



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Invest Langley City Update and Engagement Process**

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

Date: March 18, 2026

RECOMMENDATION:

THAT City Council receive the March 18, 2026 Report to Council from the Chief Administrative Officer regarding the Invest Langley City Update and Engagement Process for information.

PURPOSE:

The purpose of this report is to provide an update to City Council on the Invest Langley City Engagement Process.

POLICY:

Not applicable.

COMMENTS/ANALYSIS:

Over the next 25 years, Langley City's population is anticipated to grow to over 44,000 residents. The expected SkyTrain extension will also increase mobility for visitors in the region.

Invest Langley City (ILC) is a key strategic initiative to fulfilling Langley City's *Nexus of Community* long-term vision of Langley City as a vibrant, connected, and inclusive city where quality of life, accessibility, and growth are the foundational cornerstones. The projects in the ILC are considered essential investments that are crucial to achieving our community vision. These projects include core infrastructure such as water, sewer and roads as well as aspirational projects like parks, recreation, and

trails that will serve social well-being needs necessary to support mental and physical health, safety and cultural needs for Langley City residents of all ages.

In 2025, Langley City initiated Phase 1 of the ILC engagement program where information on the long-term vision of the City was communicated and shared with the community. The City invited feedback on priorities and questions/concerns about the process were gathered through Pop-ups, posters, postcard, eNewsletter, information sharing at other City events.

The City will now proceed with Phase 2 of the ILC engagement program where the focus will be on informing, educating, and engaging the community on two specific projects: the Aquatic Centre and the expanded Timms Community Centre with a Performing Arts Cultural Centre. The strategy will involve educating community members about these projects, discussing estimated capital and operating costs, funding options, financial and taxation implications, and ultimately shaping meaningful community opinion questions that could be included in the upcoming local government general election on October 17, 2026. The engagement program for Phase 2 will initiate in April and will run until September which will include pop-ups, open houses, kitchen table meetings, presentations, and survey to solicit and gather feedback.

The following information will form the basis of the Phase 2 ILC engagement program.

Aquatic Centre

The existing outdoor Al Anderson Memorial Pool (AAMP) is very popular, but it does not operate year-round. Additionally, AAMP does not meet current best practices for physical accessibility and inclusivity, which limits use by the broader community. The vision for the new aquatic centre will be a welcoming, inclusive, and sustainable community hub that brings people of all ages and abilities together to play, learn, and connect through flexible spaces that promote active living and a lasting sense of belonging.

Based on the extensive public engagement process that was recently completed on the four aquatic centre options¹, City Council has endorsed the Hybrid Renewal option that includes a new indoor building for a leisure pool, hot tub, steam room and sauna, and operating the existing AAMP year round based on pool features, costs, size, and seasonality.

The estimated capital construction cost is approximately \$71.7M. The anticipated annual revenue is approximately \$1,450,000 while the annual operating expenses is

¹ Aquatic Centre Options: 1. Outdoor Renewal; 2. Hybrid Renewal; 3. New Indoor Aquatic Centre; and 4. New Indoor Aquatic & Community Centre

approximately \$2,236,000, requiring an annual subsidy of \$786,000. The current annual operating subsidy for the AAMP is \$710,692; therefore, an additional \$75,308 would be required to fund the subsidy.

The anticipated construction timeline is 12 months for pre-construction and 18 months for construction, totaling 30 months.

Expanded Timms Community Centre with a Performing Arts & Cultural Centre

The expanded Timms Community Centre (TCC) with a Performing Arts & Cultural Centre (PACC) is aimed to fulfill currently-unmet infrastructure needs for arts, youth, culture, and community development, and to build the foundation for a local creative economy.

The proposed expanded TCC will consist of a half-gymnasium; and multi-purpose rooms for fitness, pottery and general purposes.

The proposed PACC will consist of a 500 seats theatre comprised of 6,217 m² in gross floor space, an expanded TCC comprised 1,687 m², totalling 7,904 m² and one level of underground parkade. Some of the features in the proposed PACC include multi-purpose rooms for youth, artist-in-residence; a black box studio; a green room; changing rooms; and commercial retail units.

The estimated capital construction cost is approximately \$107.04M. The anticipated annual operating expense is estimated to be up to \$945,132.

The anticipated construction timeline is 12 months for pre-construction and 24 months for construction, totaling 36 months.

BUDGET IMPLICATIONS:

For the purpose of this report, it is assumed that the City will borrow the necessary money to fund these two projects, recognizing that the City will explore all available funding strategies which will include but not limited to:

- Short-Term Financing
- Long-Term Borrowing
- Grant Funding
- Community Amenity Charges (CAC)
- Amenity Cost Charges (ACC)
- Internal Reserves
- Sponsorships, Naming Rights, Donations
- Joint Venture (or Partnership)

Section 174 – Limit on Borrowing and Other Liabilities of the *Community Charter* refers the Municipal Liabilities Regulation which sets the liability limit at 25% of annual revenue (Part 1 (2)) and the Approval-free liability zone 10% (Part 2 (7)). The City prefers to cap the debt servicing at 20% of annual revenues. The existing debt servicing is \$1,775,200 per year based on the current debt of approximately \$20M.

Borrowing capacity depends on the interest rate and number of years amortization. Through the Municipal Finance Authority (MFA), the current 30-year rate is 4.60%, which results borrowing capacity of \$240M for 2028 and increases to \$310M for 2037.

It is worthy to noted that for every \$10M borrowed at this rate, the annual debt servicing will be \$652,125 which represents a taxation impact of 1.45%.

Capital Construction Costs

For the construction costs, the following table illustrates the anticipated taxation implication for the two projects, with the taxation smooth out year-over-year:

	Year 1	Year 2	Year 3	Year 4	Cumulative Total
Aquatic Centre	2.50%	2.50%	2.50%	2.74%	10.24%
PACC/TCC	3.75%	3.75%	3.75%	3.79%	15.04%

Annual Operating Subsidy

The anticipated annual subsidy for the aquatic centre is approximately \$786,000; however, the current annual operating subsidy for the AAMP is \$710,692. The additional subsidy for the Hybrid Option is \$75,308, which represent a taxation impact of 0.17%. The anticipated annual operating subsidy for TCC/PACC is approximately \$945,132, which represents a taxation impact of 2.11%.

For a single-family home with an average assessed value of \$1,369,059, with an estimated average annual municipal taxation of \$3,301.40, the corresponding annual taxation impact for the capital construction and operating subsidy is illustrated in the table below:

	Capital					Operating	Cumulative Total
	Year 1	Year 2	Year 3	Year 4	Total	One-Time Increment	
Aquatic Centre	\$82.54	\$84.60	\$86.71	\$97.41	\$351.26	\$6.04	\$357.30
PACC/TCC	\$123.80	\$128.45	\$133.26	\$139.73	\$525.24	\$74.39	\$618.24

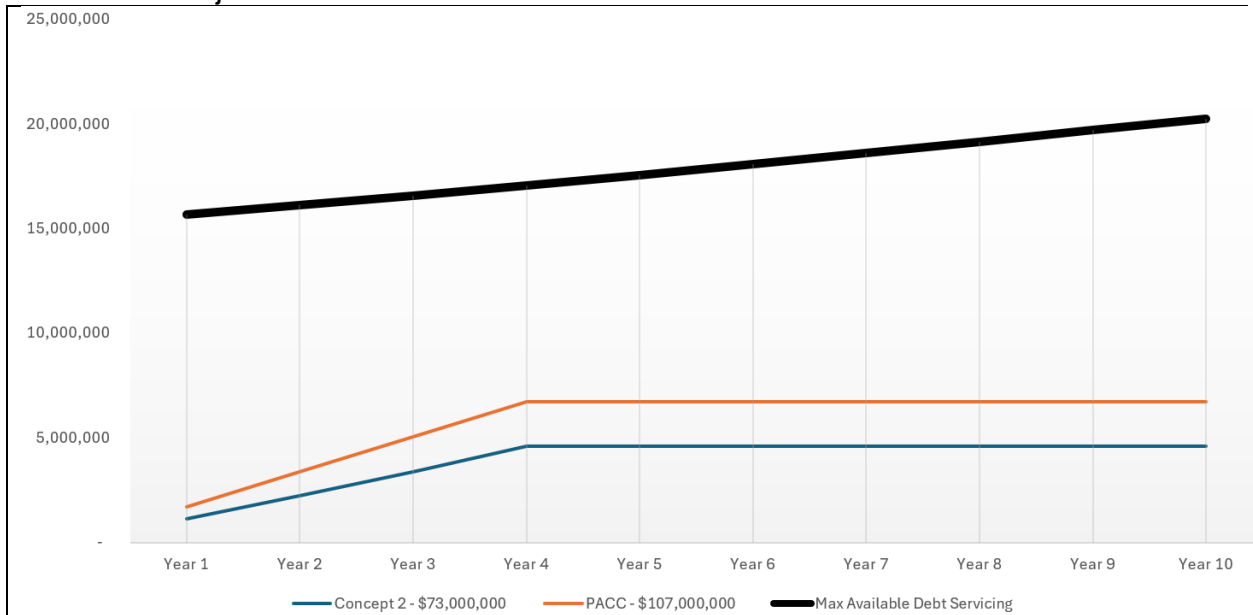
For a multi-family unit with an average assessed value of \$580,434, with an estimated average annual municipal taxation of \$1,399.69, the corresponding annual taxation impact for the capital construction and operating subsidy is illustrated in the table below:

	Capital					Operating	Cumulative Total
	Year 1	Year 2	Year 3	Year 4	Total	One-Time Increment	
Aquatic Centre	\$34.99	\$35.87	\$36.76	\$41.30	\$148.92	\$2.56	\$151.49
PACC/TCC	\$52.49	\$54.46	\$56.50	\$59.24	\$222.69	\$31.54	\$262.11

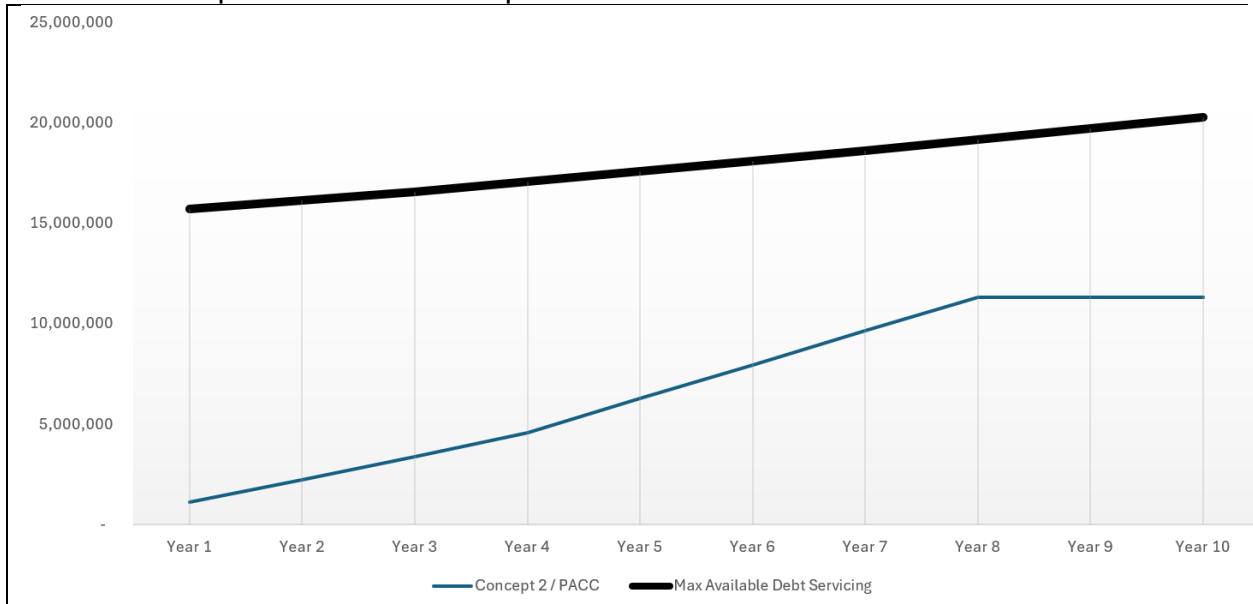
Debt Servicing

The following graphs illustrate the debt servicing costs, debt servicing capacity and cumulative taxation impact for the two projects.

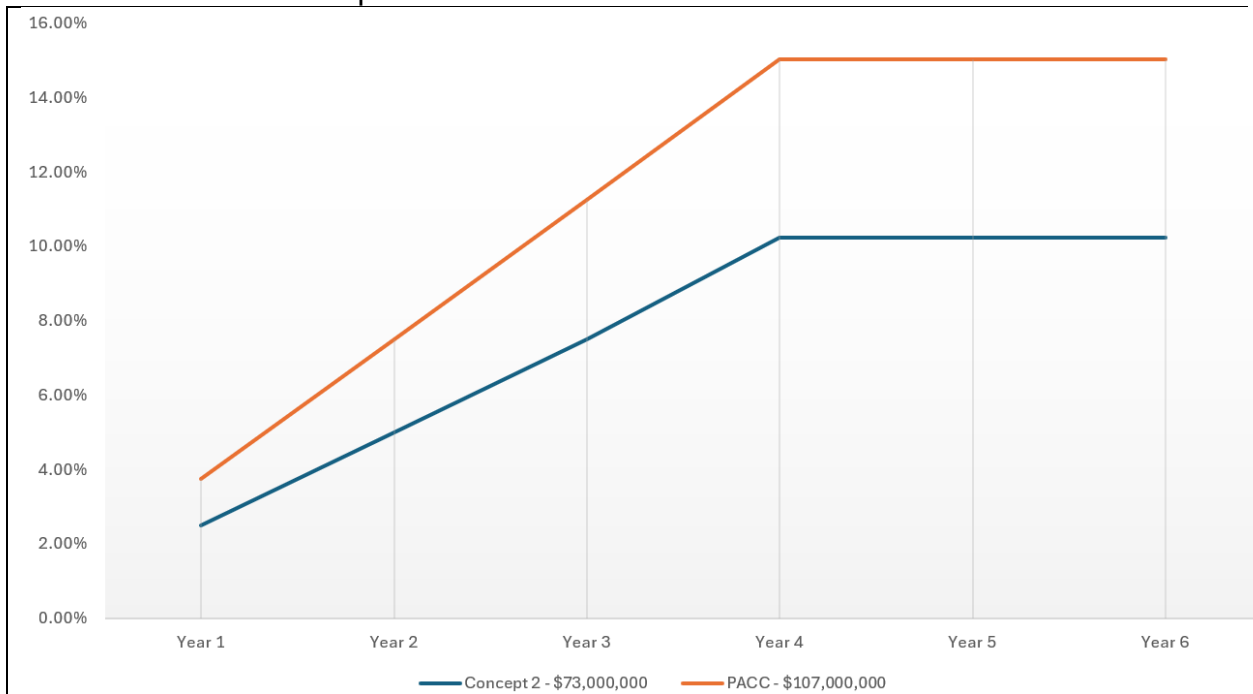
Individual Project:



Combined: Aquatic Centre and Expanded TCC with PACC



Cumulative Taxation Impact:



ALTERNATIVES:

None provided.

Respectfully Submitted,



Francis Cheung, P. Eng.
Chief Administrative Officer

Attachments:

1. Aquatic Centre Concepts
2. Expanded Timms Community Centre with a Performing Arts & Cultural Centre - Conceptual Design
3. Expanded Timms Community Centre with a Performing Arts & Cultural Centre - Architectural 3D Graphic of Conceptual Design