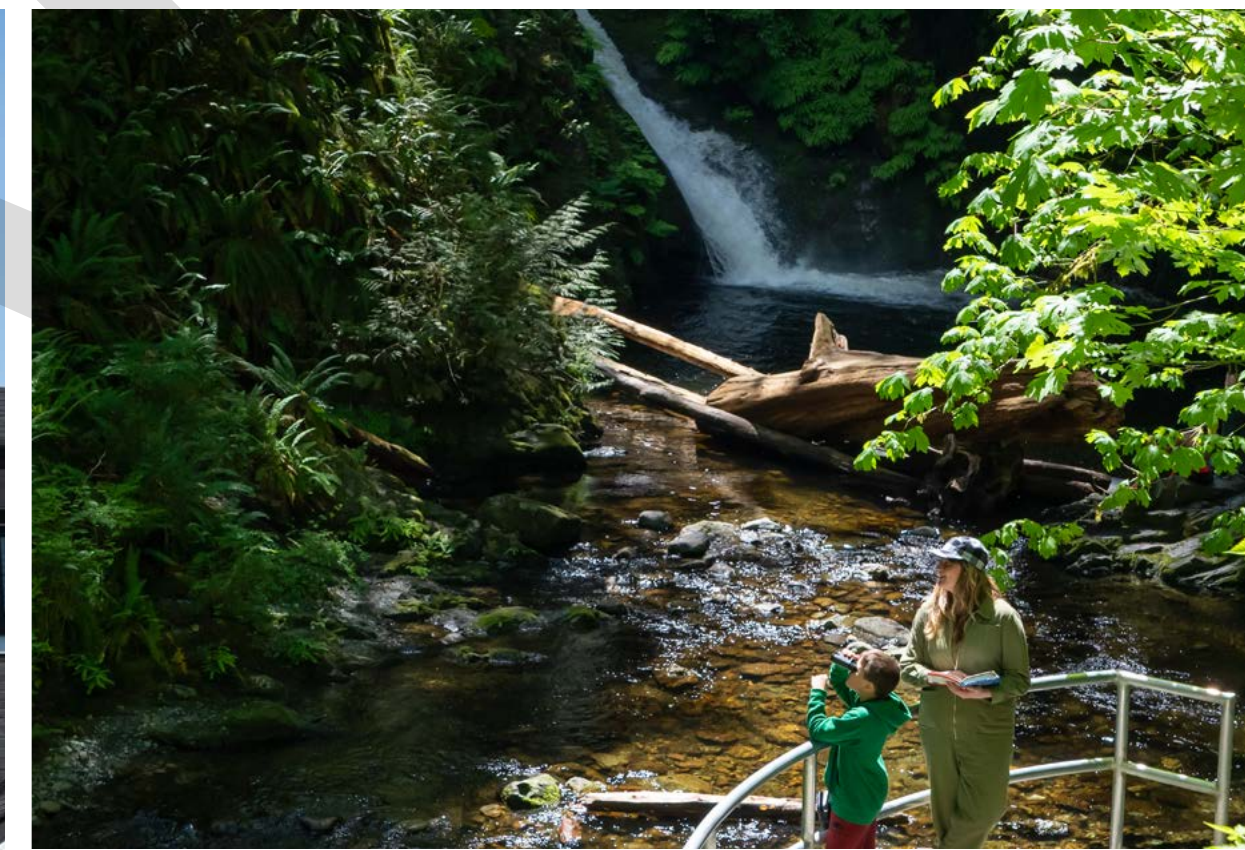


2024 Budget Presentation

FEBRUARY 8, 2024

CITY OF
Langford



Agenda

- › Legislative Overview and Financial Plan Process and Timelines
- › Property Taxes 101
- › Financial Plan 101
- › Update on Significant 2023 Budget Items
- › Proposed 2024-2028 Financial Plan
- › Protective Services Operating
 - Fire
 - Police
 - Community Safety & Municipal Bylaw Enforcement
- › Recap and Next Steps

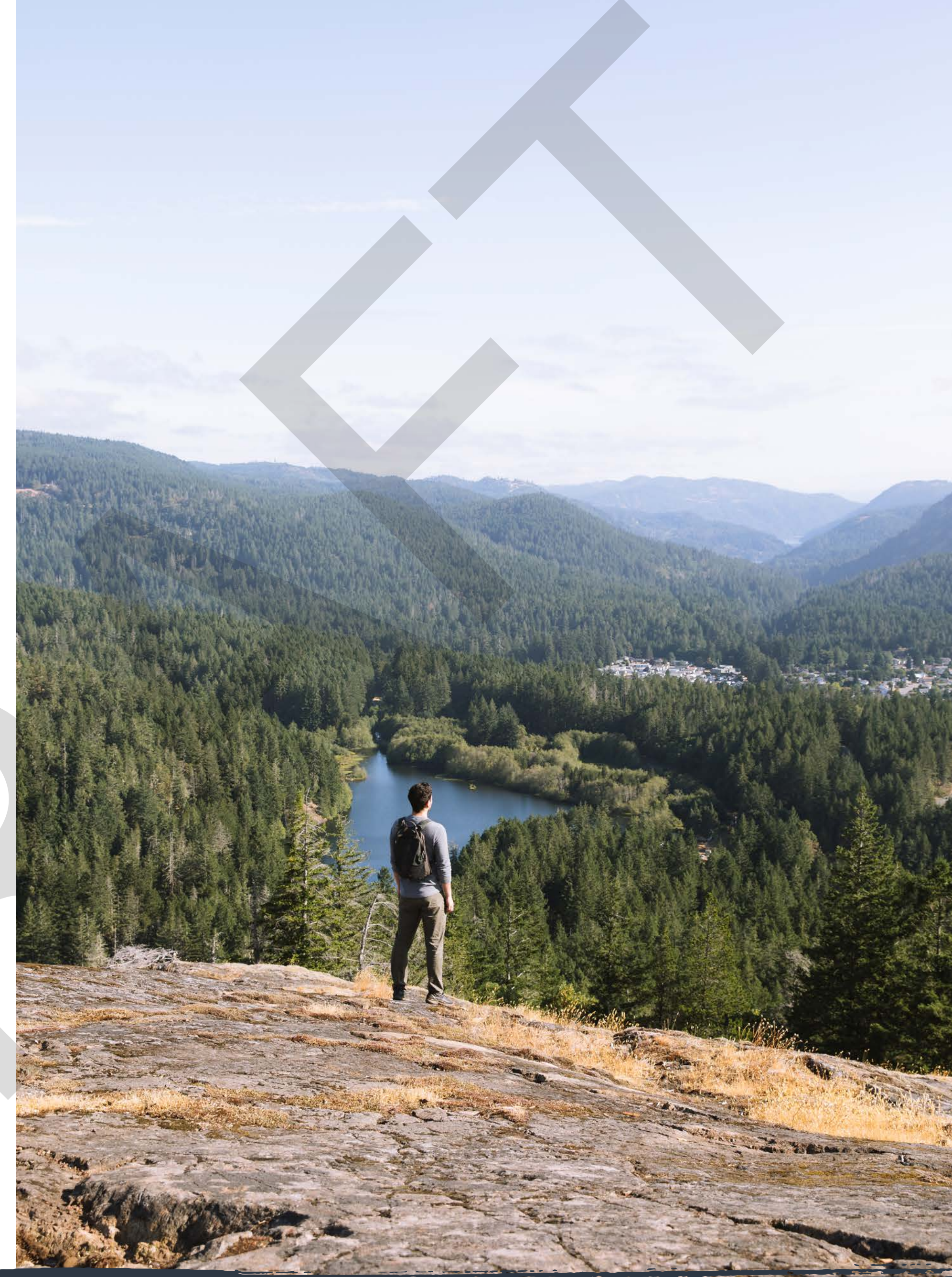


Legislative Overview, Financial Plan Process and Timelines



Legislative Overview

- The *Community Charter* requires that municipalities adopt a Five-year Financial Plan each year before May 15th.
- Each Financial Plan covers a rolling five year period, and provides authority to spend money and collect revenues to support operations.
 - Until new Financial Plan is adopted, old one remains in effect.
- The Financial Plan establishes the basis upon which Property Tax rates are calculated.



Budget Process & Timing

BUDGET PRESENTATION

- Thursday February 8th – Committee of the Whole (CoW) at 7pm
 - Initial Presentation of the 2024-2028 Proposed Five Year Financial Plan
 - Protective Services Operating budget presentations (Fire, Police, Bylaw)
 - Mayor and Councillors to ask questions on items presented
- Monday February 12th – Committee of the Whole at 7pm
 - Operating budget presentations, non protective services
 - Capital budget presentations
 - Mayor and Councillors to ask questions on items presented

PUBLIC INPUT

- Tuesday February 13th – Committee of the Whole – 7pm
 - Public Input, no Mayor and Councillors deliberation
- Tuesday February 20th – Committee of the Whole – 12pm – 4pm
 - Public Input, Mayor and Councillors to begin deliberation if time permits

COUNCIL DELIBERATION

- Tuesday February 20th – Committee of the Whole – 12pm-4pm
 - Mayor and Councillors to begin deliberations, if time permits after public input
- Thursday February 22nd – Committee of the Whole – 7pm
 - Mayor and Councillors to deliberate.
- Monday March 4th – Regular Council Meeting – 7pm
 - Council to deliberate and consider approval of financial plan.

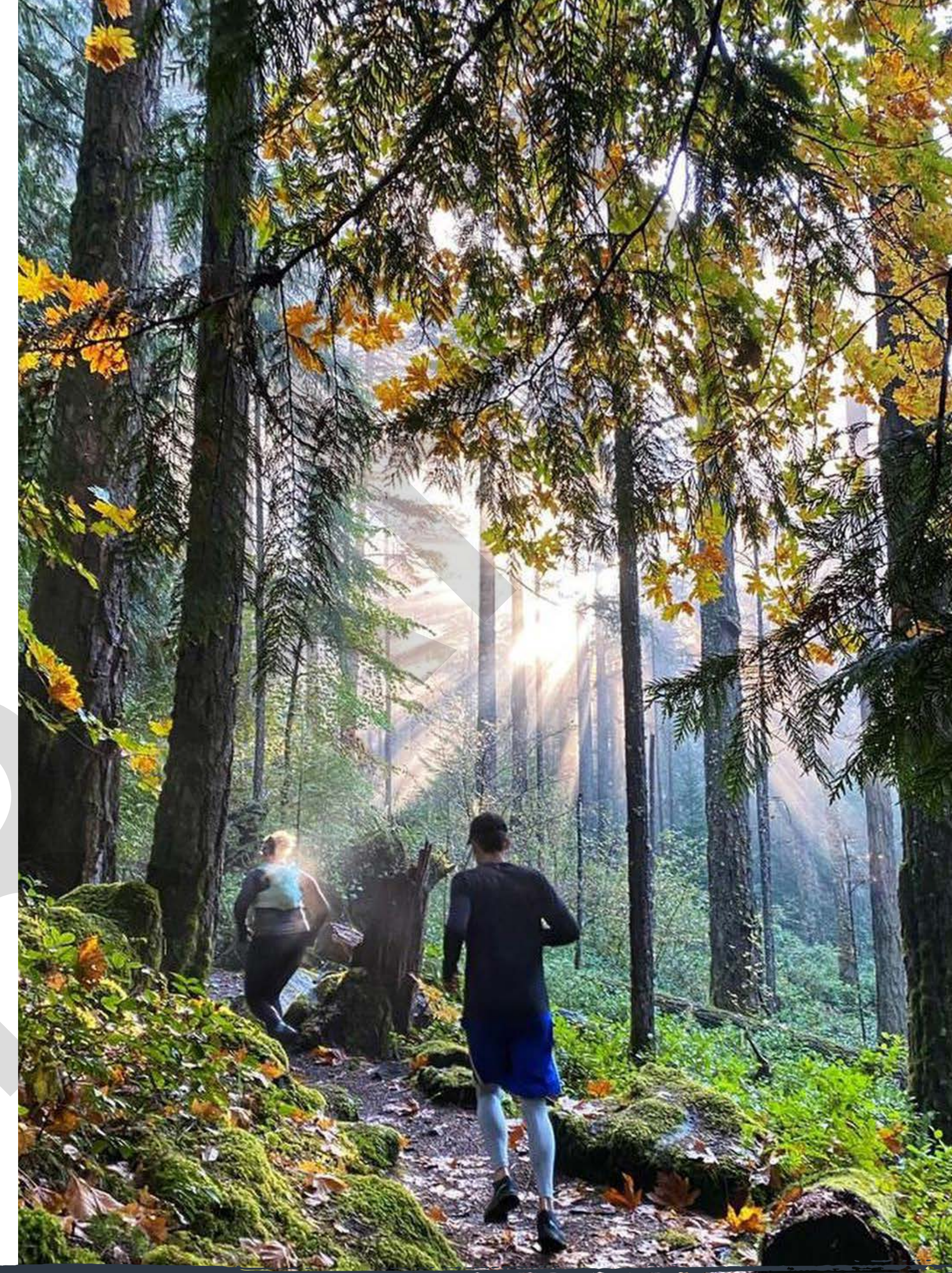
BYLAWS

- Monday April 16th – Regular Council Meeting – 7pm
 - Council to consider 1st, 2nd and 3rd readings of Financial Plan Bylaw and 2024 Tax Rates Bylaw.
- Monday May 6th – Regular Council Meeting – 7pm
 - Council to consider adoption of Financial Plan Bylaw and 2024 Tax Rates Bylaw.

IN ADDITION TO THE SCHEDULED PUBLIC INPUT OPPORTUNITIES AT THE COMMITTEE OF THE WHOLE MEETINGS LISTED ABOVE UNDER “PUBLIC INPUT”, PUBLIC PARTICIPATION IS ALSO WELCOME AT MARCH 4TH, APRIL 16TH AND MAY 6TH REGULAR COUNCIL MEETINGS.

Tonight's Goal

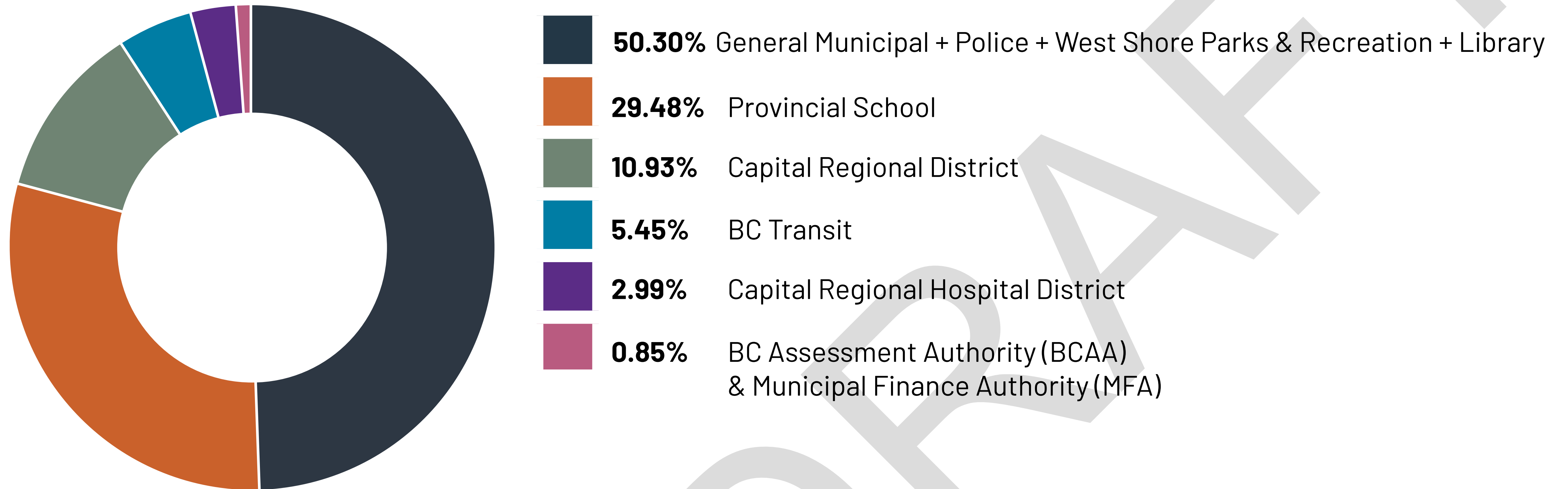
- Introduce the Proposed 2024 – 2028 Five Year Financial Plan to Mayor and Councillors and the public.
- Discuss Property Taxes in general.
- Discuss Financial Plan in general, add context to the review of the budget documentation.
- Provide an overview of the major budgetary impacts.
- Protective Services Operating budget presentations.
- Copies of the presentation and the Proposed 2024-2028 Five Year Financial Plan documents will be available to Mayor and Councillors after the meeting and will be posted on the City's website for the public after 10:00am Friday, February 9th, 2024.



Property Taxes 101

DRAFT

Where Your Total Property Tax Dollars Went in 2023



Tax Notice 101


1 Taxes Collected for External Agencies:

The City collects taxes for external authorities like:

- School District No. 62
- BC Assessment
- Capital Regional District (CRD)
- Capital Regional Hospital District (CRHD)
- Municipal Finance Authority (MFA)
- Regional Transit (BC Transit)

Tax rates for these external entities are NOT set by the City. However, for ease of tax collection, on behalf of these external agencies, the City collects the specific amount of taxes required, along with your property taxes, and distributes the funds on your behalf.

NOTICE OF CURRENT REAL PROPERTY TAX LEVIES 2022



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(250) 391-3410
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JURISDICTION NO. 327
ROLL NO. [REDACTED]
MORTGAGE CO.

NAME & ADDRESS OF OWNERS (IF PROPERTY HAS BEEN SOLD PLEASE FORWARD NOTICE TO PURCHASER)
[REDACTED]

DUE DATE
JULY 4, 2022

2022 HOME OWNER GRANT
SEE REVERSE FOR IMPORTANT HOME OWNER GRANT INFORMATION.
CLAIM YOUR GRANT ONLINE AT GOV.BC.CA/HOMEOWNERGRANT

TAXABLE VALUES		LAND	IMPROVEMENTS	TOTAL TAXABLE VALUE
Residential		\$402,000	\$494,000	\$896,000

CLASS	DESCRIPTION	TAXING JURISDICTION	ASSESSMENT	RATE	AMOUNT PAYABLE IF ELIGIBLE FOR PROVINCIAL HOMEOWNER GRANT		AMOUNT PAYABLE IF INELIGIBLE FOR HOMEOWNER GRANT	
					IF UNDER AGE 65	IF OVER AGE 65		
1 01	Residential	Local School Tax	\$896,000	1.15540	\$1,035.24	\$1,035.24	\$1,035.24	
		Less Home Owner Grant Basic			-\$570.00	-\$845.00		
		Total School			\$465.24	\$190.24	\$1,035.24	
1 01	Residential	BC Assessment	\$896,000	0.03490	31.27	31.27	31.27	
1 01	Residential	Capital Regional District	\$896,000	0.49318	441.89	441.89	441.89	
1 01	Residential	Capital Regional Hospital	\$896,000	0.14043	125.83	125.83	125.83	
1 01	Residential	General Municipal Debt	\$896,000	0.01628	14.59	14.59	14.59	
1 01	Residential	General Municipal Tax	\$896,000	1.10520	990.26	990.26	990.26	
1 01	Residential	Gr. Victoria Public Libra	\$896,000	0.12859	115.22	115.22	115.22	
1 01	Residential	JDF Recreation	\$896,000	0.15957	142.97	142.97	142.97	
1 01	Residential	Municipal Finance Authori	\$896,000	0.00020	0.18	0.18	0.18	
1 01	Residential	Police Services Tax	\$896,000	0.67871	608.12	608.12	608.12	
1 01	Residential	Regional Transit	\$896,000	0.16160	144.79	144.79	144.79	
		Less: Home Owner Grant Residual			\$0.00	\$0.00		
<p>PLEASE SEE REVERSE FOR ACCEPTED PAYMENT METHODS AND OTHER IMPORTANT PROPERTY TAX INFORMATION.</p> <p>INTEREST ON ARREARS AND DELINQUENT TAXES CALCULATED FROM JANUARY 1, 2022 TO DUE DATE.</p>					<p>CURRENT TAX PAYABLE</p> <p>ARREARS</p> <p>DELINQUENT</p> <p>INTEREST ON ARREARS AND DELINQUENT TO JULY 4, 2022</p> <p>PREPAYMENT</p>		<p>\$3,080.36</p> <p>\$0.00</p> <p>\$0.00</p> <p>\$0.00</p> <p>\$0.00</p>	
					\$2,805.36	\$2,805.36	\$3,650.36	
					\$0.00	\$0.00	\$0.00	
					\$0.00	\$0.00	\$0.00	
					\$0.00	\$0.00	\$0.00	


Tax Notice 101

2

City Operations:

The City needs to collect from citizens in order to operate – that is, to balance the necessary costs and priorities while maintaining service levels that our community expects. Certain costs are out of the City’s control, yet they affect the level of property taxes required to balance the budget. Examples include the fluctuating cost of services like insurance and hydro. As a corporate customer of ICBC and BC Hydro as well as property and liability insurance, the City, like individuals, and families, is faced with covering any rising costs due to rate increases. Services covered under these line items include, public safety (Police (RCMP), Fire and Community Safety & Municipal Bylaw Enforcement), Engineering and Public Works, Parks, Recreation and Facilities, Development Services, General Government and Building Inspection. This is the only portion of the tax bill that City Council has direct decision making control over.

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					\$3,080.36	\$2,805.36	\$3,650.36

Tax Notice 101

3 Owner/Member Organizations:

The City is also an owner/member of both the West Shore Parks and Recreation Society and the Greater Victoria Public Library and while the City does approve the budget request from these organizations, Council does not have full control over the budget for these organizations.

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					PREPAYMENT	\$0.00	\$0.00	\$0.00

Property Taxes

- Nine Property Classes (Langford has properties in seven)
 - All properties within the same property class have the same Tax Rate.
- Receive Revised Assessment Roll late March/early April which is the roll that we use to calculate the tax rates.
- Receive Tax Rates from other taxing authorities by mid/late April.
- Finalize Five-Year Financial Plan Bylaw & Tax Rates Bylaw before May 15.
- Mail Tax Notices mid-late May.
- In 2023, the City sent out approximately 18,500 property tax notices (16,500 paper and 2,000 emailed) for 17,423 folios.
- Tax due date first business day in July.

Property Taxes

- › Three factors that determine the amount of tax each property pays:
 - Variable A – Tax Revenue to balance the budget and fund services (determined by Council).
 - Variable B – Total Assessed Values of all properties (Provided by BC Assessment).
 - Variable C – Tax Rate generated by dividing the revenue needed by the assessed value.

TAX REVENUE

A

÷

ASSESSED VALUE

B/1,000

=

MILL RATE

C

Property Assessment Increase Vs. Property Tax Levy Increase

Class 1

(Residential) Condo

Year	Overall Tax Increase	Assessment (Set By BC Assessment)	% Change in Assessment	% Change in Property Tax Levy	Property Tax Levy
2019		362,900			1,738.24
2020	1.90%	353,000	-2.73%	-0.94%	1,721.83
2021	2.95%	369,000	4.53%	2.46%	1,764.15
2022	2.95%	407,000	10.30%	-6.01%	1,658.14
2023	12.41%	494,000	21.38%	17.45%	1,947.41

Class 1

(Residential) Single Family Dwelling

Year	Overall Tax Increase	Assessment (Set By BC Assessment)	% Change in Assessment	% Change in Property Tax Levy	Property Tax Levy
2019		700,000			3,352.93
2020	1.90%	719,000	2.71%	4.60%	3,507.04
2021	2.95%	745,000	3.62%	1.56%	3,561.79
2022	2.95%	930,000	24.83%	6.38%	3,788.89
2023	12.41%	1,037,000	11.51%	11.43%	4,222.03

Class 6

(Business/Other)

Year	Overall Tax Increase	Assessment (Set By BC Assessment)	% Change in Assessment	% Change in Property Tax Levy	Property Tax Levy
2019		1,802,000			24,611.69
2020	1.90%	1,885,000	4.61%	-15.45%	20,808.18
2021	2.95%	1,732,000	-8.12%	12.85%	23,482.31
2022	2.95%	1,972,000	13.86%	-0.81%	23,291.08
2023	12.41%	2,076,000	5.27%	4.72%	24,390.36

Financial Plan 101

DRAFT

Financial Plan (Budget) Layout

- › New format presented in a transparent and user-friendly format
- › Revenues
- › Operating Expenditures
- › Capital
- › Reserves

DRAFT

Financial Plan (Budget)

Five Year Financial Plan:

› Revenues:

- Property taxes, grants in lieu, utility taxes, parcel taxes, fees and charges, interest, grants from other governments, Development Cost Charges (DCC's), other sources, transfers from reserves, use of surplus, borrowing proceeds (debt), developer donated assets.

› Expenses:

- Operating: Building Inspection, Development Services, Fire Rescue Services & the Emergency Program, Fiscal Services, General Government, Parks, Recreation & Facilities, Police (RCMP) Services, Community Safety and Municipal Bylaw Enforcement, Engineering and Public Works.
- Capital: General Government, Buildings, Fleet, Fire Department, Engineering (roads, sidewalks, stormwater, traffic signals, etc), Parks (parkland, park improvements and recreation facilities).

Operating Expenditures:

NOTE: Not all expenditures are paid for solely by property taxes.

Presented in the Proposed Financial Plan document by department:

- › Building Inspection Services
- › Development Services
- › Engineering & Public Works
- › Fire Rescue Services & the Emergency Program
- › Fiscal Services
- › General Government
- › Parks, Recreation & Facilities
- › Police (RCMP), Community Safety and Municipal Bylaw Enforcement



Departmental Budget Considerations

- › Council Direction/Decisions Committed To Previously
- › Inflation
- › Contractual Obligations
- › Maintenance Requirements
- › Strategic Plan
- › Additional Workload Requirements To Maintain Current Level of Service
- › Asset Replacement Schedules
- › Asset Inventories



Reserve Funds

- We are allowed to set aside funds in reserves, for specific purposes. Once set into reserve the funds may then be used only for the purpose outlined for that reserve.
- What is the required balance we should have in each reserve?
 - Depends on our plans, and funding strategies.
 - Some are easy to establish and others require more investigation.
- Reserve balances will be cyclical.
 - Some years we put more money in than we use.
 - Other years we take more out, than we put in that year, to finance the intended projects.
- Currently the City has limited reserves for significant capital replacement projects.
- Reserves should be used for both new capital items as well as set aside for asset management and the funding of major maintenance and eventual replacement of all capital assets.
 - Building up the reserves for large capital items, new or replacement, will take time and short-term needs can at times derail those efforts.
- Long term financial planning may include a conscious plan to use reserves and borrowing for some types of assets.
- As with personal finances, the sooner we start saving the better off we are in the long run.
- Should be used for one-time purposes and not ongoing operations/reducing the tax increase as that cycle may be challenging to maintain long term.

Internal Borrowing for Capital

- The City has occasionally borrowed internally over the past 20 years or more and paid those borrowing off over the coming years.
- Over the last few years, in order to fund some of the significant land acquisitions the City has made, in addition to a couple of capital projects being over budget for a number of reasons, the decision was made to fund these items through internal borrowing.
- Given the other significant budgetary pressures facing the City in 2023, last year Council chose to defer the start of the repayment of this internal borrowing until 2024.
- In the Proposed 2024-2028 Financial Plan the repayment of this internal borrowing is to begin with a \$750,000 repayment in 2024.



Update on Significant 2023 Budget Items

DRAFT

Long-standing Policy Implications

- 2020, 2021 and 2022 reductions to the property tax increase due to COVID.
- Decision made to reduce Property Tax revenues, but left services intact.
- Made up for reduced tax revenue by using surplus and reserve (primarily General Amenity Reserve). A long-standing policy but was dramatically increased in 2020, 2021 & 2022.
- Must eventually bring tax revenues back up to level that can fund ongoing operations AND must account for all new tax impacts.



Previous Five Years of City of Langford Property Tax Increases

- **2019:** 2.49%
- **2020:** 1.90% (reduced from a previously approved 3.49%)
- **2021:** 2.95% (reduced from a previously approved 3.95%)
- **2022:** 2.95% (kept low due to COVID)
- **2023:** 12.41%

How Does Langford Compare to Other CRD and Similar Sized Municipalities? (2023)

General Municipal		Total Residential Property Taxes and Charges on a Representative House	
Municipality	2023	Municipality	2023
Sooke	1,594	Langford	4,008
North Saanich	1,771	Metchosin	4,019
North Cowichan	1,871	Sooke	4,454
Metchosin	1,877	Colwood	4,547
Courtenay	1,892	View Royal	4,630
Langford	2,095	North Cowichan	4,649
Sidney	2,102	Vernon	4,682
Highlands	2,209	Highlands	4,728
Vernon	2,239	Courtenay	4,920
View Royal	2,244	Sidney	4,936
Campbell River	2,306	Penticton	4,951
Penticton	2,330	Esquimalt	5,140
Colwood	2,361	North Saanich	5,225
West Kelowna	2,612	Campbell River	5,251
Central Saanich	2,694	Mission	5,524
Average	2,749	Central Saanich	5,701
Mission	2,751	Average	5,836
Langley	2,794	Langley	5,955
Esquimalt	3,111	West Kelowna	6,305
North Vancouver	3,355	Victoria	6,461
Saanich	3,412	Saanich	6,800
Victoria	3,458	North Vancouver	7,187
Port Moody	4,154	Port Moody	8,032
Oak Bay	5,063	Oak Bay	9,907
West Vancouver	5,681	West Vancouver	12,051

Source: Government of British Columbia, Municipal taxes and charges on a representative house (2023)
 – Province of British Columbia

Update on Key Budget Pressures from 2023 budget process:

RCMP Detachment Expansion

- All three owner municipalities have agreed to petition the CRD to facilitate the financing of the Detachment Expansion project.
- Moves the associated capital budget and corresponding required tax increase to finance the project to the CRD.
- Required tax increase for financing will be collected through the CRD line on the tax notice, subject to electoral approval.

Update on Key Budget Pressures from 2023 budget process:

Potential Purchase of YMCA building

- Negotiations continue between City and the building owner, Westhills Land Corp
- Business Case – including service delivery model comparison and life cycle costing review to be finalized in the coming months
- If Council decides to move ahead with the purchase of the building, the City has received approval in principle from Municipal Finance Authority to borrow up to \$20,000,000 towards the potential purchase of the YMCA building, repayable over 5 years. Any amount between the \$20,000,000 approved borrowing and a purchase price would be funded through reserves.
- Additional taxes collected for the potential debt servicing costs will either roll into Asset Management funding at the end of the debt servicing period, or, if decision not to purchase building, would be set into a reserve to fund asset management.

Proposed 2024-2028 Financial Plan



Inflation

- At 3.7%, this is still higher than the average CPI increase (CPI has been under 3% every year since 1991 except last year).
- Did not impact all parts of the budget, but many items.
- Long standing City practice is to include annual CPI increase in contracts for delivery of service.
- Long standing City policy to apply CPI increase to Council and non-union staff wages.



RCMP Staffing

- Population figure for 2024 Cop to Pop ratio yet to be published by the province.
- 2023 “Cop to Pop” ratio is 1:759 with an authorized strength of 65. 2023 population 49,342.
- Given that municipalities are only responsible for paying for officers they have active at the detachment, the City budgets to 87.5% of the authorized strength as past experience shows it is usually around 85% that we are actually billed. While these percentages may not be exactly the same, this practice is standard for most municipalities.
- Budget as proposed includes funding for 3 additional officers to maintain current service levels. (i.e. current officer to population ratio)
- Additional 3 officers and 1 additional Municipal Employee equals approximately \$662,000 (1.47% tax increase)

Fire Department Master Plan – Staffing

- Master Plan initiated in early 2022 and completed early 2023.
- Master Plan identified a number of recommendations.
- Most significant and immediate need identified was staffing with the recommendation to add 27 additional career firefighters.
- In order to smooth the impact of such a significant addition to the Fire Department, the staff recommendation included in the proposed financial plan is for the addition of 9 firefighters in each of 2023, 2024 and 2025.
- The annual cost for adding 9 firefighters is approximately \$1,000,000. The impact in 2024 is approximately a 2.31% tax increase.



Use of Reserves – General Amenity

› Use of General Amenity Reserve Fund

- Proposed 2024 usage to offset property taxes is same level as 2023 – no tax increase or decrease as a result.
- Prior to 2019, average allocation of general Amenity Funds to offset property tax increase was approximately \$750,000.
- Proposed plan reduces to pre-2019 level (\$750,000) by 2028.
 - \$1,701,985 (2024)
 - \$1,701,985 (2025)
 - \$1,250,000 (2026)
 - \$1,000,000 (2027)
 - \$750,000 (2028)
- › From 2019 – 2023 the City used an additional \$4,123,068 (above the average \$750,000 annually) to offset property taxes rather than use those funds to provide amenities in the community.
- › Continuing with the proposed plan will result in an additional \$2,653,970 (2024-2027) to offset the property tax increase.
- › From 2019 through 2028 a total of \$6,777,038 (above an additional \$750,000 per year) will have been used to offset property taxes, not on traditional amenities. \$6,777,038 used to offset property taxes rather than on traditional amenities over a 9 year period.

Use of Surplus

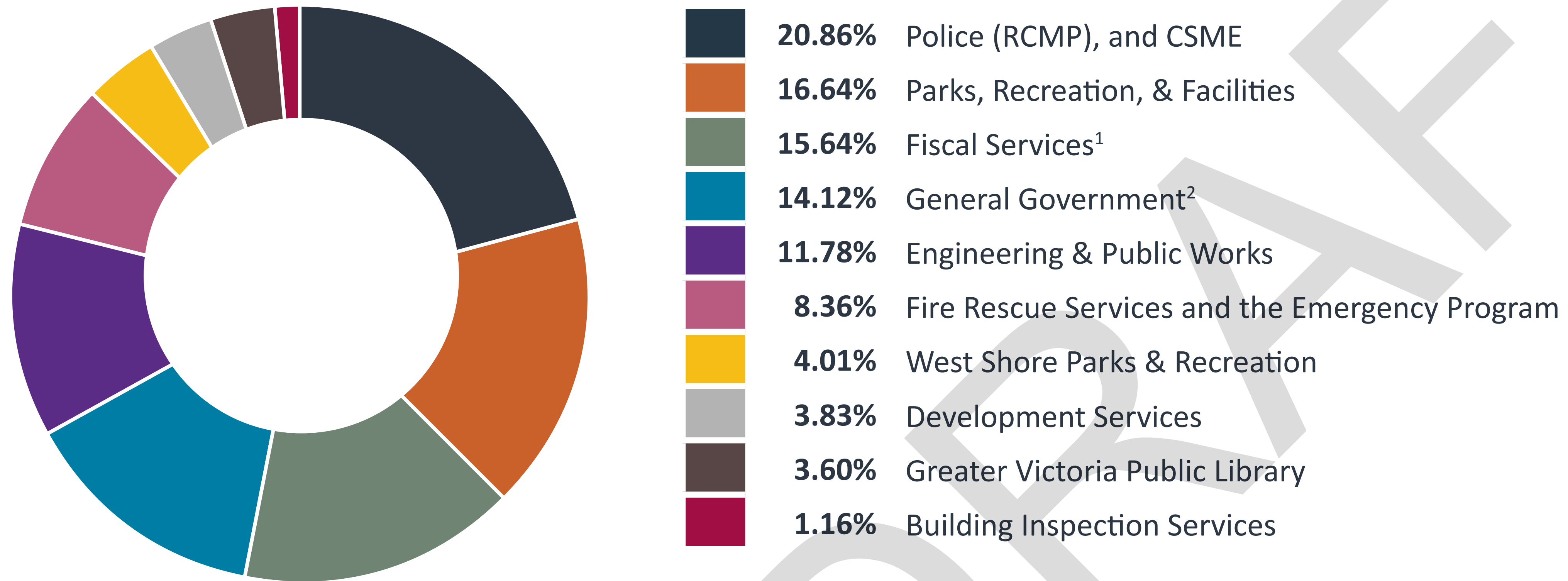
› Use of surplus to offset one-time costs

- Budgeted transfer from surplus for 2024 = **\$3,407,771**
 - **\$1,412,410** – Commitments related to the relocation of the Catholic Church to facilitate the Royal Roads Westshore Campus.
 - **\$85,000** – Annual contribution towards SSL water costs for Westshore Parkway – recoverable in future years.
 - **\$200,000** – Council Contingency (long standing practice to fund Council Contingency of \$200,000 from Surplus).
 - **\$384,818** – 1% taxes collected in 2023 towards debt repayment for proposed purchase of YMCA building/Asset management.
 - **\$1,225,543** – To cover one-time operating costs associated with Council strategic plan initiatives.
 - **\$100,000** – To cover other one-time operating costs.

Summary of Key 2024 Budget items:

Fire Department (Additional 9 firefighters per Master Plan)	2.31%
Debt payment (internal capital borrowing)	1.67%
Police (RCMP) for additional officers + one ME	1.47%
CPI on wages	1.37%
Maintenance Contracts (i.e. roads and parks maintenance)	1.16%
General Staffing	1.12%
Repairs and maintenance	0.87%
Community Safety and Municipal (Bylaw) enforcement staffing	0.60%
Greater Victoria Regional Library	0.53%
Royal Roads University initiatives	0.50%
Utilities and insurance	0.50%
West Shore Parks and Recreation Society	0.30%
Miscellaneous (net effect of increases and decreases of revenues and expenses)	2.91%
Reduced contribution to Equipment Replacement Reserve	-1.10%
Non-market change (helping offset additional costs of growth)	-4.17%
Total net of debt servicing for potential purchase of Westhills owned YMCA building	10.04%
Debt servicing costs - Westhills owned YMCA building purchase	1.75%
Total Proposed 2024 Tax increase	11.79%

Proposed 2024 Department Operating Expenditure Budget



¹Fiscal Services includes: Transfers into Reserves, Debt Costs (Including Debt Paid for through Local Service Area (LSA))

²General Government includes: Administration, Finance, IT/GIS, HR, Business Development & Events, Communications

2024 Capital Budget

The 2024 Capital Budget

Significant Capital Items:

- › Bryn Maur Masons Building
- › Various land purchases to meet engineering, parks and broader City priorities
- › Jordie Lunn Clubhouse
- › Porcher Park improvements
- › Centennial Park improvements
- › Various park improvements
- › Centre Mountain LSA works
- › Bear Mountain Parkway Ultimate from Marble to Ecoasis border
- › Irwin Road improvements
- › Various sidewalk infill projects
- › Multi-use lanes
- › Culvert and creek improvements
- › Bucket Truck replacement
- › West Shore Pkwy/Amy Rd Roundabout improvements
- › Latoria at Klahanie traffic signal

Five Year Budget Projection

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Five-Year Budget Projection

	2023 Budget	2024	2025	2026	2027	2028
101 - Property Taxes						
101-000 - Municipal Tax						
0002 - General & Police	38,782,705	42,155,437	47,656,983	51,822,407	56,000,426	60,605,431
0003 - General - West Shore Parks & Recreation	3,137,471	3,276,205	3,393,489	3,529,228	3,670,397	3,700,000
0004 - General - Greater Victoria Public Library	2,404,009	2,640,819	2,746,452	2,856,310	2,970,562	3,089,385
0005 - General - Debt	300,000	1,050,000	2,000,000	2,900,000	4,000,000	4,000,000
0006 - General - Debt - YMCA / Asset Management	384,818	3,071,523	3,739,523	4,611,787	5,581,690	5,607,572
Total Property Taxes	45,009,003	52,193,984	59,536,447	65,719,732	72,223,075	77,002,388
Non-market change revenue		1,879,000	1,500,000	1,500,000	1,250,000	1,250,000
Property Taxes - for calculation of proposed tax increase (net of Non-market change)		50,314,984	58,036,447	64,219,732	70,973,075	75,752,388
Proposed Tax Increase, including debt financing for YMCA building purchase/asset management		11.79%	11.19%	7.87%	7.99%	4.89%
Potential reduction in property taxes, subject to decision to purchase YMCA building		786,705	1,839,523	2,711,787	3,681,690	3,707,572
Adjusted property taxes for tax increase calculation		49,528,279	56,196,924	61,507,945	67,291,385	72,044,816
Potential adjusted tax increase, excluding debt financing for YMCA building purchase/asset management		10.04%	9.32%	6.61%	6.80%	5.11%

How Would We Compare Now?

General Municipal	
Municipality	2024 Projection
Sooke	1,690
North Saanich	1,877
North Cowichan	1,983
Metchosin	1,990
Courtenay	2,006
Sidney	2,228
Highlands	2,342
Langford	2,342
Vernon	2,373
View Royal	2,379
Campbell River	2,444
Penticton	2,470
Colwood	2,503
West Kelowna	2,769
Central Saanich	2,856
Mission	2,916
Average	2,919
Langley	2,962
Esquimalt	3,298
North Vancouver	3,556
Saanich	3,617
Victoria	3,665
Port Moody	4,403
Oak Bay	5,367
West Vancouver	6,022

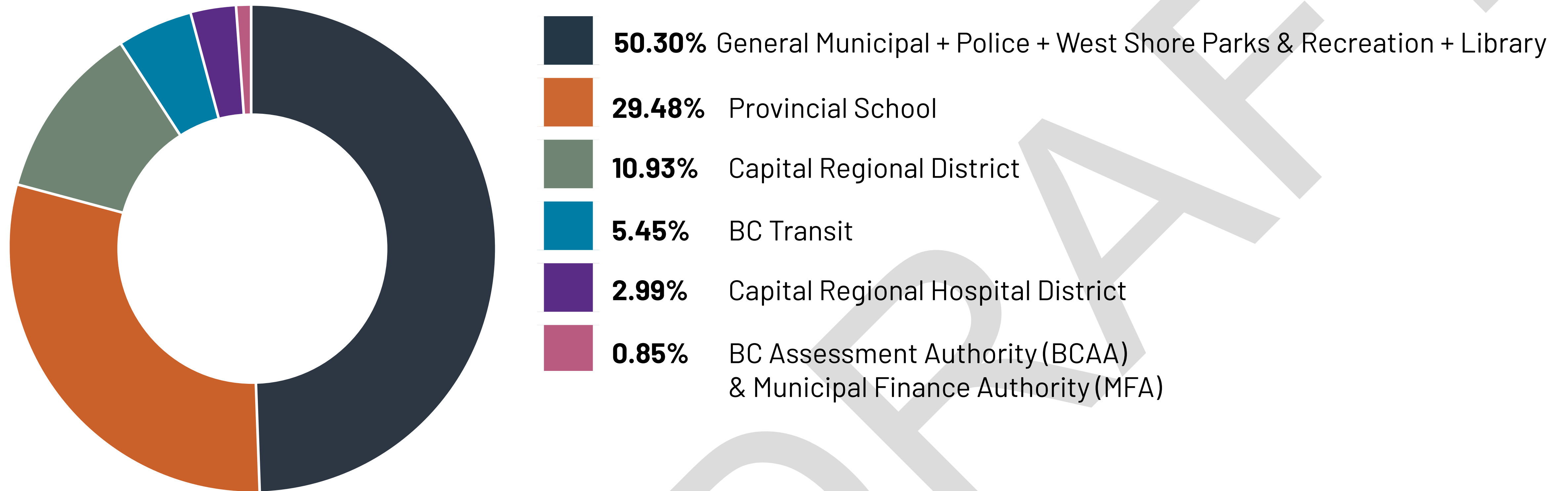
Total Residential Property Taxes and Charges on a Representative House	
Municipality	2024 Projection
Metchosin	4,260
Langford	4,481
Sooke	4,721
Colwood	4,820
View Royal	4,908
North Cowichan	4,928
Vernon	4,963
Highlands	5,012
Courtenay	5,215
Sidney	5,232
Penticton	5,248
Esquimalt	5,448
North Saanich	5,539
Campbell River	5,566
Mission	5,855
Central Saanich	6,043
Average	6,196
Langley	6,312
West Kelowna	6,683
Victoria	6,849
Saanich	7,208
North Vancouver	7,618
Port Moody	8,514
Oak Bay	10,501
West Vancouver	12,774

*For presentation purposes, Langford's 2024 projection is set at 11.79% while all other municipalities have been increased by 6%

Recap and Next Steps

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Where Your Total Property Tax Dollars Went in 2023



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West Vancouver	12,774

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Next Steps

BUDGET MEETINGS

- Monday, Feb. 12** >> Committee of the Whole Meeting | 7pm
- Tuesday, Feb. 13** >> Committee of the Whole Meeting | 7pm
 - Public Input
- Tuesday, Feb. 20** >> Committee of the Whole Meeting | 12pm–4pm
 - Public Input
- Thursday, Feb. 22** >> Committee of the Whole Meeting | 7pm
- Monday, March 4** >> Regular Council Meeting | 7pm

PUBLIC PARTICIPATION



Attend a Meeting In Person at City Hall,
Council Chambers, 3rd Floor,
877 Goldstream Avenue



Attend a Meeting On-line
[Langford.ca/Meetings](https://langford.ca/Meetings)



Hand Deliver or Mail a Letter to City Hall
2nd Floor, 877 Goldstream Avenue
Langford, British Columbia,
Canada V9B 2X8



budget2024@langford.ca

Questions / Discussion

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