

nex*us

(neksəs) noun

A **connection** or series of connections linking two or more things.

A **focal point**, the **central** and most **important** point or place.

Six key initiatives are included in the Nexus vision

- Update the Official Community Plan
- Update the Zoning Bylaw
- Create a Nicomekl River District Neighbourhood Plan
- Create a Transit Hub Design
- Complete a Performing Arts Centre feasibility study
- Establish a Prosperity Fund for land acquisitions

We are ready for action

To implement these important long-term community-building initiatives, Langley Council has an investment plan. We are ready to lead and shape growth and create new community amenities, facilities and services.



Community

Connected



Experience

Integration



We want to know what you think

The long-term investment plan will only proceed with elector support. We encourage everyone to participate in our 2020 Financial Plan engagement this February to learn more about this important investment plan.

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Financial Services



Langley City 2020 Financial Plan

IT'S TIME TO INVEST
IN OUR FUTURE



langleycity.ca



We have a vision

In 2018, Langley City Council adopted Langley City: Nexus of Community, a new long-term vision for our community that will help us capitalize on SkyTrain expansion to Langley City in the next 8-10 years.

Langley City: Nexus of Community imagines a future Langley City with:

- A variety of new mixed-use developments that offer a diversity of housing, community services and business opportunities for residents – all in one place.
- A thriving downtown core that provides meeting places for residents and visitors of all ages.
- Daytime and evening activities, shops, restaurants and events that draw people into the city centre.
- Walkable neighbourhoods, with an emphasis on greenspace and sustainable living, connected by efficient public transit.

We have a plan

As part of Langley City's proposed 2020 Financial Plan, the City intends to begin investing \$10 million annually over a five-year period (2020-2024) for:

- Strategic land acquisition (\$31 million total)
- Parks and trails improvements (\$3 million total)
- Downtown Langley infrastructure upgrades (\$6 million)
- City/recreation facilities expansion/enhancements (\$10 million)

These once-in-a-generation investments are designed to improve and enhance quality of life for current and future Langley City residents, attract additional investment, and support transit-oriented redevelopment that will fit the form and character of our community.

Funding for these investments would come from borrowing, similar to a home mortgage, but in our case, the investment would be repaid over 15 years through modest property tax increases (less than 3% per year). Additionally, these investments will create the opportunity for longer term financial benefit through new revenue sources generated from transformational growth and redevelopment.

Thanks to Langley City's long history of debt-free and responsible fiscal management, and senior government commitment to transit expansion, we now have a unique opportunity to invest in our future. With smart investment and capable financial management, Langley City can strengthen our role as a nexus between Metro Vancouver and the Fraser Valley and prepare for our future as a transit-oriented community.



We have a process

To facilitate continual growth and vitality, many municipalities are adopting long-term financial investment strategies through the **Community Charter** known as Loan Authorization Bylaws, which require eligible voter consent.

Subject to community feedback about the investment plan during our 2020 Financial Plan engagement, Council intends to undertake an Alternative Approval Process available through the **Community Charter**, which is a common way for municipalities to seek this type of voter approval.