

Invest Langley City

Frequently Asked Questions (FAQs)

This FAQ provides information about the proposed facility expansions, the Community Opinion Vote, and how residents can learn more.

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What is Invest Langley City and what projects are being proposed?

Invest Langley City is a planning initiative exploring two proposed community facility expansion projects:

- **Expanding Timms Community Centre** combined with a new Performing Arts and Cultural Centre
- **Expanding Al Anderson Memorial Pool**, adding year-round access

The initiative provides information about the proposed facilities and gathers community input to help inform future decisions.

Why is the City exploring these projects now?

The City regularly reviews its facilities and services to understand current and future community needs.

Previous planning work, studies and community engagement have identified the need for more recreation, arts, cultural and community spaces. The City is exploring these proposed facility expansions now because the community is growing and these needs continue to be identified through planning and engagement.

Have these projects been approved?

No decision has been made to proceed with construction. The community opinion vote will help the incoming council review community interest in continuing planning with these projects.

How much would these projects cost?

Al Anderson Memorial Pool Expansion includes a new building with a steam room and sauna, hot tub, leisure pool, and change rooms. It also includes improvements to the existing building and pool so it can operate year-round.

The current estimated capital cost is \$73 million.

Timms Community Centre Expansion combined with a new Performing Arts and Cultural Centre includes improving and expanding the existing fitness and recreation area and a new half-gym. It also includes a 500-seat performance theatre with concession, multipurpose rooms, a gallery and exhibit space, commercial spaces, an outdoor plaza, and underground parking.

The current estimated capital cost is \$107 million.

Would these projects increase property taxes?

For the **Al Anderson Memorial Pool expansion (with year-round access)**, if the City cannot secure other funding sources, the tax impact for homeowners would be about 2.95% per year for four years then remain the same until the loan is paid (over a period of thirty (30) years or less).

- For an average single-family home: this amounts to an increase of about \$100 per year for the initial four years.
- For an average multi-family home (including owned condos): this amounts to an increase of about \$45 per year for the initial four years.
- Commercial property owners would also pay. Renters will not pay these taxes, although tax impacts may affect rental rates charged by landlords.

For the **Timms Community Centre Expansion combined with a new Performing Arts and Cultural Centre**, if the City cannot secure other funding sources, the tax impact for homeowners would be about 4.29% per year for four years and then remain the same until the loan is paid (over a period of thirty (30) years or less).

- For an average single-family home: this amounts to an increase of about \$150 per year for the initial four years.
- For an average multi-family home (including owned condos): this amounts to an increase of about \$65 per year for the initial four years.
- Commercial property owners would also pay. Renters will not pay these taxes, although tax impacts may affect rental rates charged by landlords.

Both investments

If the City proceeds with both investments and cannot secure other funding sources, the combined tax impact would be about 7.24% per year for four years, then remain the same until the loan is paid.

- For an average single-family home: this amounts to an increase of about \$250 per year for the initial four years.
- For an average multi-family home (including owned condos): this amounts to an increase of about \$110 per year for the initial four years.
- Commercial property owners would also pay. Renters will not pay these taxes, although tax impacts may affect rental rates charged by landlords.

What if I can't afford it?

The City understands that affordability is an important consideration for residents and businesses. That is why estimated costs and potential tax impacts are being shared before the Community Opinion Vote and at the ballot, so voters can consider the financial implications before providing their input.

Why aren't you seeking non-tax funding?

The City is considering other potential funding sources, including government grants, donations, fees charged to developers, internal reserves, casino revenues and user fees. These sources could help reduce the amount that would need to be funded through borrowing and property taxes.

Because other funding is not guaranteed, the Community Opinion Vote materials show the estimated tax impact if the City cannot secure other funding sources. This helps voters understand the potential maximum impact before sharing their views.

What if the cost ends up being higher?

The current costs are estimates and final costs have not been determined. Actual costs would depend on future decisions about project scope, design, construction timing, market conditions and funding options.

If the incoming Council decides to continue planning after the Community Opinion Vote, more detailed planning and cost refinement would be required before any final decision is made. If future borrowing is required to fund construction, a future binding vote may happen before a final decision is made.

What if I don't support any investment?

You can indicate that through the Community Opinion Vote. The ballot will ask voters whether they support moving forward with expansions to:

- Al Anderson Memorial Pool
- Timms Community Centre combined with a new Performing Arts and Cultural Centre
- both projects

The vote is non-binding, which means the results will not automatically approve or stop either project. Council will consider the results, along with financial information, planning work, funding options and community priorities, before deciding whether to continue planning.

Where can I view Community Opinion Vote questions in advance of the election?

Preview the Community Opinion Vote questions [here](#).

What happens after the Community Opinion Vote?

The results of the Community Opinion Vote will provide Council with information about community views on continuing planning work for the proposed projects.

Council will consider the results along with other information, such as financial considerations, planning work and community priorities, when making future decisions.

Where can I learn more?

More information about Invest Langley City, including background information and updates, is available at LetsChat.LangleyCity.ca/Invest

Can I sign up to receive more information via email?

Yes. Sign up on the Invest Langley City project page by clicking the “+Follow” button at the top of the page to receive email updates.