000							
DS11	Affordable Housing Strategy Update			40,000						
DS12	Downtown 2045 Master Plan			130,000						
DS13	Downtown Architectural Building Scheme				50,000					
DS14	Building Inspector Electric Vehicle					30,000				
		40,000	40,000	170,000	50,000	30,000	-	-	-	-

Funding Sources		2018	2019	2020	2021	2022	2023	2024	2025	2026
Office Equipment Replacement	-		-	-	-	-	-	-	-	-
Capital Works Reserve	180,000	-	-	130,000	50,000	-	-	-	-	-
Parks & Recreation Reserve	-	-	-	-	-	-	-	-	-	-
Machinery Replacement Res	30,000	-	-	-	-	30,000		-	-	-
Grants	-	-	-	-	-	-	-	-	-	-
Casino Proceeds	120,000	40,000	40,000	40,000		-	-	-	-	-
	330,000	40,000	40,000	170,000	50,000	30,000	-	-	-	-

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
<b>Development Services Projects</b>				
DS1	Scanning Building Development Plans	To archive old drawings for long term storage of building development plans.	10,000	None.
DS2	Office Furniture	To reconfigure the office space to better accommodate the work functions of the staff in the Development Services area.	5,000	None.
DS3	Economic Develop Strategy Implementation	To implement priorities emanating from the 2016 Economic Development Strategy and Business Recruitment and Retention Strategy.	25,000	None.
DS4	Destination Marketing Campaign	Emanating from the Business Recruitment and Retention Strategy prepare a focused marketing strategy to specialty retail destination businesses	10,000	None.
DS5	Land Use Contract Termination	As part of a renewal of land use regulations including a new zoning bylaw, the City is preparing to terminate all land use contracts affecting 546 properties. Additional legal fees are anticipated in the bylaw preparation and procedures for notice and adoption.	10,000	None.
DS6	Rapid Transit Station Guideway Design	Undertake a preliminary urban design for the proposed rapid transit station area and alignments to engage in Translink's planning process.	10,000	None.
DS7	Sign Bylaw Update	Update the Sign Bylaw	35,000	None.
DS8	Building Inspector Electric Vehicle	Replace unit 219 - Smart Car	35,000	Electric vehicles will reduce vehicle charge out rates by approximately \$5,000 per year.
DS9	Senior/Age Friendly Community Initiative	In an age-friendly community, policies, services and structures related to the physical and social environment are designed to help seniors age actively. In other words, the community is set up to help seniors live safely, enjoy good health and stay involved.	40,000	None.

## City of Langley

## 2017 Capital Improvement Plan

DS10	Child/Youth Friendly Community Initiative	In an child & youth-friendly community, policies, services and structures related to the physical and social environment are designed with children and youth in mind.	40,000	None.
DS11	Affordable Housing Strategy Update	The existing Affordable Housing Strategy was prepared in 2009. The purpose of the update strategy is to guide decision making around affordable housing over the next ten years and to consider the potential loss of rental housing units and the City's role to support affordable housing initiatives.	40,000	None.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

			DCC								
			Budget	Parks	DCC Parks	DCC Parks	Parks &	Capital	Machine	Casino	
Item	Description	Year	Amount	Interest	Unallocated	on Hand	Recreation	Works	Replace	Proceed	Grants
			202-890	202-899	202-800	210	200	207			
Parks & Recreation Projects											
P1	Equipment Replacement	2017	337,000						337,000		
P2	Trail System Upgrade	2017	80,000	39,600						40,400	
P3	Timm's Equipment	2017	15,000				12,000				
P4	DRC Equipment	2017	10,000				10,000				
P5	AAMP Equipment	2017	16,200				19,200				
P6	DRC Storage Room	2017	30,000				30,000				
P7	DRC Interior Painting & Wall Coverings	2017	11,500				11,500				
P8	DRC Roof and Soufitting	2017	30,000				30,000				
P9	AAMP Floor Tiling	2017	25,000				25,000				
P10	AAMP Reception Counter	2017	6,000				6,000				
P11	AAMP Hair & Lint Strainer	2017	8,000				8,000				
P12	Library Lighting Replacement	2017	25,000				25,000				
P13	Library shelving & Furnishings	2017	35,000					35,000			
P14	Penzer Park Youth Facilities (DCC - P013)	2017	1,300,000		396,000					404,000	500,000
P15	Rotary Centennial - Sports Field	2017	700,000		284,500	62,000				353,500	
P16	Hunter Park	2017	160,000		39,600					120,400	
P17	Brydon Sports Court Renovation	2017	150,000							150,000	
P18	Portage Park - Picnic Area (DCC-P014)	2017	50,000	24,750				25,250			
P19	Portage Park - Trails (DCC-P018)	2017	65,000	32,175				32,825			
P20	Douglas Park Planning	2017	10,000				10,000				
P21	Douglas Park Lighting Replacement	2017	40,000					40,000			
P22	Floodplain Pedestrian Bridge Replacement	2017	350,000							350,000	
P23	City Park Spray Park	2017	150,000							150,000	
P24	Linwood Park Playground	2017	150,000	74,250						75,750	
P25	Brydon Playground Expansion (Amenity)	2017	50,000	37,125							12,875
P26	New Community Garden Location (Amenity)	2017	30,000								30,000
P27	Various park benches & bleachers (Amenity)	2017	20,000								20,000
P28	Nicholas Park Spray Park (Amenity)	2017	15,000								15,000
			3,868,700	207,900	720,100	62,000	186,700	133,075	337,000	1,644,050	577,875

**Parks & Recreation Capital Improvement Plan 2018 - 2026**

Item	Description	2018	2019	2020	2021	2022	2023	2024	2025	2026
P1	Equipment Replacement	70,000	69,000	98,000	140,000	105,000	70,000	80,000	80,000	80,000
P2	Trail System Expansion (DCC-P018)	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	170,000
P3	Timm's Equipment	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
P4	DRC Equipment	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
P5	AAMP Equipment	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
P22	Floodplain Pedestrian Bridge Replacement		200,000							
P27	Park Amenity Replacements	20,000	20,000	20,000	20,000					
P29	Neighbourhood Park Upgrades	20,000		20,000		20,000				
P30	Public Art (Community Amenity Fund)		20,000			20,000			20,000	
P31	Open Space Upgrades - Innes Corners, McBurney Plaza, BC Hydro Corridor		5,000			5,000			5,000	
P32	Wayfinding, Regulatory and Interpretive Signs			10,000			10,000			
P33	Replace Ash trees on Fraser One Way	100,000								
P34	Douglas Park - Playground	200,000								
P35	Twin Rinks Assessment	15,000								
P36	Lawn Bowling Club Flooring	15,000								
P37	Linda Carlson Park - Interpretive Signage, Trails (DCC-P019)	10,000								
P38	Volunteer Support Software	10,000								
P39	Brydon Park - Planning	10,000								
P40	Penzer Park Sports Box	350,000								
P41	Nicholas Park Washroom	60,000								
P42	Special Event - Cinebox HD 20" System	6,000								
P43	Portable Stage and Risers	8,300								
P44	Linwood Park - Trees, Pathway, Drainage (DCC-P010)		300,000							
P45	Linwood Park - Soccer Field Upgrade (DCC-P010)		650,000							
P46	Michaud House - Washroom		40,000							
P47	Brydon Park - Paths & Nature Interpretation			50,000		100,000				
P48	School Site Upgrading			30,000					30,000	
P49	Buckley Park - Fields, Trails & Play (DCC-P003)			450,000						
P50	Portage Park Upgrades - Sport Court			150,000						
P51	Sendall Gardens - Planning			50,000						
P52	Conder Park - Planning			10,000						
P53	City Park - Field, Riparian, Play, Drainage (DCC-P004)			450,000						
P54	City Park - South Field Upgrade (DCC-P004)			450,000						
P55	City Park - Outside Cook Diamond Field Upgrade				680,000					
P56	Conder Park - Upgrades, Riparian, Viewing Platform (DCC-P005)				265,000					
P57	Library Roofing membrane replacement				100,000					



# City of Langley

## 2017 Capital Improvement Plan

Item	Description	2018	2019	2020	2021	2022	2023	2024	2025	2026
P58	Brydon Park - Field Upgrade					600,000				
P59	Brydon Park - Playground (DCC-P002)					100,000				
P60	Rotary Centennial - Paths, Community Gardens					75,000				
P61	Douglas Park - Trees & Paths (DCC-P006)					75,000				
P62	DRC - Renovate Second Flr						30,000			
P63	City Park - Barbour Diamond Field Upgrade						600,000			
P64	City Park - North Diamond Field Upgrade							550,000		
P65	City Park - Cook Diamond Field Upgrade								550,000	
P66	Buckley Park - East Field Upgrade									600,000
P67	Buckley Park - West Field Upgrade									600,000
P68	Sendall Gardens - Building Area (DCC-P015)									1,000,000
P69	Douglas Park - Lawn Bowling Green and Clubhouse									1,000,000
P70	Hydro ROW Greenway - Paved Trails, Community Gardens (DCC-P007)									1,400,000
P71	Brydon Park - Land Acquisition (DCC-P001)									2,500,000
P72	Nicomekl Park - Trails, Interpretive Signage, Viewing Platform (DCC-P012)									800,000
P73	Parkland Acquisition (DCC-P016)									3,000,000

1,004,300	1,414,000	1,898,000	1,315,000	1,210,000	820,000	740,000	795,000	11,180,000
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Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026
DCC Parks Interest	-	-	-	-	-	-	-	-	-
DCC Parks Unallocated	7,130,475	74,250	509,850	732,600	339,075	509,850	188,100	175,725	4,425,300
DCC Parks on Hand	-	-	-	-	-	-	-	-	-
Parks and Recreation Reserve	705,500	85,500	77,500	77,500	77,500	77,500	77,500	77,500	77,500
Future Major Parks and Rec	-	-	-	-	-	-	-	-	-
Machinery Replacement Reserve	792,000	70,000	69,000	98,000	140,000	105,000	70,000	80,000	80,000
Grants	500,000	-	-	-	-	-	-	-	500,000
Casino Use Proceeds	11,248,325	774,550	757,650	989,900	758,425	517,650	484,400	406,775	461,775
Borrowing	-	-	-	-	-	-	-	-	-
	20,376,300	1,004,300	1,414,000	1,898,000	1,315,000	1,210,000	820,000	740,000	795,000
									11,180,000

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
<b>Parks &amp; Recreation Projects</b>				
P1	Equipment Replacement	Replace unit #189 a 2002 Ford F 450 Flatdeck (\$75,000) and unit #225 a 2006 Ford F550 Dump (\$75,000), purchase small boulevard mower (\$12,000), purchase a sand top dresser (\$45,000), purchase a litter packer (\$130,000).	337,000	None.
P2	Trail System Expansion (DCC-P018)	Expand trail system to provide more connectivity; design and build strategically located infrastructure to support the trail system, like retaining walls.	80,000	Increased annual maintenance for any new trails.
P3	Timm's Equipment	Purchase additional weight room equipment (Stepper and Rowing Machine), games room equipment	15,000	None.
P4	DRC Equipment	Replacement of aging preschool program aids, play and sports equipment, replace long tables.	10,000	None.
P5	AAMP Equipment	Replace starting blocks, provide 5 AED training devices and purchase a new tot dock with teaching aids.	16,200	None.
P6	DRC Storage Room	Add an additional storage room to the south east corner of the main hall.	30,000	None.
P7	DRC Interior Painting & Wall Coverings	Paint the interior wall in the Douglas Recreation Centre and replace wall coverings in the washrooms.	11,500	None.
P8	DRC Roof and Soufitting	Replace lower level roof on east side of Douglas Recreation Centre above the washroom and BSW room and repair water damage in soufitting along the front of DRC	30,000	None.
P9	AAMP - Floor Tiling	Tile the floor in the Al Anderson Memorial Pool family change room including the pony wall and under the cubicles.	25,000	
P10	AAMP Reception Counter	Replace the front reception counter and display cabinet.	6,000	None.
P11	AAMP Hair & Lint Strainer	Replace old strainer in the mechanical room for easier maintenance.	8,000	None.
P12	Library Lighting Replacement	Replace lighting in the library with LED fixtures	25,000	None.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
P13	Library Shelving and furniture replacement	Replace aging, damaged and soiled furniture and provide additional shelving configurations.	35,000	None.
P14	Penzer Park - Play, Youth Areas (DCC-P013)	(Create a challenge course , with 40 yard dash - \$400,000 + Pump Track for bikes, skateboards and scooters - \$350,000 + Adventure Playground \$ 175,000 and walkways \$75,000	1,000,000	Additional operating dollars for maintenance will be required.
P15	Rotary Centennial - Sports Field (DCC-P017)	Make improvements anticipated in the DCC bylaw including replacing the play structure.	700,000	Additional operating dollars for maintenance will be required.
P16	Hunter Park	Reconstruct the park due to the mass tree removal required due to the laminated root rot infestation.	160,000	Incremental increase in maintenance cost in future years.
P17	Brydon Sports Court Renovation	Renovate the sports court to provide more opportunities for use. Replace fencing, renovate asphalt surface and add hockey nets and lines to current basketball configuration.	150,000	Additional operating dollars for maintenance will be required.
P18	Portage Park Upgrades - Dog, Picnic Area	Conduct upgrades as outlined in the planning process	50,000	Additional operating dollars for maintenance will be required.
P19	Portage Park - Trails (DCC-P014)	Make improvements anticipated in the DCC bylaw.	65,000	Additional operating dollars for maintenance will be required.
P20	Douglas Park Planning	Conduct a planning process with community input for Douglas Park.	10,000	None.
P21	Douglas Park Lighting Replacement	Replace 11 pathway light poles in Douglas Park with the downtown standard poles and LED lamp fixtures.	40,000	Operating costs should be reduced due to less frequent maintenance and reduced power consumption.
P22	Floodplain Pedestrian Bridge Replacement	The bridge inspection report recommends replacement as the repair costs are significant and costly due to their configuration. Bridges are 201A Street Pedestrian Bridge and 203 Street / 51 Ave Pedestrian Bridge.	350,000	A decrease in the maintenance costs with the updated bridges.
P23	City Park Spray Park	Add more engaging water features to existing spray park and update the plumbing system.	150,000	A decrease in the maintenance costs with the updated equipment.
P24	Linwood Park Playground	Expand the existing playground to include play features for older children in the 5 - 12 years old range.	150,000	Additional operating dollars for maintenance will be required.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
P25	Brydon Playground Expansion (Amenity)	Expand and add equipment to existing playground at Brydon Park targeted at older children 5 - 12 years old.	50,000	Additional operating dollars for maintenance will be required.
P26	New Community Garden Location (Amenity)	Develop a new community garden in a location to be determined, fully fenced with raised beds.	30,000	Additional operating dollars for maintenance will be required.
P27	Various park Picnic tables & bleachers (Amenity)	Over a period of 5 years replace aging park amenities like bleachers and picnic tables	20,000	None.
P28	Nicholas Park Spray Park (Amenity)	Resurface the Nicholas Spray Park with a non-slip coating to protect park users and prolong the life of the asphalt surface	15,000	None.
P29	Neighbourhood Park Upgrades	Plan upgrades with community input for parks that need a minor level of upgrade: Buckley Park, Conder Park and other neighbourhood parks and open space.	20,000	None.
P30	Public Art (Community Amenity Fund)	To provide amenities within the community funded by development (public art, street furniture, hydro box wraps and other beautification measures)	20,000	None.
P31	Open Space Upgrades - Innes Corners, McBurney Plaza, BC Hydro Corridor	Conduct moderate upgrades to open space.	5,000	None.
P32	Wayfinding, Regulatory and Interpretive Signs	Develop and install a set of wayfinding, regulatory and interpretive signs for parks, trails, bike routes and recreation/community centres that are consistent with the park identification signs.	10,000	None.
P33	Replace Ash trees on Fraser One Way	Replace Ash trees and install irrigation lines to hanging baskets on Fraser Highway at the one-way section through the downtown core.	100,000	None.
P34	Douglas Park - Playground	Conduct moderate upgrades to the park as outlined in the planning process.	200,000	Additional operating dollars for maintenance will be required.
P35	Twin Rinks Assessment	Undertake a facility envelop and mechanical assessment to ensure the operator is maintaining the building.	15,000	None.
P36	Lawn Bowling Club Flooring	Upgrade the flooring in this City owned facility	15,000	None.
P37	Linda Carlson Park - Interpretive Signage, Trails (DCC-P019)	Make improvements anticipated in the DCC bylaw including replacing the play structure.	10,000	Additional operating dollars for maintenance will be required.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
P38	Volunteer Support Software	Purchase of volunteer support software to help coordination, reporting and measurement related to the volunteer program.	10,000	None.
P39	Brydon Park - Planning	Conduct a planning process with community input for Brydon that needs a moderate level of upgrade.	10,000	None.
P40	Penzer Park Sports Box	Construct a sports box in Penzer Park	350,000	Additional operating dollars for maintenance will be required.
P41	Nicholas Park Washroom	Construct a washroom in Nicholas Park	60,000	Additional operating dollars for maintenance will be required.
P42	Special Event - Cinebox HD 20' System	To purchase a 20 foot inflatable screen, projector and sound system to be used at events on City property	6,000	None.
P43	Portable Stage and Risers	Purchase a 288 square foot stage 12 feet by 24 feet system for ceremonies or events at Timms	8,300	None.
P44	Linwood Park - Trees, Pathway, Drainage	Conduct moderate upgrades to the park as outlined in the planning process.	300,000	Additional operating dollars for maintenance will be required.
P45	Linwood Park - Soccer Field Upgrade	Upgrade the field in Linwood Park	650,000	
P46	Michaud House - Washroom	Provide a proper washroom at Michaud House for use by the public.	40,000	Additional operating dollars for maintenance will be required.
P47	Brydon Park - Paths & Nature Interpretation	Conduct moderate upgrades of the paths and nature interpretation as outlined in the planning process above.	50,000	Additional operating dollars for maintenance will be required.
P48	School Site Upgrade	Upgrade play areas at school sites through a joint use agreement where applicable where there is community benefit	30,000	None.
P49	Buckley Park - Fields, Trails & Play (DCC-P003)	Make improvements anticipated in the DCC bylaw including construction of a soccer field.	450,000	Additional operating dollars for maintenance will be required.
P50	Portage Park Upgrades - Sport Court	Conduct upgrades as outlined in the planning process	150,000	Additional operating dollars for maintenance will be required.
P51	Sendall Gardens - Planning	Conduct a comprehensive Park Master Plan for Sendall Gardens, including a full community communications and engagement process.	50,000	None.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
P52	Conder Park - Planning	Plan upgrades with community input for parks that need a minor level of upgrade: Buckley Park, Conder Park and other neighbourhood parks and open space.	10,000	None.
P53	City Park - Field, Riparian, Play, Drainage (DCC-P004)	Make improvements anticipated in the DCC bylaw	450,000	None.
P54	City Park - South Field Upgrade	Upgrade the sports field in City Park	450,000	Additional operating dollars for maintenance will be required.
P55	City Park - Outside Cook Diamond Field	Upgrade the sports field in City Park	680,000	Additional operating dollars for maintenance will be required.
P56	Conder Park - Upgrades, Riparian, Viewing Platform (DCC-P005)	Make improvements anticipated in the DCC bylaw including riparian area remediation and viewing platform.	265,000	Operating and maintenance costs will increase with the additional facility
P57	Library Roofing Membrane Replacement	Replace the lower roof over the library and Timms washroom area to prevent water penetration into the building envelop	100,000	None.
P58	Brydon Park - Field Upgrade	Improve existing fields - drainage and irrigation etc.	600,000	None.
P59	Brydon Park - Playground (DCC-P002)	Make improvements anticipated in the DCC bylaw.	100,000	Operating and maintenance costs will increase with the additional facility
P60	Rotary Centennial - Paths, Community Gardens	Conduct upgrades as outlined in the planning process	75,000	Operating and maintenance costs will increase with the additional facility
P61	Douglas Park - Trees & Paths (DCC-P006)	Make improvements anticipated in the DCC bylaw.	75,000	None.
P62	DRC - Renovate Second Flr	Renovate 2nd Floor of DRC for additional use	30,000	Operating and maintenance costs will increase with the additional facility
P63	City Park - Barbour Diamond Field Upgrade	Upgrade the sports field in City Park	600,000	Operating and maintenance costs will increase with the additional facility
P64	City Park - North Diamond Field Upgrade	Upgrade the sports field in City Park	550,000	Operating and maintenance costs will increase with the additional facility
P65	City Park - Cook Diamond Field Upgrade	Upgrade the sports field in City Park	550,000	Operating and maintenance costs will increase with the additional facility
P66	Buckley Park - East Field Upgrade	Upgrade the sports field in Buckley Park	600,000	Operating and maintenance costs will increase with the additional facility
P67	Buckley Park - West Field Upgrade	Upgrade the sports field in Buckley Park	600,000	Operating and maintenance costs will increase with the additional facility

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
P68	Sendall Gardens - Building Area (DCC-P015)	Make improvements anticipated in the DCC bylaw.	1,000,000	Operating and maintenance costs will increase with the additional facility
P69	Douglas Park - Lawn Bowling Green and Clubhouse	Consider rebuilding the lawn bowling green in Douglas Park with artificial turf and rebuild the clubhouse as a multi-use facility, in partnership with the lawn bowling club and other user groups.	1,000,000	Operating and maintenance costs will increase with the additional facility
P70	Hydro ROW Greenway - Paved Trails, Community Gardens (DCC-P007)	Make improvements anticipated in the DCC bylaw.	1,400,000	Operating and maintenance costs will increase with the additional facility
P71	Brydon Park - Land Acquisition (DCC-P001)	Make improvements anticipated in the DCC bylaw	2,500,000	Operating and maintenance costs will increase with the additional facility
P72	Nicomekl Park - Trails, Interpretive Signage, Viewing Platform (DCC-P012)	Make improvements anticipated in the DCC bylaw	800,000	Operating and maintenance costs will increase with the additional facility
P73	Parkland Acquisition (DCC-P016)	Make improvements anticipated in the DCC bylaw	3,000,000	Operating and maintenance costs will increase with the additional facility

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	Sewer Future Capital 505	DCC Sewer 204	DCC Sewer Unallocate d 204	DCC Drainage 201	DCC Drainage Unallocated 201	Casino Proceeds	Grant
<b>Sewer &amp; Drainage Utility Projects</b>										
S1	Sewer Replacements - Various (DCC-S020)	2017	100,000	25,750	60,000	14,250				
S2	48 Ave & 202 St Culvert rehabilitation	2017	500,000						500,000	
S3	48 Ave Sewer 208 St to 210 St	2017	370,000	370,000						
S4	56 Ave, Glover Rd to Langley Bypass	2017	800,000						144,000	656,000
S5	Douglas Crescent, 204 St to 208 St	2017	1,035,000	52,200				123,750		859,050
S6	Langley Bypass Culverts (Logan Creek)	2017	150,000	50,000					100,000	
S7	Brydon Lagoon - Diversify shoreline	2017	10,000	10,000						
S8	50 Ave & 201A St. Culvert rehabilitation	2017	300,000						300,000	
S9	Baldi Creek Culvert Replacement	2017	300,000						300,000	
S10	Reline Storm under railway Fraser Hwy & Prod	2017	250,000						250,000	
S11	Large Diameter Culvert Cleaning & Inspection	2017	200,000	200,000						
S12	Sewer Model Update	2017	30,000	30,000						
			4,045,000	737,950	60,000	14,250	-	123,750	1,594,000	1,515,050



## Sewer &amp; Drainage Utility Capital Improvement Plan 2018 - 2026

Item	Description	2018	2019	2020	2021	2022	2023	2024	2025	2026
S1	Various Locations (DCC-S020)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,200,000
S11	Large Diameter Culvert Cleaning & Inspection	100,000	200,000	100,000	100,000					
S13	Langley Bypass Culverts (Logan Creek)	1,500,000								
S14	Brydon Lagoon Habitat Features	50,000								
S15	Production Way	425,000								
S16	Fraser Hwy Sewer Replacement - 204 St to 208 St		510,000							
S17	Brydon Lagoon divert run-off from adjacent catchment areas		10,000							
S18	Brydon Lagoon Viewing platform		100,000							
S19	Old Yale Lift Station (DCC-S024)		223,500							
S20	Brydon Lagoon replace invasive with native species		50,000							
S21	200 Street: 49 Ave to 50 Ave (DCC-S007)			839,025						
S22	Senior Centre Pond			250,000						
S23	Grade Cr: 203 St / 48 Ave to 205 St				1,031,250					
S24	198 St: 53 Ave to 56 Ave (DCC-S019)					346,500				
S25	Industrial Avenue: 201 St to 203 St (DCC-S006)					437,250				
S26	49 Avenue: 196 St to 200 St (DCC-S013)						672,375			
S27	204 St: 53 Ave to Fraser Hwy						134,195			
S28	206 St: 53A Ave to 56 Ave						108,995			
S29	56 Ave: 200 St to 201A St						235,965			
S30	Park Ave: 204 St to Douglas Cr						157,340			
S31	Brydon Lagoon - enhance public features						50,000			
S32	56 Ave: 201 to 203 (DCC-S011)							1,251,985		
S33	55A Ave: West End (City Limit) to 198 St							137,480		
S34	208 St: Fraser Hwy to 56 Ave							3,820		
S35	196A St: 60 Ave to Fraser Hwy							213,115		
S36	Logan Ave: 204 St / Duncan Way to 203A St							129,345		
S37	207 St: 53A Ave to Douglas Cr							181,870		
S38	206 St: 53A Ave to Douglas Cr (DCC-D006)								132,415	
S39	206 St: 53A Ave to Douglas Cr (DCC-S015)								649,440	
S40	Langley Bypass Lift Station (DCC-S022)								223,500	
S41	Logan Ave/Lane S of Logan: to Fraser Hwy (DCC-S001)									1,202,850
S42	Fraser Hwy: 56 Ave to 204 St / Glover Rd									122,380
S43	54 Ave: 201A St to 204 St									76,820
S44	54A Ave: 201A St to 203 St									61,705
S45	53B Ave: 200A St to 201 St									78,070
S46	54A Ave: West End (Cul-de-sac) to 198 Ave									142,755
S47	51A Ave: 50A Ave to 206 St (DCC-S018)									305,250

**Sewer & Drainage Utility Capital Improvement Plan 2018 - 2026**

S48	201A St: South End (Dead End) to Industrial Ave	318,270
S49	200A St: 53A Ave to 53B Ave	23,850
S50	200 St: 56 Ave to Industrial Ave	464,595
S51	Brydon Lagoon - Deepen areas	200,000
S52	Hydro ROW (Adjacent): 200 St to GVRD main (DCC-S014)	1,455,300
S53	200 St: Production Way / Logan Ave to Langley Bypass (DCC-S017)	801,900
S54	Fraser Hwy: 196 to Bypass (DCC-D015)	2,400,000
S55	Duncan Way: Bypass to 206 (DCC-S016)	
S56	Eastleigh Cr: Glover to 56 (DCC-S003)	
S57	Michaud Crescent: 200 to 203 (DCC- S002)	
S58	203 St: Fraser to Nicomekl Outfall (DCC-D003)	
S59	205 St: 54 to Nicomekl Outfall (DCC-D005)	
S60	199 St: 56 to 57A (DCC-S010)	
S61	Production Way: 198 to 57A (DCC-S004)	
S62	Landmark Way: Fraser to 196 (DCC-D001)	
S63	57A Ave: 198 to 200 (DCC-D002)	

2,175,000	1,193,500	1,289,025	1,231,250	883,750	1,458,870	2,017,615	1,105,355	8,853,745
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**Sewer & Drainage Utility Capital Improvement Plan 2018 - 2026**

Funding Sources		2018	2019	2020	2021	2022	2023	2024	2025	2026
Sewer Future Capital	4,378,753	660,000	460,000	384,140	535,860	33,585	718,970	623,900	267,298	695,000
Capital Works Reserve	-	-	-	-	-	-	-	-	-	-
DCC Sewer	-	-	-	-	-	-	-	-	-	-
DCC Sewer Unallocated	9,477,887	74,250	129,565	904,885	74,250	850,165	739,900	1,313,715	772,512	4,618,645
DCC Drainage	-	-	-	-	-	-	-	-	-	-
DCC Drainage Unallocated	1,253,545	-	-	-	-	-	-	-	65,545	1,188,000
Casino Revenues	5,097,925	1,440,750	603,935	-	621,140	-	-	80,000	-	2,352,100
Grants	-	-	-	-	-	-	-	-	-	-
Borrowing	-	-	-	-	-	-	-	-	-	-
	20,208,110	2,175,000	1,193,500	1,289,025	1,231,250	883,750	1,458,870	2,017,615	1,105,355	8,853,745

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
<b>Sewer &amp; Drainage Utility Projects</b>				
S1	Sewer Replacements - Various Locations (DCC-S020)	Small capacity upgrade to the sewer system in various locations.	100,000	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S2	48 Ave & 202 St Culvert rehabilitation	Design and construction of a new culvert that is in need or replacement. Also necessary to provide road widening to accommodate bike lanes.	500,000	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S3	48 Ave Sewer 208 St to 210 St	Replace sewer due to deteriorating condition and potential capacity issues.	370,000	Operating and maintenance costs will reduce with repairs of identified defects in the sanitary sewer system.
S4	56 Ave, Glover Rd to Langley Bypass	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	800,000	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S5	Douglas Crescent, 204 St to 208 St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	1,035,000	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S6	Langley Bypass Culverts (Logan Creek)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	150,000	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S7	Brydon Lagoon - Diversify shoreline	Lengthen the shoreline by diversify plantings. Budget is to complete a design and complete a cost estimate to implement in future years.	10,000	None.
S8	50 Ave & 201A St. Culvert rehabilitation	To upgrade culvert on 50 Ave and 201A St.	300,000	Operating and maintenance costs will reduce with repairs of identified defects in the sanitary sewer system.
S9	Baldi Creek Culvert Replacement	To upgrade culverts on Baldi creek at 53 Ave for capacity and condition. (add to S7)	300,000	Operating and maintenance costs will reduce with repairs of identified defects in the storm sewer system.
S10	Reline Storm under railway Fraser Hwy & Prod	Installing a CIPP reline, cure in place pipe to rehabilitate the storm sewer pipe running under the railway crossing on Fraser Highway just west of Production Way.	250,000	Remedial work to will extend the life of the storm sewer and will reduce significant reconstruction costs in the future.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
S11	Large Diameter Culvert Cleaning & Inspection	To clean and inspect large diameter culverts in the City creek system to identify defects and reduce flood risk.	200,000	Operating and maintenance costs will reduce with repairs of identified defects in the storm sewer system.
S12	Sewer Model Update	Current model is outdated as a result of significant upgrades and diversions. Will prioritize upgrades, ensure adequate capacity is provided and confirm that areas that have been diverted no longer need upgrades.	30,000	Will prioritize projects and ensure they are planned accordingly.
S13	Langley Bypass Culverts (Logan Creek)	To replace two existing culverts that are deteriorating under the Langley Bypass at Logan creek.	1,500,000	None.
S14	Brydon Lagoon Habitat Features	Implement floating islands to promote resting/ nesting areas for birds.	50,000	None.
S15	Production Way	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	425,000	Operating and maintenance costs will reduce with repairs of identified defects in the storm sewer system.
S16	Fraser Hwy Sewer Replacement - 204 St to 208 St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	510,000	None.
S17	Brydon Lagoon divert run off	Complete a study to confirm if and how storm water can be diverted to the lagoon and assess impacts to surrounding area	10,000	None.
S18	Brydon Lagoon Viewing Platform	To construct a wooden walkway/ viewing platform along the perimeter trail to improve views around and within the lagoon	100,000	None.
S19	Old Yale Lift Station (DCC-S024)	To upgrade the sewer to provide local sewerage for the residents.	223,500	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S20	Brydon Lagoon replace invasive with native species	Remove invasive plant species and replace with native species.	50,000	None.
S21	200 Street: 49 Ave to 50 Ave (DCC-S007)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	839,025	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
S22	Senior Resource Centre Pond	To complete improvements as per the pond study including storm water management.	250,000	None.
S23	Grade Cr: 203 St / 48 Ave to 205 St (DCC-S005)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	1,031,250	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S24	198 St: 53 Ave to 56 Ave (DCC-S019)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	346,500	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S25	Industrial Avenue: 201 St to 203 St (DCC-S006)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	437,250	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S26	49 Avenue: 196 St to 200 St (DCC-S013)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	672,375	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S27	204 St: 53 Ave to Fraser Hwy	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	134,195	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S28	206 St: 53A Ave to 56 Ave	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	108,995	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S29	56 Ave: 200 St to 201A St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	235,965	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S30	Park Ave: 204 St to Douglas Cr	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	157,340	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S31	Brydon Lagoon - Enhance Public Features	Enhance the public features at the Brydon Lagoon	50,000	None.
S32	56 Ave: 201 to 203 (DCC-S011)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	1,251,985	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S33	55A Ave: West End (City Limit) to 198 St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	137,480	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S34	208 St: Fraser Hwy to 56 Ave	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	3,820	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
S35	196A St: 60 Ave to Fraser Hwy	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	213,115	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S36	Logan Ave: 204 St / Duncan Way to 203A St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life.	129,345	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S37	207 St: 53A Ave to Douglas Cr	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life.	181,870	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S38	206 St: 53A Ave to Douglas Cr (DCC-D006)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	132,415	Operating and maintenance costs will reduce with repairs of identified defects in the storm sewer system.
S39	206 St: 53A Ave to Douglas Cr (DCC-S015)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	649,440	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S40	Langley Bypass Lift Station (DCC-S022)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	223,500	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S41	Logan Ave/Lane S of Logan: to Fraser Hwy (DCC-S001)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	1,202,850	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S42	Fraser Hwy: 56 Ave to 204 St / Glover Rd	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	122,380	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S43	54 Ave: 201A St to 204 St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	76,820	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S44	54A Ave: 201A St to 203 St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life.	61,705	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S45	53B Ave: 200A St to 201 St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life.	78,070	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S46	54A Ave: West End (Cul-de-sac) to 198 Ave	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	142,755	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
S47	51A Ave: 50A Ave to 206 St (DCC-S018)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	305,250	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S48	201A St: South End (Dead End) to Industrial Ave	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	318,270	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S49	200A St: 53A Ave to 53B Ave	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	112,005	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S50	200 St: 56 Ave to Industrial Ave	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life.	371,675	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S51	Brydon Lagoon - Deepen Sections	To provide deeper areas within the lagoon so fish could retreat to these areas if water is too warm in the shallower zones	200,000	None.
S52	Hydro ROW (Adjacent): 200 St to GVRD main (DCC-S014)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	1,455,300	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S53	200 St: Production Way / Logan Ave to Langley Bypass (DCC-S017)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	801,900	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S54	Fraser Hwy: 196 to Bypass (DCC-D015)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	2,400,000	Operating and maintenance costs will reduce with repairs of identified defects in the storm sewer system.



## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	Water Future Capital 509	DCC Water 205	DCC Water Unallocated 205	Grants	Capital Works 200	Casino Proceeds
<b>Water Utility Projects</b>									
W1	Water Meter Replacement Program	2017	75,000	75,000					
W2	Eliminate Pipe Twinning	2017	200,000	-					200,000
W3	Cast Iron & AC Watermain Replacements	2017	250,000	250,000					
W4	Replace SCADA System	2017	150,000	150,000					
W5	56 Ave, Glover Rd to Langley Bypass	2017	800,000	144,000			656,000		
W6	Douglas Crescent, 204 St to 208 St	2017	500,000	85,000			415,000		
W7	200 St, 50 Ave to Bridge	2017	350,000	350,000					
W8	Fraser Hwy, Langley Bypass to Landmark (DCC W009)	2017	273,490	70,425		203,065			
W9	Secondary Chlorinator	2017	120,000	120,000					
W10	Booster Pump Station Decommission	2017	100,000	100,000					
W11	Replace Blow Off Valves	2017	50,000	50,000					
W12	208 St PRV Upgrade	2017	15,000	15,000					
W13	Maple Ridge / Barnston Pump Station	2017	50,000	50,000					
W14	Utility Master Plans	2017	15,000	5,000			10,000		
			2,948,490	1,464,425	-	203,065	1,081,000	-	200,000

## Water Utility Capital Improvement Plan 2018 - 2026

Item	Description	2018	2019	2020	2021	2022	2023	2024	2025	2026
W1	Water Meter Replacement Program	25,000	25,000	50,000	25,000	25,000	25,000	25,000	25,000	25,000
W2	Eliminate Pipe Twinning	200,000	200,000							
W15	Production Way	715,000								
W16	Fraser Hwy: 204 to 208		640,000							
W17	200 St: 44 Ave to 50 Ave (E)		235,325	941,305						
W18	Grade Cr: 200 St to 208 St			230,760	923,040					
W19	55A Ave: 200 St to 201A St			29,025	116,105					
W20	198 St: 53 Ave to 56 Ave				50,765	203,060				
W21	Industrial Ave: 201A St to 203 St					238,430				
W22	49 Ave: 196 St (Border) to 200 St					143,370	573,480			
W23	204 St: 53 Ave to Fraser Hwy					28,535	114,130			
W24	206 St: 53A Ave to 56 Ave					21,750	86,990			
W25	56 Ave: 200 St to 201A St					59,110	236,440			
W26	Park Ave: 204 St to Douglas Cr					16,325	65,310			
W27	206 St: 44A Ave to 46A Ave					35,990	143,950			
W28	207A St: 44A Ave to 46A Ave					36,125	144,495			
W29	46 Ave: 206A St to 207A St					44,405	177,625			
W30	46 Ave: 208 St to 209A St					40,305	161,215			
W31	55A Ave: West End (City Limit) to 198 St						43,625	174,505		
W32	208 St: Fraser Hwy to 56 Ave						47,710	190,835		
W33	196A St: 60 Ave to Fraser Hwy						33,065	132,250		
W34	56 Ave: 203 St / Douglas Cr to Fraser Hwy						32,620	130,480		
W35	55 Ave: West End (Cul-de-sac) to 198 Ave						22,735	90,940		
W36	Eastleigh Cr: Glover Rd to 56 Ave						77,335	309,340		
W37	208 St: South End (Cul-de-sac) to Douglas Cr						29,140	116,550		
W38	45A Ave: 199 St to 200 St						37,485	149,935		
W39	209 St: 45A Ave to 46 Ave						27,560	110,230		
W40	Fraser Hwy: 56 Ave to 204 St / Glover Rd							24,935	99,735	
W41	54 Ave: 201A St to 204 St							59,065	236,265	
W42	206A St: 45 Ave to 46 Ave							35,795	143,185	
W43	53A Ave: West End (Cul-de-sac) to 200 St							8,945	35,780	
W44	51A Ave: West End (Cul-de-sac) to 204 St								41,745	166,970
W45	54A Ave: West End (Cul-de-sac) to 198 Ave								20,230	80,915
W46	Glover Rd: Logan Ave to Duncan Way								79,445	317,790
W47	Old Yale Rd 1: Northwest End to Old Yale Rd								56,525	226,105
W48	48 Ave: 196 St (City Boundry) to 200 St								138,905	555,625

**Water Utility Capital Improvement Plan 2018 - 2026**

W49	48A Ave: 196 St to 1/2 Way	33,620	134,485
W50	53A Ave: 200A St to 201 St	16,490	65,965
W51	205 St: 50 Ave to North End (Cul-de-sac)		167,310
W52	201A St: South End (Dead End) to Industrial Ave		22,600
W53	200A St: 53A Ave to 53B Ave		37,135
W54	200 St: 56 Ave to Industrial Ave		90,705
W55	197B St: 49 Ave to North End (Cul-de-sac)		313,380
W56	200 St: 50 Ave (E) to 53 Ave		493,045
W57	199 St: South End (Cul-de-sac) to 45A Ave (DCC-W019)		74,250
W58	44 Ave: 204 to 206 (DCC-W005)		
W59	199A St: S of 45A (DCC-W018)		
W60	196 St: 46A to Boundary (DCC-W006)		
W61	203A St: S of 46 (DCC-W020)		
W62	198 St: S of 53 (DCC-W023)		
W63	200A St: 48 to Reservoir (DCC-W001)		
W64	201 St: 50A (DCC-W017)		
W65	206A St: S of Duncan Way (DCC-W013)		
W66	48 Ave: 209 to 210 (DCC-W021)		
W67	205A St: S of Duncan Way (DCC-W014)		

940,000	1,100,325	1,251,090	1,114,910	892,405	2,079,910	1,558,805	926,925	2,771,280
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Funding Sources	2018	2019	2020	2021	2022	2023	2024	2025	2026
Water Future Capital	5,945,125	840,000	625,125	640,000	640,000	640,000	640,000	640,000	640,000
DCC Water	-	-	-	-	-	-	-	-	-
DCC Water Unallocated	530,330	475,200							55,130
Capital Works Reserve	-	-	-	-	-	-	-	-	-
Casino Proceeds	6,160,195	100,000	611,090	474,910	252,405	1,439,910	918,805	286,925	2,076,150
Borrowing	-								
	12,635,650	940,000	1,100,325	1,251,090	1,114,910	892,405	2,079,910	1,558,805	2,771,280

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
<b>Water Utility Projects</b>				
W1	Water Meter Replacement Program	To replace aging water meters that read the water consumption inaccurately.	25,000	Water consumption charges to consumers may increase with more accurate reading ability.
W2	Eliminate Pipe Twinning	Certain areas have two sets of pipes in the same roadway. To reduce the amount of maintenance the City will switch some of the services from the duplicate pipe and decommission this pipe to reduce the ongoing maintenance costs and potential for leaks.	200,000	Reduce on-going maintenance cost.
W3	Cast Iron & AC Watermain Replacements	Replace existing water main identified in water model to enhance pressure and/or fire flow.	150,000	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W4	Replace SCADA System	Replace SCADA system that remotely monitors and controls the water reservoir and pump stations	150,000	None.
W5	56 Ave, Glover Rd to Langley Bypass	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	800,000	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W6	Douglas Crescent, 204 St to 208 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	500,000	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W7	200 St: 50 Ave to Bridge	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	350,000	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W8	Fraser Hwy: Langley Bypass to Landmark (DC	Replace existing water main identified in water model to enhance pressure and/or fire flow.	273,490	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
W9	Secondary Chlorinator	Add a secondary chlorination system on the outlet side of the water reservoir.	120,000	Improve water quality to satisfy the Ministry of Health requirements. Ongoing maintenance costs will be \$10,000 to operate the system.
W10	Booster Pump Station Decommission	Decommission the old booster pump station on 200 St.	100,000	None.
W11	Replace Blow Off Valves	The City has 103 blow off valves connected to the water distribution system. The funding will replace a number of valves to bring them up to current standards.	50,000	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W12	208 St PRV Upgrade	The City will rebuild the Pressure Reducing Valve (PRV) located on 208 St at 44 Ave allowing intermunicipal water flow during emergency events.	15,000	None.
W13	Maple Ridge / Barnston Pump Station	Provision for share of land assembly costs.	50,000	None.
W14	Utility Master Plans	Prepare water and sewer master plans	15,000	None.
W15	Production Way	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	715,000	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W16	Fraser Hwy: 204 to 208	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	640,000	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W17	200 St: 44 Ave to 50 Ave (E)	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	1,176,630	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W18	Grade Cr: 200 St to 208 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	1,153,800	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W19	55A Ave: 200 St to 201A St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	145,130	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W20	198 St: 53 Ave to 56 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	253,825	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
W21	Industrial Ave: 201A St to 203 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	238,430	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W22	49 Ave: 196 St (Border) to 200 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	716,850	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W23	204 St: 53 Ave to Fraser Hwy	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	142,665	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W24	206 St: 53A Ave to 56 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	108,740	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W25	56 Ave: 200 St to 201A St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	295,550	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W26	Park Ave: 204 St to Douglas Cr	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	81,635	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W27	206 St: 44A Ave to 46A Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	179,940	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W28	207A St: 44A Ave to 46A Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	180,620	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W29	46 Ave: 206A St to 207A St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	222,030	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W30	46 Ave: 208 St to 209A St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	201,520	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
W31	55A Ave: West End (City Limit) to 198 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	218,130	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W32	208 St: Fraser Hwy to 56 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	238,545	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W33	196A St: 60 Ave to Fraser Hwy	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	165,315	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W34	56 Ave: 203 St / Douglas Cr to Fraser Hwy	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	163,100	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W35	55 Ave: West End (Cul-de-sac) to 198 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	113,675	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W36	Eastleigh Cr: Glover Rd to 56 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	386,675	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W37	208 St: South End (Cul-de-sac) to Douglas Cr	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	145,690	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W38	45A Ave: 199 St to 200 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	187,420	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W39	209 St: 45A Ave to 46 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	137,790	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W40	Fraser Hwy: 56 Ave to 204 St / Glover Rd	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	124,670	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.

## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
W41	54 Ave: 201A St to 204 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	295,330	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W42	206A St: 45 Ave to 46 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	178,980	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W43	53A Ave: West End (Cul-de-sac) to 200 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	44,725	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W44	51A Ave: West End (Cul-de-sac) to 204 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	208,715	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W45	54A Ave: West End (Cul-de-sac) to 198 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	101,145	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W46	Glover Rd: Logan Ave to Duncan Way	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	397,235	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W47	Old Yale Rd 1: Northwest End to Old Yale Rd	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	282,630	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W48	48 Ave: 196 St (City Boundry) to 200 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	694,530	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W49	48A Ave: 196 St to 1/2 Way	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	168,105	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W50	53A Ave: 200A St to 201 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	82,455	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W51	205 St: 50 Ave to North End (Cul-de-sac) (DCC-W016)	Replace existing water main identified in water model to enhance pressure and/or fire flow.	167,310	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.



## CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
W52	201A St: South End (Dead End) to Industrial Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	22,600	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W53	200A St: 53A Ave to 53B Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjuncture with sanitary sewer replacement.	37,135	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W54	200 St: 56 Ave to Industrial Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	90,705	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W55	197B St: 49 Ave to North End (Cul-de-sac)	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	313,380	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W56	200 St: 50 Ave (E) to 53 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	493,045	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W57	199 St: South End (Cul-de-sac) to 45A Ave (DCC-W019)	Replace existing water main identified in water model to enhance pressure and/or fire flow.	74,250	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.

## CITY OF LANGLEY

## CAPITAL IMPROVEMENT PLAN - RESERVE FORECAST

	Estimated Balance Dec 31, 2016	Reserve Additions			Reserve Expenditures	Balance Dec 31, 2017
		Amount	Source	Interest Addition		
<b>Statutory Reserves</b>						
Capital Works Reserve	1,273,785	756,950	General Revenues	19,107	1,546,575	503,267
Equipment Replace Fire Dept	135,045	55,000	General Revenues	2,026	45,000	147,070
Lane Development	254,718	-		3,821	-	258,539
Machinery Replacement	1,068,903	250,000	General Revenues	16,034	780,000	554,936
Off Street Parking	239,718	11,600	General Revenues	3,596	-	254,913
Office Equipment	16,333	46,500	General Revenues	245	50,000	13,078
Parks & Recreation	16,883	177,500	General Revenues	253	186,700	7,936
	3,005,384	1,297,550	-	45,081	2,608,275	1,739,739
<b>Reserve Accounts</b>						
Community Works Fund (Gas Tax)	4,213	127,680	Gas Tax	63	127,680	4,276
Future Police Cost	2,238,775	-		33,582	1,003,100	1,269,257
Gaming Proceeds	4,040,798	5,714,210	Gaming	101,080	9,178,735	677,353
Major Road Network Rehab	803,350	277,105	GVTA Funding	12,050	217,000	875,505
Sewer Future Capital	465,797	485,000	Sewer Revenues	6,987	737,950	219,834
Special Bond Reserve	4,169,866	-		62,548	193,000	4,039,414
Tax Rate Stabilization	333,943	-		5,009	-	338,952
Water Future Capital	1,123,456	570,000	Water Revenues	17,352	1,464,425	246,383
	13,180,199	7,173,995	-	238,671	12,921,890	7,670,975
<b>DCC Accounts</b>						
DCC Drainage	2,551,488	105,000	Developer Contributions	38,272	123,750	2,571,010
DCC Parks	5,062,693	21,000	Developer Contributions	75,940	990,000	4,169,633
DCC Roads	1,567,365	170,000	Developer Contributions	23,510	49,500	1,711,376
DCC Sewer	1,259,023	156,000	Developer Contributions	18,885	74,250	1,359,659
DCC Water	865,943	44,000	Developer Contributions	12,989	203,065	719,867
	11,306,512	496,000	-	169,598	1,440,565	10,531,545
Total all Reserves	27,492,094	8,967,545	-	453,349	16,970,730	19,942,259

**GLOSSARY**

<b>Accounting Principles</b>	A set of generally accepted principles for administering accounting activities and regulating financial reporting. These principles comply with Generally Accepted Accounting Principles for British Columbia municipalities.
<b>Accrual Accounting</b>	An accounting method where revenues are recognized in the accounting period in which they are earned and expenses are recognized in the period in which they are incurred.
<b>Assessed Value</b>	The value calculated for each parcel of real property using appraisal criteria established by the B.C.A.A. Each property reflects market prices of the land and its improvements and recognizes any change of use. These values are the basis of levying property taxes.
<b>B.C. Assessment Authority</b>	(BCAA) This provincial agency is assigned to appraise and evaluate all real property within British Columbia.
<b>Capital Expenditure</b>	An appropriation of funds for a capital improvement project or asset. These are non-operating expenditures to acquire assets which will have a useful life greater than one year.
<b>Capital Improvement Program</b>	(CIP) An annual program of capital expenditures. The program identifies the project and the source of funding.
<b>Cash Basis</b>	An accounting method where transactions are only recognized when cash is received or dispersed.
<b>Community Police Office</b>	(CPO) This service assists in bringing policing closer to the community providing a local positive presence, and added convenience to residents.
<b>CUPE</b>	The Canadian Union of Public Employees.
<b>Department</b>	A budgeted City activity directed by a department head.
<b>Development Cost Charges</b>	A fee imposed on new development to assist in the funding of future off site services (infrastructure) which is needed, in part, by that new development.

GLOSSARY

<b>E-Comm</b>	An organization that provides emergency communication services for all public service agency in southwestern British Columbia.
<b>Encumbrances</b>	An expenditure which has been committed, but is unpaid. The recording of encumbrances identifies all financial obligations and it assists control of the annual budget.
<b>Emergency Social Services</b>	(ESS) Emergency Social Services is a provincial emergency response program. ESS are those services required to preserve the well-being of people affected by an emergency or disaster.
<b>Expenditures</b>	The cost of goods and services received for both the regular City operations and the capital programs.
<b>F.T.E.</b>	Full time equivalent staffing positions.
<b>Financial Plan</b>	Under Sec 165 & 166 of the Community Charter, Council must adopt a five year financial plan, by bylaw and before the annual property tax bylaw is adopted. The plan must identify expenditures, funding sources and fund transfers.
<b>Fraser Valley Regional Library</b>	(FVRL) A regional board which provides library services to the Cty and other member communities in the Fraser Valley.
<b>Fund</b>	A fiscal entity of self balancing accounts used by governments to control common financial activities.
<b>Fund Balance</b>	The amount that assets exceed the liabilities in an operating capital, reserve or trust fund.
<b>General Fund</b>	The primary operating fund used to account for most of the City's financial resources and obligations.
<b>GIS</b>	An abbreviation for Geographical Information System.
<b>Goals</b>	Are broad statements of direction. They identify ongoing community needs and the approach taken by the City and departments to manage or satisfy those needs.

## GLOSSARY

<b>Grant</b>	A financial contribution to or from governments.
<b>Greater Vancouver Regional District</b>	(GVRD) A regional district entity responsible for coordinating common and jointly funded regional member services.
<b>Greater Vancouver Transportation Authority</b>	(GVTA) The regional government agency, also known as "Translink", responsible for Coordinating and operating public transit in the lower mainland of British Columbia.
<b>Greater Vancouver Water District</b>	(GVWD) A regional district entity responsible for coordinating common and jointly funded sewerage district member services
<b>IAFF</b>	The International Association of Fire Fighters
<b>Municipal Insurance Association</b>	(MIA) A non-profit insurance co-operative, founded by the Union of British Columbia Municipalities, which pools the common risks of its members for their mutual advantage by maintaining the liability insurance coverage needed for financial security, stabilizing liability insurance costs and providing risk management education to assist members in preventing claims.
<b>Langley Youth and Family Services</b>	(LYFS) This service is supplied to help minimize the entry of youth into the criminal justice system by providing counselling and support.
<b>Local Government Act</b>	Legislation of the province for administering and regulating the activities of municipalities within British Columbia.
<b>Municipal Finance Authority</b>	(MFA) A provincial agency created to coordinate all of the long term borrowing requirements of British Columbia
<b>Objective</b>	Is a specific or well-defined task or target that is measurable and achievable within a set period of time.
<b>Operating Budget</b>	An annual expenditure plan for performing the every day service programs and activities of the City.

**GLOSSARY**

<b>PSAAB</b>	The public Sector Accounting & Auditing Board
<b>R.C.M.P.</b>	Royal Canadian Mounted Police.
<b>Reserves</b>	Discretionary funds established to pay for specific projects.
<b>Revenues</b>	Sources of income received by the City. They include property taxes, fees, grants, permits and licenses, fines, grants, interest, etc.
<b>Sewer Utility</b>	A self funding utility that provides sanitary sewage services to properties in the City. Properties are charged based on 80% of their metered water consumption.
<b>Tax Rates</b>	The annual charges for levying property taxes to properties within the City. These rates are applied against each \$1,000.00 of assessed value.
<b>Union of British Columbia Municipalities</b>	(UBCM) An organization of British Columbia municipalities with lobbies Federal and Provincial Governments to initiate legislative changes that will benefit the member communities.
<b>Water Utility</b>	A self funding utility that supplies water services to properties in the City. All City properties are metered for their water consumption and accordingly charged.



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 133, 2017, BYLAW No. 3014  
DEVELOPMENT PERMIT APPLICATION DP 01-17

To consider a Rezoning Application and Development Permit Application by Tannin Developments to accommodate a 4-storey, 98-unit condominium apartment development.

The subject property is currently zoned RM1 Multiple Residential Low Density Zone and CD38 Comprehensive Development Zone in Zoning Bylaw No. 2100 and designated “High Density Residential” in the Official Community Plan. All lands designated Multiple Family Residential are subject to a Development Permit to address building form and character.

**COMMENTS/ANALYSIS:**

**Background Information:**

<b>Applicant:</b>	Tannin Developments
<b>Owner:</b>	CH Project (Langley) Ltd. & R. Cheng-Chen, J. Cheng
<b>Civic Addresses:</b>	5393, 5455-5457 -201 <sup>st</sup> Street
<b>Legal Description:</b>	Lot 1, District Lot 305, Group 2, New Westminster District Plan EPP42319, and Strata Lots 1 and 2, District Lot 305, Group 2, New Westminster District Strata Plan LMS643 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
<b>Site Area:</b>	4943 m <sup>2</sup> (1.22 acres)
<b>Lot Coverage:</b>	44.5%
<b>Gross Floor Area:</b>	94,224 ft <sup>2</sup>
<b>Floor Area Ratio:</b>	1.77 FSR
<b>Total Parking Required:</b>	127 spaces (plus 20 visitor)
<b>Total Parking Provided:</b>	128 spaces (plus 20 visitor)
<b>Existing Zoning:</b>	RM1 –Multiple Residential Low Density Zone and CD38-Comprehensive Development Zone
<b>Proposed Zoning:</b>	CD 45 –Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential (80 units/acre)
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$925,410.50 (includes \$167,020 SF DCC Credit)
<b>Community Amenity Charge:</b>	\$98,000 (@\$1,000/unit)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 133**

**BYLAW No. 3014**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD45) and to rezone the property located at 5393, 5455-5457 -201 Street to the new zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

**1. Title**

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 133, 2017, No.3014”.

**2. Amendment**

- (1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 45 (CD45) Zone: immediately after Comprehensive Development -44 (CD44) Zone:

**“NN. CD45 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 4-storey, 98-unit apartment development

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and



- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

### 3. **Site Dimensions**

The following lot shall form the site and shall be zoned CD 45 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 029-900-042  
Lot 1, District Lot 305, Group 2, New Westminster District Plan EPP42319
- (b) PID: 018-000-312  
Strata Lot 2, District Lot 305, Group 2, New Westminster District Strata Plan LMS643 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- (c) PID: 018-000-304  
Strata Lot 1, District Lot 305, Group 2, New Westminster District Strata Plan LMS643 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

### 4. **Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 18 pages and dated January 16, 2017 prepared for Tannin Developments by Keystone Architecture & Planning and Van der Zalm & Associates Inc. Landscape Architecture, 1 copy of which is attached to Development Permit 01-17.

### 5. **Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

### 6. **Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act*.”

READ A FIRST AND SECOND TIME this----- day of -----, 2017.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this ----- day of -----, 2017.

READ A THIRD TIME this ----- day of -----, 2017.

FINALLY ADOPTED this ----- day of -----, -----.

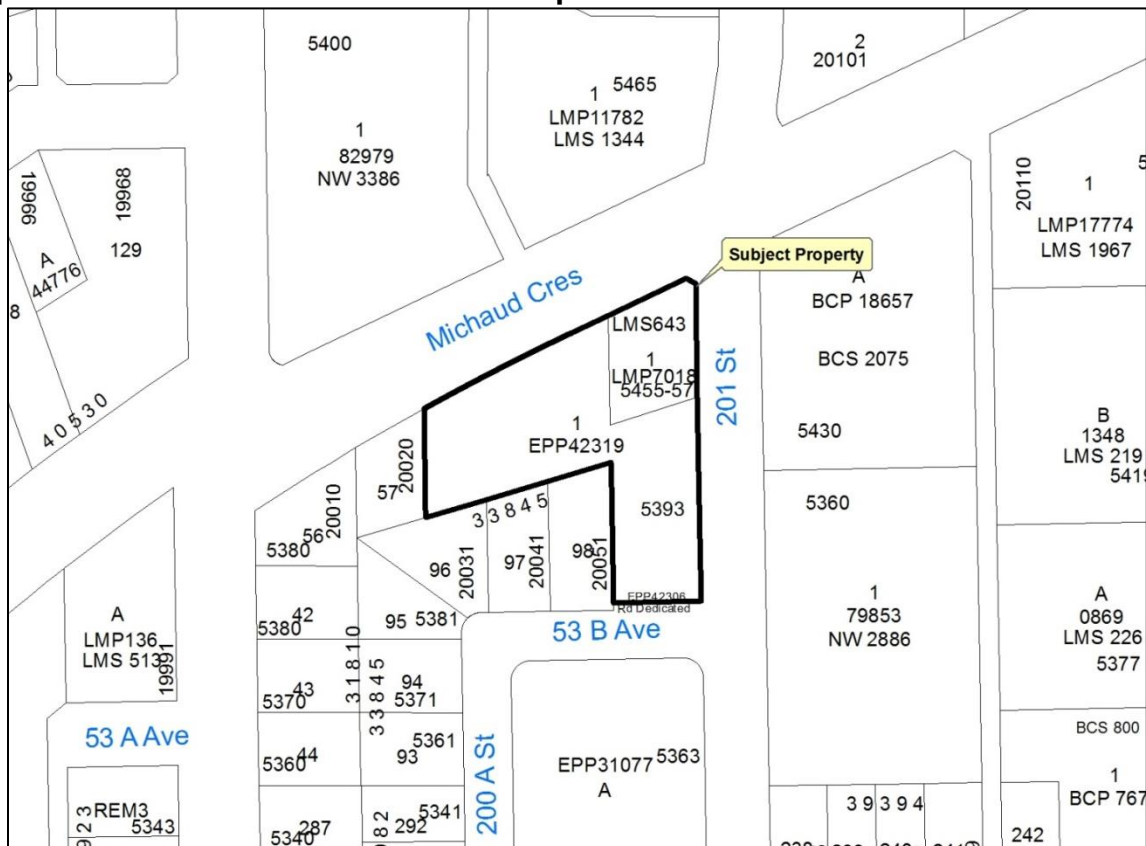
\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CORPORATE OFFICER**



## REZONING APPLICATION RZ 01-17 DEVELOPMENT PERMIT APPLICATION DP 01-17

**Civic Address:** 5393 – 201 Street, 5455-5457 – 201 Street  
**Legal Description:** Lot 1, District Lot 305, Group 2, New Westminster District, Plan EPP42319; Strata Lots 1 & 2, District Lot 305, Group 2, New Westminster District, Plan LMS643  
**Owner:** CH Project (Langley) Ltd., R. Cheng-Chen, J. Cheng  
**Applicant:** Tannin Developments





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application 01-17/Development  
Permit Application 01-17, Keystone  
Architecture & Planning, 5393, 5455-5457 -201  
Street**

From: Development Services & Economic Development  
Department

File #: 6620.00

Doc #:

Date: January 30, 2017

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## COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 01-17 and Development Permit Application 01-17 to accommodate a 98 unit condominium apartment located at 5393, 5455-5457 - 201 Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

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## PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Keystone Architecture & Planning Ltd. to accommodate a 98 unit condominium development

## POLICY:

The subject property is zoned RM1 Multiple Residential Low Density Zone and CD38 Comprehensive Development Zone in Zoning Bylaw No. 2100 and designated “High Density Residential” in the Official Community Plan. All lands



designated Multiple Family Residential are subject to a Development Permit to address building form and character.

## COMMENTS/ANALYSIS:

### **Background Information:**

<b>Applicant:</b>	Keystone Architecture & Planning Ltd.
<b>Owner:</b>	CH Project (Langley) Ltd. &
<b>Civic Addresses:</b>	5393, 5455-5457 -201 <sup>st</sup> Street
<b>Legal Description:</b>	Lot 1, District Lot 305, Group 2, New Westminster District Plan EPP42319, and Strata Lots 1 and 2, District Lot 305, Group 2, New Westminster District Strata Plan LMS643 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
<b>Site Area:</b>	4943 m <sup>2</sup> (1.22 acres)
<b>Lot Coverage:</b>	44.5%
<b>Gross Floor Area:</b>	94,224 ft <sup>2</sup>
<b>Floor Area Ratio:</b>	1.77 FSR
<b>Total Parking Required:</b>	127 spaces (plus 20 visitor)
<b>Total Parking Provided:</b>	128 spaces (plus 20 visitor)
<b>Existing Zoning:</b>	RM1 –Multiple Residential Low Density Zone and CD38-Comprehensive Development Zone
<b>Proposed Zoning:</b>	CD 45 –Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential (80 units/acre)
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$925,410.50 (includes \$167,020 SF DCC Credit)
<b>Community Amenity Charge:</b>	\$98,000 (@\$1,000/unit)

### **Engineering Requirements:**

These preliminary engineering requirements have been issued to reflect the application for rezoning and development for a proposed **98-Unit Apartment**



**Development at 5393. 5455-5457 - 201 Street**, which may be subject to change upon receipt of updated development plans to the City.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

A) The developer is responsible for the following work which shall be designed by a Professional Engineer:

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
4. New water and sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required servicing the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
5. New curb, gutter, sidewalks and street trees are required on all frontages.
6. Upgrade the existing street lighting to City of Langley Standards.
7. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.



8. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
9. The condition of the existing pavement on the 201 Street and Michaud Crescent and 53B Avenue road frontages shall be assessed. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests, test holes and visual assessment carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated to centerline.
10. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
11. A property dedication and lot consolidation is required for the ultimate right-of-way width of 20m on 53B Avenue fronting the development.

B) The developer is required to deposit the following bonding and connection fees:

1. The City would require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City would require a \$20,000 bond for the installation of a water meter to current standards.



C) The developer is required to adhere to the following conditions:

1. Eliminate the existing overhead wiring and hydro poles along the frontage of Michaud Crescent.
2. Underground hydro and telephone, and cable services to the development site are required.
3. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
4. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
5. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
6. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
7. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
8. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
9. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Multi-Family and Commercial Building Recycling Space - Draft Sample Bylaw for Municipalities".

**Discussion:**

The proposed four-story condominium apartment proposes unit sizes ranging from approximately 450 ft<sup>2</sup> to 1,200 ft<sup>2</sup> and offer a variety of one-bedroom, two-bedroom and three-bedroom suites. The facade massing steps both vertically and horizontally to address the connection with pedestrian by providing highly articulated elevations





and roofs lines. This stepping gives opportunities for the buildings to address the two important corners along Michaud Crescent as well as gives relief to the streetscape. An increased roof step and a deep extruded open framed canopy identify the main entrance and suggest prominence to the buildings hierarchal roof steps. Landscaping will be used to soften the raised parkade from the adjacent public sidewalk by elevating the building users urban experience. The rich material palette is intended to strengthen the buildings articulated massing, while balancing a contextual relationship within the City of Langley. Brick is used to ground the building and give it a sense of permanence. Glazing has been introduced to the patios to contribute to furthering the urban experience by softening the building by providing access to more light and view.

Convenient parking for both tenants and visitors, including handicap stalls is located within the underground parkade. However, there is a separate secured parking area, with a security gate for tenants. Planting and landscape features incorporated CPTED principles, featuring decorative fencing along the street level softening the hard streetscape and pedestrian walkways throughout the entire development.

The proposed development generally complies with the Multifamily Residential Development Permit Area Guidelines for apartment developments.

**Fire Department Comments:**

Langley City Fire-Rescue Service has reviewed the attached plans and provided preliminary comments to the applicant. The department will review, and make further comment, as the project continues to the building permit design stage.

**Advisory Planning Commission:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the February 8, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the February 20, 2017 Regular Council meeting.



To: Advisory Planning Commission

Date: January 30, 2017

Subject: Rezoning Application 01-17/Development Permit Application 01-17, Keystone Architecture & Planning, 5393, 5455-5457 -201 Street

Page 7

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### **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$925,410.50 to Development Cost Charge accounts and \$98,000 in Community Amenity Charges.

### **ALTERNATIVES:**

1. Require changes to the applicant's proposal.
2. Deny application.

Prepared by:



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Gerald Minchuk, MCIP

Director of Development Services & Economic Development

*attachments*



CITY OF  
LANGLEY



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

**HELD IN LANGLEY CITY HALL  
CKF COMMUNITY BOARDROOM**

**WEDNESDAY, FEBRUARY 8, 2017  
7:00 PM**

**Present:** Councillor Jack Arnold, Chairman  
Councillor Paul Albrecht, Vice-Chairman  
John Beimers  
Trish Buhler  
Rob McFarlane, School District No. 35  
Hana Hutchinson  
Esther Lindberg  
Corp. Steve McKeddie, Langley RCMP  
Dan Millsip  
George Roman  
Jamie Schreder

**Staff:** Gerald Minchuk, Director of Development Services & Economic  
Development

**Absent:** None

**1) RECEIPT OF MINUTES**

MOVED BY Commission Member Roman  
SECONDED BY Commission Member Hutchinson

THAT the minutes for the November 9, 2016 Advisory Planning  
Commission meeting be received as circulated.

CARRIED

2) **REZONING APPLICATION RZ 01-17/DEVELOPMENT PERMIT APPLICATION DP 01-17 -5393, 5455-5457-201 STREET-TANNIN DEVELOPMENTS**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Lukas Wykpiś, Project Manager, and Steve Bartok, Project Architect, Keystone Architecture & Planning Inc. Mr. Wykpiś and Mr. Bartok presented the proposed rezoning and development permit applications. Following discussion regarding density, building form and character, landscaping, CPTED, sprinkling provisions, amenity rooms, adaptable units, and engineering servicing requirements it was:

MOVED BY Commission Member Schreder  
SECONDED BY Commission Member Roman

That Rezoning Application RZ 01-17/Development Permit Application DP 01-17 to accommodate a 4-storey, 98-unit condominium apartment complex located at 5393, 5455-5457 -201 Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

**CARRIED**

4) **NEXT MEETING**

Wednesday, March 8, 2017

5) **ADJOURNMENT**

MOVED BY Commission Member Roman  
SECONDED BY Commission Member Millsip

THAT the meeting adjourn at 9:00 P.M.

**CARRIED**

*JHA wld*

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**ADVISORY PLANNING COMMISSION CHAIRMAN**

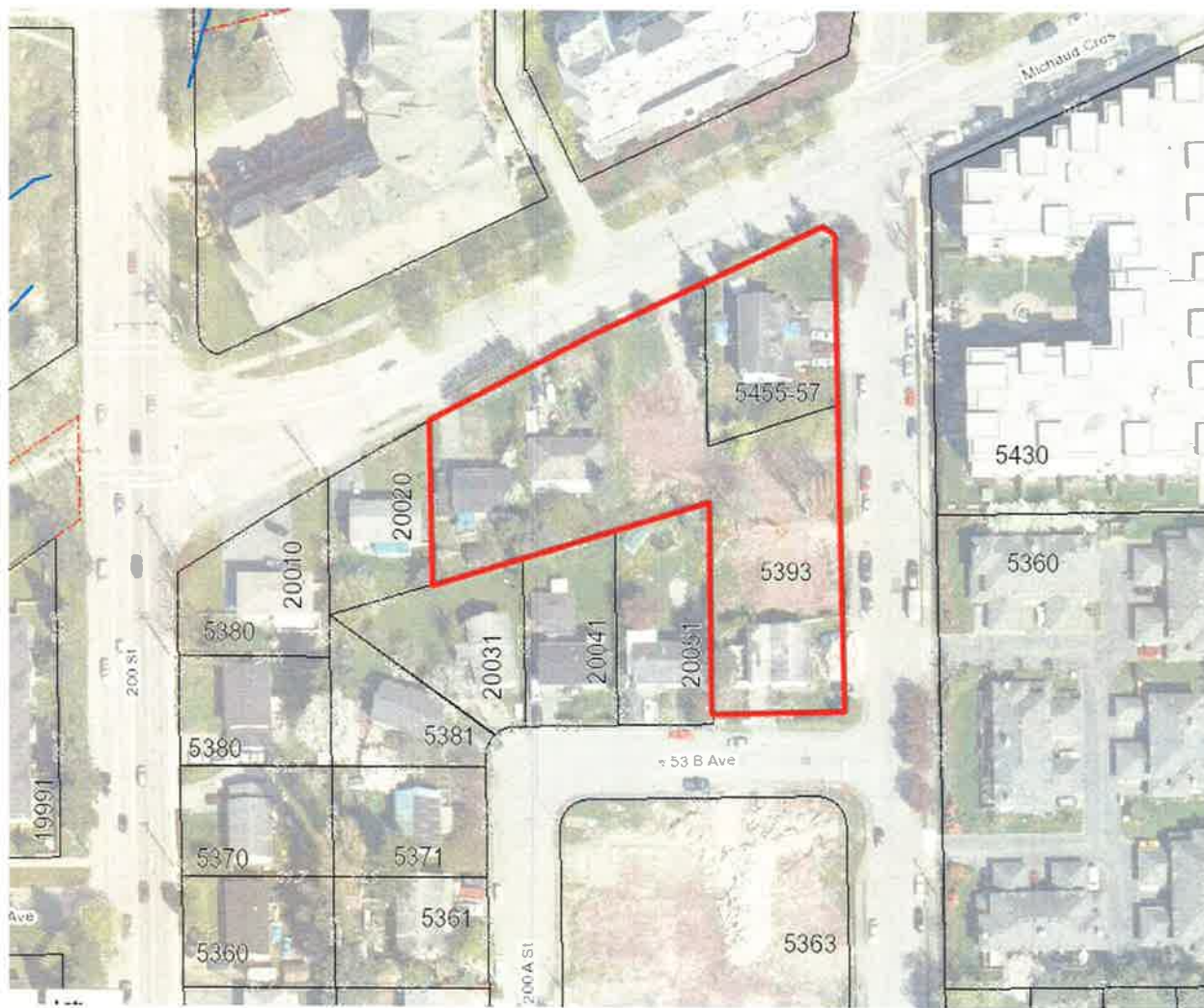
*Gerald Marshall*

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**DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT**

*Certified Correct*









**SITE PLAN**  
1" = 20'-0"

#### DESIGN DATA:

PROPOSED ZONING: CD ZONE (BASED ON RM3)

LOT AREA: 53,203 S.F. (4,943 S.M.) (1.2214 ACRES)

DENSITY:  $1.2214 \times 80 = 97.7 = 98$  UNITS

#### UNIT COUNT:

STUDIO - 6 UNITS  
1 BED - 41 UNITS  
2 BED - 45 UNITS  
3 BED - 6 UNITS  
TOTAL = 98 UNITS

#### FLOOR AREA:

1st FLOOR AREA:  
OVERALL = 23,907 S.F. (6,151 S.F. Circ. Etc.)  
2nd FLOOR AREA:  
OVERALL = 23,273 S.F. (4,554 S.F. Circ. Etc.)  
3rd FLOOR AREA:  
OVERALL = 23,297 S.F. (4,640 S.F. Circ. Etc.)  
4th FLOOR AREA:  
OVERALL = 23,547 S.F. (4,255 S.F. Circ. Etc.)

#### TOTAL FINISHED FLOOR AREA:

94,224 S.F. (1.75 FSR)  
Saleable = 74,524 S.F.  
Circulation/Amenity = 19,700 S.F.  
% Efficiency = 79.1%

LUG PARKADE AREA = 47,423 S.F.

#### PARKING REQUIRED

1 BED = 1.2 stalls / unit  
2 BED = 1.3 stalls / unit  
3 BED = 2.0 stalls / unit  
VISITOR = 0.2 stalls / unit

#### TENANT:

47 UNITS  $\times 1.2 = 56.4$   
45 UNITS  $\times 1.3 = 58.5$   
6 UNITS  $\times 2.0 = 12.0$   
TOTAL REQUIRED = 126.9  
= 127 STALLS

#### VISITOR:

98 UNITS  $\times 0.2 = 19.6 = 20$  STALLS

#### PARKING PROVIDED:

TENANT: 128 STALLS (IN PARKADE)  
6 H/C  
46 SMALL CAR (33% OF TOTAL)  
73 STANDARD  
VISITOR: 20 STALLS (IN PARKADE)  
2 H/C  
18 STANDARD

#### BIKE PARKING (0.5 SPACES / UNIT):

REQUIRED = 49 SPACES  
PROVIDED = 52 SPACES

6 VISITOR BIKE STALLS PROVIDED

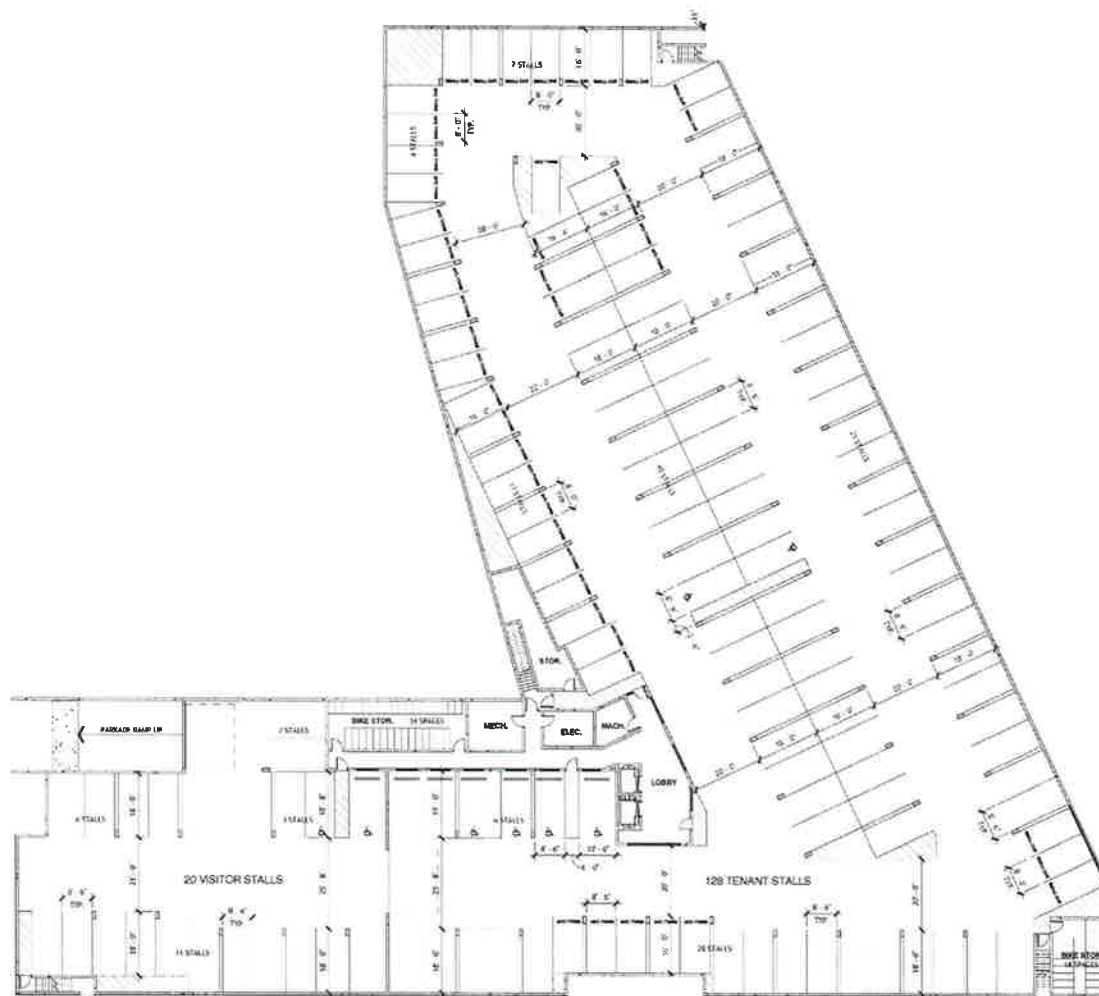
#### AMENITY SPACE (25 S.F. / UNIT):

REQUIRED:  
25 S.F.  $\times 98 = 2,450$  S.F.  
PROVIDED:  
3,958 S.F. (ON 1st & 2nd FLOORS)

#### STORAGE LOCKERS:

- EACH UNIT HAS A STORAGE ROOM PROVIDED  
- 79 STORAGE LOCKERS PROVIDED ON 1st, 3rd & 4th FLOORS

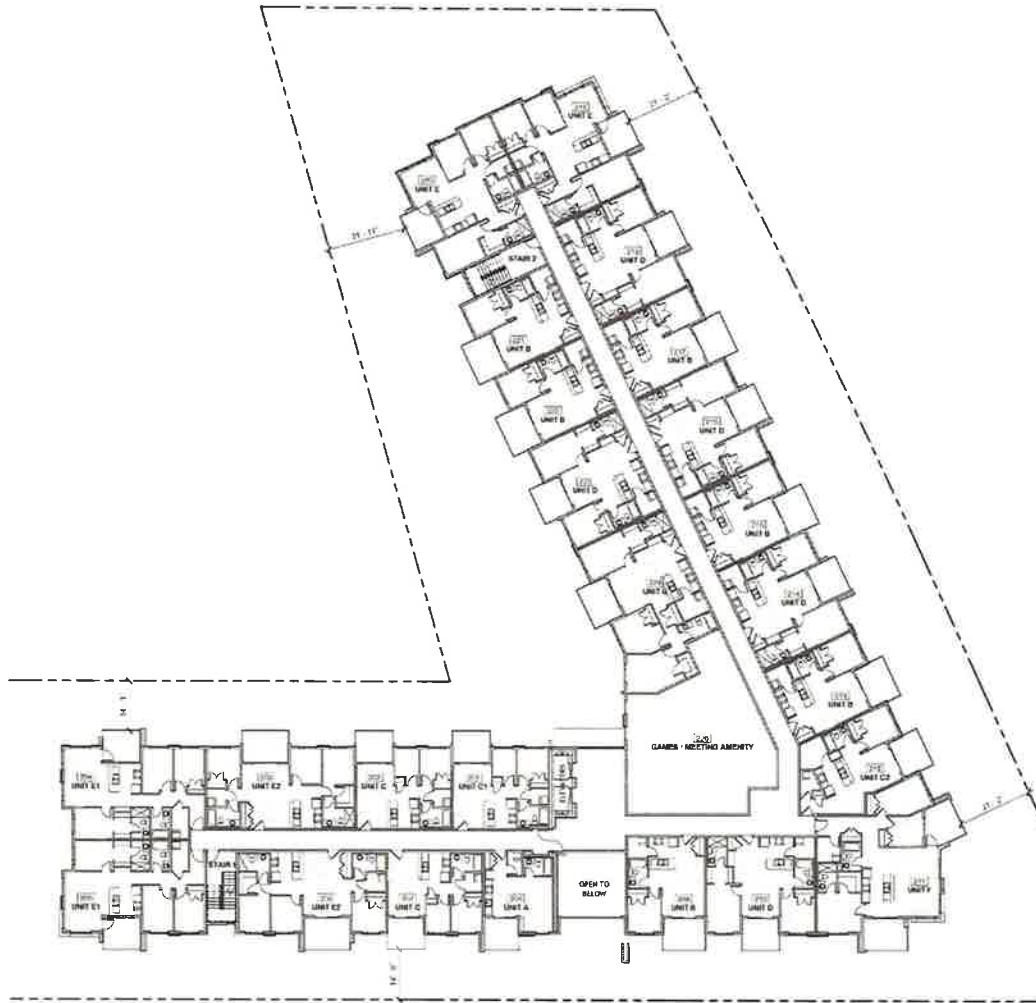




**BASEMENT FLOOR PLAN**  
1/16" = 1'-0"



➔ **1st FLOOR PLAN**  
1/16" = 1'-0"



**2nd FLOOR PLAN**  
1/16" = 1'-0"



**3rd & 4th FLOOR PLAN**  
1/16" = 1'-0"



**North West - Elevation**  
1" = 10'-0"



**East - Elevation**  
1" = 10'-0"

MATERIAL LEGEND					
[7]	CEMENT BOARD BOARD & BATTEN, VERTICAL PANEL SIDING COLOUR: WEST GRAY	[9]	BRICK "STACK BOND" COLOUR: BRICK SANDY	[26]	EXTERIOR ALUMINUM RAILING COLOUR: BLACK
[8]	VINYL HORIZONTAL LAP SIDING 6" EXPOSURE; - ROTAL BUILDING PRODUCTS, COLOUR: WHITE	[10]	WINDOW ALUMINUM COLOUR: CLEAR GRAY	[27]	CONCRETE WALL COLOUR: CLEAR SANDER
[11]	CEMENT BOARD HORIZONTAL LAP SIDING 6" EXPOSURE; COLOUR: BRICK SANDY	[11]	SLIDING PATIO DOOR VINYL COLOUR: DARK GRAY	[28]	ALUMINUM WALL PANEL COLOUR: STONE GRAY
[12]	CEMENT BOARD HORIZONTAL LAP SIDING 6" EXPOSURE; COLOUR: WOODSTOCK BROWN	[12]	ALUMINUM BALCONY RAILING WITH GLASS INFILL COLOUR: BLACK	[29]	ALUMINUM STORMDOOR COLOUR: CLEAR ANGLE-DEE
[13]	CEMENT BOARD, SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: NIGHT GRAY	[13]	HEAVY TIMBER (PAINTED): - BENJAMIN MOORE, COLOUR: "BARNBOARD GRANGE" (CC-171)	[30]	REINFORCING SAFTIRIN, COLOUR: CLEAR ANGLE-DEE
[14]	CEMENT BOARD, SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: NIGHT GRAY	[14]	WOOD FASCIA BOARD (PAINTED): - BENJAMIN MOORE, COLOUR: YELLOW (CC-54)	[31]	EXTERIOR METAL DOOR: - BENJAMIN MOORE, COLOUR: DARK GRAY
[15]	CORRUGATED METAL VERTICAL: COLOUR: RED	[15]	METAL FLASHING: SAFTIRIN, COLOUR: COMMERCIAL BROWN	[32]	PERFORATED VINYL SPLITTER - YAREAL, COLOUR: SANDLINGWOOD
[16]	BRICK "STACK BOND" COLOUR: RED			[33]	CEMENT BOARD, SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: ARCTIC WHITE





**South - Elevation**  
1" = 10'-0"



**West - Elevation**  
1" = 10'-0"



**South East - Elevation**  
1" = 10'-0"



**South West - Elevation**  
1" = 10'-0"

MATERIAL LEGEND					
1	CEMENT BOARD BOARD & BATTEN, VERTICAL PANEL SISING COLOUR: 'MIST GRAY'	9	BRICK 'TUCK POINT' COLOUR: 'BEACH SAND'	16	EXTERIOR ALUMINUM RAILING COLOUR: 'BLACK'
2	VINYL HORIZONTAL LAP SISING (4" EXPOSURE) TOTAL BUILDING PRODUCTS, COLOUR: 'WHITE'	10	WINDOW ALUMINUM COLOUR: 'DARK GRAY'	17	CONCRETE WALL COLOUR: 'CLEAR SEALER'
3	CEMENT BOARD HORIZONTAL LAP SISING (4" EXPOSURE) COLOUR: 'BEACH SAND'	11	SLIDING PATIO DOOR VINYL COLOUR: 'DARK GRAY'	18	ALUMINUM WALL PANEL COLOUR: 'STONE GRAY'
4	CEMENT BOARD HORIZONTAL LAP SISING (4" EXPOSURE) COLOUR: 'WOOD-TOO BROWN'	12	ALUMINUM BALCONY RAILING WITH GLASS INSERT COLOUR: 'BLACK'	19	ALUMINUM STO REFRONT COLOUR: 'CLEAR ANODIZED'
5	CEMENT BOARD, SMOOTH PANEL SISING JAMES HARDIE, COLOUR: 'MIST GRAY'	13	HEAVY TIMBER (PAINTED) BENJAMIN MOORE, COLOUR: 'SUNSHINE CRANSE' (CC 972)	20	REVEAL TAYLOR, COLOUR: 'CLEAR ANODIZED'
6	CEMENT BOARD, SMOOTH PANEL SISING JAMES HARDIE, COLOUR: 'IRON GRAY'	14	WOOD FUSION BEAMS (PAINTED) BENJAMIN MOORE, COLOUR: 'WILLOW' (CC 143)	21	EXTERIOR METAL DOOR BENJAMIN MOORE, COLOUR: 'DARK GRAY'
7	CORRUGATED METAL (VERTICAL)	15	METAL FLASHING GENTEK, COLOUR: 'COMMERCIAL BROWN'	22	PERFORATED VINYL SOFFIT TAYLOR, COLOUR: 'SANDWOOD'
8	BRICK 'TUCK POINT' COLOUR: 'RED'	23	CEMENT BOARD, SMOOTH PANEL SISING JAMES HARDIE, COLOUR: 'ARCTIC WHITE'		



201 STREET & MICHAUD CRESCENT



201 STREET



MICHAUD CRESCENT



MAIN ENTRANCE

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

### CPTED Report Prepared By Liahona Security Consortium Inc.

#### Natural Surveillance:

- Clear viewing points of the entire property from the residential unit windows & balconies
- Secure underground parking for residents and visitors. Visitor parking is secured from resident parking.
- Site lighting will evenly illuminate all public areas

#### Natural Access Control:

- There is one clearly-defined main entry point.
- The raised platform stops unwanted access from the perimeter of the property

#### Territoriality

- Each 1<sup>st</sup> floor unit has a private grassed yard area, which increases the sense of ownership

#### Maintenance & Management

- Owner will initiate programs, such as:
  - Landscape maintenance program, to avoid overgrowth
  - Building maintenance program to repair/remove any vandalism or graffiti within 24 to 48 hours

## PROJECT SUSTAINABILITY PRINCIPALS

#### Bike Parking:

- 52 tenant bike stalls provided in the parkade
- 6 visitor bike stalls provided at the main entry

#### Electric Car Parking:

- We have made allowance for 10 electric car parking stalls in the parkade

#### New Energy Code Requirements:

- We meet or exceed all new energy/ASHRAE code requirements

#### Exterior Lighting:

- Exterior lighting will be dark sky compliant using more energy efficient fixtures (LED)

#### Heat Island Effect:

- We have located all of our parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

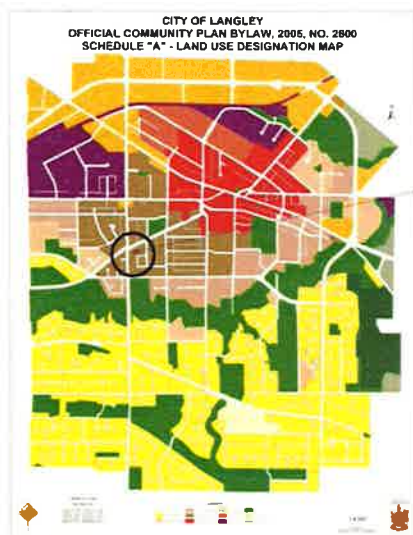


## CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

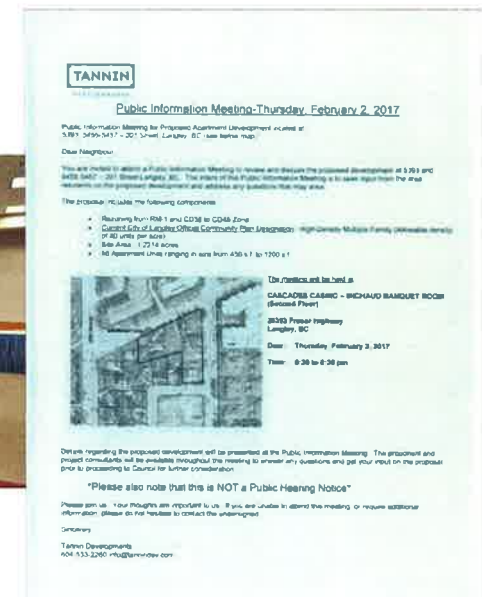
- Land use designation is – High Density Residential
- Max Density 198 Units/Hectare.  
198 x 0.4943 Ha = 98 units max.

### 98 units proposed

- Therefore, the proposed development complies with the City of Langley's Official Community Plan Bylaw.



**SUBJECT PROPERTY**  
OCP DESIGNATED -  
HIGH DENSITY RESIDENTIAL



## PUBLIC INFORMATION MEETING

- 450 notices were sent out to neighboring residences.
- 40 +/- people attended the meeting.
- Attendees were generally excited about the project:
  - Happy to see the bare land and vacant homes developed into an attractive neighborhood friendly development.
  - Excited that the previously orphaned corner duplex lot will be included in the development.
- Some concerns were:
  - Increased density in the neighborhood.
    - \*\* we meet the OCP land use designation of high density.
  - Parking provided for the development.
    - \*\* we meet the zoning bylaw requirements for resident and visitor parking.





# REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **2017 Community Grants**

Report #:17-006

File #:1850.00

From: Darrin Leite, CPA, CA  
Director of Corporate Services

Doc #:144703

Date: January 23, 2017

## RECOMMENDATION:

THAT City Council endorse the recommendation of the Community Grant Committee to award community grants totalling \$136,341.05 to the following organizations;

Alano Club of Langley	\$ 1,000.00
Arboretum and Botanical Society of Langley	\$ 1,000.00
Arthritis Society, BC & Yukon Division	\$ 1,200.00
Bard in the Valley	\$ 11,700.00
Big Brothers Big Sisters of Langley	\$ 1,500.00
Boys and Girls Club of Langley	\$ 1,000.00
Brookwood Baptist Church – Homeless Feeding Program	\$ 1,786.05
Children of the Street Society	\$ 1,000.00
DLBA – Arts Alive	\$ 7,926.00
Douglas Park Community School Society	\$ 5,000.00
Encompass Support Services Society – Best Babies	\$ 3,456.00
Fibromyalgia Well Spring Foundation	\$ 250.00
Fraser Region Community Justice Initiatives – Black Book	\$ 1,000.00
Fraser Valley Cultural Diversity Awards	\$ 500.00
Healthier Community Partnership – Youth HUB	\$ 2,500.00
HUB Cycling	\$ 400.00
Kiwanis Fraser Valley Music Festival Society	\$ 4,000.00
Langley 4H District Council	\$ 150.00
Langley Amateur Radio Association	\$ 262.50



Langley Arts Council	\$ 1,000.00
Langley Baseball	\$ 3,000.00
Langley Better Breathers	\$ 2,000.00
Langley Children's Society – Child Development Centre	\$ 1,000.00
Langley Division of Family Practise – Youth HUB	\$ 2,500.00
Langley Early Years Centre (Assoc for Community Living)	\$ 800.00
Langley Field Naturalists	\$ 500.00
Langley Flippers Swim Club	\$ 4,605.60
Langley Food Bank	\$ 3,000.00
Langley Fundamental Secondary School - Dry Grad	\$ 500.00
Langley Good Times Cruise In	\$ 13,000.00
Langley Lawn Bowling Club	\$ 2,100.00
Langley Literacy Association	\$ 2,500.00
Langley Meals on Wheels	\$ 1,728.00
Langley Pos-Abilities Society	\$ 950.25
Langley Royal Canadian Legion – Remembrance Day	\$ 2,170.00
Langley Scholarship Committee	\$ 3,600.00
Langley Secondary School – Dry Grad	\$ 500.00
Langley Senior Resources Society	\$ 19,650.00
Langley Ukulele Association	\$ 1,650.00
Langley Volunteer Bureau	\$ 1,500.00
Lower Fraser Valley Aboriginal Society	\$ 618.00
Parkinson Society BC – Langley Chapter	\$ 328.65
Pitch In Canada	\$ 425.00
Pucks Powerplay Foundation	\$ 2,500.00
Salvation Army – Gateway of Hope	\$ 5,000.00
Shape Your World Society	\$ 1,130.00
Sport Tourism	\$ 5,000.00
Stepping Stone – Langley Homelessness Steering Committee	\$ 2,000.00
Terry Fox Run	\$ 1,365.00
Vancouver Goalball Club	\$ 3,490.00
Youth Parliament	\$ 600.00
	<b>\$ 136,341.05</b>

#### **PURPOSE:**

To seek Council's support of the Community Grant Committee recommendations regarding the distribution of the community grants.



**POLICY:**

Community Grant Policy CO-51

**COMMENTS/ANALYSIS:**

The City has allocated \$168,000 of casino proceeds to provide community grants to organizations that contribute to the general interest and advantage of the City. The Community Grant Committee reviewed the 61 applications received.

**BUDGET IMPLICATIONS:**

The 2017 grants requested totalled \$231,399.30 of which \$136,341.05 was identified for distribution to 51 organizations. There is \$31,658.95 remaining for the 2<sup>nd</sup> community grant application intake at the end of June.

**ALTERNATIVES:**

Council could alter the amounts of the grants being considered and/or approve other grant requests.

Respectfully Submitted,



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Darrin Leite, CPA, CA  
Director of Corporate Services

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

Since the inception of the Community Grant Program in 2006 the City has contributed over \$1,505,775 to non-profit and community organizations.



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Francis Cheung, P. Eng.  
Chief Administrative Officer





## REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Homelessness Action Table**

Report #:

File #:

From: Francis Cheung, P. Eng.  
Chief Administrative Officer

Doc #:

Date: February 2, 2017

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### RECOMMENDATION:

THAT City Council endorse the Terms of Reference for the Homelessness Action Table.

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### PURPOSE:

The purpose of this report is to seek approval from City Council to endorse the Terms of Reference for the Homelessness Action Table.

### POLICY:

Creation of Task Groups Guiding Principles Policy No: CO-59

### COMMENTS/ANALYSIS:

The City completed the Homelessness Strategic Plan in 2016 in collaboration with Provincial ministries, the Fraser Health Authority, the Township of Langley, and social services agencies in the community.

A couple of strategies identified under the focus area of Collaboration and Capacity Building include:



- Form a Homelessness Action Table to create a forum dedicated to discussing homelessness issues in the Langleys and make recommendations on actions aligned with the Homelessness Strategic Plan.
- Create a partnership between the City of Langley and the Township of Langley to identify projects of mutual interest and key areas of collaboration in addressing and preventing homelessness.

To this end, City Council is proposing to establish a Homelessness Action Table to achieve the objectives of these two strategies. Homelessness has continued to grow in our communities over the years. Limited affordable and suitable housing; poverty; circumstantial situations; unemployment and financial hurdles; mental health issues; addiction; family violence and breakdown are some of the contributing pathways into homelessness. It is our hope that the Homelessness Action Table will be able to implement a large number of the strategies identified in the Homelessness Strategic Plan, as well as track and report on progress and advocate for projects and funding to address and prevent homelessness. The Homelessness Action Table, in effect, replaces the Langley Homelessness Steering Committee that was disbanded after 2015.

The City has requested the Township of Langley to appoint one member of Township of Langley Council to join us at the table. Township of Langley Council has resolved to decline the request for a joint partnership with the City of Langley at this time, as Metro Vancouver is currently working on a regional plan and has a Task Force in place. Therefore, they would like to wait for those results before proceeding with an additional plan.

#### **BUDGET IMPLICATIONS:**

Not applicable at this time.

#### **ALTERNATIVES:**

That the Terms of Reference for the Homelessness Action Table be amended.

That City Council declines to create the Homelessness Action Table.



Respectfully Submitted,



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Francis Cheung, P. Eng.  
Chief Administrative Officer

Attachment: Terms of Reference, Homelessness Action Table





# Terms of Reference

## Homelessness Action Table

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### **Background:**

The Homelessness Action Table (HAT) is an advisory coalition of various levels of government, social service agencies and faith based organizations dedicated to discussing homelessness issues in Langley and making recommendations on actions aligned with the Homelessness Strategic Plan.

### **1.0 Mandate:**

The Homelessness Action Table (HAT) is responsible for implementing a large portion of strategies in the Langley Homelessness Strategic Plan, as well as track and report on progress, and advocate for projects and funding. The HAT provides an opportunity to facilitate collaboration and partnership between community based agencies and the municipalities in implementing Langley's Homelessness Strategic Plan.

### **3.0 Composition:**

#### **3.1 Membership:**

- One representative from the Member of Parliament's Cloverdale-Langley City Office
- One representative from the Member of Legislative Assembly's Langley Office
- One representative from the Member of Legislative Assembly's Fort Langley-Aldergrove Office
- One member of Council from the City of Langley
- One member of Council from the Township of Langley
- One representative from the Langley RCMP
- One representative from the Stepping Stone Community Services Society
- One representative from the Gateway of Hope
- One representative from Encompass Community Services Society
- One representative from the Langley Community Services Society
- One representative from a local faith-based organization
- One representative from the Fraser Health Authority
- One representative from BC Housing
- One representative from the Ministry of Children, Family & Development Services

The Homelessness Action Table may invite other municipalities, community groups and organizations to provide input and expertise in order to fulfill the mandates of the Homelessness Action Table.

The Chair of the Homelessness Action Table shall be elected from amongst its representatives.

### 3.2 Staff Liaison

- City of Langley
- Additional staff and/or consultants may be invited to provide technical advice and assistance

## 4.0 Reporting Relationship:

The Homelessness Action Table will report to the municipal Council of the City of Langley through its meeting notes and by making recommendations to the municipal Council of the City of Langley.

## 5.0 Accountability:

The Homelessness Action Table is accountable to the municipal Council of the City of Langley. The Homeless Action Table will not have the authority to give direction to staff or to commit to expenditures of funds.

## 6.0 Administration:

The City of Langley will provide secretarial services for the meeting.

## 7.0 Meetings:

The Homelessness Action Table shall meet quarterly, or at the call of the Chair, at the Gateway of Hope facility.

A quorum shall be a majority of the total voting membership.

## 8.0 Terms:

The terms of the Homelessness Action Table shall cease on December 31 of each year. The terms may be extended to allow the Homelessness Action Table to fulfill its mandate.





## REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Streetlight Banner Policy**

Report #: 17-011

File #: 5210.00

From: Rick Bomhof, Director of Engineering Parks and Environment

Doc #:

Date: February 14, 2017

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### RECOMMENDATION:

THAT Council repeal Banner Program Policy EN-21.

THAT Council adopt CO-60 Streetlight Banner Policy.

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### PURPOSE:

The purpose of this report is to propose a new policy to define the guiding goals and principles for the design, approval, installation and removal of Streetlight Banners. This policy is intended to replace EN-21 Banner Program.

### POLICY:

EN-21 Banner Program

### COMMENTS/ANALYSIS:

The policy EN-21 Banner Program is out of date and references fixed designs for seasonal banners throughout the year. The banner designs have changed over the years and banners referenced in the existing policy have not been installed for many years.



There are three sets of seasonal banners which are replaced every three years due to wear and tear from installation and UV degradation of the fabric.

The proposed Streetlight Banner Policy proposes the use of professional art and graphics to be procured by staff based on the guiding principles in the policy. The seasonal banners would still be put up for Spring, Summer and Fall in the downtown area, but there would be flexibility built into the Policy, so banners could be installed (such as the recently installed banners in and around City Park) to denote a neighbourhood of the City or a specific theme (such as Canada's 150th Birthday). The new policy also allows for not-for-profit community based organization to apply for banners to be installed.

In the proposed new policy, local non-profit organizations (with a community focus) could apply to put up banners, and they would be responsible for all costs including the supply of the banners, installation, and replacement. If an organization desired to put up banners in an area of the City that does not have banner hardware installed, they would also pay the cost of banner hardware, but the City would retain the hardware afterwards. An example of this would be if there were to be a large event in a park; a group could install banner hardware on the streetlight poles in and around that park.

The proposed new policy defines guiding principles, roles and responsibilities and provides guidance to the application process for outside agencies. This would enable the Staff Working Group to make decisions based on the guiding principles in the policy.

#### **BUDGET IMPLICATIONS:**

None – seasonal banner program would continue within the existing operating budget.

#### **ALTERNATIVES:**

Do not adopt CO-60 Streetlight Banner Policy.

Do not rescind EN-21 Streetlight Banner Program.



Respectfully Submitted,



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Rick Bomhof, Director of Engineering, Parks & Environment.

Attachment(s):

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**


I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer



	Title: <b>Banner Program</b>	Number: <b>EN-21</b>
	Authority (if applicable):	Section: Engineering
	Date Adopted: June 1, 1999	Motion: 99/262
	Historical Changes (Amended, Repealed, or Replaced): Used to be 363	

**Policy:**

1. Spring Daffodils Design – installed by mid March and removed by mid-May
2. Balloons – installed by mid May and removed by mid August.
3. Cruise-In –installed by August 15 and removed by September 15 or the Monday immediately following the event, whichever comes first.
4. Falling Leaves – installed by September 15 and removed by November 30.

	Title: Streetlight Banner Policy	Number: <b>CO-60</b>
	Authority (if applicable): Council	Section:
	Date Adopted:	Motion:
	Historical Changes	

### **Purpose:**

The installation of Streetlight Banners is intended to enhance the public realm and compliment the surrounding neighbourhood and natural environment, thereby contributing to the overall quality of life in the community.

The purpose of this policy is to define the guiding goals and principles for the design, approval, installation and removal of Streetlight Banners. This policy replaces EN-21 Banner Program.

### **Scope:**

This policy applies to the design, approval, installation, maintenance and removal of Streetlight Banners placed on street poles located on public property in the City of Langley.

### **Policy Statement:**

#### **1. General**

1.1 Generally, seasonal Streetlight Banners will be installed each year in the downtown area of the City of Langley, with the following timelines:

- Spring Streetlight Banners – installed by mid-March and removed by mid-May
- Summer Streetlight Banners – installed by mid-May and removed by mid-September
- Fall Streetlight Banners – Installed by mid-September and removed by mid-November

1.2 Streetlight Banners may be left up for longer periods if approved by the Staff Working Group and the Streetlight Banners draw attention to a specific area, e.g. in the area of Al Anderson Memorial Pool or Streetlight Banners noting special areas of the City such as the downtown area or around schools to identify unique neighbourhoods.

- 1.3 Streetlight Banner installations may be permitted for the promotion of civic, charitable or community-oriented events which are held to benefit the community at large, affiliated community groups, registered charities or other similar not-for-profit groups within the City of Langley **based on the conditions in section 3 of this policy.**

## 2. Principles

- 2.1 Streetlight Banner designs should, graphically or symbolically represent the community and be consistent with the City's branding and graphics standards.
- 2.2 Streetlight Banners shall be designed to complement, not detract from, the public realm and surrounding natural environment. Design guidelines are outlined on Schedule A.

## 3. Streetlight Banner Permit Applications

- 3.1 Streetlight Banner permits allow non-profit organizations to promote events or occasions that have a direct and substantial civic benefit or to provide aesthetic improvement to a street. The event or occasion should:
  - be specific happenings within the community that the majority of the population would be able to participate in or be of general interest to the general public due to the nature of the event.
  - benefit locally-based non-profit organizations;
  - The event or occasion promoted by the Streetlight Banners should not be political, religious, commercial, or profit making.

Examples of eligible events or occasions have included the Langley Good Times Cruise-In and Remembrance Day.

- 3.2 Streetlight Banner permit applications must be made at least four months prior to the desired installation date.
- 3.3 The City will make every effort to accommodate Streetlight Banner permit applications, based on availability and operational feasibility. Applications will be reviewed on a first come-first serve basis with no priority given the past applicants.
- 3.4 Streetlight Banners may be installed between February and November of each year.
- 3.5 The number of Streetlight Banners that may be installed is dependent on the proposed location and subject to the approval of the Staff Working Group. Streetlight Banner applications will be considered for up to 40 banners.
- 3.6 Two color drawings of the banner design (either in paper or electronic file (JPEG or PDF format) shall be included with the application for review.

- 3.7 If approved, the Streetlight Banners must be supplied by the requestor, and must be delivered to the Operations Center a minimum of two (2) weeks in advance of the Streetlight Banners being installed.
- 3.8 Streetlight Banners shall be installed for a minimum period of one week and a maximum period of three (3) weeks. The Staff Working Group will review each request and determine the length of time that is appropriate to the season and event, and operationally feasible.
- 3.9 The Streetlight Banners must reflect the event only and not recognize any sponsors outside the official name of the event (ie. CIBC Run for the Cure is an example where the corporate sponsor is part of the official event name but the organizing non-profit is the Canadian Breast Cancer Foundation).
- 3.10 The City reserves the right to reject any application for Streetlight Banners that does not comply with the City of Langley policies or bylaw; espouse racism, personal discrimination, violence or hatred. Streetlight Banners shall not promote a point of view or organization of a political, ethical, religious nature or directly encourage, or exhibit obvious indifference to unlawful behavior.
- 3.11 Permitting Streetlight Banners does not constitute an endorsement of an event or organization from the City of Langley or its employees. It is forbidden to give the impression that an event or organization is endorsed or associated with the City in any way if such endorsement has not been given in writing.
- 3.12 Streetlight Banners must meet the design requirements in Schedule A.
- 3.13 Costs: The costs of supplying the Streetlight Banners shall be borne by the organization in whose ownership and care the Streetlight Banners shall remain. If an organization requests and is approved for the installation of Streetlight Banners in areas where the streetlights do not already have mounting hardware installed, that organization shall pay the costs of the mounting hardware and its installation. The mounting hardware shall then become the property of the City. The cost of installing and removing Streetlight Banners shall be borne by the sponsoring organization. If an organization requests the installation of Streetlight Banners in an area that already contains seasonal decorative Streetlight Banners, that organization shall also pay the costs of their removal and reinstallation.
- 3.14 If approved, the Engineering Services division must receive payment from the organization at least thirty (30) days in advance of installation of the banners.
- 3.15 The City will not be responsible for lost, stolen or damaged Streetlight Banners.
- 3.16 The applicant will be responsible for the maintenance of their Streetlight Banners. Maintenance would include replacing banners damaged by wind and other unforeseen causes, and replacing prematurely deteriorated banners that have excessive color fading and/or fabric failure.
- 3.17 After removal, the applicant will be responsible for collecting the banners from the Operations Center within two (2) weeks.

#### 4. Responsibilities

- 4.1 The Engineering Services Division is responsible for accepting and processing Streetlight Banner applications.
- 4.2 The Staff Working Group is responsible for selecting the seasonal Streetlight Banner design and graphics and reviewing Streetlight Banner applications.
- 4.3 The Staff Working Group will have a replacement Streetlight Banner design selected sixty (60) days prior to the scheduled Streetlight Banner installation date.
- 4.4 The Engineering Operations division is responsible for installation and removal of Streetlight Banners.
- 4.5 The Engineering Operations division is responsible for the maintenance and purchase of replacements for City owned Streetlight Banners.

#### Definitions:

**Operations Center** means the City Engineering Operations Center located at 5713 198 Street, Langley, BC.

**Staff Working Group** means a group consisting of the Director of Recreation and Culture, Director of Engineering, Parks & Environment and the Manager of Engineering Services and Manager of Engineering Operations.

**Streetlight Banner** means a light-weight fabric display sign within the public right-of-way which is used for decorative or informative purposes. The Streetlight Banners have a loop at the top and bottom which slip over side arms which are attached to streetlight pole. Christmas decorations, which are attached to the banner arms of the streetlight poles, are not to be subject to the provisions of this Policy.

#### References:

Policy Number:	<b>CO-60</b>
Policy Owner:	<b>Rick Bomhof</b>
Endorsed by:	<b>Senior Management Team</b>
Final Approval:	<b>Council</b>
Date Approved:	
Revision Date:	
Amendments:	
Related Policies:	
Related Publications:	

#### Contact Person:

Contact Person: Rick Bomhof  
Position: Director of Engineering, Parks and Environment  
Phone: 604-514-2825  
Email: rbomhof@langleycity.ca



## SCHEDULE A – DESIGN GUIDELINES

The following guidelines are for reference purposes only. The City of Langley must approve all designs and specifications prior to production.

### Materials

Materials should be selected for durability and dimensional stability. Acceptable Streetlight Banner materials include:

- 200 Denier Nylon Fabric
- Vinyl
- A material sample shall be provided upon request of the Manager of Engineering Operations.

### Colours

- Vivid and contrasting colours are preferred with enough value (light and dark) separation to provide reasonable legibility under low lighting conditions. Colour pigments or dyes should be selected for exterior applications and be resistant to fading or colour bleeding.
- Colours should be bold and able to stand out when viewed at a distance
- Colours schemes should be indicative of the season/period of the year
- Fewer colours per design are preferred. Most designs can be represented in two to three colours.

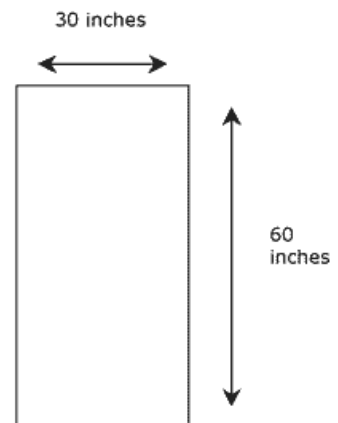
### Graphics/Streetlight Banner Content

Streetlight Banner content should graphically convey the message of the event or its purpose in a simple manner using bold colors and a minimum number of images and text so as to inform the public of the event and avoid visual confusion.

- Text shown must be of legible size for easy readability at a distance (i.e. not less than 3 inches in height for lower case letters (depending on font style).
- No commercial advertising will be allowed, except in cases where a sponsoring entity's name is part of the name of the event. In such cases, no more than  $\frac{1}{4}$  of the surface of each face of the Streetlight Banner area shall be used for the name and logo of the sponsor.
- Title blocks and lettering should be kept to a minimum.
- Streetlight Banner content shall be subject to review and approval.

### Streetlight Banner Dimensions

The standard Streetlight Banner size is 30 inches horizontal by 60 inches vertical.





## FEES AND CHARGES BYLAW 2010, AMENDMENT NO 23 BYLAW, 2017 No. 3015

A Bylaw to amend fees and charges for various services offered by the City of Langley

### 1. Title

- (1) This bylaw shall be cited as the “Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 23 Bylaw, 2017, No. 3015.”

### 2. Amendments

- (1) Fees and Charges Bylaw, 2010, No. 2837 is hereby amended by deleting schedule 7 and replacing it with a new Schedule 7 – Engineering and Filming Service Fees as follows:

#### Schedule 7 – Engineering and Filming Service Fees Fees and Charges Bylaw, 2010, No. 2837

Engineering and Filming Service Fees (all fees are subject to applicable taxes)		
Engineering Service	Fee	Comment
Banner Permit	\$200.00	
Garbage Tag Stickers	\$3.00	Non-refundable
Highway Use Permit	\$100.00	Non-refundable
Street Usage	\$250.00 per block, per side of roadway per day	Minimum charge is \$250.00
Street Obstruction/Temporary Closure	\$500.00 per day	Minimum charge is \$500.00
Daily Parking Stall Rental – Timed Stalls <sup>1</sup>	\$20.00 per stall per day	On-street spaces and City parking lots
Noise Exemption Permit Fee	\$50.00 per day	

Engineering and Filming Service Fees (all fees are subject to applicable taxes)		
Engineering Service	Fee	Comments
Highway Use Damage Deposit		Refundable
Light Duty <sup>2</sup>	\$1,000.00	
Medium Duty <sup>3</sup>	\$5,000.00	
Heavy Duty <sup>4</sup>	\$10,000.00	
Pavement Degradation Fee	\$10.00 per square meter	Minimum \$500.00 charge
Pavement Reinstatement Fee	\$80.00 per square meter	Minimum \$500.00 charge
Legal Signal Timing Requests	\$300.00 per request	
Legal Traffic Operations Requests	\$300.00 per request \$105.00/hour for each additional hour	includes first hour and a half of staff time
Traffic Volume Count Request	\$75.00 for 1 <sup>st</sup> request \$25.00 for each additional request*	*additional requests must be made at the same time as 1 <sup>st</sup> request
Newspaper Box Placement on Public Property	\$75.00 per newspaper box, per year	Non-refundable
Confiscation fee for removal of newspaper boxes contravening permit requirements on public property	\$250.00 per newspaper box	Non-refundable
Streetlight Banner Application Fee	\$100	Non-refundable
Streetlight Banner Installation	\$250 mobilization fee \$60 per banner installation fee \$150 each for installation of banner and hardware	
Filming Service	Fee	Comments
Filming Permit Application Fee		
- Application made 10 or more days prior to filming	\$300.00	
- Application made less than 10 days prior to filming	\$500.00	Non-refundable
- Additional Location Fees	\$100.00 per location	
- Student Film Application Fee	\$50.00	
Business License Fee	See Business License Fees	Non-refundable

<b>Engineering and Filming Service Fees (all fees are subject to applicable taxes)</b>		
<b>Filming Service</b>	<b>Fee</b>	<b>Comments</b>
City Parks & Public Facilities <sup>5</sup>	<p>See Park Facility Fees and Special Event Fees – Rental based on commercial rates</p> <p>If not listed in the Parks, Facilities and Special Event Fees charge is:</p> <p>\$500.00 per day – Neighbourhood Park</p> <p>\$1,000.00 per day – City Park, Douglas Park and Sendall Gardens</p>	Does not include the Parks or Public Facilities parking lots, which are charged separately.
City Parking Lots <sup>5</sup>	\$500.00 per day	Does not include timed stalls which are charged per stall per day under Engineering Service fees.
Filming and Special Event – Site Inspection	\$75.00 per inspection	
Filming and Special Event – Fire Protection Standby <ul style="list-style-type: none"> <li>- Pumper Trucks</li> <li>- Aerial Device</li> <li>- Rescue Vehicles (to include the delivery of any of the following services:               <ul style="list-style-type: none"> <li>• High Angle Rescue</li> <li>• Trench Rescue</li> <li>• Confined Space</li> <li>• Husar</li> <li>• Water Rescue</li> </ul> </li> </ul>	<p>\$550.00 per hour</p> <p>\$1,200.00 per hour</p> <p>\$2,000.00 per hour</p>	
Staff Time: <ul style="list-style-type: none"> <li>- RCMP Police (Officers)</li> <li>- RCMP Police (Clerical)</li> <li>- Fire &amp; Rescue Service (Firefighters)</li> <li>- Public Works Dept. (Labourers)</li> </ul>	<p>\$110.00/hour per officer</p> <p>\$40.00/shoot</p> <p>Included in vehicle costs</p> <p>Actual cost +10% admin fee</p>	<p>Traffic control, shoot scenes, etc. To coordinate RCMP callout</p> <p>General Services</p>

<sup>1</sup> - Applies to parking for Highway Use Permits, Special Event Permits, Film Permits, Building Permits and Sign Permits

<sup>2</sup> - Light duty: for all work involving purely hand tools, and located completely within the boulevard and outside of the paved road area.

<sup>3</sup> - Medium duty: for all work not involving heavy equipment but still located within the edges of the paved roadway including manhole access or median landscaping;

<sup>4</sup> - Heavy duty: for all work involving the use of heavy equipment including excavation, paving, and underground or overhead utility work;

- <sup>5</sup> - Rental of City Parks, Public Facilities and Parking Lots may not grant the applicant exclusive use of these facilities. Applicant may be required to maintain access for use by the public or other user groups.

**Refunds for Permit Fees listed in Schedule 7:**

- (a) The City may issue a refund (except where fee is non-refundable) of:
  - (i) 100% if the person who has paid the permit fee applies for the refund in writing before the City has issued the permit less refund process fee (see Schedule 2);
  - (ii) 50% if the person who has paid the permit fee applies for the refund in writing after the City has issued the permit.

**3. Severability**

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

READ A FIRST, SECOND AND THIRD TIME on this -- day of --, 2017.

ADOPTED this -- of --, 2017.

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MAYOR

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DEPUTY CORPORATE OFFICER



## EXPLANATORY MEMO

### FEES AND CHARGES AMENDMENT BYLAW 2837, AMENDMENT No 30, 2017 No. 3015

#### **PURPOSE:**

To amend Schedule 7 of the Fees and Charges Bylaw to add Streetlight Banner Application and Installation fees in conjunction with Streetlight Banner Policy CO-60.

**RECEIVED**

FEB 02 2017



Canadian Cancer Society  
Société canadienne du cancer

ADMINISTRATION DEPT  
CITY OF LANGLEY

January 27, 2017

Mayor and Council  
City of Langley  
20399 Douglas Crescent  
Langley, BC V3A 4B3

Re: Permission to Canvass

From April 1 to April 30, 2017 the Canadian Cancer Society holds its annual Daffodil Campaign. During the month the Door to Door fund raising drive takes place. The dollars raised assist the Canadian Cancer Society in providing funds for cancer research, services to people living with cancer, education, information and advocacy for healthy lifestyles. Hundreds of volunteers participate each year.

At this time I am requesting permission to canvass in the City of Langley from April 1 to April 30, 2017.

I look forward to your positive response to the request.

Sincerely,

Tim Dixon  
Annual Giving Coordinator  
Canadian Cancer Society  
Phone: 604.583.2228  
Cell: 604.791.3323  
Email: [tdixon@bc.cancer.ca](mailto:tdixon@bc.cancer.ca)  
Web: [www.cancer.ca](http://www.cancer.ca)