

INVEST **LANGLEY CITY**



HISTORY & BACKGROUND





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Langley City respectfully acknowledges the traditional unceded territory of the ḱíçəy̓ (Katzie), q̓ʷa:ḥł'ən (Kwantlen), Mathxwí (Matsqui) and SEMYOME (Semiahmoo) First Nations.



A VIBRANT FUTURE AHEAD

Langley City is growing. To help guide this growth and related development, the City adopted the Langley City: Nexus of Community vision, ensuring Langley City **is the place to be** for people who are already here and for those yet to come.

Our vision guides everything the City does, including our Official Community Plan, Zoning Bylaw, Strategic Plan and our latest plan called **Invest Langley City**.

Invest Langley City

Our community-informed plan that looks beyond the 5-year financial plan.

Key facts about Invest Langley City

- **Delivers lasting value** through practical, smart investments built with everyone in mind
- Focuses on **unfunded** facilities and public spaces
- **Builds on** input from our community
- **Provides guidance** to Council for future decision making





FROM VISION TO REAL PROJECTS

As our community continues to grow, the City will need to fund major capital investments over many years to fulfill our vision.



Funding allocated

Estimated \$162 million for work on water, sewer and storm pipes, roads, walking and cycling routes, parks and trails, and essential City facility and equipment upgrades.



Funding allocated (potentially required)

Estimated \$60 million for an RCMP building, subject to completion of negotiations regarding our policing agreement with the Province of B.C.



Funding still needed (Invest Langley City projects)

Estimated \$73 million for an expanded **Al Anderson Memorial Pool** and an estimated **\$107 million** for an expanded **Timms Community Centre** combined with a **Performing Arts and Cultural Centre**.

All costs indicated above are high-level cost estimates. Factors that will influence final costs include:

- Scope, design and schedule changes
- Procurement approach
- Labour and materials costs
- Interest rate changes
- Supply chain and market conditions
- Site conditions

DID YOU KNOW?

Invest Langley City focuses on services that fall within the City's responsibilities. The City also recognizes growing needs in areas such as healthcare, housing and supports for seniors and families, and it is continuing to encourage all levels of government to advance the services they are responsible for delivering.



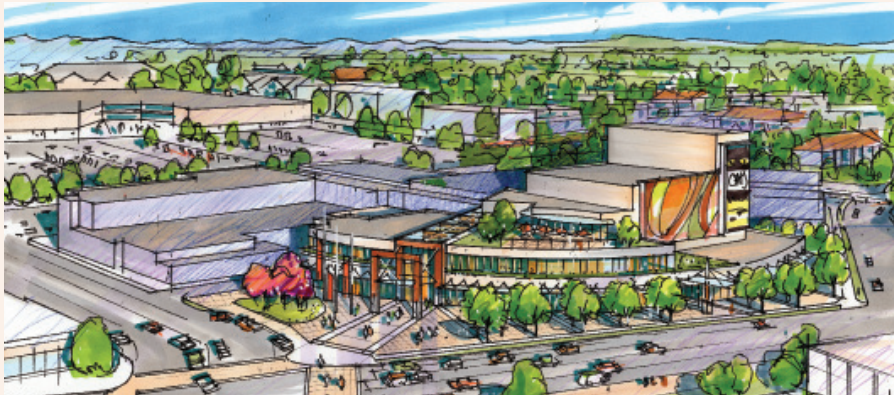
WHY WE NEED THESE PROJECTS

A complete city needs more than pipes, roads and parks. It also needs places that:

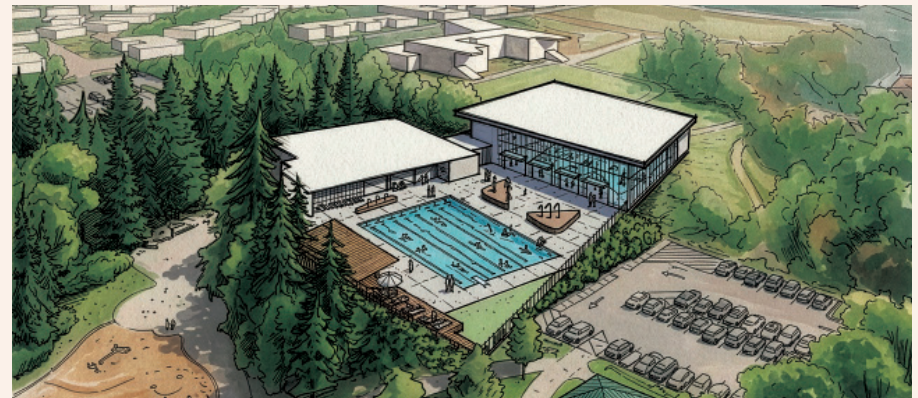
- Provide safe programs and activities that support the physical, mental and emotional health and wellbeing of residents of the community
- Improve sense of belonging, mitigate loneliness and provide a positive and accessible outlet for groups within our community, particularly youth and seniors
- Provide increased capacity and reduce wait times for users
- Enhance our community character and strength
- Boost tourism and strengthen the local economy
- Attract a local workforce

The two key projects Langley City is considering provide these benefits and more

Expanding the existing Timms Community Centre and including a **Performing Arts and Cultural Centre** provide additional recreation programs, create a hub for cultural and artistic expression and attract newcomers and tourists.



Expanding the existing Al Anderson Memorial Pool and making possible **renovations to the existing facility** provide year-round leisure, fitness and expanded recreation opportunities for all ages.





HOW WE GOT HERE

Meeting a need

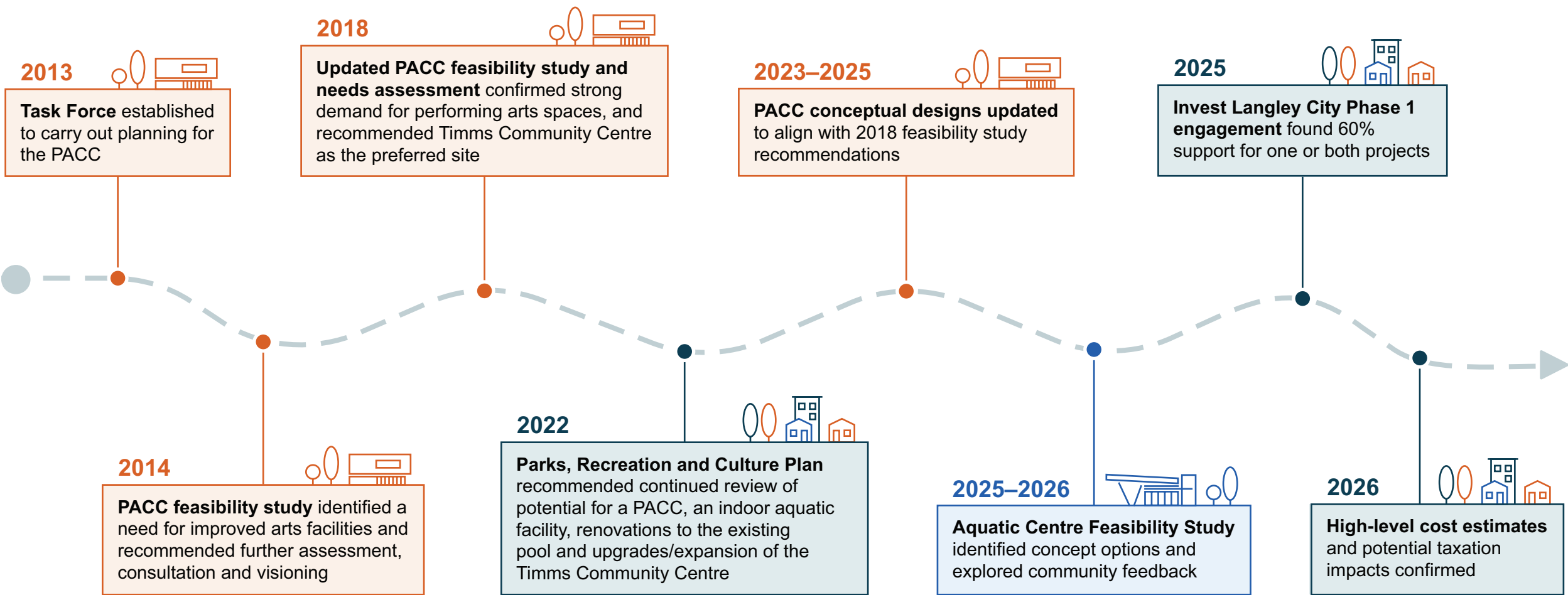
- There is strong support for a new Performing Arts and Cultural Centre in the heart of downtown Langley City, including spaces for exhibitions, live performances and multi-use facilities
- There is strong support for expanded aquatic services in Langley City, such as a new indoor swimming pool and additional amenities (e.g. steam room, hot tub, sauna)
- The community has long expressed a desire for expanded recreation programs in response to growing demand and increasing waitlists
- The existing pool is at capacity in the summer, and the City has to turn away people who want to register for lessons
- There is growing demand for a wider variety of leisure activities and year-round access to the pool
- Arts groups and those looking to hold large functions like graduations are struggling to find affordable spaces, leading them to rent venues outside of the city or use alternative spaces like churches, and in some cases, scaling back or canceling activities altogether





HOW WE GOT HERE

Exploration and engagement on an **Aquatic Centre** and the **expanded Timms Community Centre with a Performing Arts and Cultural Centre (PACC)** dates back to 2006. Key milestones include:

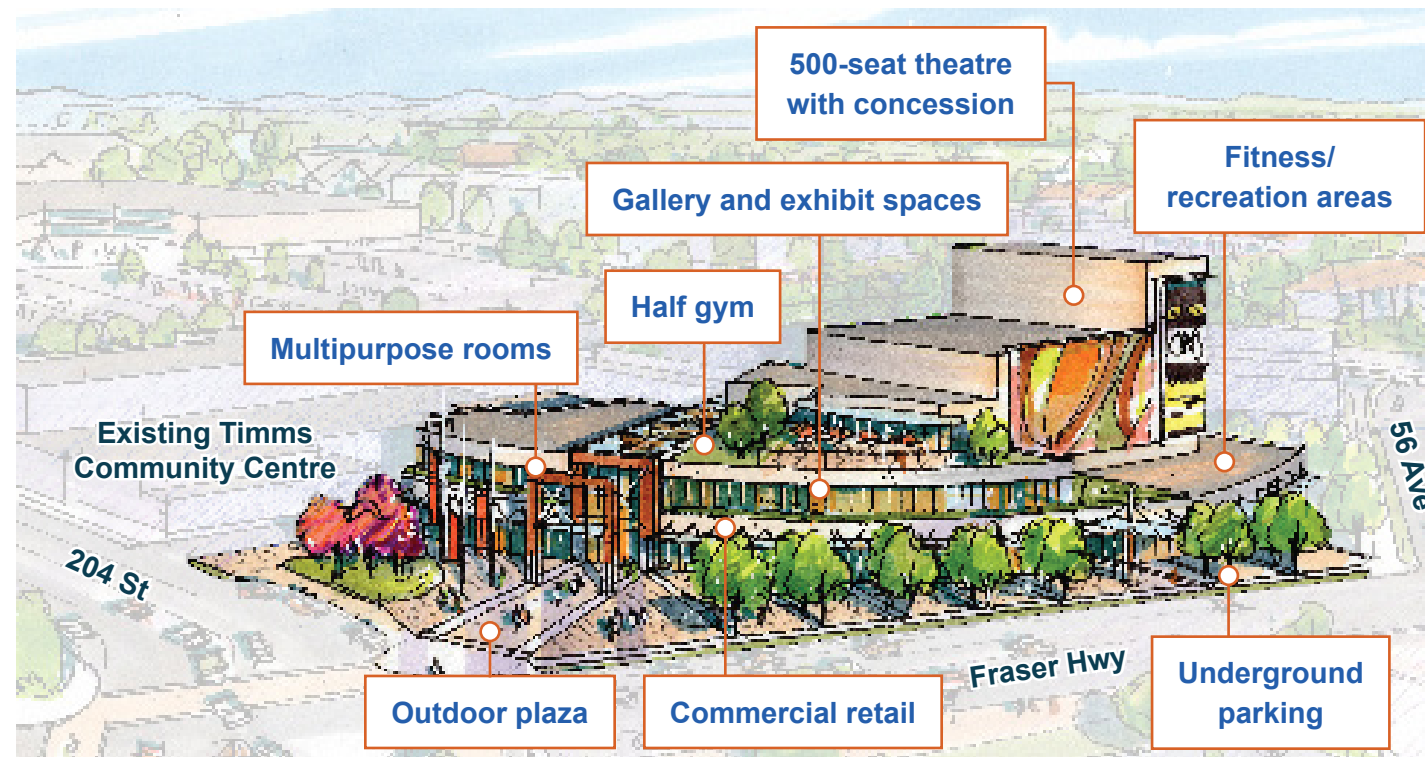




A CLOSER LOOK

The City proposes to **expand the existing Timms Community Centre** (20399 Douglas Crescent) and include a new **Performing Arts and Cultural Centre**. This provides additional recreation programs and creates a hub for cultural and artistic expression near other existing City landmarks. Costs shared below are high-level and subject to change.

TIMMS COMMUNITY CENTRE EXPANSION (combined with a Performing Arts and Cultural Centre)



- **Size: 85,000 square feet** (bigger than the BC Lions football field). This includes expanding recreational space by 50%.
- **Estimated capital costs: \$107 million**, including construction costs, professional service fees, permitting and financing.
- **Projected annual operating cost for Year 1: \$523,000** for the expanded Timms Community Centre and **\$1,262,635** for the Performing Arts and Cultural Centre.
- **Projected annual operating subsidy from the City: \$443,000** for the expanded Timms Community Centre and **\$504,000** for the Performing Arts and Cultural Centre.

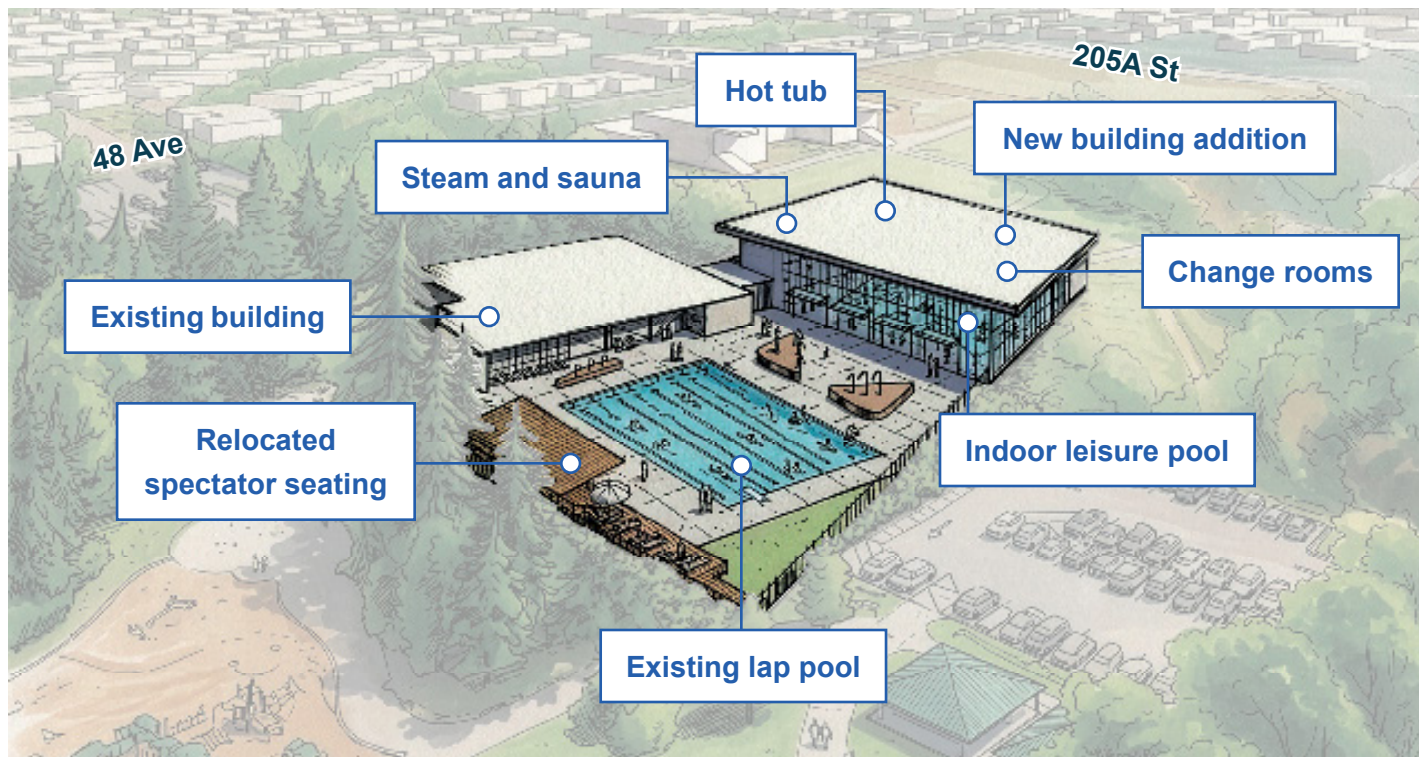
Rendering and labels are for illustrative purposes only and might be refined.



A CLOSER LOOK

The City proposes to **expand the existing Al Anderson Memorial Pool** (4949 207 Street) and undertake possible **renovations** to the existing facilities. This provides year-round access and expanded aquatic services and programming. Costs shared below are high-level and subject to change.

AL ANDERSON MEMORIAL POOL EXPANSION (and possible renovations to existing facility)



Rendering and labels are for illustrative purposes only and might be refined.

- **Size: 49,000 square feet** (bigger than ten NBA-size basketball courts). This includes **24,000 square feet** for the expansion area and **25,000 square feet** for the renovation area.
- **Estimated capital costs: \$73 million**, including construction costs, professional service fees, permitting and financing.
- **Projected annual operating cost: \$2,240,000** (for reference, the annual operating cost for the existing pool is \$1,000,000).
- **Projected annual operating subsidy from the City: \$786,000** (for reference, the current subsidy for the existing pool is \$710,692).