

Update from Mayor Eric Woodward



New arena complex at Langley Events Centre

In 2023, the Township of Langley was one of the lowest taxed municipalities within Metro Vancouver. We worked hard to ensure that again in our 2024 financial plan. Within Metro Vancouver, Township of Langley general municipal taxes are about \$850 below the prevailing average. With today's cost of living challenges, it matters that we continue to work hard to maintain low property taxes for all taxpayers.

For our budget in 2024, and with a new plan for our growth, we ensured again this year that we have one of the lowest municipal services property tax increases in the region.

Despite significant inflationary pressures from 2022 and 2023, core municipal services increased by a net of only 1.97%, while expanding service levels in many areas. RCMP contract costs increased by 2.8%, but these increases are imposed by Ottawa, which is beyond our control. Council added 0.45% for road paving to fix more rural roads each year. 1.66% was for capital and facilities maintenance due to capital and construction cost increases for many of our aging facilities that need renewal.

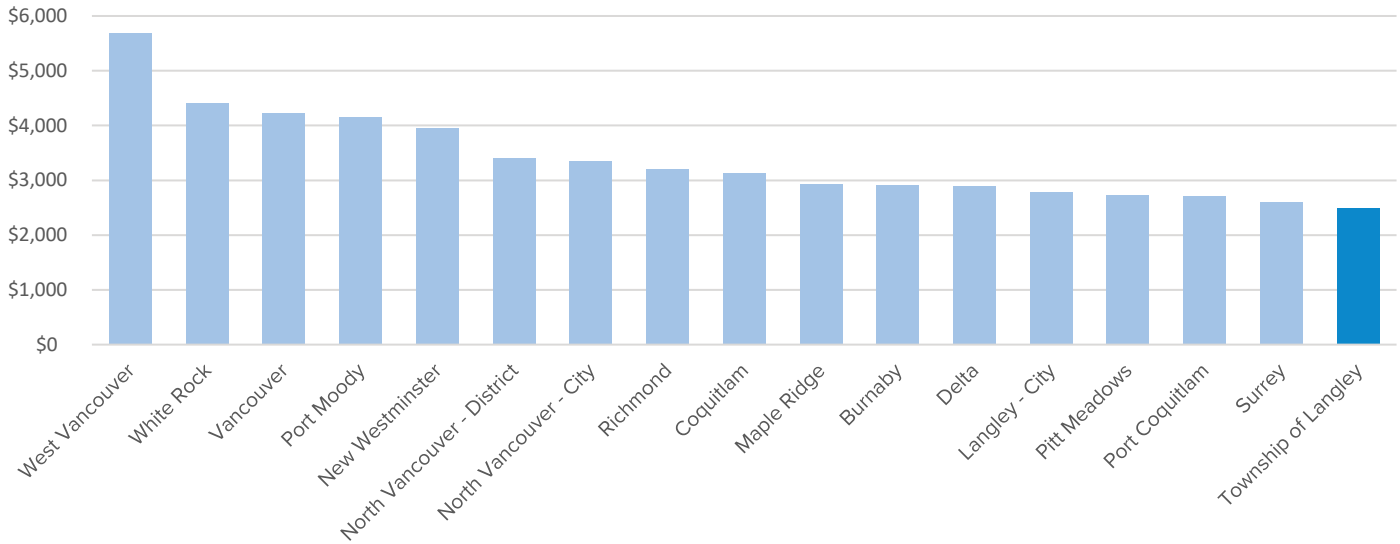
Going over the budget line by line with staff again this year, we confirmed \$3.5M in operating efficiencies for 2024. This is in addition to the \$5.1M achieved for 2023.

Combined, these ongoing annual savings equate to a 5% property tax savings, funding needed investments in public safety, bylaw enforcement, snow removal and community maintenance. This also offsets rising costs due to record inflation the last few years affecting almost everything the Township of Langley does on a daily basis.

Council and I remain committed to getting more for taxpayers. We will continue to work hard to ensure that, going forward, our growth pays for growth, making sure that taxpayers now won't get stuck with the bill later on. We need to finish major roads and build new facilities to keep up with population growth. We need a new, sound financial plan. We need to invest in the future of Langley. Within our means, we are getting it done.

Please don't hesitate to contact me anytime at ewoodward@tol.ca with feedback, suggestions or anything that I can help with.

2023 General Municipal Taxes for a Representative House



Highlights from Budget 2024

1. Additional firefighters, RCMP and bylaw officers from 2023 finalized into 2024 to keep up with our population growth and improve bylaw enforcement for our rural areas.
2. Improved service levels for community cleanups and snow and ice removal for sidewalks, accessibility and public transit.
3. Increased support to add and improve free community events, such as Canada Day, Family Day, Senior's Week and Christmas.
4. Streamlining building permit processing for home renovations, alterations and other permit types to ensure they are issued quickly, now down to four weeks or less in most cases.
5. Additional road paving to continue catching up with the chronic lack of funding to fix our roads each year.
6. Increases to capital and facility renewal reserves for current facilities we need to take better care of, such as Walnut Grove Community Centre, George Preston Recreation Centre in Brookswood, and W.C. Blair Recreation Centre and Fire Hall 6 in Murrayville.
7. \$3.5M in annual savings per year from more operating efficiencies, contract adjustments and transitioning some debt service from previous Councils on property taxes to growth revenue sources.



Hired more firefighters to keep up with population growth



More enhanced and free community events

Achieving Results

We need to continue improvements for our livability, public safety, recreation, parks, transportation, community development, and more. We are preparing for the future. We are investing in infrastructure, recreation and parks. We will ensure that Langley is an exceptional place to live, raise a family, retire, and do business for years to come. Within our means, we are moving forward with a commitment to make decisions and get things done.

Key 2023 – 2024 Initiatives and Achievements

Township of Langley launched several major initiatives and had several achievements in 2023 and into 2024. These will improve livability, public safety, recreation facilities and services, park spaces, transportation, community development and more, to better prepare the Township for future growth and success.

1. Council overhauled Community Amenity Contributions and Development Cost Charges from development to pay for more needed amenities. Growth pays for growth.
2. Construction started on Phase I of completing 208 Street from 64 to 72 Avenue and Council approved \$23.7M to complete Phase II from 72 to 76 Avenue, to be completed in 2025.
3. Construction started on three new ice arenas and two new year-round dry floor arenas at the Langley Events Centre, set to open in 2026.
4. Council approved Phase I of the new Smith Athletic Park to include three soccer fields adjacent to the third middle school and second high school sites in Willoughby.
5. Council approved \$20.5M for upgrades and additions to Yorkson Community Park, including a spray park, playground, picnic area, two additional parking lots, washroom facilities, and a new rugby, soccer and lacrosse synthetic turf field with a warm-up area.
6. Council approved \$7.7M for ball diamond upgrades and other improvements at Noel Booth Community Park, including new lighting, fences, drainage, trail enhancements, raised pedestrian bridges, and more.
7. Council approved \$1.3M for improvements at Willoughby Community Park at the Langley Events Centre, and \$2.0M for Aldergrove Athletic Park soccer field replacements.
8. Council approved \$2.1M in additional funding for the construction of the Donna Gabriel Robins Park beside Donna Gabriel Robins Elementary, and \$1.6M for a new school and park sites in the East Latimer area.
9. Council initiated the process to confirm completion of 202 Street from 80 to 86 Avenue, and consider the remainder from 64 to 80 Avenue to complete a third north-south corridor that will connect to Highway 1.
10. Council completed public engagement for Old Yale Road between Fraser Highway and 216 Street, and approved a design concept for funding in 2025.
11. 200 Street was confirmed as one of the first three priority corridors for Bus Rapid Transit from Maple Ridge to the new Willowbrook SkyTrain Station by 2028, pending funding by the Province of British Columbia.
12. Council endorsed Phase I of 400 new subsidized child care spaces at five park locations through the Province of British Columbia's New Spaces Fund, with considerations of Phase II underway.
13. Council initiated the Fraser Highway Employment Lands Plan, for additional revenue and to help pay for the widening of Fraser Highway by 2030.
14. Council approved the Willoughby Development Phasing Policy to withdraw approximately 500 acres from development until additional road infrastructure, schools and recreation facilities can be completed.



208 Street widening underway



New firefighting equipment for better response

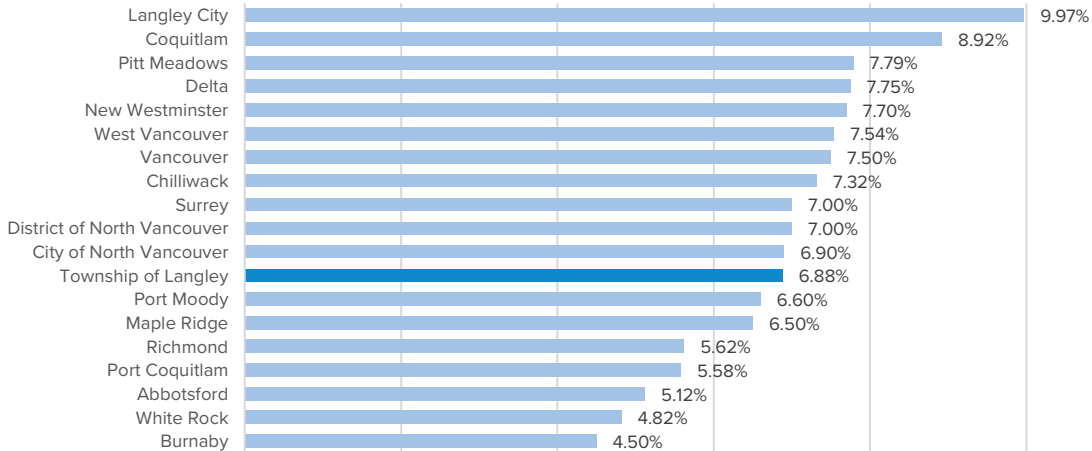


New and finished community parks



Langley Events Centre arena complex construction

Comparing Municipalities' 2024 Tax Rate Increases



Property Tax Breakdown

The tax rate, together with the assessed value of a property, determines the amount of property taxes payable each year. The Township does not determine property assessments, and increases in property assessments do not increase the Township's revenue.

Through the 2024 budget process, Council approved a 6.88% property tax increase. Based on the \$1.49 million average assessed value of a Township residential home, this will increase the Township's portion of universal property taxes by approximately \$165.

The actual Township portion of taxes payable for a property depends on the change in the assessed value relative to the average assessment increase in the same class. The average assessment increase for a residential property in the Township is 0.46%. In other words, if your home assessment increased less than 0.46%, your Township portion of property tax payable should be less than 6.88%;

and if your home assessment increased more than 0.46%, the Township portion of property tax payable should be higher than 6.88%.

Provincial legislation requires the Township to collect property taxes for other taxing authorities, and the Township has no control over how these rates are determined. These property tax dollars are collected, and paid directly to, the Municipal Finance Authority, Metro Vancouver, BC Assessment, school taxes, and TransLink. Contact them directly for more information:

Municipal Finance Authority	1-250-383-1181
Metro Vancouver	604-432-6200
BC Assessment	1-866-825-8322
School Taxes	1-888-355-2700
TransLink	604-953-3333

Township Taxes Breakdown on a Class 1 property value of \$1,491,858.



Learn more at tol.ca/taxes.

The Township of Langley general municipal taxes represent just 54% of the total tax bill, with the remaining amounts set by other taxing authorities.

Township of Langley Taxes Breakdown

