



EXPLANATORY NOTE

BYLAW NO. 3315

The purpose of Bylaw No. 3315 is to amend the 2025 – 2029 Capital Improvement Plan.

1. MIA Risk Management (#75124)

MIABC has awarded an additional grant of \$31,283 for risk management initiatives throughout the City.

2. Al Anderson Pool Leak Repair (#61388)

During the course of opening the pool this year a substantial leak was found beneath the deck in the shallow end; repair costs were \$95,000.

3. REACT Project (#75152)

Langley CARE is a City-led partnership using the REACT platform to provide multilingual overdose response, mental health, and recovery supports, integrating digital tools with local services to save lives and strengthen community response, this project is fully funded by Health Canada grant of \$175,350.

4. Road Rehabilitation

Repaving top layer of asphalt to increase the longevity, service levels and drainage for the area around Brydon Crescent and 55A Avenue. The project will be fully funded through developer cash-in-lieu contributions totaling \$150,000.

5. City Hall Electrical Box Repair (#71375)

Repairs to electrical box due to vandalism on the outside of the front patio at City Hall. This work should be done prior to the Christmas lights going up as none of the trees in front of City Hall have power. Cost of repairs \$6,000.

6. Freedom of Information and Protection of Privacy (#75153)

Use a privacy consulting firm to assist with large and/or complex freedom of information requests. Funding requested \$50,000.

7. Reservoir Cleaning (#77024)

Reservoir cleaning, maintenance, and inspection to assess structural integrity, and ensure continued water quality and storage efficiency. Funding requested \$70,000.

8. Cross Connection Control Gap Analysis and Feasibility Study (#77025)

Cross connection control program is required as part of our water system operating permit. Funding requested \$50,000.

9. Firehall – (#65236)

Over the last eight years the Langley City Firehall has experienced several major “water events” during heavy rain and freezing/ thawing cycles. The north section of the firehall, where the apparatus bays and workshop/storage areas are, have suffered significant water damage from water penetrating the walls, leaking from the roof, and backing up from the drainage system from the roof areas. All these areas have undergone some form of repair in the last five years to mitigate these problems. These repairs include reconstructing the drainage system from the roof, increasing the drainage capacity of the perimeter drainage, various patches to the roof area and removing and reinstalling much of the flashing on the roof area. Over the same period, the east and west walls of the apparatus bay areas began to show cracks in the brick work, and the north wall had water penetrating the brick and running down the interior wall during wind driven rain events.

In late 2023, RDH Building science was hired to complete a structural assessment of the east and west walls of the apparatus bays where cracks had been previously noted. RDH began their on-site assessment in 2024 by opening up areas in the bricks to assess the condition of the walls. The process determined that there was substantial evidence of high moisture content in sizable portions of the brick wall structure in both the east and west walls. This high moisture content also appears to have damaged the metal reinforcing bars encased in the bricks as significant rust and oxidization was found near and around the rebar. Although no holes were cut in the north wall, the water penetration during rain events suggests that the problems are same in that area.

A number of suggested repairs were put forth for consideration, and the preferred proposed solution is a metal over cladding of the brick walls on the east, west, and north brick walls. This will work as a moisture shield as well as provide an additional layer of insulation to that area of the firehall. Also, a suggested part of the repairs would be to replace the twenty-year-old roof. The roof at twenty years old is already nearing its end of service life. Tying the roof and the over cladding repairs together would provide moisture protection for the entire apparatus bay area, be less operationally disruptive, and may provide cost savings by having this done as one project. Cost of repairs \$1,750,000.



**FINANCIAL PLAN 2025 – 2029 BYLAW, 2025, No. 3308
AMENDMENT NO. 1,**

BYLAW NO. 3315

A Bylaw to amend the Financial Plan for 2025- 2029.

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

1. Title

This bylaw shall be cited as the “Financial Plan 2025 – 2029 Bylaw, 2025, No. 3308, Amendment No. 1, Bylaw No. 3315”.

2. Amendment

(1) Financial Plan 2025 – 2029 Bylaw, 2025, No. 3308 is hereby amended by deleting Schedule “B” and substituting a new Schedule “B” attached to and forming part of this bylaw.

READ A FIRST, SECOND AND THIRD TIME this twentieth day of October, 2025.

OPPORTUNITY FOR PUBLIC INPUT this ___ day of _____,_____.

ADOPTED this ___ day of _____,_____.

MAYOR

CORPORATE OFFICER

CAPITAL IMPROVEMENT PLAN - SUMMARY

Schedule "B"

Capital Projects	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
General Government	1,196,588	361,680	95,000	305,000	95,000	245,000	270,000	165,000	285,000	265,000
Protective Services	2,010,000	30,886,440	31,196,440	12,050,000	50,000	50,000	50,000	50,000	50,000	50,000
Engineering Operations	5,617,000	10,527,000	5,465,000	38,967,045	6,935,000	3,275,000	5,709,000	3,935,000	4,720,000	6,061,505
Parks	385,375	1,690,000	1,977,500	3,693,700	2,164,155	10,150,000	377,500	1,487,500	2,957,090	6,348,690
Recreation	578,280	125,000	50,000	50,000	30,000	50,000	30,000	50,000	30,000	30,000
Sewer & Drainage Utility	4,540,150	3,478,380	1,000,000	1,000,000	1,000,000	2,394,475	1,000,000	1,000,000	2,540,113	1,000,000
Water Utility	4,313,540	3,586,000	2,876,045	2,613,150	1,250,000	1,785,795	2,824,365	1,000,000	1,000,000	1,000,000
Total Projects	18,640,933	50,654,500	42,659,985	58,668,895	11,524,155	17,950,270	10,260,865	7,687,500	11,582,203	14,755,195
Available funding										
Capital Works Reserve	3,739,715	1,769,048	876,500	2,165,647	1,239,805	1,270,540	1,558,659	1,743,352	1,371,308	1,115,679
Casino Revenues	6,920,255	6,607,435	5,568,435	9,007,435	5,307,435	1,207,435	3,727,435	1,707,435	4,207,435	7,300,000
Community Amenity Funds	405,570	389,177	1,108,750	340,000	-	40,000	-	40,000	-	-
Community Works (Gas Tax)	157,060	157,060	163,340	163,340	163,340	163,340	163,340	163,340	163,340	163,340
DCC's	2,794,875	6,574,708	2,057,289	4,136,178	2,177,360	12,780,425	1,999,989	1,539,868	2,833,992	3,736,086
Fire Department Equipment	-	-	-	-	-	-	-	-	-	-
Future Police Cost Reserve	-	181,440	181,440	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Grants	1,399,133	1,964,500	10,000,000	-	-	-	-	-	500,000	-
Growing Community Fund	-	-	-	-	-	-	-	-	-	-
Machinery Replacement	497,000	770,000	440,000	596,000	430,000	230,000	530,000	230,000	230,000	230,000
Major P&R Reserve	46,000	-	-	-	-	-	-	-	-	-
Municipal Road Network Reserve	210,000	-	-	-	-	-	-	-	-	-
Office Equipment	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000
Parks & Recreation	303,280	202,497	217,971	174,065	123,715	180,000	200,700	183,505	181,725	130,090
Prosperity Fund	-	-	-	-	-	-	-	-	-	-
Sewer Future Capital	1,053,045	992,635	1,000,000	1,000,000	1,000,000	990,670	1,000,000	1,000,000	1,014,403	1,000,000
Special Bond Reserve	-	-	-	-	-	-	-	-	-	-
Water Future Capital	1,070,000	1,001,000	1,001,260	1,006,230	1,002,500	1,007,860	1,000,742	1,000,000	1,000,000	1,000,000
Total Funding	18,640,933	20,654,500	22,659,985	18,668,895	11,524,155	17,950,270	10,260,865	7,687,500	11,582,203	14,755,195
Project Specific Borrowing	-	30,000,000	20,000,000	40,000,000	-	-	-	-	-	-
Unfunded Projects	-	-	-	-	-	-	-	-	-	-
Debt Require to Fund Projects	-	30,000,000	20,000,000	40,000,000	-	-	-	-	-	-
Debt Cost										
Repayment @ 4% over 20 yrs	-	2,260,832	1,507,222	3,014,443	-	-	-	-	-	-
Cumulative Repayment	-	2,260,832	3,768,054	6,782,497	6,782,497	6,782,497	6,782,497	6,782,497	6,782,497	6,782,497
Cumulative Tax Impact Percentage	0.0%	5.4%	9.0%	16.2%	16.2%	16.2%	16.2%	16.2%	16.2%	16.2%