



Council Agenda

Monday, February 3, 2025, 7:00 PM

Council Chambers & Electronic Meeting

Electronic Meeting Instructions

To Join a Meeting:

Log into Zoom.us or the Zoom app on your device.

Enter the Meeting ID: 897 0956 7061

Dial In: 1-855-703-8985 (Canada Toll Free) or 1-778-907-2071 Meeting ID: 897 0956 7061

To Participate: During the public participation period, press **Star (*) 9** to "raise your hand".

Participants will be unmuted one by one when it is their turn to speak.

When called upon, you will have to press *6 to unmute the phone from your side as well.

We may experience a delay in opening the meeting due to technical difficulties. In the event that the meeting does not start as scheduled please be patient and stay on the line, we will get started as quickly as possible.

Public Dial-In Details are also posted at [Council & Committee Meetings - City of Langford](#)

Pages

1. CALL TO ORDER

2. TERRITORIAL ACKNOWLEDGEMENT

3. MEETING CONDUCT RULES

4. APPROVAL OF THE AGENDA

5. PUBLIC PARTICIPATION

6. CONSENT AGENDA

Minutes of the West Shore Parks & Recreation Board of Directors Meeting - November 14, 2024 (RECEIVE)

Minutes of the West Shore Parks & Recreation Board of Directors Meeting - December 12, 2024 (RECEIVE)

Minutes of the Council Meeting - January 13, 2025 (ADOPT)

Minutes of the Special Council Meeting - January 20, 2025 (ADOPT)

Minutes of the Special Sustainable Development Advisory Committee Meeting - January 21, 2025 (RECEIVE)

Minutes of the Special Council Meeting - January 27, 2025 (ADOPT)

Minutes of the Community Advisory Committee Meeting - January 28, 2025 (RECEIVE)

7. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

8. COMMITTEE RESOLUTIONS

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13.1	BYLAW NO. 2169 "Langford Zoning Bylaw, Amendment No. 719 (766, 770, 774, 778, 782 Meaford Avenue and 2911, 2912, 2914, 2916 Aprell Place), Bylaw No. 2169, 2024". (FIRST, SECOND AND THIRD READINGS) Please see background report here <u>Staff Report - November 12, 2024</u>	138
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13.3	BYLAW NO. 2217 "Langford Zoning Bylaw, Amendment No. 746 (691 Kodiak Way), Bylaw No. 2217, 2025". (FIRST, SECOND AND THIRD READINGS) Please see background report here <u>Staff Report - January 13, 2025</u>	145
14.	IN CAMERA RESOLUTION THAT Council close the meeting to the public pursuant to section 90 (1) (e) of the <i>Community Charter</i> to consider:	
	<ul style="list-style-type: none"> the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the 	

municipality.

15. ADJOURNMENT



BOARD OF DIRECTORS

Minutes of the West Shore Parks and Recreation Society Board of Directors Meeting Thursday, November 14th, 2024, in the Westshore Room

PRESENT: Damian Kowalewich, Shelly Donaldson, Kimberley Guiry, Leslie Anderson (arrived at approximately 5:45pm)

ABSENT: Dean Jantzen

STAFF PRESENT:

Grant Brown, administrator
Ron Dietrich, manager of operations
Geoff Welham, manager of recreation
Wei Wu, manager of finance and administration
April Luchinski, manager of human resources
Tiffany Moore, recorder

STAFF ABSENT: N/A

PUBLIC PRESENT:

CALL TO ORDER

1. The chair called the meeting to order at 5:33PM.

APPROVAL OF AGENDA

2. ***MOVED/SECONDED BY DIRECTORS DONALDSON AND GUIRY THAT THE AGENDA BE APPROVED. CARRIED***

APPROVAL OF MINUTES

3. ***MOVED/SECONDED BY DIRECTORS GUIRY AND DONALDSON THAT THE MINUTES OF THE REGULAR MEETING ON OCTOBER 10TH, 2024, BE APPROVED AS PRESENTED. NO ERRORS, NO OMMISIONS. CARRIED***

PUBLIC PARTICIPATION

4. N/A

CHAIR'S REMARKS

5. The chair commented that it's been an eventful month for WSPR in the news; the pickleball announcement was well-received by the public, and the RFPs have gained traction on BC Bid. Inclusion at WSPR was featured on Chek News. Directors Kowalewich and Jantzen participated in a well-attended Remembrance Day ceremony at the JDF Cenotaph.

DELEGATIONS

6. N/A

STANDING COMMITTEES

7. a) Finance committee – 3rd quarter update:
Wei Wu, manager of finance and administration, gave a presentation that highlighted the following:
- The financial status is consistent compared to last year.
 - All programs hit targets.
 - Capital projects are on track and HR offices are expected to be completed in Spring 2025.
 - Active memberships increased 17% over last year.
 - Membership by region is very close to requisition percentage.
 - No concerns meeting targets this year.
 - The 2025 budget has been delivered to municipal partners; 2 have been approved.

The board noted that as the fitness facility nears capacity, consideration should be given to long term visioning. Potential solutions include adding a second-floor addition, or time-based memberships. It was noted that usage statistics are available to determine user behaviour.

MOVED/SECONDED BY DIRECTORS ANDERSON AND DONALDSON THAT THE REPORTS BE RECEIVED AS PRESENTED.

CARRIED

OLD BUSINESS

8. N/A

NEW BUSINESS

9. a) **Staff presentation – Marketing:**
Simon Miles, communications programmer, and Tiffany Moore, administrative assistant/marketing clerk, gave a presentation that included the following:
- A focus on youth drop-in programming, along with new branding, to support the Building Safer Communities grant funded programs. Emphasis is placed on being a safe and inclusive environment.
 - The use of social media is to maintain a strong branded presence, promote inclusivity at WSPR, and create a positive community space. The most successful posts are always about relationships.
 - TV commercials included Youth at WSPR; You Are Here campaign; and the Chek News segment featuring inclusion during Aquafit.
 - Moving forward, the focus will be an ongoing commitment to connecting with youth in the community, accessibility and inclusion, and community engagement.

It was noted that due to contra agreements and strong working partnerships with media, commercials are a zero-cost investment for WSPRS. It was also noted that social media is used to promote programs when capacity allows, and that it is used to support contractors and new programs for added visibility.

MOVED/SECONDED BY DIRECTORS GUIRY AND DONALDSON THAT THE REPORTS BE RECEIVED AS PRESENTED.

CARRIED

FOR INFORMATION**10. a) Administrator's report**

Grant Brown, administrator, commented on the following:

- The U18 Island Classic hockey tournament is being held on site this weekend. High level teams with CHL and US university scholarship prospects are attending.

STAFF REPORT

TO:	West Shore Parks & Recreation Board Members
FROM:	Grant Brown
DATE:	November 2024
SUBJECT:	Administrator's Report

Administration/Human Resources

The requests for proposals for both the outdoor pickleball courts' construction project and the Westshore Parks & Recreation facilities master plan were issued in October, with the former closing on November 27th and the latter on November 19th. Staff anticipate selecting the successful proponents before Christmas, with work beginning in early 2025.

Following the 2025 budget preparation, the finance department has begun preparations for 2024's year end. Several recommended actions following the 2023 audit have been completed. These include a formal policy and decision tree to describe the various criteria between members' and the Society's tangible capital assets, monthly reconciliation of the payroll software to the general ledger, monthly reconciliation of benefit costing between the general ledger, payroll software and human resource records, and updating the signing authority procedure to require administrators' sign-off for changes.

Human resources has begun the implementation of Scout Talent software which will streamline the Society's recruiting and onboarding process. Work continues on the Society's staff scheduling software, with HR and staff from the application looking at ways the software can better meet the Society's needs, which will result in HR staff taking on aspects of staff scheduling from departmental supervisors, freeing up time for program requirements. Members of the joint health and safety committee along with a few departmental supervisors took part in mental health first aid training through the BC Federation of Employees, providing staff with information on how to recognize some of the signs and symptoms of mental health struggles as well as provide initial support.

Operations**Maintenance**

In mechanical maintenance, a leak in the Q Centre arena boiler room piping was promptly repaired, while the chiller and air conditioning project continues as deficiencies are addressed by the contractor. The JDF Arena plant room heat pump has been short cycling causing compressor issues. Staff are collaborating with the original installers to find a solution. Additionally, progress of converting the café to a human resources space began with the removal of equipment and counters. As well, quotes for the men's changeroom re-tiling project were requested, with one received to date.

In utility tasks, the reception area wire racks were replaced with shelving units, and a stall was installed in the universal washroom near reception, removing the lock from the entrance door. This change will allow staff to better address patron safety concerns. The indoor sports complex's basketball hoops were levelled by the supplier with newly installed wedges, and the pottery studio's clay traps were cleaned. Backlogged work orders saw significant progress, and the reupholstering of private box seats at Q Centre Arena continues.

In staffing, interviews were conducted for facility maintenance worker positions, with a new FMW3 scheduled to start on November 7th and the FMW4 mechanical position filled internally by Eric Chipperfield.

Parks

Two new capital replacement machines arrived, a large utility mower and an infield groomer, enhancing field maintenance efficiency. Additionally, the 15-passenger van has been repaired and is back in service.

In golf, the greens are being closely monitored for disease; so far, only minimal signs have been noted, and they continue to be in good condition. The lawn bowls' season has wrapped up, although weekly maintenance is ongoing to keep the greens well-prepared for next season use.

Deep-tine aeration is underway on sports fields to improve drainage and ensure field readiness. Several projects are in progress, including the replacement of the potable water line to the kids' cottage due to recurring leaks, basketball netting has been refreshed, and sand is being removed from the volleyball courts to prepare for the installation of pickleball facilities in the spring. Additionally, an emergency exit path at the has been completed at the back side of the indoor sports complex.

Weather for October has been characterized by average temperatures; however, precipitation has been notably high, with a total of 178 millimetres of rain recorded for the month.

Programs

Community Recreation

Sports saw archery classes, through Pacific Archery Academy, start their second set of classes. Their 5 classes are running at 95% capacity. Pickleball lessons for October are full. Drop-in pickleball numbers picked up, with 350 drop-ins, an increase of 55 from last month. 81 basketball drop-in admission were recorded in October, majority of which are youth. 18 children registered for the active play pro-d day camp on October 25th and a total of 40 registered for the 2 general pro-d camps, bringing the program to capacity. Youth programs are off to a great start for the new school year; 14 youth went through the Home Alone course and 14 youth through the babysitting course. 8 youth also learned to make buttermilk pancakes with blueberry coulis in the Cooking for Fun class.

Friday Youth Night attendance for the month of October was 448 admissions, with October 18th reaching 152 in attendance! The new activity of choice for many of the youth is volleyball in the indoor sports court, and staff have a mix of boys and girls playing together each week with WSPR youth and Game Ready staff.

The Halloween spirit was alive and well at WSPR, and the mini pumpkin patch event was a resounding success with 3,200lbs of pumpkins distributed to the community. The patch was set-up in the Little Friends Play Park and every one of the four skids of donated pumpkins by Thrifty Foods was given away. The event also featured a variety of crafts and Halloween activities, which drew many participants and created a festive atmosphere. The special events team attended the Royal Bay Monster Mash on October 27th at Meadow Park where Halloween games and activities were offered in partnership with the City of Colwood.

The Shore at Centennial Centre hosted its first annual “Halloween Spectacular” on October 31st. The event was quieter than hoped due to a number of youth going trick-or-treating, however those that attended enjoyed arts, crafts, snacks and a dance party.

Staff also got into the spirit with many of those working on October 31st came to work in costume.



October was full of fall and Halloween themed art and pottery classes for children including hanging bat planters, candy cauldrons and jack-o-lantern jars – all made from clay! Five of the potters participated in the Pumpkin Patch and Pottery Sale event at JDF on October 20th. There was an increase in the private and semi-private pottery class bookings which are now sold out on Sunday evenings until 2025. The Aspiring Artists birthday parties were sold out for October with all 5 slots hosted.

Staff attended the Village Initiatives Westshore Sooke Service Providers Network event at City Centre Park. It was a great opportunity to network with other youth serving agencies on the Westshore as well as meet and provide information to school district staff, local and provincial government representatives, PAC members and trustees.

In conjunction with the Building Safer Communities grant, students from Westshore Secondary school began using WSPR spaces for different activities. The first is the Shore youth room for female (and female identifying) & male (and male identifying) counselling/training group. Youth gather with facilitators from Pacific Centre Family Services Association to learn strategies for identifying,

understanding, and managing their emotions effectively; explore healthy relationship dynamics, boundaries, consent, and conflict resolution tools to build and maintain positive relationships with peers, family, and romantic partners; recognize and minimize risks associated with substance use, self-harm, sexual health etc., and access information about harm reduction strategies, coping mechanisms, and available supports; explore issues related to exploitation, including online safety, peer pressure, grooming tactics, and recognizing signs of manipulation or abuse; access informational materials, community resources, and referral services to further support well-being.

Westshore Secondary also began using the indoor sports complex turf every other week for their morning and afternoon PE activities, as well have set up weightroom orientations, skate times and are planning a basketball tournament. Funding was used from the grant to provide the WSPR bus and driver to pick them up and drop them off making both activities more accessible to the youth.

Staff met with key stakeholders to debrief the 2024 Skate Jam events, evaluating their effectiveness, key learnings, and areas for improvement. The group also looked ahead to 2025, with 94Forward confirming their support for both competition-level events and development programming. Final planning for the 2025 Skate Jam will be confirmed in December 2024.

A Skateboard Summit was held on October 9th, consisting of experienced coaches and athletes with knowledge of the sport of skateboarding from WSPR, NSO Skateboard Canada, 94Forward, and City of Victoria. The group collectively represents subject matter expertise and is working towards enhancing the future of skateboarding in Greater Victoria. Objectives and topics of discussion included mapping out a multiyear framework for programming which includes programming initiatives (camps, coaching, other), talent identification, high performance standards/pathway, coaching development, and leveraging opportunities when presented.

Aquatics

October saw an increase in staff sickness, leading to a heavy reliance on “floaters” who are staff scheduled to support swim instructors, communicate with parents during lessons, and cover lessons when needed to avoid cancellations.

After a lot of hard work and few different creative attempts from maintenance the pool saw the return of the river run! Maintenance found an ingenious way to plug the jets to do the repairs without having to empty the pool.

A few school groups took part in fun swims in October and St. Johns Academy in Shawnigan Lake began daytime swim lessons with us. As well, another round of the WSPR swim instructor program has started.

The aquatics team took part in the Great BC Shakeout earthquake drill on October 17th. Staff cleared the pool and educated swimmers on how to be safe and where to evacuate in the case of an earthquake while swimming. Aquafit got into the Halloween spirit and pumpkins were dropped in the pool for the class to lift as weights. Supervisors attended the Greater Victoria Aquatics Committee meeting (in costume for Halloween) where they discussed a regional training initiative to take place in November for team leads.

Fitness and Weights

The weightroom has been busy with youth weightroom orientations for both public and private school groups. Group sessions run 4 times per month and private sessions are booked in by request.

Fitness classes have been especially full, with the 50+ Strength and Stretch program seeing record numbers with over 30 participants registered in the classes. Indoor cycling classes, Power Circuit and bootcamp classes have also seen full classes.

Ecofit asset management sensors have been installed on select strength and cardio equipment in the weightroom. These sensors are networked to fitness asset management software to monitor equipment condition, improve maintenance operations and collect data on equipment usage. The sensors are attached to the moving components of the strength equipment to sense movement, which records the length of time the equipment is in use along with frequency and wait times. The data collected will provide useful insight on high demand equipment for future equipment replacement, purchases, and layout. The weightroom and fitness department involvement in the Great BC Shakeout earthquake drill involved the review of the emergency procedure by staff and patrons participated in the drill by dropping, covering and holding on.

Arena, Events, and Golf

The Westshore Wolves kicked off their regular season in early September with a strong start. They are scheduled to play 12 games at the JDF Arena this season, as they work toward making it their permanent venue. The Grizzlies launched their season later in the month after holding their main camp and exhibition games. Their home opener attracted a crowd of about 1,000 fans, helped by the clubs' new admission policy allowing free entry for fans 18 and under when accompanied by an adult, resulting in a noticeable increase in young spectators.

Meanwhile, the Shamrocks reached the Mann Cup finals but came up short in five games. On the sponsorship front, Tyson Barrie's new beer, Chilly Ones, which launched over the summer, is now available at the arena bars and adds to the game-day experience as a Grizzlies' sponsor.

In other activities, the golf course experienced a dip of 446 rounds compared to September 2023. Skating lessons and public skating sessions resumed later in September, with both arenas back in full operation by the end of the month.

Equity, Diversity, and Inclusion

The WSPR Inclusion Committee met twice in October. The first meeting invited guest Charla Huber who facilitated the Potlatch Card Game, a game that shares Indigenous ways of knowing – this activity was done as a team builder and highlights how to ensure everyone's needs are met and working together. The second follow up meeting was used to identify EDI action items for the next 10-12 months and will be added to the committee's terms of reference. Next steps are to create a tasks and timeline around the items identified.

WSPR has submitted two applications under the Saanich New Horizons Seniors Isolation Grant. Both applications, if successful, would-be part of a 4-year funding process.

- **Older Adult Newcomer Orientations - Welcoming Spaces Cafés & Funding Application**

This initiative engages older adults from indigenous communities, newcomers, immigrants, and

emerging cultural groups. It includes orientation sessions and tours of the Juan de Fuca Recreation Centre, the 55+ Activity Centre, and the Greater Victoria Public Library, alongside social interaction opportunities. The goal is to reduce social isolation and vulnerability by creating a safe, inclusive space where equity-deserving groups can access resources and develop a sense of community.

- **Trans, Queer, and 2SLGBTQIA+ Social Programming Project**

In partnership with the City of Victoria and Oaklands Community Association, this project addresses the lack of gathering spaces for 2STNB (Two-Spirit, Trans, Non-Binary) and LGBTQIA+ allies in Greater Victoria. The initiative focuses on building trust and connections among older adult participants, fostering social inclusion, and providing access to relevant resources.



Grant Brown, Administrator

b) Regional Parks & Recreation Facilities Master Plan:

The administrator commented on the following:

- The RFP closes next Tuesday. 6 companies have registered on BC Bid, which is inline with expectations. Staff are expecting 3-4 submissions.
- Metchosin, Langford, and Colwood staff are part of selection process.

c) Pickleball court project update:

Ron Dietrich, manager of operations, commented on the following:

- The RFP closes November 27th. 2 parties have shown interest.
- 2 parties attended the non-mandatory site visit.
- Pertinent questions will be added and released in an addendum.
- Hoping for more interest.
- Specialty item.

It was noted that an evaluation matrix will be used to evaluate submissions.

MOVED/SECONDED BY DIRECTORS DONALDSON AND GUIRY THAT THE REPORTS BE RECEIVED AS PRESENTED.

CARRIED

IN CAMERA

11. N/A

ADJOURNMENT

12. **MOVED/SECONDED** BY DIRECTORS DONALDSON AND GUIRY THAT THE MEETING BE ADJOURNED AT 6:23PM.

CARRIED



BOARD OF DIRECTORS

Minutes of the West Shore Parks and Recreation Society Board of Directors Meeting Thursday, December 12th, 2024, in the Westshore Room

PRESENT: Damian Kowalewich, Shelly Donaldson, Kimberley Guiry, Dean Jantzen, Leslie Anderson

ABSENT: N/A

STAFF PRESENT:

Grant Brown, administrator
Ron Dietrich, manager of operations
Geoff Welham, manager of recreation
Wei Wu, manager of finance and administration
Tiffany Moore, recorder

STAFF ABSENT: April Luchinski

PUBLIC PRESENT:

Allison MacKenzie

CALL TO ORDER

1. The chair called the meeting to order at 5:33pm.

APPROVAL OF AGENDA

2. ***MOVED/SECONDED BY DIRECTORS JANTZEN AND GUIRY THAT THE AGENDA BE APPROVED. CARRIED***

APPROVAL OF MINUTES

3. ***MOVED/SECONDED BY DIRECTORS DONALDSON AND ANDERSON THAT THE MINUTES OF THE REGULAR MEETING ON NOVEMBER 14TH, 2024, BE APPROVED AS PRESENTED. NO ERRORS, NO OMMISIONS. CARRIED***

PUBLIC PARTICIPATION

4. N/A

CHAIR'S REMARKS

5. The chair commented that this is his last meeting as a WSPRS director and expressed positive comments about the organization and his involvement on the board over the past five years.

DELEGATIONS

6. N/A

STANDING COMMITTEES

7. N/A

OLD BUSINESS

8. N/A

NEW BUSINESS

9. a) Annual Housekeeping:

- The directors and managers signed the applicable 2024 and 2025 documents.
- The January board meeting will be held on January 16th, 2025, one week later than planned due to deadlines falling during the holiday break.

b) JDF Arena year-round ice:

The administrator commented on the following:

- Staff prepared a review of ice and dry floor seasons at JDF Arena as part of their continual evaluation of the Society's services.

Rob Wilson, Arena & Events Coordinator, gave a presentation that highlighted the following:

- The review consisted of an overview of user requests, cost analysis, facility usage and capacity, user group preferences, expense considerations, and revenue potential.
- An outline of positives and negatives of transitioning to year-round ice was provided.

The board discussed the implications and value of shuffling user groups. They inquired about comparable facilities and potential for alternatives and collaborative efficiencies. It was confirmed that the review will be shared with the master plan consultants to be included with their services evaluation.

c) Staff thank you to the board:

The administrator gave words of thanks to the board for their work over the past year, and to Director Kowalewich for his contributions to the Society over the past five years.

MOVED/SECONDED BY DIRECTORS GUIRY AND DONALDSON THAT THE REPORTS BE RECEIVED AS PRESENTED.

CARRIED**FOR INFORMATION**10. a) **Administrator's report***Grant Brown, administrator, highlighted the following:*

- Staff received feedback from a student advocate describing their positive experience while processing a LIFE program application and the support WSPR provided the student to access the weightroom.
- The human resources Scout Talent software is now in use and staff are happy to be accepting applications through the platform.
- A new light standard has been installed in the parking lot facing reception, and the light at the administration entrance is functional, making the space safer.
- Parks has added curb stops to parking stalls adjacent to sidewalks to ensure accessibility and safety is maintained when trucks with long boxes are parked in those stalls.

- Ms. Charla Huber facilitated a well-received inclusion/diversity activity at JDF.

The board briefly discussed truck and small car parking, speed bumps, and noted that power in the light standard at the cenotaph was out of service and is slated for repair.

Administration/Human Resources

Both the West Shore Parks & Recreation Facilities Master Plan and Outdoor Pickleball Court Construction requests for proposals closed in late November. Staff are currently evaluating the submissions and will be informing the vendors of the results shortly.

The finance department discovered discrepancies in the WCB reporting for the contracted instruction providers that have led to WSPR remitting premiums in error for a few contractors. Coding errors in invoice processing can explain most of the findings; however, staff reached out to WorkSafeBC for further clarification on how they determine a contractor's status. Staff have developed a procedure to guide supervisory staff, including a decision tree for supervisors to follow when entertaining new contract instructed programs. As well, all current contract instructors have been asked to contact WorkSafeBC to determine their status and provide WSPR staff with supporting documentation. Finance staff's review will result in a rebate on WSPR's next remittance. 2024 year-end preparation continues, including the onsite interim audit scheduled for December 9th and 10th.

The human resources team has been working with Scout Talent to roll out the new recruitment and onboarding software that will be going live on January 1st, 2025. This should not only create a more streamlined process for the HR department, but it will also create more engagement with potential candidates, allowing staff to move faster with candidates, creating a relationship quicker and being able to contact multiple people with each communication. This will make it very clear for applicants where they are in the recruitment process while giving supervisors a live view of exactly where each candidate is in the process. The platform will also automate some of the onboarding process, as well as automate the new hire paperwork required to ensure staff can be added to the payroll and HR software. Additionally, the HR team has reviewed and updated the staff recognition policy and created a relationship with Everything Cards to send staff gift certificates on specified anniversary dates, which will further streamline processes and continue to recognize staff for their contributions.

Operations

Maintenance

The air conditioning unit at the Q Centre Arena was upgraded by reconfiguring the cooling coils to sit in series rather than parallel, which has improved cooling efficiency. Additionally, a stronger and more durable stand was built to replace the original. An issue with the pool air handling unit's makeup air system, which was causing cold temperatures in the change rooms, was resolved by adjusting the digital controls and replacing a faulty valve, restoring normal temperatures. The leaking valve in the pool's river run system was replaced by sealing the jets to prevent backflow into the basement, and the river run is now fully operational. Regular servicing of air handling units on the JDF Recreation Centre roof and at

the 55+ Activity Centre was completed, including cleaning coils, replacing filters, checking belts, and testing amperage. Chlorkings (chlorine generators) were also serviced and are in good working order.

The utility team began deconstructing the café in preparation for the human resources office conversion work of removing drywall to expose beam alignments, capping the gas line, draining and removing the hot water tank, and bundling electrical systems for storage in the ceiling. Kitchen equipment was relocated, with plans to sell or recycle most items.

In staffing, a new facility maintenance worker 3 (FMW3) was hired for a Monday-to-Friday position, along with three auxiliary staff, including a returning retired FMW3, a ticketed auxiliary, and an auxiliary cleaner pursuing certification. A maintenance cleaner was sponsored to attain an Ice Facility Operator ticket with the goal of transitioning into the vacant night FMW2 position. With the departure of the FMW4 afternoon lead hand, recruitment for the position has commenced.

Parks

The parks team addressed several lighting issues this month. A lamp was replaced at the 55+ Activity Centre. The problem persisted, however, which required an electrician to resolve the issue. Additionally, two light poles on the lower sports fields had their lamps replaced successfully. To improve drainage, the sports fields underwent aeration. Looking ahead, the team will begin installing curb stops on all parking spots adjacent to sidewalks to enhance safety and organization.

Programs

Community Recreation

Sports has seen a new set of “late” fall pickleball lessons begin. All 3 classes are full with a waitlist. One more class will be added to the schedule in the new year. Drop-in pickleball continues to be extremely popular, with 268 drop-ins in November, reaching 97% capacity. There were also 52 youth basketball drop-ins in November. Soccertron’s second set of fall classes has very strong registration for the 4-6yr class with 22/25 spaces claimed. The Girls Got Game program started in November with a record 16 girls registered in the program, and they will be introduced to rugby, pickleball, flag football, soccer, and a spin class. Sports is currently looking to bring in a new Brazilian Jiu-Jitsu contractor for the new year, as the previous instructor was unable to continue to offer programs.

Youth programs continue to have strong registration. Twelve youth went through the babysitting course bringing the season total to 38. Eight youth learned to make a TexMex recipe in November's Cooking for Fun class, bringing that season total to 24 registrants which is 100% capacity.

103 youth hit the ice in November for Wednesday night public skates, 32 of which are coming to The Shore youth room to refuel with snacks and hot chocolate after skating. Friday youth drop-ins have been busy with 315 youth in the building throughout November. Apart from the pool, which is always popular, co-ed basketball and volleyball continue to dominate as the most played sports in the Indoor Sports Complex. The inflatable bungee run came out on the November 29th youth night and remains a popular attraction with the youth.

November is always a busy month in the pottery studio with potters getting ready for the holidays. WSPR has three kilns that are currently running 7 days a week to ensure the pottery classes, open studio time and drop in pottery pieces are fired within two weeks. This is a great turnaround time for peak season. The Aspiring Artists art classes are in full swing offering a variety of holiday themed projects from Candy Cane Lane Mixed Media to Christmas Elf Polymer Clay. Most of our holiday themed art classes for children are full for the remainder of 2024. There will be groups from John Stubbs School, a local preschool and the WSPR daycare taking part in the offsite/onsite art field trips.

WSPR is excited to announce a new partnership with the Metchosin Fire Department to offer Red Cross first aid classes. This collaboration will bring essential life-saving skills to the West Shore communities, providing 12 first aid programs scheduled between January and April in the Winter/Spring 2025 season.

Westshore Secondary School (WSS) hosted their second annual 3-on-3 basketball tournament at WSPR, with teams from SD63's Individual Learning Centre and the WSANEC Leadership School attending alongside WSS. The tournament was funded through the Building Safer Communities grant with athletes from Westshore Secondary receiving team shirts and everyone with food and t-shirts afterwards, creating a sense of pride, belonging and camaraderie.

Aquatics

November was a very exciting month for the pool with the addition of Alisa Stutt, the new aquatic programmer. Alisa previously worked at the Westhills YMCA/YWCA and has other municipal pool experience in Kamloops. She has been a wonderful addition with her experience and knowledge, rounding out the supervisory team to help support the growth of the aquatics department.

11 youth from Royal Bay toured the pool for Take Your Kids to Work Day on November 6th, where they were educated about what a career in aquatics looks like.

Chek News did a feature in the pool highlighting inclusion groups from Royal Bay Secondary and how they participate alongside Aquafit classes.

This month another round of hiring began with 17 lifeguards and swim instructor applicants applying! This hire will continue to help enabling the growth of programs for the new year. Another successful swim instructor program with 8 participants, 5 internal and 3 external, was completed in November.

Greater Victoria Active Communities hosted a regional training session with facilitator, Lyndsay Wells, who is a Community Education Program Coordinator with the Vancouver Island Crisis Centre. Sessions focused on non-violent communication, de-escalation skills, and boundary setting for team leads and senior aquatic staff. Four WSPR aquatic staff attended the training and found it very beneficial for their development and used this opportunity to collect leadership certifications that helps with advancement through the aquatics department.

Fitness and Weights

November has been a busy and exiting month in the fitness and weights department with training opportunities, hiring and news highlights.

The 33rd annual Island Fitness Conference took place on November 2nd at the Gorge Park Pavilion featuring the industry's top presenters such as Dean Kriellaars, Krista Popowych and Lana Osborne-Paradis. The conference is put on by the Island Fitness Conference committee and Inter-municipal Fitness Committee for fitness professionals to gain continuing education credits required to maintain their certifications. The conference had 121 delegates in attendance with many positive reviews and valuable sessions.

The fitness department has welcomed two new staff members to the team, including one fitness instructor and one personal trainer and weightroom attendant. Two returning staff will be working over the holidays during their break from school.

The aquatics and fitness department were honoured and proud to watch the filming of the CHEK News feature on the students at Royal Bay Secondary School participation with the 10:15am shallow aquafit class, led by instructor, Glenda Rosberg. The pool and participants were all happy to participate and show their support.

Arena, Events, and Golf

October marked the transition to the winter season on the golf course, effective October 1st. The number of rounds played dropped significantly from 3,388 to 2,111 compared to last year, largely due to unfavourable weather. The month saw 150% of the average rainfall, with 10 days of precipitation, 13 cloudy days, and only 8 days of sun. The average daily temperature was 12°C.

At the Q Centre, Grizzlies attendance fluctuated as the team had a strong start to the season but encountered injury challenges. In a bid to boost engagement, Chilli Ones, a beer created by Grizzlies alumnus Tyson Barrie (now with the Calgary Flames), will be offered at a promotional price of \$5 for the remainder of the season. This has generated excitement among fans, as Barrie has strong local ties having grown up playing JDF minor hockey. Meanwhile, the Wolves have maintained a solid season, consistently competing for the top spot in the league.

The bookings team sent out Winter Wonderland event request letters for the JDF Arena and received an overwhelming response, particularly from returning groups and schools eager to participate. Additionally, the top-selling item at the Q Centre for October was popcorn, with 387 units sold.

Equity, Diversity, and Inclusion

In partnership with the District of Saanich, City of Victoria and Oaklands Community Association, a Trans, Queer, and 2SLGBTQIA+ Social programming project has been selected to go forward. The regional project addresses the lack of gathering spaces for 2STNB (Two-Spirit, Trans, Non-Binary) and LGBTQIA+ allies in Greater Victoria. The initiative focuses on building trust and connections among older adult

participants, fostering social inclusion, and providing access to relevant resources. This project falls under the umbrella of the Saanich New Horizons Seniors Isolation Grant and is part of a 4-year funding process. Further details to come in December and January once the funder has provided guidelines.



Grant Brown, Administrator

b) Regional Parks & Recreation Facilities Master Plan:

The administrator commented on the following:

- Expedition Management Consulting Ltd., in partnership with LANARC Consulting, has been selected as the successful consultant to complete the master plan. Currently, the team is reviewing the provided service agreement and updating the project schedule for staff sign-off.

The board discussed an idea of implementing a director to act as a liaison between all involved parties and provide monthly updates; community sentiment around engagement and the future of recreation in the West Shore; collaboration and efficiency between municipalities; locations and clustering recreation facilities for efficiency and capacity for tournaments; strategic planning for next year and creating a plan that can support grant applications; and, the formation of a recreation subcommittee with a director requesting a seat.

c) Pickleball court project update:

Ron commented on the following:

- Tomko Sports Systems has been selected as the contractor for the project and staff will be meeting with them to finalize the contract, timeline and other pertinent information. Society staff have already dismantled the fencing and removed the sand from the build site in preparation.

MOVED/SECONDED BY DIRECTORS GUIRY AND JANTZEN THAT THE REPORTS BE RECEIVED AS PRESENTED.

CARRIED

IN CAMERA

11. THAT there is a need to have a meeting closed to the public and persons other than the west shore parks & recreation board of directors and staff, and those identified under part iii, section b of the board policy manual shall be excluded on the basis of section 1.(1)(k) proposed provision of a service.

WSPR staff left the meeting at 6:22PM.

ADJOURNMENT

12. **MOVED/SECONDED BY DIRECTORS JANTZEN AND DONALDSON THAT THE MEETING BE ADJOURNED AT 8:22PM.**

CARRIED



City of Langford

Council Minutes

January 13, 2025, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT:

- Mayor S. Goodmanson
- Councillor K. Guiry
- Councillor C. Harder
- Councillor M. Morley
- Councillor L. Szpak
- Councillor M. Wagner
- Councillor K. Yacucha

ATTENDING:

- D. Kiedyk, Chief Administrative Officer
- B. Hutchins, Deputy Chief Administrative Officer
- M. Watmough, Director of Legislative & Protective Services
- L. Stohmann, Director of Community Planning & Climate Change
- M. Dillabaugh, Director of Finance
- K. Balzer, Director of Engineering and Public Works
- C. Aubrey, Fire Chief
- Y. Nielsen, Director of Parks, Recreation and Facilities
- D. Petrie, Senior Manager of Business Development and Events
- M. Miles, Manager of Legislative Services
- B. Agland, System Administrator
- L. Zetaruk, Analyst
- B. Boisvert, Legislative Services Administrative Coordinator

Meeting available by teleconference.

1. CALL TO ORDER

Mayor Goodmanson called the meeting to order at 7:04 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Councillor Harder read the City of Langford's Territorial Acknowledgment.

3. MEETING CONDUCT RULES

M. Watmough, Corporate Officer, read the City of Langford's meeting conduct rules.

Mayor Goodmanson read a statement regarding meeting conduct rules.

4. APPROVAL OF THE AGENDA

MOVED BY: HARDER
 SECONDED: WAGNER

THAT Council approve the agenda as amended by adding an additional Public Participation specifically for City of Langford Park Dedication Bylaw No. 2218, 2025, as item #6 and that the remainder of the agenda be renumbered accordingly.

Motion CARRIED.

5. PRESENTATIONS**5.1 Woodlands Park**

Mayor Goodman read a statement regarding the purchase of Woodlands Park.

A short video was presented to Council.

James Ridge, Woodlands Park Tenant Liaison, presented an update to Council.

6. PUBLIC PARTICIPATION - City of Langford Park Dedication Bylaw No. 2218, 2025

L. Foxall, Langford Resident - The speaker supports parks in Langford. The speaker expressed concern regarding the process.

P. Hamilton, Langford Resident - The speaker requested the park be accessible.

N. Johal, Langford Resident - The speaker does support the bylaw.

B. Jollymore, Langford Resident - The speaker expressed concern regarding the process.

W. Bowers, Langford Resident - The speaker expressed concern regarding transparency.

S. Plank, Langford Resident - The speaker expressed support for the bylaw.

C. Foxall, Langford Resident - The speaker expressed concern regarding transparency.

N. Johal, Langford Resident - The speaker expressed concern regarding future costs.

D. Aylott, Langford Resident - The speaker expressed concern regarding a possible conflict of interest. The speaker expressed concern about future costs.

R. McClure, Langford Resident - The speaker expressed support for the bylaw.

B. Elizabeth, Langford Resident - The speaker expressed gratitude for the due diligence of the staff involved with the bylaw.

S. Rossander, Langford Resident - The speaker expressed concern regarding the financials. The speaker expressed concern regarding transparency.

S. Sifert, Langford Resident - The speaker expressed concern regarding transparency.

A. Allen, Langford Resident - The speaker supports the bylaw.

Council at 7:54 pm motioned to extend the Public Participation - City of Langford Park Dedication Bylaw No. 2218, 2025 portion of the meeting. Please see the vote below.

C. Brody, Langford Resident - The speaker expressed concerns and solutions for future remediation.

T. Sunshine, Langford Resident - The speaker expressed support for the bylaw. The speaker expressed concern for the resident's relocation.

B. Armstrong, Langford Resident - The speaker expressed support for the bylaw. The speaker expressed concern about the timeline.

MOVED BY: WAGNER

SECONDED: HARDER

THAT Council extend the Public Participation - City of Langford Park Dedication Bylaw No. 2218, 2025 for all first-time speakers.

Motion CARRIED.

7. PUBLIC PARTICIPATION

F. Johnson, Langford Resident - re: Item 9.1 - The speaker expressed support for the bylaw.

R. McClure, Langford Resident - re: Item 9.2 - The speaker expressed support for the Greater Victoria Public Library 2025 budget and five-year financial plan.

S. Rossander, Langford Resident - re: Item 9.3 - The speaker stated there is a surplus for the West Shore Parks and Recreation Society budget.

M. Fleming, Langford Resident - re: Item 9.1 - The speaker expressed concern regarding the lack of a Traffic Impact Assessment.

L. Foxall, Langford Resident - re: Item 9.1 - The speaker expressed support for the bylaw.

8. CONSENT AGENDA

Minutes of the Special Council Meeting - December 16, 2024 12:30 pm (ADOPT)

Minutes of the Special Council Meeting - December 16, 2024 7:00 pm (ADOPT)

MOVED BY: WAGNER

SECONDED: HARDER

THAT Council adopt the recommendations for each item of the Consent Agenda as presented.

- Minutes of the Special Council Meeting - December 16, 2024 12:30 pm (ADOPT)
- Minutes of the Special Council Meeting - December 16, 2024 7:00 pm (ADOPT)

Motion CARRIED.

9. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

None were removed.

10. REPORTS**10.1 Bylaw No. 2217 - Application for a Text Amendment to Allow for a School**

MOVED BY: WAGNER

SECONDED: GUIRY

THAT Council:

1. Direct staff to give notice that Council will consider First, Second and Third Reading of Bylaw No. 2217 to amend the text of the BP9 zone to add 'School' as a permitted use for the property located at 691 Kodiak Way subject to the following terms and conditions:
 - a. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 1. A storm water management plan; and
 2. A mitigation plan.
 - ii. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN.

Motion CARRIED.**10.2 Greater Victoria Public Library (GVPL) 2025 Budget and Five-Year Financial Plan**

MOVED BY: MORLEY

SECONDED: SZPAK

THAT Council approve the Greater Victoria Public Library 2025 Operating Budget and Five-Year Financial Plan as presented.

Motion CARRIED.**10.3 West Shore Parks and Recreation Society (WSPRS) 2025 Budget**

MOVED BY: GUIRY

SECONDED: WAGNER

THAT Council approve the 2025 West Shore Parks and Recreation Society budget and requisition request.

Motion CARRIED.

10.4 NG-911 Agreement Between Langford and CRD

MOVED BY: WAGNER

SECONDED: MORLEY

THAT Council approve the Bilateral Agreement as attached with such minor amendments as may be necessary and authorize Mayor and CAO or Corporate Officer to execute the Agreement on the City's behalf.

Motion CARRIED.

10.5 Accessibility Plan Adoption

MOVED BY: WAGNER

SECONDED: HARDER

THAT Council approve the City of Langford Accessibility Plan in collaboration with the Capital West Accessibility Advisory Committee.

Motion CARRIED.

11. BYLAWS

11.1 BYLAW NO. 2180 (Background report attached)

"Langford Zoning Bylaw, Amendment No. 725 (3321 Luxton Road), Bylaw No. 2180, 2024". (ADOPTION)

MOVED BY: GUIRY

SECONDED: YACUCHA

THAT Council adopt "Langford Zoning Bylaw, Amendment No. 725 (3321 Luxton Road), Bylaw No. 2180, 2024".

Motion CARRIED.

11.2 BYLAW NO. 2191 (Background report attached)

"Langford Zoning Bylaw, Amendment No. 730 (946 Isabell Avenue), Bylaw No. 2191, 2024". (ADOPTION)

MOVED BY: GUIRY

SECONDED: YACUCHA

THAT Council adopt Langford Zoning Bylaw, Amendment No. 730 (946 Isabell Avenue), Bylaw No. 2191, 2024

Motion CARRIED.**11.3 BYLAW NO. 2199 (Background report attached)**

Langford Zoning Bylaw, Amendment No. 736 (950 Bray Avenue and 2866 and 2870 Rita Road), Bylaw No. 2199, 2024". (ADOPTION)

MOVED BY: GUIRY

SECONDED: YACUCHA

THAT Council adopt Langford Zoning Bylaw, Amendment No. 736 (950 Bray Avenue and 2866 and 2870 Rita Road), Bylaw No. 2199, 2024".

Motion CARRIED.**11.4 BYLAW NO. 2218 (Background report attached)**

"City of Langford Park Dedication Bylaw No. 2218, 2025". (FIRST, SECOND AND THIRD READINGS)

MOVED BY: SZPAK

SECONDED: WAGNER

THAT Council give first, second and third readings to City of Langford Park Dedication Bylaw No. 2218, 2025.

Motion CARRIED.**12. IN CAMERA RESOLUTION**

MOVED BY: SZPAK

SECONDED: GUIRY

THAT Council close the meeting to the public pursuant to section 90 (1) (c) and (i) of the *Community Charter* to consider:

- labour relations or other employee relations;
- the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Motion CARRIED.

Council proceeded to closed session at 9:00 pm

Council returned to open session at 10:11 pm

13. RISE AND REPORT

THAT Council advise that a member of the public has been banned from in person attendance at Council meetings for a three-month period.

14. ADJOURNMENT

MOVED BY: YACUCHA

SECONDED: HARDER

THAT Council adjourn the meeting.

Mayor Goodman adjourned the meeting at 10:11 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



City of Langford

Special Council Minutes

January 20, 2025, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT:	<p>Mayor S. Goodmanson Councillor K. Guiry Councillor C. Harder Councillor M. Morley Councillor L. Szpak Councillor M. Wagner Councillor K. Yacucha</p>
ATTENDING:	<p>D. Kiedyk, Chief Administrative Officer B. Hutchins, Deputy Chief Administrative Officer M. Watmough, Director of Legislative & Protective Services L. Stohmann, Director of Community Planning & Climate Change M. Dillabaugh, Director of Finance K. Balzer, Director of Engineering and Public Works Y. Nielsen, Director of Parks, Recreation and Facilities K. Dube, Senior Manager of Information Technology and GIS D. Petrie, Senior Manager of Business Development and Events M. Miles, Manager of Legislative Services C. Aubrey, Fire Chief R. Dykstra, Manager of Development Services L. Fletcher, Manager of Community Safety and Municipal Enforcement - Remote C. Staniforth, Manager of Budgets and Revenue R. Gillich, Systems Administrator N. Johnston, Legislative Services Administrative Coordinator</p>

Meeting available by teleconference

1. CALL TO ORDER

Mayor Goodmanson called the meeting to order at 7:02 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Councillor Szpak read the City of Langford's Territorial Acknowledgment.

3. MEETING CONDUCT RULES

M. Watmough, Corporate Officer, read the City of Langford's meeting conduct rules.

4. APPROVAL OF THE AGENDA

MOVED BY: GUIRY

SECONDED: HARDER

THAT Council approve the agenda as presented.

Motion CARRIED.

5. PUBLIC PARTICIPATION

Mayor Goodmanson began public participation at 7:06pm.

S. Sifert, Langford Resident - Item 7.1 - The speaker expressed concern regarding the timeline for adoption of the bylaw as presented.

M. Wignall, Langford Resident - Item 7.1 - The speaker expressed concern regarding the process. The speaker expressed concern regarding financial impacts.

Mayor Goodmanson closed public participation at 7:12pm.

6. NOTICE OF MOTION**6.1 Resolution for the Association of Vancouver Island and Coastal Communities**

Councillor Guiry read aloud the following Notice of Motion:

Whereas:

People who are postpartum may experience pelvic floor dysfunction, including incontinence, pain, and prolapse, as a direct result of pregnancy and childbirth, which significantly impacts quality of life, mental health, long-term physical well-being and creates inequitable financial burdens.

AND Whereas:

The Canadian Physiotherapy Association recognizes pelvic floor physiotherapy as an evidence-based, non-invasive treatment option that improves postpartum recovery; however, the lack of both equitable access to pelvic floor physiotherapy and education about the benefits contributes to healthcare costs associated with untreated pelvic floor dysfunction, including corrective surgeries, chronic conditions and the expense of personal hygiene products.

Therefore be it resolved that:

The provincial government work with healthcare professionals, including physiotherapists, obstetricians, midwives and nurse practitioners to ensure postpartum

care involves informing patients about and provides patients equitable access to pelvic floor assessments and physiotherapy services, regardless of income or insurance status.

Be it further resolved that:

The Province of British Columbia implement a program to provide free pelvic floor physiotherapy treatments as part of the standard postpartum care under the BC Medical Services Plan (MSP).

7. BYLAWS

7.1 BYLAW NO. 2218

"City of Langford Park Dedication Bylaw No. 2218, 2025". (ADOPTION)

MOVED BY: HARDER

SECONDED: WAGNER

THAT Council adopt City of Langford Park Dedication Bylaw No. 2218, 2025.

Motion CARRIED.

Mayor Goodmanson adjourned the January 20, 2025, Special Council Meeting at 7:16pm to resume after the January 20, 2025, Committee of the Whole meeting.

Mayor Goodmanson reconvened the January 20, 2025, Special Council Meeting at 9:29pm.

8. IN CAMERA RESOLUTION

THAT Council close the meeting to the public pursuant to section 90 (1) (e) of the *Community Charter* to consider:

- the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

MOVED BY: YACUCHA

SECONDED: GUIRY

THAT Council close the meeting at 9:31pm to the public pursuant to section 90 (1) (e) of the *Community Charter* to consider:

- the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

Motion CARRIED.

Council proceeded to closed session at 9:33pm

Council returned to open session at 9:57pm

9. ADJOURNMENT

MOVED BY: YACUCHA

SECONDED: WAGNER

THAT Council adjourn the meeting at 9:58pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



City of Langford

Special Sustainable Development Advisory Committee Minutes

January 21, 2025, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT:	Councillor K. Guiry - Chair	V. Dumitru
	Councillor M. Wagner - Vice-Chair	B. Gordon
	Councillor L. Szpak	M. McNaughton
	S. Cotter - Remote	K. Nentwig
ABSENT:	M. Rodgers	
ATTENDING:	K. Balzer, Director of Engineering and Public Works	T. Corpus, Senior Application Developer/Analyst
	R. Dykstra, Manager of Development Services	B. Boisvert, Legislative Services Administrative Coordinator
	M. Miles, Manager of Legislative Services	

Meeting available by teleconference.

1. WAIVE OF NOTICE

Prior to calling the meeting to order, M. Miles, Deputy Corporate Officer, noted an error reflected on the published notice for the meeting and requested a motion for Committee to waive notice in accordance with section 127 (4) of the *Community Charter*.

MOVED BY: NENTWIG

SECONDED: DUMITRU

THAT Committee waive notice in accordance with Section 127 (4) of the *Community Charter* for the January 21, 2025, Special Sustainable Development Advisory Committee Meeting to correct the published address of Item 6.1 "Development Variance Permit - 3000 Irwin Rd - DVP24-0006" to "Development Variance Permit - 3003 Irwin Rd - DVP24-0006".

Motion Carried Unanimously

2. CALL TO ORDER

The Chair called the meeting to order at 7:03 pm.

3. TERRITORIAL ACKNOWLEDGEMENT

Committee Member M. McNaughton read the City of Langford's Territorial Acknowledgment.

4. MEETING CONDUCT RULES

M. Miles, Deputy Corporate Officer, read the City of Langford's meeting conduct rules.

5. APPROVAL OF THE AGENDA

MOVED BY: MCNAUGHTON

SECONDED: GORDON

THAT the Committee approve the agenda as amended by correcting the address reflected on the agenda as "Development Variance Permit - 3000 Irwin Rd - DVP24-0006" to read "Development Variance Permit - 3003 Irwin Rd - DVP24-0006".

Motion CARRIED.

6. ADOPTION OF THE MINUTES

6.1 Minutes of the Sustainable Development Advisory Committee - November 12, 2024

MOVED BY: WAGNER

SECONDED: MCNAUGHTON

THAT the minutes of the Sustainable Development Advisory Committee meeting held November 12, 2024, be adopted as presented.

Motion CARRIED.

7. REPORTS

7.1 Development Variance Permit - 3003 Irwin Rd - DVP24-0006

MOVED BY: SZPAK

SECONDED: MCNAUGHTON

THAT the Sustainable Development Advisory Committee recommend that Council direct staff to provide notice that Council will consider issuing a Development Variance Permit for 3003 Irwin Road:

- a. That Section 4.01.01 of Zoning Bylaw No. 300 be varied to reduce the off-street parking from the required 1.75 parking stalls per unit to 1.15 parking stalls per unit, subject to the following conditions:
 - i. That a minimum of 0.1 parking stalls per unit is assigned to visitors;
 - ii. That a minimum of 1.5 bike stalls per unit are provided;
 - iii. That of the bike stalls provided, a minimum of 10 non-standard bicycle stalls per building are provided that are sized to accommodate the parking of larger options like cargo-bikes, e-bikes and mobility scooters;

- iv. That at least 50% of all secure bicycle parking spaces have access to a 110v charging outlet;
- v. That common bike tools, a bike wash station, and repair stand are provided; and
- vi. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit.

Motion CARRIED.

Committee Member S. Cotter opposed.

8. ADJOURNMENT

MOVED BY: MCNAUGHTON

SECONDED: GORDON

The Chair adjourned the meeting at 8:03 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



City of Langford

Special Council Minutes

January 27, 2025, 6:45 p.m.

Council Chambers & Electronic Meeting

PRESENT:	Mayor S. Goodmanson Councillor K. Guiry Councillor C. Harder Councillor M. Morley Councillor L. Szpak Councillor M. Wagner Councillor K. Yacucha
ATTENDING:	B. Hutchins, Deputy Chief Administrative Officer M. Watmough, Director of Legislative & Protective Services M. Baldwin, Director of Development Services L. Stohmann, Director of Community Planning & Climate Change M. Dillabaugh, Director of Finance K. Balzer, Director of Engineering and Public Works Y. Nielsen, Director of Parks, Recreation and Facilities K. Dube, Senior Manager of Information Technology and GIS D. Petrie, Senior Manager of Business Development and Events C. Staniforth, Manager of Budgets & Revenues B. Boisvert, Legislative Services Administrative Coordinator T. Preston, Superintendent, West Shore RCMP

Meeting available by teleconference

1. CALL TO ORDER

Mayor Goodmanson called the meeting to order at 6:45 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Councillor Wagner read the City of Langford's Territorial Acknowledgment.

3. MEETING CONDUCT RULES

M. Watmough, Corporate Officer, read the City of Langford's meeting conduct rules.

4. APPROVAL OF THE AGENDA

MOVED BY: MORLEY

SECONDED: WAGNER

THAT Council approve the agenda as presented.

Motion CARRIED.

5. NOTICE OF MOTION**5.1 Resolution for the Association of Vancouver Island and Coastal Communities**

Councillor Wagner read aloud the following Notice of Motion:

WHEREAS in July 2024, following extensive consultation with First Nations and stakeholders, the Government of BC released its first-ever Coastal Marine Strategy, providing a 20-year vision of “a diverse, productive and resilient coastal marine environment that is valued in its own right and that supports the prosperity, health and well-being of coastal communities now and into the future” (p.3);

AND WHEREAS the Coastal Marine Strategy details nine important goals (diverse marine life; abundant wild Pacific Salmon; a clean coast; climate-ready communities; a sustainable coastal economy; vibrant coastal communities; trusting, respectful relationships; a robust tool kit; and integrated and balanced management), but does not have the force of law, and codifying the Strategy into law will support its success and longevity rather than leaving it dependant on the priorities of the government of the day;

THEREFORE BE IT RESOLVED THAT UBCM call on the Province of British Columbia to enshrine the B.C. Coastal Marine Strategy into law.

6. ADJOURNMENT

MOVED BY: HARDER

SECONDED: MORLEY

THAT Council adjourn the meeting.

Mayor Goodmanson adjourned the meeting at 6:48 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



City of Langford

Community Advisory Committee Minutes

January 28, 2025, 7:00 PM

Council Chambers & Electronic Meeting

PRESENT:	Councillor K. Yacucha - Chair Councillor M. Morley - Vice-Chair Councillor C. Harder C. Foxall F. Johnson N. Lehman R. Plomp J. Whiteway
ABSENT:	M. McDonald
ATTENDING:	M. Dillabaugh, Director of Finance M. Miles, Manager of Legislative Services C. Lowe, IT Support Specialist C. Staniforth, Financial Analyst N. Johnston, Legislative Services Administrative Coordinator

Meeting available by teleconference.

1. CALL TO ORDER

The Chair called the meeting to order at 7:00 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Councillor Harder read the City of Langford's Territorial Acknowledgment.

3. MEETING CONDUCT RULES

M. Miles, Manager of Legislative Services, read the City of Langford's meeting conduct rules.

4. APPROVAL OF THE AGENDA

MOVED BY: FOXALL

SECONDED: PLOMP

THAT the Committee approve the agenda as presented.

Motion CARRIED.

5. ADOPTION OF THE MINUTES

5.1 Minutes of the Community Advisory Committee Meeting - November 26, 2024

MOVED BY: HARDER
 SECONDED: MORLEY

THAT the minutes of the Community Advisory Committee meeting held November 26, 2024, be adopted as circulated.

Motion CARRIED.

6. REPORTS

6.1 2025 Funding Requests

Councillor Yacucha provided an overview of the Grant in Aid process. C. Staniforth, Manager of Budgets and Revenue provided an overview of the report.

The Chair opened the floor to comments from the public at 7:34pm.

MOVED BY: HARDER
 SECONDED: MORLEY

THAT the Community Advisory Committee recommend that Council increase the 2025 Grant in Aid budget from \$85,000.00 to \$100,000.00 with the additional funds to be funded through taxation.

Motion DEFEATED.

OPPOSED: Councillor Yacucha, Committee Members Lehman, Johnson, Whiteway

MOVED BY: HARDER
 SECONDED: MORLEY

THAT the Community Advisory Committee recommend that Council consider \$6000.00 in annual funding to the Royal Canadian Legion from the City's Community Events budget.

Motion CARRIED.

The following committee members excused themselves from portions of the discussion for the following reasons:

Committee Member Plomp excused himself due to a previously declared a perceived conflict of interest pertaining to Open Gate Church and left the meeting at 8:53pm.

Committee Member Whiteway declared a perceived conflict of interest regarding the Bilston Watershed Habitat Protection Association as she is a board member and left the meeting at 8:55pm.

Committee Member Plomp returned to the meeting at: 8:58pm.

Committee Member Whiteway remained out of the room due to a perceived conflict of interest regarding Relmagine West Shore.

Committee Member Whiteway returned to the meeting at 8:59pm.

Committee Member Foxall excused himself due to a previously declared a perceived conflict of interest pertaining to the Bear Mountain Community Association and left the meeting at 8:59pm.

Committee Member Foxall returned to the meeting at 9:02pm

MOVED BY: HARDER

SECONDED: PLOMP

THAT the Community Advisory Committee recommend that Council approve the following funding applications for the 2025 year:

- a. Belmont Secondary Dry Grad Committee: \$3000
- b. Belmont Secondary School Musical Theatre: \$2000
- c. Big Brothers Big Sisters: \$5000
- d. Cycling BC: \$2000
- e. Fateh Care Charity: \$5000
- f. FED Urban Agriculture Society: \$2000
- g. GOATS Queer Climbing: \$2000
- h. Juan de Fuca Lacrosse Association: \$1075
- i. Juan de Fuca Minor Hockey: \$1075
- j. Juan de Fuca Performing Arts Centre: \$1500
- k. Langford Residents Association Society: \$1500
- l. Peninsula Streams Society: \$5000
- m. Rewired Recovery Foundation: \$5000
- n. Royal Bay Secondary PAC: \$1200
- o. Royals Swim Club (JDF): \$1075
- p. Ruth King Elementary PAC: \$5000
- q. Soap for Hope: \$3000
- r. Sooke Family Resource Society: \$3000
- s. Sport Assist: \$5000
- t. Story Studio Writing Society: \$2000
- u. Take a Hike Foundation: \$2000
- v. Urban Food Resilience Society: \$2000
- w. Victoria Sexual Assault Centre: \$5000
- x. Wear2Start Society: \$2000

- y. Westshore Rugby Club: \$1075
- z. Wild Wise Society: \$2500
- aa. Wounded Warrior Run BC: \$2000

Motion CARRIED.

Committee members Foxall, Plomp, and Whiteway left the meeting at 9:53pm

MOVED BY: JOHNSON

SECONDED: LEHMAN

THAT the Community Advisory Committee recommend that Council approve the following funding applications for the 2025 year:

- 1. Bear Mountain Community Association: \$1500
- 2. Bilston Watershed Habitat Protection Association: \$2500
- 3. Open Gate Church: \$5000
- 4. RelImagine West Shore Society: \$3000

Motion CARRIED.

MOVED BY: HARDER

SECONDED: MORLEY

THAT the Community Advisory Committee recommend that Council deny the following 2025 Grant in Aid funding applications from:

- a. Centre Mountain Lellum PAC: \$7500
- b. Habitat for Humanity: \$10,000
- c. Lakewood Elementary PAC: \$10,000
- d. Ruth King Elementary (Gaga Pitt): \$6750.87
- e. Spencer PAC: \$10,000

AND that the 2025 funding application from the Royal Canadian Legion be denied through the 2025 Grant in Aid process as it has been recommended that Council fund this item annually through the Community Events budget.

Motion CARRIED.

7. ADJOURNMENT

MOVED BY: JOHNSON

SECONDED: LEHMAN

THAT the Community Advisory Committee meeting adjourn at 9:56pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



City of Langford

Staff Report to Sustainable Development Advisory Committee

DATE: Tuesday, January 21, 2025

DEPARTMENT: Planning

APPLICATION NO.: DVP24-0006

SUBJECT: Application for a Development Variance Permit to reduce the required amount of off-street parking for two apartment buildings at 3003 Irwin Road

EXECUTIVE SUMMARY:

Matthew Pike has applied on behalf of Westhills Land Corp. for a Development Variance Permit to reduce the required amount of off-street parking for two apartment buildings with a combined total of 76-units on a portion of 3003 Irwin Road from the required 133 parking stalls (1.75 stalls per unit) to 88 parking stalls (1.15 stalls per unit). Their proposal is supported by a Parking Study.

BACKGROUND:

Previous Residential Parking Variances Issued in Westhills

DP11-0014

A parking variance was issued within a form and character development permit in April of 2011 for a 68 unit apartment building located at 1145 Sikorsky Road. The parking variance reduced the required parking from 1.75 spaces per unit to 1.45 spaces per unit. This resulted in the construction of 99 spaces instead of the required 119 spaces.

DVP15-0007

A parking variance was issued in August of 2015 for Lakepoint One, a six-storey building consisting of ground floor retail, second storey office, and four residential floors containing 42 units, located at 1311 Lakepoint Way. The parking variance reduced the required parking from 1.75 spaces per unit to 1.12 stalls per unit. This resulted in the construction of 48 parking stalls instead of the required 74 spaces.

DVP17-0011

A parking variance was issued in July of 2017 for Lakepoint Two, a proposed 20 storey, 112-unit apartment located at 1321 Lakepoint Way. The parking variance reduced the required parking for the project from 1.75 spaces per unit to 1.17 spaces per unit. The residential portion of the development has not yet been constructed.

DVP20-0007

A parking variance was issued in February of 2021 for two apartment buildings (4 and 6 storeys) with a combined total of 127-units. The parking variance reduced the required parking for the project from 1.75 spaces per unit to 1.25 spaces per unit, which equated to reducing the required stalls from 222 to 159. A condition of this variance was that the applicant create a minimum of 5 on street parking stalls, that at least one parking space be allocated to each unit, and that a minimum of 13 stalls be allocated to visitors. Additionally, Council required that prior to the issuance of a building permit, the applicant register a Section 219 Covenant agreeing that the stalls are not separated from individual units nor provided in exchange for compensation separate than that of a residential unit.

Table 1: Site Data

<i>Applicant</i>	Matthew Pike	
<i>Owner</i>	Westhills Land Corp	
<i>Civic Address</i>	3003 Irwin Road	
<i>Legal Description</i>	LOT C SECTIONS 1 AND 4 GOLDSTREAM DISTRICT PLAN 18094 EXCEPT PART IN PLANS 26999, EPP44948, EPP73365, EPP75182, EPP70121, EPP78695, EPP72562, EPP82887, EPP87052, EPP98822, EPP100544, EPP102674, EPP104095, EPP108296, EPP118542, EPP121753, EPP125208, EPP120639, EPP129521 AND EPP120640	
<i>Size of Property</i>	6,092 m ² (relevant area of proposal)	
<i>DP Areas</i>	Habitat and Biodiversity Area, High Fire Hazard Area, Multi-Family DP Area	
<i>Zoning</i>	Existing: CD3	Proposed: CD3
<i>OCP Designation</i>	Existing: Hillside or Shoreline	Proposed: Hillside or Shoreline

Site and Surrounding Area

The subject property, 3003 Irwin Road, is a large parent parcel of undeveloped Westhills owned land. As projects on this property are approved, they are subdivided and given a new address. Given the expansiveness of 3003 Irwin Road, this staff report will focus on the area within the property where the proposed two apartment buildings will be located, shown below as Figure 1.

The proposal area is located within the Westhills neighbourhood, to the west of the new Pexsien Elementary School and Centre Mountain Lellum Middle School. Directly to the south are two recently completed apartment buildings, while the remaining surrounding areas have been cleared for development but are not actively under construction. The Westhills Core, inclusive of the YMCA, Library, and bus exchange is approximately a 15-minute walk or 5-minute bike ride away from the proposed apartments. Once the proposed buildings are subdivided onto their own lots, they will be addressed off Samar Crescent.

Figure 1: Proposed location within 3003 Irwin Road (outlined in yellow)

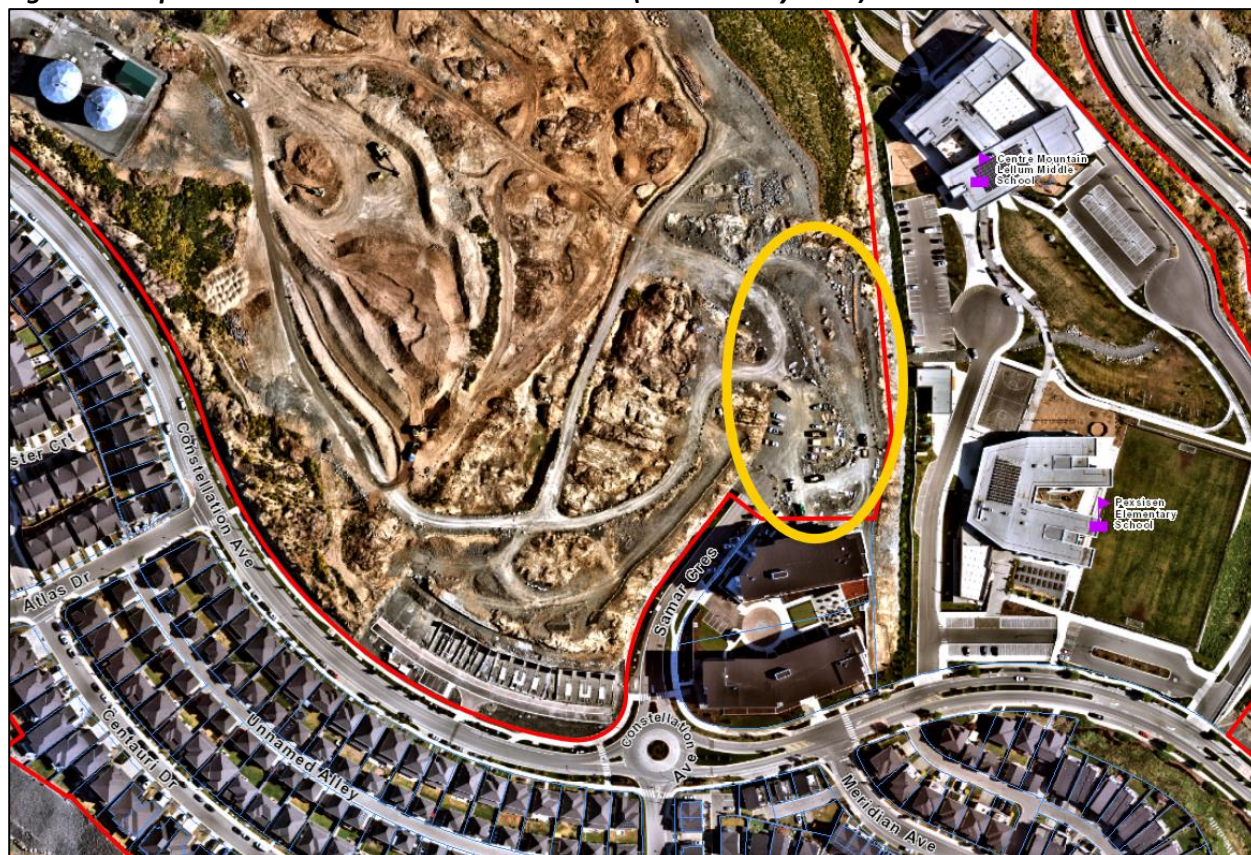


Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	CD3 – Comprehensive Development - Westhills	Undeveloped land
<i>East</i>	CD3 – Comprehensive Development - Westhills	Elementary and Middle Schools
<i>South</i>	CD3 – Comprehensive Development - Westhills	6-storey condos
<i>West</i>	CD3 – Comprehensive Development - Westhills	Undeveloped land

COMMENTARY:

Development Proposal

Matthew Pike has applied on behalf of Westhills Land Corp. for a Development Variance Permit to reduce the required amount of off-street parking required for two apartment buildings with a total of 76-units from the required 133 parking spaces to 88 parking spaces. Both buildings are intended to be 4-

storeys with 36 and 40 units respectively, which is compliant with the CD3 Zoning regulations and will be subject to a Form and Character Development Permit. The units are proposed as a mix of one, two, and three-bedroom units. The two buildings are intending to share an underground parkade, with only 3 parking spaces proposed at-grade.

The Zoning Bylaw requires that apartment buildings in the CD3 (Comprehensive Development – Westhills) Zone have 1.5 parking stalls per unit, plus 0.25 per unit for visitor – a total of 1.75 per unit. Based on a parking study, the applicant is requesting a parking ratio of 1.15 parking stalls per unit, of which 0.1 would be assigned to visitors. Tabel 3 below demonstrates the difference between the bylaw rate and the proposed rate by the applicant.

Table 3: Relevant Proposal Data – Both Buildings Combined (76 units)

	Required by Zoning Bylaw	Proposed by DVP Application
<i>Resident Parking</i>	114	80
<i>Visitor Parking</i>	19	8
<i>Bicycle Parking</i>	76	114 (including cargo)
<i>Cargo/ Non-Standard Bike Parking</i>	0	20 (10 per building)

While it cannot be considered as part of the on-site parking, Council may wish to note that an additional 12 parking spaces will be created as on-street parking along Samar Crescent. Due to topographical constraints, it is expected that the other side of Samar Crescent will remain a rock face and not a further development site, which means these street parking spaces will be used predominately by visitors of the proposed apartment buildings and the ones located directly south.

The submitted parking study supports the rate of 1.15 parking stalls per unit subject to additional bike parking stalls and amenities. Specifically, the study requires that 1.5 bike stalls per unit are provided, which equates to 114 bike stalls. Additionally, the study requests that each building have 10 non-standard bike stalls to accommodate larger cargo bikes or e-bikes, and that at least 50% of the bike stalls provided have access to a 110v outlet for charging purposes. To further support cycling, the study suggests that the applicant should provide common bike repair tools, a bike repair stand, and a bike wash station.

Given the above, Council may wish to grant a parking variance for the proposed rate of 1.15 parking stalls per unit. To remain consistent with other applications, Council may wish to require that the applicant register a Section 219 covenant that agrees that parking stalls are not provided in exchange for compensation separate from that of a residential unit.

Multi-Modal Network

The frontage improvements for the proposed buildings will include sidewalks and bike lanes which connect to exiting sidewalk and bike lane infrastructure along Constellation Avenue. Sidewalks and bike lanes are provided throughout the Westhills neighbourhood providing access to both schools, the Jordie Lunn Bike Park, the Westhills core (YMCA, Library, etc.), and beyond to the stadium, City Centre Park,

and Hull's Field commercial area. As Westhills continues to develop, additional shops and services will become more widely available in closer proximity to the site.

The nearest bus stop is located approximately a 5-minute walk from the site, serviced by route 65 (Sooke/ Downtown via Westhills), which provides 30-minute service during peak commuting hours. The Westhills Exchange is located approximately 15 minutes from the site which is serviced by an additional four bus routes with service to Interurban, Royal Oak, UVic, Dockyard, Goldstream Meadows, and Downtown Victoria. As Westhills continues to densify, transit service will continue to improve.

While carshare is not available in the Westhills neighbourhood at this time, this location could be considered once Modo is ready to expand beyond Langford's City Centre.

OPTIONS:

Option 1

That the Sustainable Development Advisory Committee recommend that Council direct staff to provide notice that Council will consider issuing a Development Variance Permit for 3003 Irwin Road:

- a. That Section 4.01.01 of Zoning Bylaw No. 300 be varied to reduce the off-street parking from the required 1.75 parking stalls per unit to 1.15 parking stalls per unit, subject to the following conditions:
 - i. That a minimum of 0.1 parking stalls per unit is assigned to visitors;
 - ii. That a minimum of 1.5 bike stalls per unit are provided;
 - iii. That of the bike stalls provided, a minimum of 10 non-standard bicycle stalls per building are provided that are sized to accommodate the parking of larger options like cargo-bikes, e-bikes and mobility scooters;
 - iv. That at least 50% of all secure bicycle parking spaces have access to a 110v charging outlet;
 - v. That common bike tools, a bike wash station, and repair stand are provided; and
 - vi. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;

OR Option 2

That the Sustainable Development Advisory Committee recommend that Council take no action with respect to the Development Variance Permit application for 3003 Irwin Road until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. _____;
- b. _____;

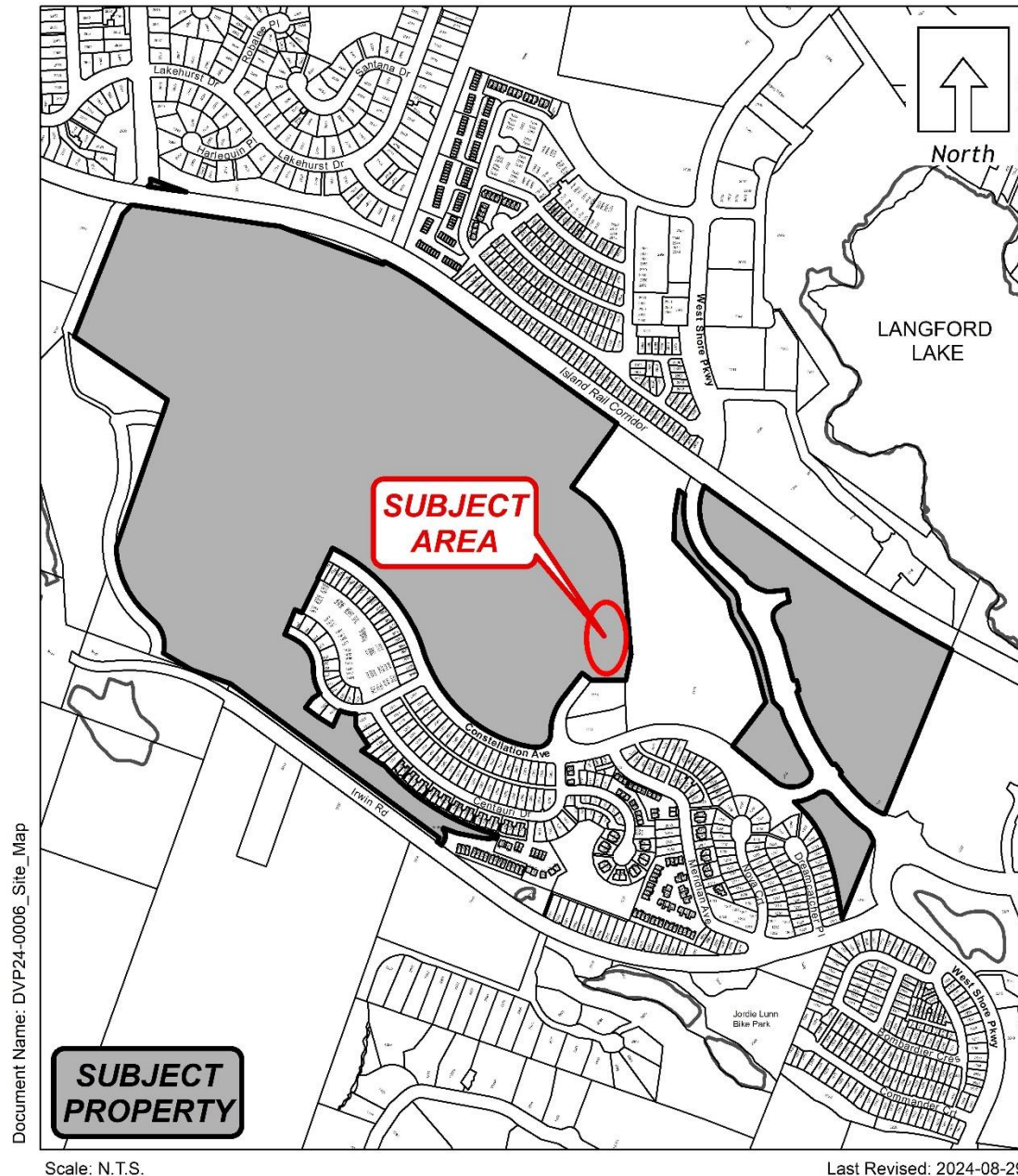
C. _____;

SUBMITTED BY: Julia Buckingham, Planner II

Concurrence: Matthew Baldwin, RPP, MCIP, Director of Development Services
Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change
Concurrence: Melisa Miles, Manager of Legislative Services
Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development
Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities
Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works
Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence: Marie Watmough, Director of Legislative & Protective Services
Concurrence: Braden Hutchins, Deputy Chief Administrative Officer
Concurrence: Darren Kiedyk, Chief Administrative Officer

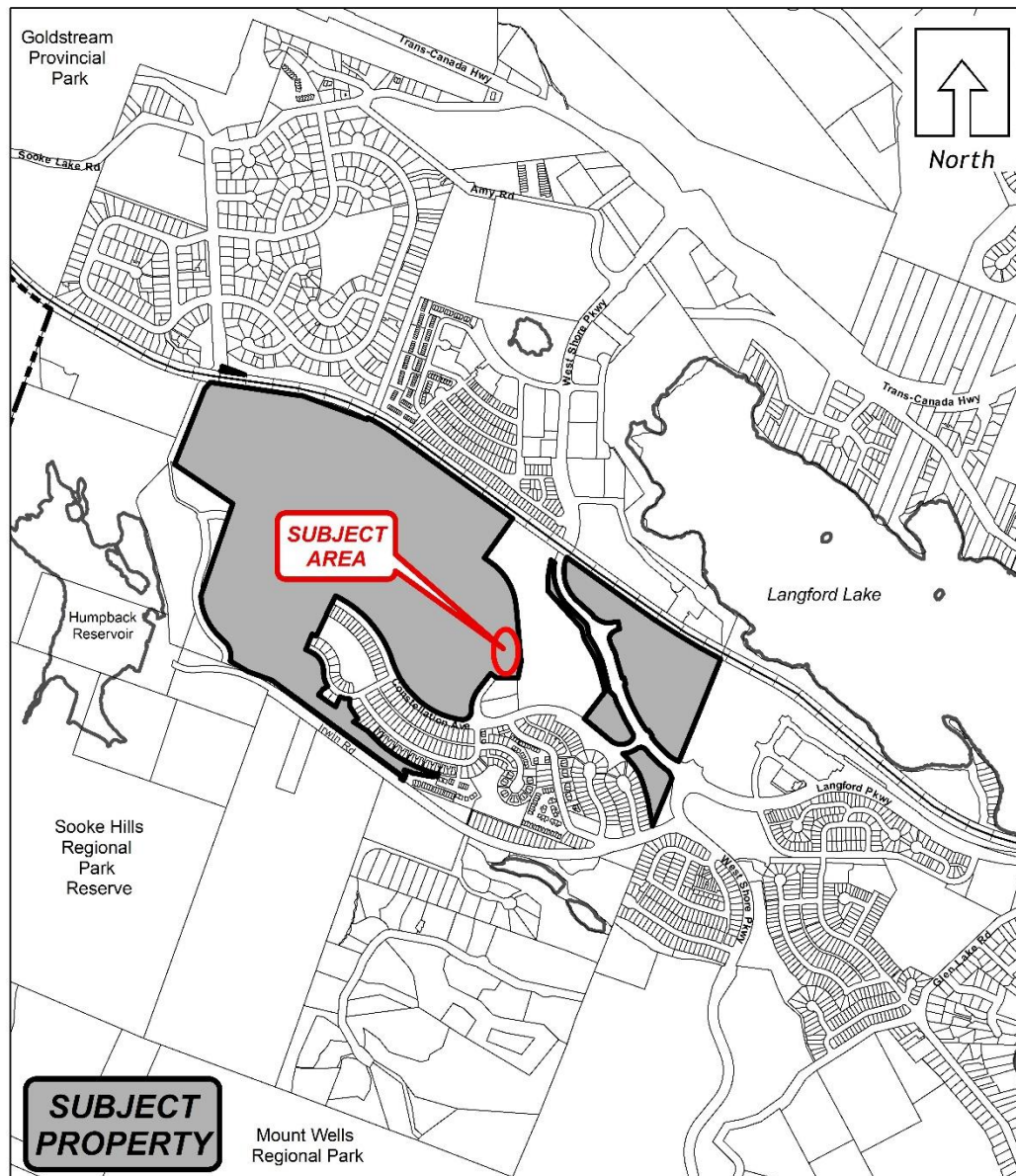
Appendix A – Site Map

DEVELOPMENT VARIANCE PERMIT
(DVP24-0006)
3003 Irwin Rd



Appendix B – Location Map

**DEVELOPMENT VARIANCE PERMIT
 (DVP24-0006)
 3003 Irwin Rd**



Document Name: DVP24-0006_Location_Map

Scale: N.T.S.

Last Revised: 2024-08-29

DVP Application: Multifamily Buildings 3 & 4

January 21, 2025



Westhills

Location



Proposed Parking

- Residential only
- 4 Floors per Building
- 36 units & 40 units

Building 3

Parking Ratio 1.17:1

Total = 42

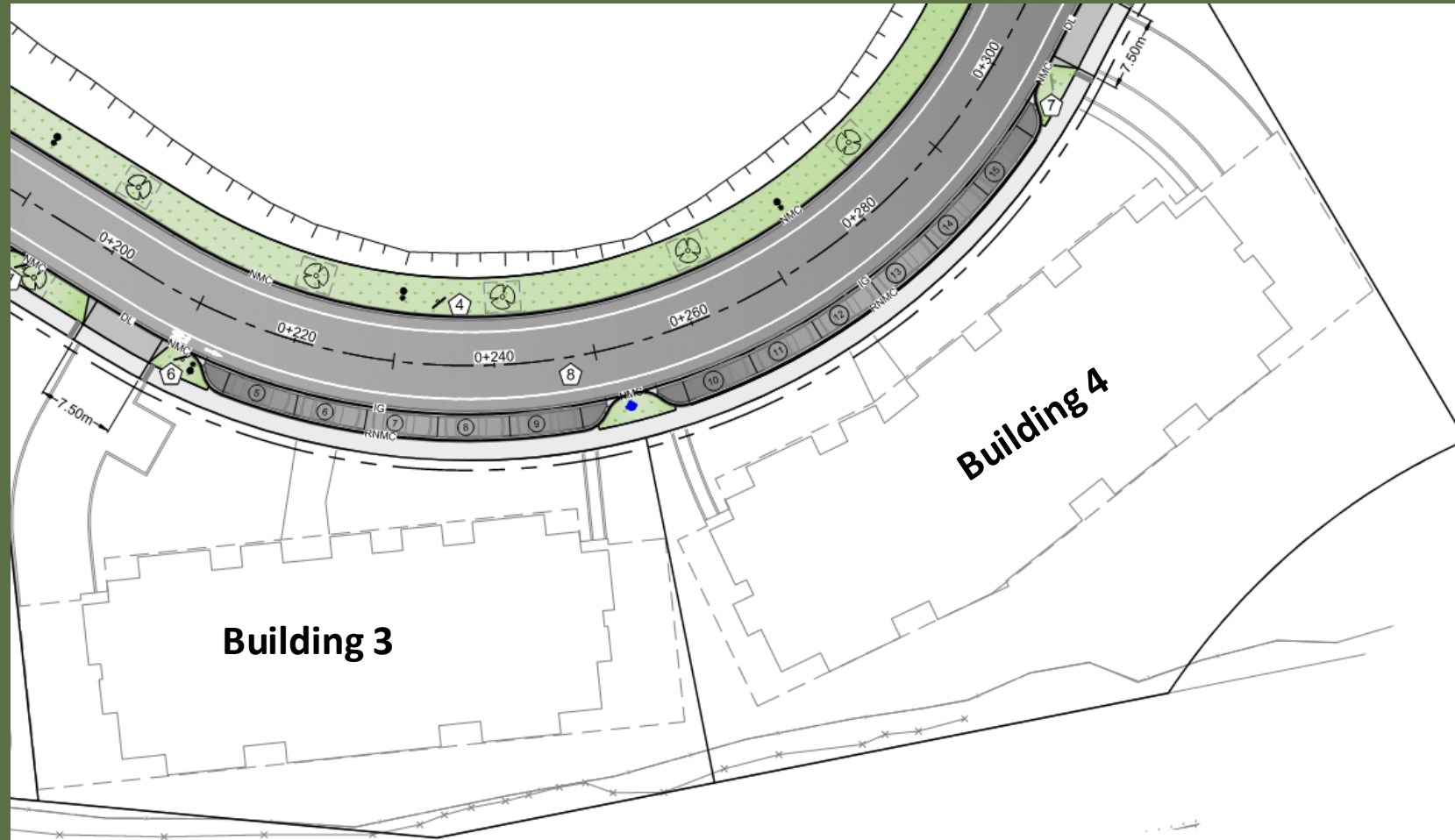
Building 4

Parking Ratio 1.15:1

Total = 46

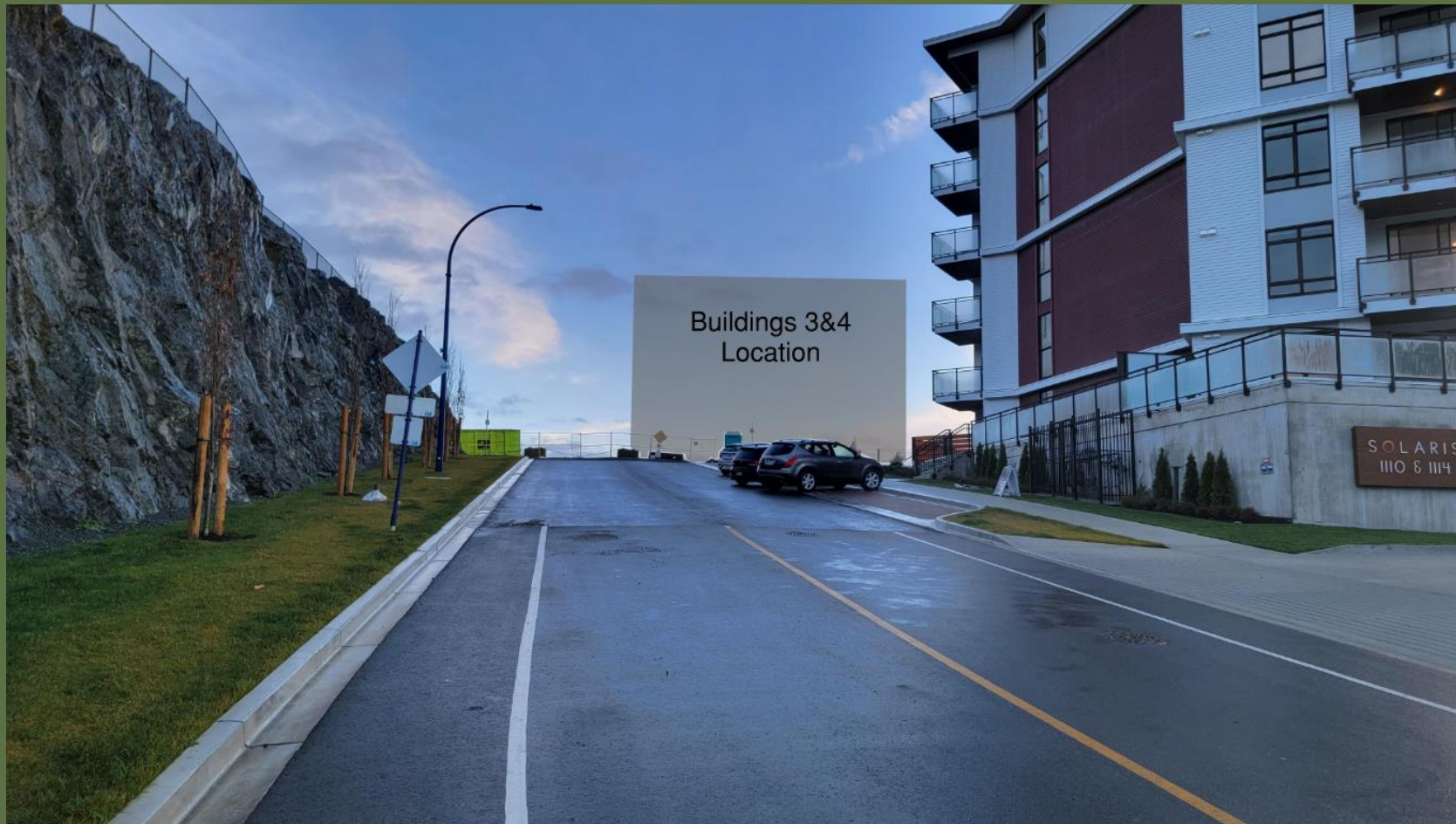
Minimum Parking Ratio

1.15:1



Parking

- On site: 88 dedicated stalls
- Off site: 11 proposed on street parking stalls in front of site
- Plus commitment to TDM strategies



Traffic Demand Management (TDM)

Parking study performed by Watt Consulting Group.

Strategies:

- Additional bike parking
- Non- standard bike parking
- End of trip facilities per building



Building 3

of bike parking spaces = 54
(50% with charging outlet)

1.5 stalls per unit

Building 4

of bike parking spaces = 60
(50% with charging outlet)

1.5 stalls per unit

Current bylaw is 1 per unit = 76

Westhills is proposing 38 additional bike stalls for a total of 114

Council Minutes

September 3, 2024

10. REPORTS

10.1 CMHC Housing Accelerator Fund – Round 2

MOVED BY: HARDER

SECONDED: YACUCHA

THAT Council endorse CMHC's Best Practices 1, 2, 4, 5, 6, 8, and 9 as described in this report for the Housing Accelerator Fund 2 application.

Motion CARRIED.

CMHC Housing Accelerator Fund – Round 2
20240903 - Council Report
Page 3 of 6

6. Reduce or eliminate parking standards to increase project viability, density and reduce carbon footprint.
7. Eliminate restrictions and add flexibility related to height, setbacks, building floor area and other regulations to allow greater variety in housing types and density, including accessory dwellings.
8. Develop affordable housing strategies/plans for the rapid deployment of affordable housing.
9. Design and implement guidelines or pre-approved building plans for missing middle housing specific accessory dwellings such as laneway housing or garden suites.

Council Minutes

September 3, 2024

Council has already endorsed some of the initiatives through the budget process and the strategic plan, including:

- Initiative 1 aligns with Strategic Plan objective 1o (Small-Scale, Multi-Unit Housing legislation) and was adopted by Council in June 2024. CMHC has confirmed that this initiative meets the requirement and can be used as one of three initiatives that are completed.
- Initiative 2 aligns with Strategic Plan objective 1m (Programs and Partnerships for Affordable Housing) and 1l (Strategic Land and Facility Acquisitions). This Initiative would allow the City to leverage funds through this grant to purchase land for affordable housing opportunities as well as create a strategy to utilize current City-owned lands for housing partnerships.
- Initiative 4 aligns with Strategic Plan objective 1m (Programs and Partnerships for Affordable Housing) as well as Collaborative Advocacy: Social and Non-Market Housing. This initiative could include pre-zoning for affordable housing in key locations such as the City Centre as well as prioritizing and further streamlining the approval process for affordable housing projects.
- Initiative 5 aligns with Strategic Plan objective 1b (Update Amenity Contribution Policy) and could also include a review of development application fees and charges for affordable housing projects.
- Initiative 6 aligns with the amended Strategic Plan objective 1i (Review of off-street vehicle and bicycle parking requirements). A Request for Proposals for this work was posted on July 31st 2024, and work will commence once the contract has been awarded.

THANK YOU

Any questions?



Westhills

**CITY OF LANGFORD
TEMPORARY USE PERMIT**

TUP24-0005 – 997 and 999 Goldstream Avenue

That Temporary Use Permit No. TUP24-0005 be issued by the Council for the City of Langford to Almosthome Childcare on behalf of June and Darrell Kolodziejak to allow a daycare for up to twenty-four (24) children on the property legally described as Lot 2, Section 5, Esquimalt District, Plan 26285, PID o. 002-742-349 (997 and 999 Goldstream Avenue), pursuant to section 493 of the *Local Government Act*, and subject to the following:

1. Expiry

That the Temporary Use Permit is issued for a period of three (3) years and will expire on 3 February 2028.

Notice of Intent

City Hall Council Chambers

Third Floor, 877 Goldstream Avenue

This meeting will be held electronically and in person at the above address. Information on how to participate in this meeting is listed below.

MEETING DATE:

03 February 2025

STARTING AT:

7:00PM

How to Connect:

Teleconference # 1-855-703-8985 (Canada Toll Free)
1-778-907-2071 (long distance charges may apply)

Zoom.us or Zoom app on your mobile device
Meeting ID #897 0956 7061

File No:

TUP24-0005

Location:

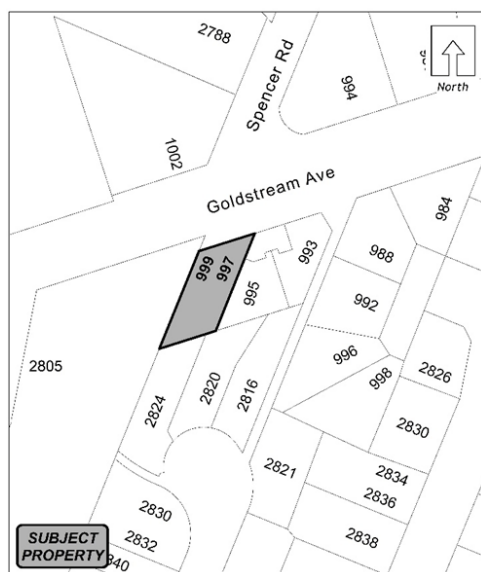
997 and 999 Goldstream Avenue, as shown shaded on the attached map

Zoning:

Mixed Use Residential Commercial (MU1A)

Purpose:

To increase the number of children in a daycare from 20 to 24.



Langford.ca

2nd Floor, 877 Goldstream Avenue, Langford, BC V9B 2X8 | t 250.478.7882



City of Langford

IMPORTANT – COUNCIL MEETING NOTICE OWNER/OCCUPANT

Read the Report:

The report will be available here [Langford.ca/city-hall/public-notices](https://langford.ca/city-hall/public-notices) once the agenda is posted to the website the Friday before the meeting.

Ask Questions or

Submit Questions:

Email: planning@langford.ca

Mail: City of Langford

You must include your first initial, last name, and city of residence. Correspondence may be submitted to the email noted above and will be circulated to Council before the meeting.

Speak at the Meeting:

You may speak during the “Public Participation” section of the meeting. Participation is by phone or via Zoom app, or in person—see the website for more information.

Watch the Meeting:

View in the Zoom app, or watch the recording at [Langford.ca](https://langford.ca).

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Langford.ca

2nd Floor, 877 Goldstream Avenue, Langford, BC V9B 2X8 | t 250.478.7882



City of Langford

Trump seen as wildcard in Victoria housing forecast

Evan Lindsay

Optimism surrounds the housing market heading into 2025, but experts warn of challenges on the horizon.

Close to 100 real estate and development professionals gathered Wednesday, Jan. 15 at the Gorge Vale Golf Club for the Victoria Residential Builders Association (VRBA) annual Crystal Ball Housing Forecast. Together they hoped to gain some insight into how the housing market may perform in the coming year.

“We picked up a good amount of momentum coming into this year,” said Dirk Vanderwal, chair of Victoria Real Estate Board. “A couple of rate cuts really saw people coming back into the market.”

Vanderwal added that further rate cuts are forecast for 2025, though there is little consensus on how far rates could fall. He said he remains optimistic that affordability will improve due to changing interest rates and a tighter housing market.

He also acknowledged that regulatory and zoning changes could help first-time homebuyers. While the outlook for homebuyers is improving, challenges remain.

“The cost of construction is spiraling out of control,” said VRBA executive director Casey Edge, noting that development cost charges (DCCs) are at historic highs. “The City of Victoria just increased their DCCs by 258 per cent.

“If the province can rein in the cost of construction for things like DCCs, then we’d be pretty optimistic, given declining interest rates and the potential for greater affordability.”

Increasing costs to develop along with increasing regulations were

frequently cited as preventing the province from achieving its housing goals

“Provincially mandated housing targets are not being met anywhere in B.C.,” Vanderwal said.

He highlighted the upcoming federal election as a potential turning point, saying a shift in government in 2025 could generate long-term benefits for the housing market.

Canadian immigration policy was another key topic of discussion, following the federal government’s decision to lower immigration targets.

“The bigger story is that they’re going to try to engineer a net outflow of close to 900,000 non-permanent residents over the next two years – that’s international students and temporary foreign workers,” said Brendon Ogmundson, chief economist for the British Columbia Real Estate Association.

Victoria welcomes close to 10,000 international students annually. Ogmundson said the federal plan, if successful, could contribute to a “softer” rental market in the region.

But Canadian politics wasn’t the only thing on people’s minds. President-elect Donald Trump’s proposed economic plans were a frequent topic of discussion throughout the afternoon.

“We’re all sort of sitting on eggshells waiting to see what’s going to happen,” Vanderwal said, describing Trump’s proposed “America First” economic policies as a wild card for the market.

Ogmundson agreed, attributing recent fluctuations in mortgage rates and bond prices to uncertainty around Trump’s administration.

Trump’s proposed tariffs could significantly impact B.C., Ogmundson said.

While he explained the province has less exposure to American tariffs than other parts of Canada, he noted that past U.S. trade policies have hurt industries such as forestry before. Increased tariffs on exports to the United States across industries could be far more impactful.

“We could be losing one to two per cent of GDP at a time when we are only growing by about two per cent, so probably enough to push the B.C. economy into a recession,” Ogmundson said.

Despite these challenges, Ogmundson expressed optimism about Victoria and Vancouver Island’s local economy. “In Victoria, we’ve seen double-digit growth in private-sector employment over the past year, and that’s actually held up over the last few months, even as government employment has started to slow,” he said.

“The Island economy is heating up, and we have home sales in the Victoria area that are kind of back to normal-ish levels.”



Victoria Residential Builders Association executive director Casey Edge spoke at this year’s Crystal Ball Housing Forecast. (Evan Lindsay/Black Press Media)

New camping spots added to China Beach near Sooke

Olivier Laurin

The province’s camping enthusiasts will be delighted to hear the news that more camping spots are coming to the Island and beyond.

As BC Parks prepares for the 2025 camping season, 60 new campsites are being added to this year’s inventory. This includes 13 new sites at China Beach Campground, part of the Juan de Fuca Park, located midway between Sooke and

Port Renfrew.

The \$2.7-million upgrades will introduce additional showers and flush toilets.

Described as a “spectacular spot for family outings and day trips,” the China Beach campground is located in a forested area just east of the Juan De Fuca east trailhead.


The campground currently hosts 78 drive-in campsites available at this campground.

Of the remaining campgrounds, Fintry

Park near Kelowna will add 30 new sites, while Rolley Lake Park near Mission will gain 17.

Since 2017, BC Parks has added more than 2,000 campsites to meet the growing demand from outdoor enthusiasts. Of the 10,700 campsites it manages, about half are available on a first-come, first-served basis.

For more information on reservations and park operating dates, visit bc Parks.



City of Langford

Notice of Intention to Consider Issuance of a Temporary Use Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for February 3, 2025, at 7 pm. This meeting is being held electronically and with in-person attendance.

File	Temporary Use Permit No. TUP24-0005
Purpose	The purpose of the proposed Temporary Use Permit is to increase the number of children in a daycare from 20 to 24.
Applicant	Almosthome Childcare
Location	997 and 999 Goldstream Avenue

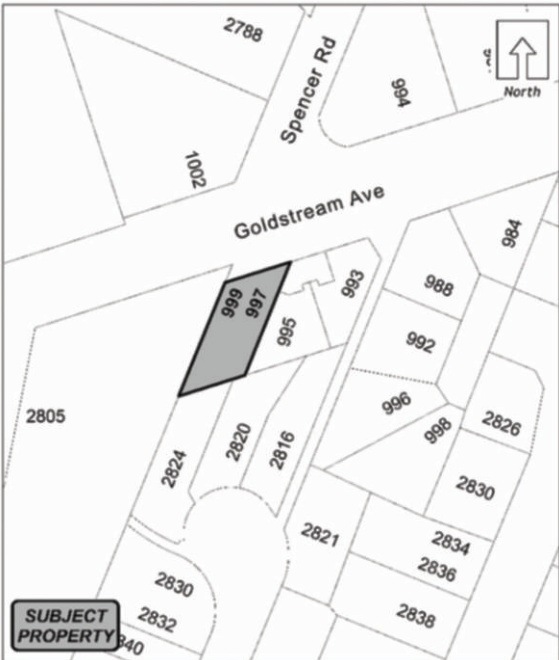
Information about how to connect to this meeting electronically is indicated in the table below:

Teleconference # 1-855-703-8985 (Canada Toll Free) OR 1-778-907-2071 (long distance charges may apply) Meeting ID #897 0956 7061 / Zoom.us or Zoom app on your mobile device

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed temporary use permit. Should you wish to make a submission to the Council in writing we require your name and civic address and that this be received, either electronically or by mail, by noon on the Tuesday prior to the meeting date. You may also speak at the Council Meeting during the **Public Participation** Section of the meeting.

The Agenda, including the material that Council may consider in relation to the temporary use permit, will be uploaded to our website: [Council & Committee Meetings - City of Langford](#) no later than the Friday before the meeting. Correspondence may be submitted by emailing planning@langford.ca or by writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. You may also contact the Planning Department at (250) 478-7882.

Marie Watmough
Corporate Officer



The map shows a residential area with streets Spencer Rd, Goldstream Ave, and various lot numbers. The lots at 997 and 999 Goldstream Ave are highlighted in grey and labeled 'SUBJECT PROPERTY'.

Soft plastics recycling still stumps residents: CRD waste study

Residents are ready, willing and well-versed in the basics of trash, compost and recycling, but still need a little help with things like soft plastics and foam.

Most residents report no barriers to disposing of general refuse, recycling and organic waste, according to the Capital Regional District (CRD) solid waste market research and engagement study.

The same study shows 64 per cent of residents reported “significant barriers” for items such as foam packaging and soft plastics – including simply not knowing where and how to take them, as well as challenges getting to disposal sites.

It also says 74 per cent of residents reported positive attitudes across five waste management behaviours including reduction waste, supporting circular economy, composting, confidence in their waste disposal knowledge and supporting community initiatives.

The study explored both resident and business behaviours toward waste reduction and management practices. It’s one of three that the CRD solid waste advisory committee sought to gather data and metrics on to monitor the region’s solid waste management plan. Waste generator and solid waste stream composition studies are scheduled over the next several years.

The data from this first study will inform education and outreach initiatives focused on achieving the CRD solid waste management target of reducing the region’s waste by more than a third by 2031, according to a CRD news release.

One goal is to extend the life of Hartland Landfill in Saanich to 2100 by cutting down on waste and increasing recycling.

Survey results, along with historical data – including program participation, Hartland Landfill scale data, the info line and the 2022 solid waste stream study – were analyzed to develop the key performance initiatives and findings.

The study provides “actionable feedback” to help guide initiatives for the next three years, the board chair said in a news release.

“There is an opportunity to expand our educational and training resources to better assist the community in properly disposing of waste,” said Cliff McNeil-Smith, who is also Sidney mayor.

In the business realm, all tend to produce paper, plastic and organic waste, with 100 per cent of those with paper on-site also offering recycling bins. However, only 74 per cent producing soft plastic waste have a collection method in place. About half report challenges complying with local waste management regulations, citing limited options and high costs.

At Hartland, where visits for recycling rose an average of 20 per cent,

metal, plastic and foam are the most commonly recycled. Visits to dispose of general refuse also increased, by about five per cent annually, slightly higher than population growth.

“The results from the Solid Waste Market Research and Engagement Study highlight the need to further expand waste reduction knowledge and proper waste management practices in our region,” said Barb Desjardins, chair of the environmental services committee. “It will be interesting to see the progress made when the study is next undertaken in three years.”

Visit crd.bc.ca/service/waste-recycling/solid-waste-management for more information.



According to the Solid Waste Market Research and Engagement Study, 64 per cent of residents report ‘significant barriers’ recycling items such as foam packaging and soft plastics. (Courtesy CRD)

New year, new cell for Saanich landfill site as Hartland fills up

New upgrades coming to the Hartland Landfill in Saanich this year include a new cell, scales and kitchen scraps transfer station.

January saw Cell 4 open to expand the capacity, help with noise reduction and allow staff to prepare the previous landfilling area – Cell 3 – for closure later in 2025.

The landfill planned ahead, as Cell 3 was expected to reach capacity between October 2024 and January 2025. In 2023 the CRD awarded a contractor \$10,867,860 to prepare a new cell’s liner system to prevent water containing remnants of garbage from leaving the landfill site.

The new cell is the first of three that will collect the region’s solid waste until around 2050. The transition to a new part of the landfill is another signal to the public that Hartland is a limited space with a limited ability to receive waste, said Russ Smith, senior manager of the CRD’s environmental resource management.


The cell has absorbed the region’s waste since September 2016 and its successor, Cell 4, will see waste buried in a northern quadrant of the landfill property.

New scales aim to improve traffic flow to the latest landfilling area and provide faster service. Commercial traffic has been redirected to enter the landfill through the north entrance on Willis Point Road while the public entrance remains at 1 Hartland Ave.

The kitchen scraps transfer station offers a bigger, more efficient facility for handling food scraps to reduce GHG emissions and support upped waste diversion.



New upgrades to start 2025 at the Hartland Landfill in Saanich include a new cell, scales and kitchen scraps transfer station. (CRD/Facebook)



City of Langford

Notice of Intention to Consider Issuance of a Temporary Use Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for February 3, 2025, at 7 pm. This meeting is being held electronically and with in-person attendance.

File	Temporary Use Permit No. TUP24-0005
Purpose	The purpose of the proposed Temporary Use Permit is to increase the number of children in a daycare from 20 to 24.
Applicant	Almosthome Childcare
Location	997 and 999 Goldstream Avenue

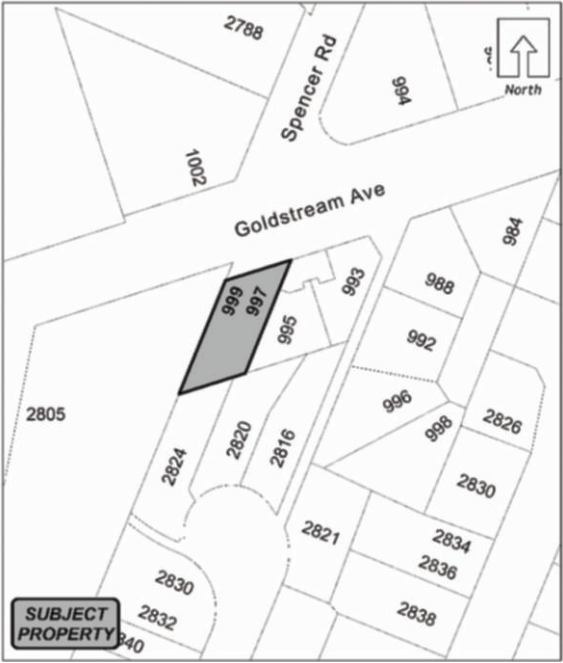
Information about how to connect to this meeting electronically is indicated in the table below:

Teleconference # 1-855-703-8985 (Canada Toll Free) OR 1-778-907-2071 (long distance charges may apply)
Meeting ID #897 0956 7061 / Zoom.us or Zoom app on your mobile device

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed temporary use permit. Should you wish to make a submission to the Council in writing we require your name and civic address and that this be received, either electronically or by mail, by noon on the Tuesday prior to the meeting date. You may also speak at the Council Meeting during the **Public Participation** Section of the meeting.

The Agenda, including the material that Council may consider in relation to the temporary use permit, will be uploaded to our website: Council & Committee Meetings - City of Langford no later than the Friday before the meeting. Correspondence may be submitted by emailing planning@langford.ca or by writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. You may also contact the Planning Department at (250) 478-7882.

Marie Watmough
Corporate Officer



SUBJECT PROPERTY

**CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT**

DVP24-0005 – 2787 Lakeshore Place

That Development Variance Permit No. DVP24-0005 be issued by the Council for the City of Langford to Steven Smith of SC Smith Building by varying Subdivision and Development Servicing Bylaw No. 1000 to eliminate the requirement for works and services on the frontage of Lake End Road of the property legally described as Lot C, Section 116, Esquimalt District, Plan VIP89359, PID No. 028-807-871 (2787 Lakeshore Place), pursuant to section 493 of the *Local Government Act*, and subject to the following:

1. Conditions

That the applicant provide two (2) additional street trees in accordance with Bylaw No. 1000 to the satisfaction of the Director of Parks, Recreation, and Facilities.

Notice of Intent

City Hall Council Chambers
Third Floor, 877 Goldstream Avenue

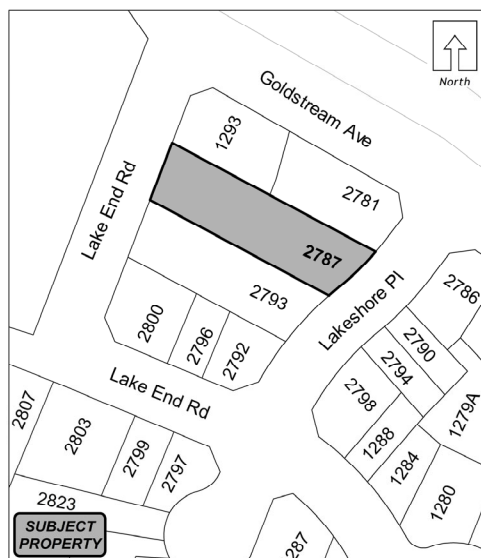
This meeting will be held electronically and in person at the above address.
Information on how to participate in this meeting is listed below.

MEETING DATE:

3 February 2025

STARTING AT:

7:00PM



How to Connect:

Teleconference # 1-855-703-8985 (Canada Toll Free)
1-778-907-2071 (long distance charges may apply)

Zoom.us or Zoom app on your mobile device
Meeting ID #897 0956 7061

File No:

DVP24-0005

Location:

2787 Lakeshore Place, as shown shaded on the attached map

Zoning:

One- and Two-Family Residential (R2)

Purpose:

Development Variance Permit Application to remove the requirement for frontage improvements on Lake End Road.

Langford.ca

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City of Langford

IMPORTANT – COUNCIL MEETING NOTICE OWNER/OCCUPANT

Read the Report:

The report will be available here [Langford.ca/city-hall/public-notices](https://langford.ca/city-hall/public-notices) once the agenda is posted to the website the Friday before the meeting.

Ask Questions or

Submit Questions:

Email: planning@langford.ca

Mail: City of Langford

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«File»

«Recipients» «Current»

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City of Langford

**CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT**

DVP24-0007 – 837 Hockley Avenue

That Development Variance Permit No. DVP24-0007 be issued by the Council for the City of Langford to Jason Maximick of Verity Construction Ltd on behalf of 1326656 BC Ltd by reducing the number of off-site parking stalls from 150 parking stalls to 120 parking stalls and to reduce the front lot line from 2 m to 1.06 m on the property legally described as Lot A, Section 5, Esquimalt District, Plan EPP121108, PID No. 031-802-281 (837 Hockley Avenue), pursuant to section 493 of the *Local Government Act*, and subject to the following:

1. Variances

- a) That Section 4.01.01 of Zoning Bylaw No. 300 be varied to reduce the off-street parking from the required 150 spaces to 120 spaces, subject to the following conditions:
 - i. Require 1.5 bike parking spots per unit of which five (5) will accommodate cargo bike and mobility scooter spaces, the addition of a bike wash and repair facility, and that bike parking be plumbed for electric bike charging to the satisfaction of the Director of Development Services.
- b) That Section 6.57.07(1)(a) of Zoning Bylaw No. 300 be varied to reduce the front lot line setback from the required 2.0 m to 1.06 m for the first two floors of the building, as shown to the Sustainable Development Advisory Committee on November 12, 2024, subject to the following conditions:
 - i. That the owner, prior to the issuance of a Building Permit, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
 - 1. That the landscaping from the rear of the sidewalk, inclusive of the trees on the boulevard, be maintained by the property owner, to the satisfaction of the Director of Parks, Recreation, and Facilities.

Notice of Intent

City Hall Council Chambers
Third Floor, 877 Goldstream Avenue

This meeting will be held electronically and in person at the above address.
Information on how to participate in this meeting is listed below.

MEETING DATE:

3 February 2025

STARTING AT:

7:00PM

How to Connect:

Teleconference # 1-855-703-8985 (Canada Toll Free)
1-778-907-2071 (long distance charges may apply)

Zoom.us or Zoom app on your mobile device
Meeting ID #897 0956 7061

File No:

DVP24-0007

Location:

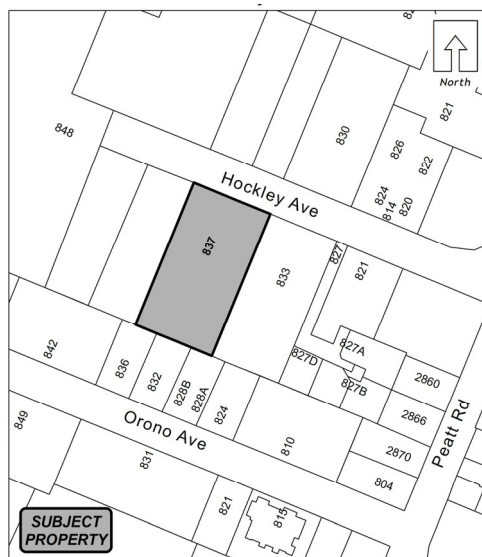
837 Hockley Avenue, as shown shaded on the attached map

Zoning:

City Centre (CC1)

Purpose:

Development Variance Permit Application to reduce the required on-site parking and vary the front lot line setback.



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City of Langford

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City of Langford

**CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT**

DVP24-0008 – 797 Revilo Place

That Development Variance Permit No. DVP24-0008 be issued by the Council for the City of Langford to Alan Lowe of Alan Lowe Architect Inc. by reducing the number of off-street parking stalls from the required 1.25 per unit to 1.1 per unit on the property legally described as Lot 1, Section 73, Esquimalt District, Plan EPP127677, PID No. 031-935-737 (797 Revilo Place), pursuant to section 493 of the *Local Government Act*, and subject to the following:

1. Variance

- a. That Table 1 of Section 4.01.01 be varied by reducing the minimum number of parking spaces required for an apartment in the City Centre from the required 1.25 spaces per dwelling unit to 1.10 vehicle spaces per dwelling unit, of which 0.10 shall be designated for visitor parking.

Subject to the following condition:

- i. require 1.5 bike parking spots per unit, of which five (5) will accommodate cargo bike and mobility scooter spaces, the addition of a bike wash and repair facility, and that bike parking be plumbed for electric bike charging to the satisfaction of the Director of Development Services.

Notice of Intent

City Hall Council Chambers
Third Floor, 877 Goldstream Avenue

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MEETING DATE:

3 February 2025

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7:00PM

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Zoom.us or Zoom app on your mobile device
Meeting ID #897 0956 7061

File No:

DVP24-0008

Location:

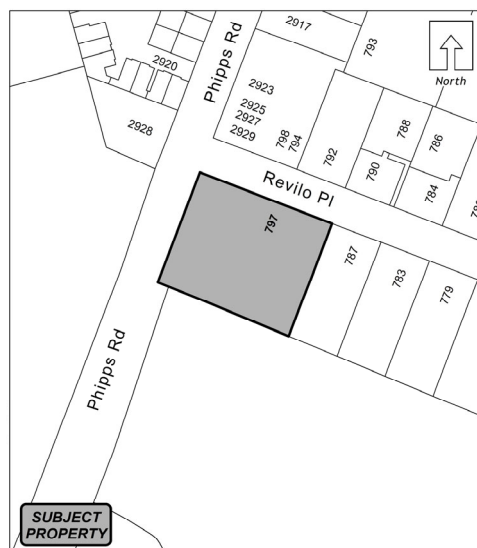
797 Revilo Place, as shown shaded on the attached map.

Zoning:

City Centre (CC1)

Purpose:

Development Variance Application to reduce the onsite parking from 164 stalls to 156 stalls.



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City of Langford

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City of Langford



City of Langford

Staff Report to Council

DATE: Monday, February 3, 2025

DEPARTMENT: Administration

SUBJECT: 2023-2027 Council Strategic Plan Review

EXECUTIVE SUMMARY:

In the fall of 2023, Council approved the 2023-2027 Council Strategic Plan. The purpose of this report is to provide Council with an update on each objective listed under the six strategic priority areas within the Plan.

Staff is also requesting direction from Council on any additions or changes to the objectives or projected timelines of the Strategic Plan.

BACKGROUND:

At the Regular Council Meeting held Monday, November 20, 2023, Council approved the 2023-2027 Council Strategic Plan outlining their vision, core values, and strategic priorities, inclusive of targeted completion dates for each objective.

The Plan outlines the following six strategic priority areas:

1. Sustainable Development
2. Climate Change and Environmental Stewardship
3. Economic Development
4. Transportation
5. Good Governance
6. Quality of Life

Included in the Strategic Plan is a section acknowledging the importance of collaborative advocacy, recognizing that many critical services, especially those at the forefront of many urgent community needs, are not directly delivered by the City. As the population continues to rapidly grow, and complex and diverse challenges continue to emerge, collaborative advocacy will continue to play a critical part in guiding Langford's future.

While Council considers updates or additions to the Strategic Plan, it is important to note that core services are the foundation of City work and consume the majority of the City's financial resources and staff capacity. Core services include governance, administration, finance, IT/GIS, building and inspections, protective services, fire services and emergency management, planning and development, facility and park management, public works and transportation infrastructure, communications, and community events.

Additional staff resources are evaluated individually based on the necessary service levels for implementing Council's Strategic Plan objectives, while also ensuring the maintenance of core service delivery. Examples of this include the hiring of a City Arborist to implement the recommendations of the Urban Forest Management Plan, and the request for a Legislative Policy Drafter term position to work through the development of the Construction Impact Management Strategy and 'Good Neighbour' Policy work, in addition to other outdated policies that require review and potential amendments.

The Strategic Plan does not detail the ongoing core work of the City, but rather addresses specific areas that Council identified as key areas of focus for 2023-2027. Staff diligently manage the City's resources to ensure that core services remain uninterrupted when addressing emerging issues or opportunities. However, such instances may occasionally result in delays of certain strategic priorities. For example, issues that have emerged since the adoption of the 2023-2027 Council Strategic Plan that have required redirection of resources, and stretch beyond Council's strategic priorities, are situations such as the response to the flood that occurred at City Hall, the micromobility initiative, implementation of a bylaw amendment in respect to retaining walls in Langford, CRD initiatives including the Regional Transportation Governance & Regional Water Supply DCC, and the new Provincial housing legislation.

COMMENTARY:

Strategic Priority One: Sustainable Development

1a: Refresh the Official Community Plan (Funded, Q2 2025) – On Track

- During 2024, two phases of work and public engagement were completed.
- Phase 1 included developing content around the *Big Ideas* that will have a significant impact on the City's ability to strategically meet the needs of 100,000 residents while addressing the challenges of affordability, housing, climate change, social equity, rising infrastructure costs, transportation and mobility. During Phase 1 public engagement, these *Big Ideas* and best practices were presented to the community to gather feedback on their values, priorities, and perspectives in these key areas.
- Phase 2 involved creating an *Ideas Paper* that presented a series of detailed policy ideas, referred to as *initially preferred options*, which are based on best practices for effective city-building and shaped by feedback from the community collected in Phase 1 engagement. These options represent an approach to guide key decisions involving where and how the City will

grow, which in turn will determine how successful Langford will be in creating opportunities to address challenges and meet the needs of the community. These initially preferred options were reviewed with the public during Phase 2 engagement to assess the level of public support or concern, and to allow for adjustments before the new draft OCP is finalized as part of the Phase 3 work to occur over the winter of 2024/25.

- While \$150,000 budget (carry forward) is requested for 2025 to complete work on this project, the overall project budget will be \$50,000 less than what was anticipated in the 2023-2027 financial plan.

1b: Update Amenity Contribution Policy (Not Funded, Q4 2024) – Completion Delayed to Q3 2025

- The Province of BC (the “Province”) enacted legislation in 2023 to establish a new Amenity Cost Charge financial tool to allow local governments to collect funds to construct community amenities in a clear and transparent way, similar to Development Cost Charges. The Province also enacted changes to the *Local Government Act* in 2024 pertaining to Density Bonusing and Inclusionary Housing. Together, these amendments change how local governments secure affordable housing, community amenities, and apply density bonus provisions.
- While Interim Guidance on implementation has been released by the Province, Comprehensive Guidance is still being developed. Staff will commence a detailed review of Langford’s existing Affordable Housing and Amenity Contribution Policy (as well as the Attainable Housing Policy) in relation to the legislation and outline options to amend or replace these Policies for Council’s consideration.
- The City’s finance department will support this work in addition to the Community Planning staff. Further investigation is required to determine the scope of work and determine if this work can be undertaken internally or if external resources will be required.
- Budget may be required.
- Staff recommend adjusting the targeted completion date to Q3 2025.

1c: Create Early Guidance for the Development Community (Funded, Complete) – Complete

- In May 2023, Council approved Early Guidance for the development community, outlining their intentions and expectations related to high quality urban density and less impactful construction practices. These intentions will be further developed and implemented through other objectives of the Strategic Plan, including the Official Community Plan Refresh, Design Guidelines, and Construction Impact Management Strategy.

1d: Update Design Guidelines and Consider an Advisory Design Panel (Not Funded, Q3 2025) – Completion Delayed to Q4 2025 and Partially Funded

- This objective is anticipated to start in early 2025 and will further develop and implement the *high-quality city building* components of the OCP work completed to date.
- 2025 Budget was incorporated into the 2024-2028 Financial Plan for this work and is included as part of this year's proposed Financial Plan with an increase of \$50,000, so this objective can now be noted as partially funded, pending Council's approval of the 2025-2029 Financial Plan.
- In order to best coordinate the scope of this work with the ongoing work of the OCP, it is recommended that the estimated completion date be adjusted to Q4 2025.
- Recommended that this objective be labelled as "Partially Funded".

1e: Develop a Climate Action Development Permit Area Bylaw (Not Funded, Q3 2025) – Completion Delayed to Q1 2026 and Funded

- This objective is anticipated to start in early 2025 in conjunction with the Climate Action Master Plan (Objective 2a).
- While the Strategic Plan notes this position as "Not Funded", funding through the Local Government Climate Action Program was later confirmed, so this objective can now be noted as "Funded."
- Challenges in staff resourcing have delayed the commencement of the project, so the new estimated completion date is Q1 2026.

1f: Develop a Construction Impact Management Strategy and 'Good Neighbour' Policy (Partially Funded, Q2 2024) – Completion Delayed to Q2 2026

- At the regular Council meeting of June 17, 2024, Council passed the following motion:

THAT Council direct staff to proceed with community engagement with respect to concerns and priorities around the Construction Impact Management Strategy, and report back to Council once complete;

AND

THAT Council direct staff to formulate a facilitated focus group of key partners to better understand how bylaw amendments or new bylaws related to construction impact management strategy and good neighbor policy could accommodate growth,

development, and business operations, in such a way that is reasonably livable for neighbouring residents and report back to Council with results in future bylaw staff reports.

- Staff recommend splitting this objective into two as follows:
 - 1f(a): Develop a Construction Impact Management Strategy and Early Guidance Document for Implementation (Funded, Q1 2025)
 - 1f(b): Draft the 'Good Neighbour' Policy and Priority Bylaws/Amendments for Adoption (Partially Funded, Q2 2026)
- The community engagement survey for the Construction Impact Management Strategy closed in Q4 2024. A staff report is forthcoming in Q1 2025 with the recommendations based on the survey data collected, including but not limited to:
 - A draft Early Guidance Document for immediate implementation;
 - A prioritized list of supporting bylaws/amendments; and
 - Resourcing requests for next steps.

1g: Develop an Urban Forest Management Plan (Funded, Q3 2024) – Complete

- Council approved the Urban Forest Management Plan (UFMP) in November 2024. The UFMP details the current extent and condition of Langford's urban forest and establishes a strategic framework to meet the vision, target, and goals for Langford's urban forest, as informed by two phases of public feedback and urban forestry best practices. It includes key metrics, objectives, strategies, and actions to guide implementation and measure progress over time. Implementing the UFMP aims to enhance the management of the urban forest, achieve the 25-year canopy target, and meet the broad aspirations of the plan. These aspirations are to achieve a balance between urban growth and the urban forest, ensure equitable access to the benefits provided by the urban forest, and maintain a healthy urban forest that can withstand and adapt to the impacts of climate change.

1h: Develop an Interim Tree Protection Bylaw (Funded, Complete) – Complete

- Further to the Interim Tree Bylaw first adopted in December 2022, Council adopted a permanent Tree Protection Bylaw in December 2024. This Bylaw was designed to align with the UFMP and to ensure an appropriate balance between the protection of tree resources and the regulation of private property.

1i: Review the Zoning Bylaw Parking Requirements in the City Centre (Not Funded, Q2 2025) – On Track and Funded

- In 2024, Council expanded the scope of this project from being a review of the off-street parking requirements for just the City Centre to include an overall review of the vehicle parking requirements and bicycle parking requirements of the Zoning Bylaw, and to explore options for including additional transportation demand management measures. This project commenced in September 2024 and is currently in the background review, data collection, and analysis phase of work.
- Despite initially being unfunded when the Strategic Plan was approved in 2023, the 2024-2028 Financial Plan included funding for this work. Unused 2024 budget is being carried forward into the proposed 2025-2029 Financial Plan, with completion expected to be on track for Q2 2025.
- This objective can now be noted as “Funded.”

1j: Review Downtown Public Parking Needs and Related Policies (Partially Funded, Q2 2024) – Completion Delayed to Q3 2025

- A proposal for the City Centre On-Street Parking Management Strategy has been submitted so it can be completed in conjunction with the off-street parking review noted in Objective 1i above. This strategy is intended to provide an in-depth understanding of the public parking capacity, turnover, and demand in the downtown core. It will also include a review of the City’s Parking Bylaw Enforcement Policy and recommendations with respect to time-based (e.g. 2-hour time limits) and/or user restrictions (e.g. resident only) on streets and in public parking lots.
- A budget of \$60,000 for the strategy and \$75,000 for the anticipated new signage that will be required as a result of the strategy has been incorporated into the 2025-2029 Financial Plan.
- The contract was finalized with work commencing in the coming weeks. It is recommended that the completion date be adjusted to Q3 2025.

1k: Update the Housing Needs Report (Partially Funded, Q4 2024) – Complete

- The Provincial government introduced the first legislative requirements for Housing Needs Reports (HNR) in 2019 to strengthen the ability of local governments to understand and anticipate local housing needs by collecting data, analyzing trends, and completing reports that describe the number of housing units required to address existing demand and future demand over the next five years. As part of this, projected population growth was considered as well as quantitative and qualitative information about demographics, household incomes, housing stock, and other factors. Local governments were required to complete their first HNR within three years and every five years thereafter. The City of Langford’s HNR was received by

Council in December 2020.

- Amendments to the *Local Government Act* were introduced in 2023, which changed the timing and content requirements for HNRs. As part of this, municipalities were required to prepare an Interim Housing Needs Report by January 1, 2025, using the *HNR Method* created by the Province to identify the 5- and 20-year housing need. Council endorsed Langford's Interim Housing Needs Report, prepared in accordance with the requirements of the *Local Government Act*, in October 2024.

1l: Continue to Make Strategic Land and Facility Acquisitions (Partially Funded, Ongoing) – Ongoing

- Council approved four strategic acquisitions in 2024, including:
 - The Westhills Langford Aquatic Centre and Parking Lot;
 - Woodlands Park;
 - A residential property near Glen Lake (to expand the park); and
 - A residential property on Happy Valley Road (to join with the trolley hall property to have a more complete redevelopment site).

1m: Pursue Programs and Partnerships for Affordable Housing (Partially Funded, Ongoing) – Ongoing

- In 2024, Council approved an expansion to the residency qualifying criteria of the Attainable Home Ownership Program to include people that live or work in Sooke, Metchosin, Colwood, View Royal, or Highlands and approved a consumer price index increase to the household income thresholds. 10 additional homes were sold to qualified applicants in the first partner buildings, Trailside at the Lake, in 2024, and it is expected that the remaining homes currently for sale in these buildings will be sold in 2025.
- Following Council endorsement of adding a rental stream to the Attainable Housing Program in 2023, three partner projects providing a total of 17 below-market rental homes for Langford residents were secured in 2024.
- Council directed staff to explore options to adjust the structure of the Attainable Home Ownership Program, which could include a different Program structure, partnerships to administer the Program, incorporation of new and amended legislative tools pertaining to Inclusionary Zoning and Density Bonusing, and other possible uses of the Affordable Housing Reserve Fund. As noted, this in-depth review will be done in conjunction with a review of the Affordable Housing and Amenity Contribution Policy and analysis of new Provincial legislation.
- While Interim Guidance on implementation has been released by the Province, Comprehensive Guidance is still being developed. Staff will commence a detailed review of Langford's existing Affordable Housing and Amenity Contribution Policy as well as the Attainable Housing Policy in relation to the legislation and outline options to amend or replace these Policies for Council's consideration.

1n: Tenant Assistance Supports (Funded, Q4 2025) – On Track

- This year, staff will commence a review of best practices for tenant assistance from other similar municipalities in BC, as well as a review of changes to the Residential Tenancy Act enacted in 2024. The workplan will be further developed once comprehensive implementation guidance on the legislative changes is released by the Province in early 2025.
- At this time, it is anticipated that this work can be conducted in-house with existing staff resources.

1o: Update the Zoning Bylaw to Reflect the New Small-Scale, Multi-Unit Housing and Transit-Oriented Development Legislation (Funded, Q2 2024) – Complete

- The Province made amendments to the *Local Government Act* to require local governments to amend their zoning bylaws to allow secondary suites and/or detached accessory dwelling units in all single-family homes, to allow a minimum of 3-6 residential dwelling units on properties meeting certain criteria, and to adopt a bylaw enabling transit-supported densities adjacent to specified transit stations. These requirements are generally referred to as the Small-Scale Multi-Unit Housing (SSMUH) and Transit-Oriented Areas (TOA) regulations. Council adopted all of the bylaws necessary to implement these requirements on June 17, 2024.

1p: Review the Zoning Bylaw to Ensure Alignment with the Housing Needs Report and OCP (Funded, Q4 2025) – On Track

- Amendments to the *Local Government Act* now require municipalities to update their Official Community Plans (OCPs) and Zoning Bylaws by December 31, 2025, to reflect the number of units required to accommodate the 20-year housing need as identified in the Interim Housing Needs Report (HNR).

Staff will be commencing a review of the zoned capacity for residential housing currently accommodated in the Zoning Bylaw in early 2025. It is anticipated that the City may need to strategically pre-zone portions of the City for higher density residential development in order to accommodate a minimum of 16,942 housing units and ensure compliance with the *Local Government Act*.

In addition to the existing objectives, staff also recommend adding the following additional objective within this priority area.

Proposed New Initiative 1q: Update the Environmental Development Permit Area Guidelines (Funded, Q4 2025)

- *On November 18, 2024, the following formed part of Council's resolution following their approval of the Urban Forest Management Plan:*

Direct staff to explore opportunities to implement Quick Start Action 2A of the Urban Forest Management Plan, to strengthen the Development Permit Area Guidelines to improve urban forest outcomes in new development, and report back to Council; and

Direct staff to bring forward a new strategic plan initiative to conduct a fulsome review of the Development Permit Area Guidelines for designated Environmental Protection Areas; and Hazard Areas for Council discussion as part of the Strategic Plan annual review; and

Direct staff to explore options for tree replacement measures and other compensation strategies for loss of tree canopy during development.

- Staff have received a preliminary proposal from the consultants of the Urban Forest Management Plan to review and update the City's current Environmental Development Permit Area Guidelines in accordance with the above resolution. The scope of this project would include reviewing the existing guidelines to identify gaps and opportunities, incorporating current best practices and desired outcomes, updating the OCP maps designating the environmental development permit areas based on new available data, technology and ground truthing, and conducting community and key partner engagement.
- Grant funding from the Local Government Climate Action Program could be utilized to complete this work, as it is a quick start priority action from the Urban Forest Management Plan (which was also funded through that Program), and that the work could be completed by Q4 2025. Should Council wish to proceed with this work, they may wish to add the following to the Strategic Plan:

1q: Update the Environmental Development Permit Area Guidelines and Associated Maps (Funded, Q4 2025)

- Langford's Environmental Development Permit Area guidelines apply to areas of sensitive ecosystems, riparian areas, and areas of potential habitat and biodiversity. The guidelines inform how new development, land alteration activities, and construction within these designated areas should be done in order to protect, enhance, and mitigate impacts to sensitive and significant natural features. Updated guidelines will incorporate the objectives of the Urban Forest Management Plan as well as address gaps and opportunities in the current guidelines to improve outcomes and incorporate best practices. The associated OCP maps designating where the guidelines apply will be updated to ensure, as much as possible, that they accurately represent the current extent of these features.

Strategic Priority Two: Climate Change and Environmental Stewardship

2a: Develop a Climate Action Master Plan Including Targets for Emission Reductions (Not Funded, Q3 2025) – Completion Delayed to Q1 2026 and Funded

- The City hired a Climate Change Specialist in 2024, who will advance multiple climate action initiatives of the Strategic Plan in 2025. A gaps analysis and more specific work plan will be developed over the winter/spring 2025.
- While the Strategic Plan identifies this position as “Not Funded”, funding through the Local Government Climate Action Program was later confirmed, so this objective can now be noted as “Funded.”
- Challenges in staff resourcing have delayed the commencement of the project, the new estimated completion date is Q1 2026.

2b: Hire a City Climate Change Specialist (Not Funded, Q1 2024) – Complete

- This position was successfully filled in 2024.
- While the Strategic Plan identifies this position as “Not Funded”, staff note that funding through the Local Government Climate Action Program was later confirmed as being available to fund this position through 2026. After this time, the financial plan includes this position in the general departmental staffing budget. This objective can be noted as “Funded.”

2c: Review and Action the Food Security Policy as Detailed in the OCP (Funded, Q2 2025) – On Track

- The food security policies in the current OCP are being reviewed as part of the OCP Refresh objective described in 1a of the Strategic Plan. The estimated completion date for this work is Q2 2025 and is funded through the OCP budget.
- At the November 4th Council meeting, Council approved POL-0174-PARK, Community Gardens Council Policy. The purpose of this policy is to establish the process by which the City of Langford will partner with a Partner Group(s) on Community Garden initiatives. The Policy outlines the roles, responsibilities and expectations of the City, the operational and administrative requirements of the Partner Group(s), and information required when submitting an “Expression of Interest” to the City. This Policy sets the City’s expectation of Community Garden partnerships and delegates the process to staff for execution of the necessary documents. Staff have issued the “Expression of Interest” and expect to have a successful proponent in place by Q2 2025.

2d: Update the Storm Water Management Requirements (Funded, Q4 2024) - Completion Delayed to Q3 2025

- This objective was delayed due to staff capacity and resourcing reprioritization.
- The budget has been carried over to the 2025 budget.
- It is recommended that the new targeted completion date be Q3 2025.

2e: Develop an Overarching Disaster Mitigation Strategy with Respect to Climate Change and Build Resiliency as a Community Based on Specific Initiatives (Partially Funded, Q4 2024) – Completion Delayed to Q1 2026

- Staff recommend that this strategy be added to the Climate Adaptation Plan so a wholesome and comprehensive review of how climate change will impact disasters can be completed. The prevention and mitigation strategies can be developed in the Climate Adaptation Plan and will complement the City of Langford overall response to climate change.
- The effects of climate change are evident through the increased intensity and frequency of extreme weather events. The City, as part of a Climate Adaptation Plan, can develop disaster mitigation strategies to prepare, mitigate, respond, and recover from climate related emergencies. The intent is to ensure Langford is building a resilient community that is able to adapt to the changing climate and extreme weather events.
- The recommended change from a stand-alone strategy to adding to the scope of the Climate Adaptation Plan will change the timeline of completion to match the Climate Adaptation Plan. Staff will endeavor to create an interim workplan in Q1 of 2025 to allow for the Climate Adaptation Plan to be completed by Q1 2026.

Strategic Priority Three: Economic Development

3a: Develop an Economic Development Plan (Funded, Q4 2024) – Completion Delayed to Q1 2026

- Work on this strategic initiative has been delayed due to limited staff capacity.
- The Request for Proposals was posted on December 18, 2024, and closes on January 23, 2025.

The project award and kick-off meeting are expected to take place in early February.

- \$85,000 was budgeted for this strategy in 2024 which has been carried forward to the Proposed 2025-2029 Five-Year Financial Plan.
- It is recommended that the targeted completion date for this project be moved to Q1 2026 to

ensure comprehensive public engagement.

3b: Actively Support the Evolution of the Downtown Post Secondary Campus (Partially Funded, Ongoing) – Ongoing

- The City continues to support the downtown post-secondary campus and the work of Royal Roads University in a variety of ways, including:
 - The provision of off-street parking stalls (per the 2021 parking agreement);
 - The potential provision of a shared parklet and downtown bicycle parking;
 - The creation of an innovation studio and associated funding;
 - The creation of a student and faculty health and wellness program;
 - Other supports, as requested time to time from Royal Roads University.
- Staff will continue to bring forward reports to Council for consideration and to include dollars within the City's financial plan, as necessary.

3c: Explore Ways to Incentivise and Attract Technology Companies (Funded, Q4 2025) – Completion Delayed to Q1 2026

- This strategic initiative has not yet started and will be included within the scope of the Economic Development Strategy.
- It is recommended that the targeted completion date be adjusted to Q1 2026 to align with the Economic Development Strategy.

3d: Implement the Five-Year Tourism Strategy (Funded, Ongoing) – On Track

- The Five-year Tourism Strategy is ongoing, with continued support from the Municipal and Regional District Tax program (MRDT/hotel tax) budget and active participation from the four local hotels. The City has consistently worked to establish the City of Langford as a popular visitor destination through innovative marketing campaigns and strategic marketing partnerships.
- Staff will continue to implement all aspects of the Strategy with input from the local hotels, neighbouring communities, Destination BC, 4VI, and other key partners.

3e: Continue to Support the Film Industry (Funded, Ongoing) – On Track

- The City continues to support the film industry by working closely with the Vancouver Island South Media and Film Commission, local production companies, suppliers, location scouts, and film crew.
- The City is working with the Film Commission and a local developer to attract a Studio which will further support Langford's position as an economic hub, support destination development strategies, provide well-paid jobs, and sector specific educational opportunities for youth. In October 2023 staff traveled with the Film Commissioner to Los Angeles and had meetings with several studios to better understand studio space needs, and to drive interest in the project. The City will continue to follow-up with the Film Commission, Creative BC, and interested studios.
- The new City tourism website will feature a "Film in Langford" section, highlighting film-friendly locations, permit information, and contact details for the City film liaison.
- This is an on-going strategic initiative with no targeted completion date. \$25,000 is funded from MRDT (hotel tax) annually to sponsor the Film Commission, a non-profit organization.

3f: Create an Arts and Culture Strategy (Funded, Q1 2025) – Completion Delayed to Q1 2026

- The City issued a Request for Proposals (RFP) for the Arts and Culture Strategy in October 2024, which has now closed.
- The successful proponent has been selected, and a project kick-off meeting is scheduled for early February. The initial steps will include discussing the timeline, identifying key partners to involve, and designing the public engagement process.
- \$75,000 was budgeted for this strategy in 2024 which has carried forward to the Proposed 2025-2029 Financial Plan.
- It is recommended that the targeted completion date be adjusted to Q1 2026.

Strategic Priority Four: Transportation

4a: Develop a Transportation Master Plan (Funded, Q3 2025) – On Track

- The development of the Transportation Master Plan commenced in Q3 2024, is fully funded and on schedule to be completed by the end of Q3 2025.

4b: Develop an Active Transportation Plan (Funded, Q3 2025) – On Track

- The development of the Active Transportation Plan commenced in Q3 2024, is fully funded

and on schedule to be completed by the end of Q3 2025.

4c: Improve and Expand Active Transportation Infrastructure (Funded, Ongoing) – Ongoing

- This objective is ongoing in accordance with Langford's Sidewalk and Multi-Use Path Matrix (until the Active Transportation Plan is established), projects are being identified and completed annually within the allocated budget.

4d: Create Awareness and Opportunities for Transportation Mode Shift (Funded, Ongoing) – Ongoing

- This objective is ongoing as staff continue to work with BC Transit to improve bus-stop infrastructure and allow for more stops where ridership dictates, accommodate requests for car and bike share stalls, expand public EV charging infrastructure, encourage densification in Langford's city-center, and incentivise developments to integrate active transportation infrastructure in their design.

Strategic Priority Five: Good Governance

5a: Be at the Table for Strategic Regional Discussions and Decisions (Funded, Ongoing)- Ongoing

- The Chief Administrative Officer (CAO) meets with Westshore CAOs and the School District 62 Superintendent on a regular basis.
- The City is working with the Capital Regional District for the necessary borrowing for the RCMP building expansion.
- The CAO attends Local Area Administrators meetings when able.
- The CAO works with the Greater Victoria Public Library and CAO on an ongoing basis.
- The Director of Parks and Recreation sits on the Vancouver Island Sports Commission Committee.
- Appointed Langford citizen member to represent the City of Langford on the regional Accessibility Committee.

5bi: Ensure all Budgets are Fiscally Sustainable (Funded, Ongoing) - Ongoing

- Staff will continue to work to ensure short-term and long-term financial sustainability within budgets. Additionally, for the 2024 budget cycle, Council resolved to eliminate the use of General Amenity Funds for the purposes of funding ongoing operations (offsetting the tax increase).

5bii: Ensure all Budget Documents are Transparent and User Friendly (Funded, Q1 2025) – Ongoing

- The 2024-2028 Five Year Financial Plan document was significantly changed with an eye to transparency and increased user-friendly readability. In addition to this change, the next step that is being investigated is to better align the budget document with the departmental structure of the City. This work requires a complete overhaul of the City's General Ledger, so it will be at least two years before this is completed.

5c: Expand Opportunities for Public Engagement (Partially Funded, Ongoing) - On Track

- In 2022 and 2023, Council approved funding for two new staff (one permanent full time, one for a one-year contract) for the Communications Department, adding much-needed resources. In 2023, the City launched "Let's Chat Langford" to enhance two-way public engagement. Since then, staff have conducted 13 engagement projects on the platform and have organized various pop-up events for public interaction.
- Also, in 2023 the City launched a Facebook page, a communication tool to promote events, local business news, public engagement opportunities, public works, and other community news. Part of the launch of the Facebook page included the development of a Social Media Policy which sets out guidelines for staff, Council, and members of the public on how the platform will be used and monitored. As part of the 2025 workplan, and in keeping with Council's commitment to public engagement and communications, staff will review the existing policy to determine how the policy might be improved or clarified to improve the user experience and to ensure appropriate use of the communication tool.
- In 2025 Communications Department staff will lead public engagement initiatives for multiple projects, supporting Council's ongoing priority of expanded opportunities for public engagement.
- Budget resources have been allocated in the Proposed 2025-2029 Five-Year Financial Plan for Council consideration. This includes funding to facilitate meaningful public engagement in support of master planning initiatives, as well as other public engagement needs that may arise in 2025. Budget items encompass advertising, agency consulting fees, event activations, and expenses related to the Let's Chat Langford public engagement platform.

5d: Improve Access to City Information (Funded, Q4 2026) – On Track

- Given the timeline of Q4 2026, work has not begun on implementation of this initiative at this time. Further scoping work will be conducted in 2025.

5e: Develop an Equity, Diversity, and Inclusion Strategy (Not Funded, Q4 2025) - On Track

- The City is currently in the planning phase of this objective, researching best practices and gaining an understanding of the goals and objectives of an Equity, Diversity, and Inclusion (DEI) Strategy and what would work best for Langford considering organizational and community needs.
- As staff move through this objective, they will be exploring ideas to build equity, diversity, and inclusion initiatives into the organizational culture.
- Consultants may be required to support the process, as well as the initiation of an internal committee where appropriate.
- Resources in 2025 and 2026 will be required in moving this objective forward successfully.

5f: Implement the Use of a Development Tracker (Partially Funded, Q1 2026) – On Track

- The implementation of a development tracker remains partially funded and is on schedule to be completed by the end of Q1 2026.

5g: Maintain the City's Long-Standing Corporate Efficiencies (Funded, Ongoing) – Ongoing

- While ensuring appropriate due diligence and consultation, staff continue to maintain long-standing corporate efficiencies.

5h: Finalize a Comprehensive Asset Management Plan (Partially Funded, Q3 2026) – On Track

- Assets continue to be tracked and recorded through the GIS and Finance Department.
- The City hired a Senior Accountant – Asset Management to increase staff capacity in this area as well as the financial recording and reporting of these assets.
- Staff anticipate contracting a consultant to prepare a Comprehensive Asset Management Plan, to be contracted in 2025 to meet the Q3 2026 deadline for completion.

Budget will require additional funding to cover the cost associated with hiring a consultant to prepare a Comprehensive Asset Management Plan for the City.

Strategic Priority Six: Quality of Life

6a: Undertake a Parks Needs Assessment (Funded, Q4 2023) - Complete

- The Parks Needs assessment was completed in 2023 and showcased a “snapshot in time” highlighting the gaps within the City's Parks and Recreation needs. It will be instrumental as a

base of information for the Parks Master Plan, now underway.

6b: Develop a Parks, Recreation and Trails Master Plan (Partially Funded, Q3 2025) - On Track

- In 2024 Council approved funding and scope of work for the Parks Master Plan. It was decided to remove Recreation from the plan as Westshore Parks and Recreation (WSPR) will be leading a Westshore Recreation Facility Master Plan. The RFP for the WSPR Recreation Master Plan closed on November 19th, 2024. It has since been awarded to Expedition/Lanarc and is expected to be complete in Q3 2025 which coincides with the completion of the Parks and Trails Master Plan.

6c: Continue to Take Action Towards Reconciliation (Partially Funded, Ongoing) - Ongoing

- The City is dedicated to working individually with each of the eight Nations within the Langford boundary, recognizing their unique priorities. Staff have consulted with two potential advisors to guide efforts in reconciliation and relationship-building with local First Nations. A meeting is scheduled for early February 2025 to determine next steps.

6d: Support the Efforts of Community Organizations to Expand Services to Youth, Seniors, and Other Underrepresented and Marginalized Groups (Partially Funded, Ongoing) - Ongoing

- The City is in discussions with a variety of organizations. More information will become available should these discussions progress.

6e: Engage with Youth to Learn About the Types of Services and Facilities they Believe are Missing in Langford (Funded, Ongoing) - Ongoing

- Due to limited staff capacity, this initiative has not been fully realized however staff have included engagement with youth as part of the City's broader master planning process.
- Where feasible, staff have carried out youth-specific public engagement in collaboration with Belmont High School. This initiative will be expanded significantly in 2025 as part of the Parks Master Plan, Arts and Culture Strategy, and Transportation/Active Transportation Master Plans.

6f: Develop and Implement a Placemaking Strategy (Not Funded, Q1 2026) – Not Started

- Staff will include preliminary public engagement with respect to placemaking as part of the Arts and Culture Strategy engagement as they are closely aligned.
- Staff recommend budget be allocated in the 2025-2029 Five-Year Financial Plan for staff to move forward with a formalized work plan for this initiative.

6g: Develop and Implement an Accessibility Plan (Funded, Q2 2024) - Complete

- This objective was completed in Q4 2024, with delays caused by challenges in determining the composition of the committee.
- The Capital West Accessibility Advisory Committee completed a comprehensive public engagement process to identify barriers that people face in accessing City services and employment. Feedback received helped in the development of Langford's first Accessibility Plan. The final version of the plan was approved by Council in January 2025.

6h: Implement the Recently Developed Fire Master Plan (Partially Funded, Ongoing) - Ongoing

- Of the 71 initiatives identified in the plan, over 40 are in progress or complete.
- The Plan includes short-term and long-term initiatives over the next five to seven years therefore this will be a multi-year project. The most pressing items are staffing for Fire Prevention and Training Divisions and implementing a Development Cost Charge Bylaw for a future fire station replacement.

6i: Provide 24/7 Staffing to Fire Hall 2 (Funded, Ongoing to 2025) - Ongoing

- The City has completed year two of a three-year plan to increase staffing at Station 2. In July 2024, the City was able to provide 24/7 staffing 50% of the time. The Proposed 2025-2029 Financial Plan includes the final year of the three-year plan, which will provide 24/7 staffing at Station 2, 100% of the time.
- This change in Station 2 staffing will improve response times to the growing South Langford area, improve firefighter safety at incidents and increase capacity to respond to multiple incidents simultaneously.

6j: Support the Expansion of the RCMP Facility (Partially Funded, Ongoing) - Ongoing

- Progress continues to be made to support the expansion of the RCMP Facility. Detailed communications will be brought forward in conjunction with all of the municipal owners of the facility.

6k: Explore Public Safety Options to Address Emerging Issues Around Unsheltered Populations (Funded, Ongoing) - Ongoing

- Bylaw staff continue to work with the unsheltered population and liaise with Vancouver Island Health Authority mental health staff and the RCMP.
- Bylaw staff patrol the parks and other City owned lands to ensure that encampments are

managed in accordance with the Parks Bylaw.

6l: Increased Access to Recreation Infrastructure and Services (Partially Funded, Ongoing) - Ongoing

- The City will collaborate with WSPR (West Shore Parks and Recreation) in their West Shore Recreation Master Plan efforts. The City anticipates that this work will set the necessary foundation for future conversations about appropriate cost share and/or ownership arrangements of facilities within the West Shore.
- The City will explore passive recreation opportunities resulting from the Parks and Recreation Master Plan work that is underway.

6m: Explore Current Library Capacity and Community Needs (Not Funded, Ongoing) - Ongoing

- As noted above, the City continues to liaise with the Library CAO with respect to needs and capacity.

Collaborative Advocacy

As noted above, in addition to the six themes within the Council Strategic Plan, the City has identified the following areas that will benefit from collaborative advocacy efforts:

- Social and Non-Market Housing;
- Public Safety and Compassion for all Residents;
- Seniors Housing and Care Facilities;
- Childcare Spaces;
- Number of Schools in Langford and the West Shore;
- Accelerate the Implementation of Transit Service and Active Transportation Infrastructure; and
- Access to Health Care Facilities and Social Services.

Over the past year, the City has taken meaningful steps on a number of these areas, including:

- The City has secured \$6.2 million from the Province for the creation of 49 childcare spaces;
- The City has continued to support School District 62 in its effort to bring additional schools to Langford (e.g. the rezoning of a portion of the former Western Speedway site for school purposes);
- The City has partnered with the West Shore Primary Care Society to ensure the doctor's office on the third floor of City Hall remained operational with the retirement of one of its physicians; and
- The City has taken on a leadership role within the Capital Regional District Committee structure for transportation related initiatives.

FINANCIAL IMPLICATIONS:

The implementation of majority of the objectives in the Council Strategic Plan have costs associated. Many are either unfunded or partially funded and will need to be further considered by Council through the 2025 budget process (and future budget processes). If Council determines it wishes to defer a Strategic Plan objective during a budget process due to financial considerations, the Strategic Plan will need to be amended to reflect the changing timelines.

LEGAL IMPLICATIONS:

While there are no direct legal implications in respect to a Council reviewing or amending their Strategic Plan, each objective within the Strategic Plan may have its own legal implications that will need to be considered.

OPTIONS:**Option 1**

THAT Council approve the following recommended updates to the targeted completion dates and funding as noted throughout the 2023-2027 Council Strategic Plan Review Staff Report dated February 3, 2025:

- 1b: Amend completion to "Q3 2025"
- 1c: Mark as "Completed"
- 1d: Amend completion to "Q4 2025" and mark as "Partially Funded"
- 1e: Amend completion to "Q1 2026" and mark as "Funded"
- 1g: Mark as "Completed"
- 1h: Mark as "Completed"
- 1i: Mark as "Funded"
- 1j: Amend completion to "Q3 2025"
- 1k: Mark as "Completed"
- 1o: Mark as "Completed"
- 2a: Amend completion to "Q1 2026" and mark as "Funded"
- 2b: Mark as "Completed" and "Funded"
- 2d: Amend completion to "Q3 2025"
- 2e: Amend completion to "Q1 2026"
- 3a: Amend completion to "Q1 2026"
- 3c: Amend completion to "Q1 2026"
- 3f: Amend completion to "Q1 2026"
- 6a: Mark as "Completed"
- 6g: Mark as "Completed"

AND

THAT Council split objective 1f in the 2023-2027 Council Strategic Plan as follows:

1fa: Develop a Construction Impact Management Strategy and Early Guidance Document for Implementation (Funded, Q1 2025)

1fb: Draft the 'Good Neighbour' Policy and Priority Bylaws/Amendments for Adoption (Partially Funded, Q2 2026)

AND

THAT Council add the following new objective to the 2023-2027 Council Strategic Plan:

1q: Update the Environmental Development Permit Area Guidelines and Associated Maps (Funded, Q4 2025)

Langford's Environmental Development Permit Area guidelines apply to areas of sensitive ecosystems, riparian areas, and areas of potential habitat and biodiversity. The guidelines inform how new development, land alteration activities, and construction within these designated areas should be done in order to protect, enhance, and mitigate impacts to sensitive and significant natural features. Updated guidelines will incorporate the objectives of the Urban Forest Management Plan as well as address gaps and opportunities in the current guidelines to improve outcomes and incorporate best practices. The associated OCP maps designating where the guidelines apply will be updated to ensure, as much as possible, that they accurately represent the current extent of these features.

AND

THAT Council direct staff to prepare a summary document of these amendments as an Appendix to the 2023-2027 Council Strategic Plan that can be made available to the public.

Option 2

THAT Council approve the recommended updates to the targeted completion dates as noted throughout the 2023-2027 Council Strategic Plan Review Staff Report dated February 3, 2025, with the addition of the following amendments:

1. _____;
2. _____;
3. _____;

AND

THAT Council direct staff to prepare a summary document as an Appendix to the 2023-2027 Council Strategic Plan that can be made available to the public.

SUBMITTED BY: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Melisa Miles, Manager of Legislative Services

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Chris Aubrey, Fire Chief

Concurrence: Matthew Baldwin, RPP, MCIP, Director of Development Services

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Director of Legislative & Protective Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments: 2023-2027 Council Strategic Plan

Strategic Plan Progress Update Table



CITY OF
Langford



2023-2027 Council Strategic Plan



Land Acknowledgment

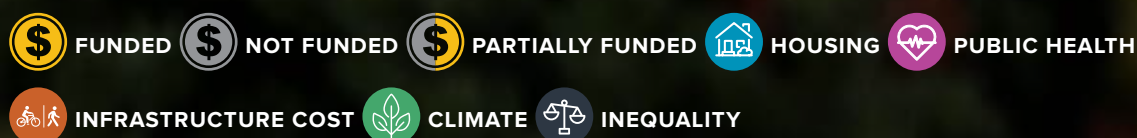
The City of Langford acknowledges and honours the traditional territories of the Coast Salish, specifically Xwsepsum (Esquimalt), Lekwungen (Songhees), Sc'ianew (Beecher Bay), and the WSÁNEĆ Peoples represented by the Tsartlip, Pauquachin, Tsawout, Tseycum, and Malahat Nations.

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Throughout this document you will notice a variety of icons that detail whether an objective is funded, partially funded or not funded and whether an objective aims to support one of the five noted crises in the introductory commentary.

LEGEND





From left to right: Mary Wagner, Colby Harder, Mark Morley, Scott Goodman, Keith Yacucha, Kimberley Guiry, Lillian Szpak

Message from Mayor and Council

Langford is a dynamic, vibrant city. As one of the fastest growing cities in Canada, it is culturally diverse, a sports and recreation hub, and the commercial centre for the West Shore. The City offers educational options for people of all ages (a unique post-secondary campus is scheduled to open in 2024), a range of housing opportunities including an innovative attainable home ownership program, and consistently delivers a wide range of services to enhance the quality of life for residents.

Individually, and collectively as Council, we are grateful for the opportunity to serve such a vibrant and diverse community and look forward to following through on our promises to:

- Increase deep listening, transparency, and access to the municipal government;
- Establish a shared vision for Langford;
- Consider the diverse needs of all citizens in decision-making;
- Apply the lens of Reconciliation with First Nations to City decisions and projects and;
- Develop and maintain important partnerships with individuals and organizations that can support Langford to achieve its long-term goals.

A critical component of being accountable to these commitments is the development of Langford Council's first strategic plan. Developed over the past months, the plan articulates our vision and values, and sets bold objectives that will guide the City in addressing the urgent challenges related to continued growth in population, public health, housing unaffordability, increasing infrastructure costs, social inequity and climate change.

As we work together to meet these commitments and achieve the objectives in this strategic plan, we commit to governing responsibly, respectfully and strategically, with a focus on transparency, fiscal responsibility, and the careful management of assets. We will do this in collaboration with our key partners, whether local, regional or national, and by expanding public engagement opportunities.

We plan to address the climate crisis by taking urgent, intentional action to both mitigate and adapt to the dramatic changes faced by all. We want Langford to be as prepared as possible to make sound decisions to address the impacts of climate change on every aspect of the community, not just in the short term, but for future generations.

We commit to addressing the housing affordability and inequity crisis by approving a variety of housing options, in a way that is sustainable, and focused on high quality design and amenities in both public and private spaces. We will support quality of life by creating opportunities for community connection through creative placemaking projects.

We will continue to promote the thriving economic engine in Langford with a focus on supporting existing businesses and diversifying the economic base to reduce the need for Langford residents to commute outside of the City for work.

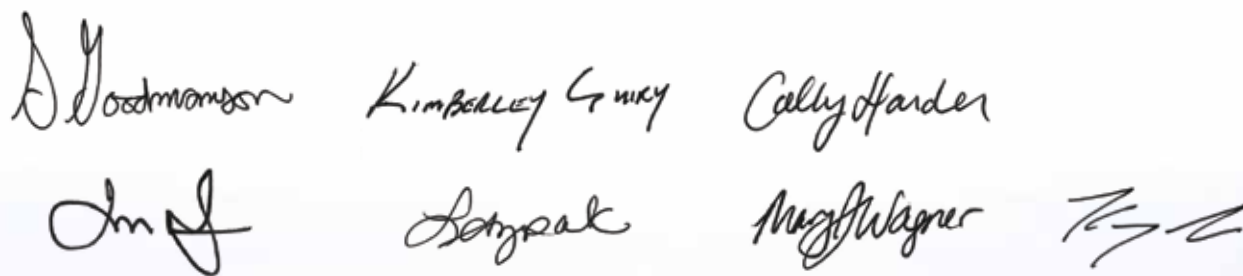
We commit to improving transportation choices for residents by expanding active transportation infrastructure and planning for growth in a way that allows for and encourages a variety of transportation options.

We seek to enhance our role as advocates for those critical services beyond our purview including health care, transportation, housing, and education. Proactive and collaborative working relationships will be essential to building a complete community.

While the strategic plan sets out bold and meaningful steps to address current and future issues, we—and future councils—will need to carefully prioritize and maximize the use of available resources to ensure beneficial and long-lasting outcomes. Our vision is to ensure that Langford remains sustainable, healthy, vibrant, inclusive, and innovative for generations to come.

We look forward to working with you to make this strategic plan a reality.

Sincerely,



Handwritten signatures of city council members: D. Hoodman, Kimberley G. Gundy, Cally Harder, Jim F., Loryak, Maggie Wagner, and T. J. Z.



A Pathway Forward

This is the City of Langford's first strategic plan. It sets out the shared strategic vision of Council for the next four years, and in some cases beyond. The plan reflects Council's six strategic priorities, and individual objectives in each of those areas. For each objective, the plan sets out an estimated timeline and whether or not the planned work is currently funded or will be funded in future budgets.



In many cases the objectives include the development of other plans. Langford has never had a Master Transportation Plan, an Urban Forest Management Plan, a Parks, Recreation and Trails Master Plan, an Economic Development Plan, an Arts and Culture Plan, a Comprehensive Asset Management Plan, or other plans that are best practices for a City the size of Langford. This strategic plan is the catalyst for beginning that work.

Collectively, the objectives in the plan are ambitious and will require substantial resources and innovative leadership from both Council and City staff. However, once implemented they will substantially improve the quality of life in Langford.

Many of the objectives in this plan will require robust community engagement, and Council is committed to ensuring that happens.

Lastly, this plan will be reviewed by Council annually, and new priorities will be considered as appropriate to reflect the community's changing needs.





To create a **vibrant, thriving, inclusive** and **climate resilient** community by making informed decisions for current and future generations including residents, businesses, and visitors.



Core Values

COMMUNITY INVOLVEMENT

embodies inclusivity, collective progress, and active democracy. It is the commitment to engaging within the community, valuing every voice, and fostering equality. By going further together, we forge unity through diverse participation, communicating democratic ideals of fairness and shared decision-making.

ETHICS AND INTEGRITY

encompass a set of unwavering principles that shape our actions. It involves being reliable and dedicated, consistently choosing the right path. It demands accountability and fairness, upholding moral values that guide our conduct. It's about distinguishing right from wrong and committing to doing what is just and trustworthy.

ENVIRONMENTAL STEWARDSHIP

is the conscientious practice of safeguarding our surroundings for present and future generations. It involves cultivating resilience in the face of an uncertain climate future, responsibly managing and conserving natural resources and spaces. This approach establishes the bedrock for sustainable land use decisions, treating the environment as essential infrastructure, warranting investment and prioritization.

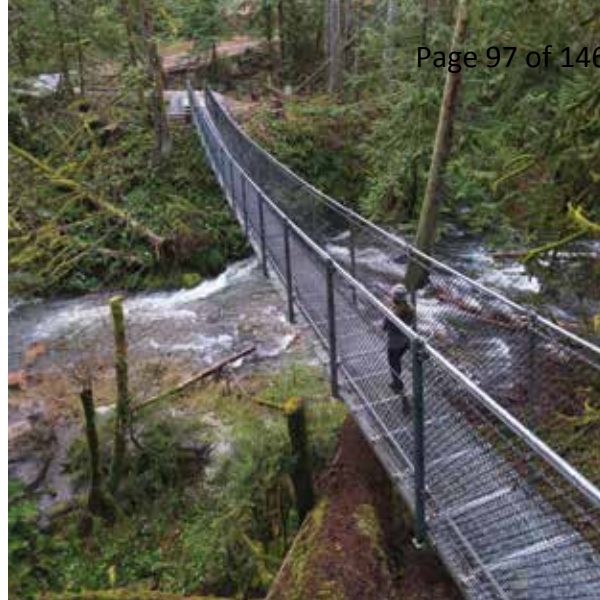
FINANCIAL STABILITY

is the ability to balance current and future needs and demands, while directing resources to maximize social benefits. It ensures goal attainment, while preparing for unforeseen events, creating a resilient and sustainable financial state, while maintaining community well-being.

CONTINUOUS LEARNING

is an ongoing and lifelong pursuit of knowledge, skills, and personal and organizational development. It involves staying receptive to new ideas, adapting to changing circumstances, and consistently acquiring fresh insights. This process fosters adaptability, growth, and improvement.





Our Shared Crises Unite Us for A Better Tomorrow

Langford, like so many communities across Canada, is facing a diverse and complex set of crises so immense that they require the entire community to define a shared set of goals and to continually come together so that we may thrive, and potentially overcome, these crises.

The **Climate Crisis** poses a looming shadow over our collective livelihoods. From the current drought and wildfires throughout much of British Columbia, to the ever-increasing risk of wildfires and smoke on Vancouver Island, to the heat dome and atmospheric river in 2021, Langford and its residents are not immune from the impacts of climate change.

While we grapple with a changing climate, Langford and the rest of the region are also in the midst of a **Housing Affordability Crisis**. Single family homes are now out of reach for the average family, monthly rental costs take up an unsustainable portion of take-home incomes, and the lack of housing is forcing some Langford residents into compromised living situations.

Linked to housing challenges is a growing **Inequality Crisis**. Income levels are not keeping pace with increasing costs of

basic needs and inflation is at levels that has not been seen in over twenty years. These pressures are requiring everyone, but in particular single parent families, low-income earners and underrepresented and marginalized groups, to make trade-offs between the necessities of life – shelter, healthy food, and access to basic amenities.

Both the housing affordability crisis and the inequality crisis are, of course, linked with the ongoing **Public Health Crisis**. Langford and the region are struggling to attract and retain doctors, nurses and other healthcare professionals and, at the same time, the lack of primary care physicians is placing additional demands on hospital emergency rooms, urgent primary care centres and social service providers. Moreover, Langford is encountering an increase in individuals experiencing mental health and addiction challenges.



The increased **Infrastructure Cost Crisis** – driven by the rising price of goods and services is causing all local governments, including Langford, to either significantly raise taxes or reduce service levels to maintain existing public amenities and build essential infrastructure.

This strategic plan is built around the urgent need to collectively address these five crises, all while ensuring quality of life and good governance for the entire community. In the strategic themes that follow, icons are used to illustrate how each objective may support one or more of the five crises.

**DESPITE THESE CHALLENGES –
THESE OVERLAPPING CRISES
– WE MUST NOT GIVE UP HOPE.**

While working together for a better tomorrow, Council will remain grounded in our core values of community involvement, environmental stewardship, continuous learning, ethics, integrity, and financial stability. We must ensure that all residents and community partners, regardless of their background or views, are seen and heard when working collectively to solve these complex challenges, even if we disagree. Council will strive to enable everyone to feel not only safe – but encouraged – to participate in our democratic system, as it is only when everyone is included that we are capable of meaningful change.

And lastly, we must use these overlapping crises as our inspiration, our driving force, to work together, as we have in the past, for the betterment of current residents, businesses, and community organizations, and, perhaps most importantly, for the generations still to come.



STRATEGIC PRIORITY ONE

Sustainable Development

The City is committed to continuing to develop Langford with an intentional and sustainable approach. This requires the careful and deliberate consideration of each decision regarding land use, housing, recreation, transportation and infrastructure.

The City must consider the environmental impact of designs, materials and processes used for all new and renovated buildings, consistently and carefully with the lens of current residents and businesses, as well as future generations. The City will take active steps to help mitigate and manage the impact of construction on the environment.

The City's Official Community Plan will be refreshed. This will stimulate revised and new policies, standards, practices, and initiatives, each designed to support development while protecting the environment and supporting Langford's long-term sustainable development goals.

LEGEND



Develop an Urban Forest Management Plan

An Urban Forest Management Plan will provide detailed information, recommendations and resources needed for the City to effectively and proactively manage and enhance its urban tree canopy.



OBJECTIVES

1a | REFRESH THE OFFICIAL COMMUNITY PLAN (OCP)

The Official Community Plan does not require a full rewrite, but rather needs a refresh to reflect the current realities facing Langford and the region. This refresh will include community and partner engagement to obtain feedback on what is working and not working with the current plan, and to ensure the goals and priorities of the community and Council are incorporated. It will also address inconsistencies between the Official Community Plan and the South Langford Neighbourhood Plan which preceded it.

Targeted Completion Date: Q2 2025



1b | UPDATE AMENITY CONTRIBUTION POLICY

In light of recent announcements from the Province regarding amenity contributions in conjunction with rezoning, the City will review its Amenity Contribution Policy and bring this in line with the Province's proposed Amenity Contribution Charge (ACC) financial tool. The objective of helping align the needs of the community with the financial value conveyed to development through rezoning will remain paramount.

Targeted Completion Date: Q4 2024



1c | CREATE EARLY GUIDANCE FOR THE DEVELOPMENT COMMUNITY

The Early Guidance was approved by Council on May 18, 2023. It provides the development community and residents with information regarding Council's initial priorities and expectations for new development proposals. It is expected that elements of the Early Guidance will be the subject of specific work programs that will include appropriate processes and public engagement and will ultimately lead to Council consideration and decisions.

Targeted Completion Date: Complete





1d | UPDATE DESIGN GUIDELINES AND CONSIDER AN ADVISORY DESIGN PANEL

The Design Guidelines provide guidance and direction on a variety of features related to site layout, architectural design and landscaping. Updated Design Guidelines will incorporate relevant elements of the objectives outlined in the early guidance to the development community and this strategic plan. Part of this update will be the consideration of an advisory design panel, which could support both the review and the implementation of the updated guidelines.

Targeted Completion Date: Q3 2025



1e | DEVELOP A CLIMATE ACTION DEVELOPMENT PERMIT AREA BYLAW

A Climate Action Development Permit Area Bylaw will enable the City to employ new powers granted by the Province, as well as direction set in the forthcoming Climate Action Master Plan, to ensure that development is resilient to a growing community and changing climate.

Targeted Completion Date: Q3 2025



1f | DEVELOP A CONSTRUCTION IMPACT MANAGEMENT STRATEGY AND 'GOOD NEIGHBOUR' POLICY

This strategy and policy will result in a written commitment from each developer and business at the earliest stage of permitting on how they intend to be a "good neighbour". It is in everyone's best interest to accommodate growth, development, and business operations in such a way that is reasonably livable for neighbouring residents. Its success will require an additional Bylaw officer dedicated to site inspections and enforcement of these commitments.

Targeted Completion Date: Q2 2024



1g | DEVELOP AN URBAN FOREST MANAGEMENT PLAN

An Urban Forest Management Plan will provide detailed information, recommendations and resources needed for the City to effectively and proactively manage and enhance its urban tree canopy.

Targeted Completion Date: Q3 2024



LEGEND



OBJECTIVES

1h | DEVELOP AN INTERIM TREE PROTECTION BYLAW

The Interim Tree Protection Bylaw is a stop-gap measure to regulate the cutting of trees outside of the development permit areas until the Urban Forest Management Plan is completed.

Targeted Completion Date: Complete



1i | REVIEW THE ZONING BYLAW PARKING REQUIREMENTS IN THE CITY CENTRE

This review will ensure that off-street parking standards, and other transportation demand management requirements, are suitable for a densifying City Centre, encourage the development of affordable housing in the downtown, and support local business and the new post-secondary campus.

Targeted Completion Date: Q2 2025



1j | REVIEW DOWNTOWN PUBLIC PARKING NEEDS AND RELATED POLICIES

This review will enable the City to better understand the parking needs of residents, businesses, commuters and the forthcoming Langford post-secondary campus, all with the goal of building a thriving downtown core.

Targeted Completion Date: Q2 2024



1k | UPDATE THE HOUSING NEEDS REPORT

A Housing Needs Report is a Provincial requirement for determining current and projected housing needs, especially in the areas of affordable housing, rental housing, housing for families, housing for people with disabilities, housing for seniors and housing for the unhoused. A report and subsequent updates are required every 5-years.

Targeted Completion Date: Q4 2024



Update the Housing Needs Report

A Housing Needs Report is a Provincial requirement for determining current and projected housing needs, especially in the areas of affordable housing, rental housing, housing for families, housing for people with disabilities, housing for seniors and housing for the unhoused. A report and subsequent updates are required every 5-years.



OBJECTIVES

1i | CONTINUE TO MAKE STRATEGIC LAND AND FACILITY ACQUISITIONS

To achieve City goals and objectives (including those outlined in this document), each year the City budgets for strategic acquisitions of land and/or facilities. For example, the City recently secured the last of four residential houses on Atkins and Winster to allow for the planned RCMP facility expansion. The City keeps most planned land/facility acquisitions confidential so not to affect costs or create unnecessary uncertainty and competition.

Targeted Completion Date: Ongoing



1m | PURSUE PROGRAMS AND PARTNERSHIPS FOR AFFORDABLE HOUSING

The City can and does support affordable housing through its Affordable Housing Program, Attainable Housing Program, grants to the not-for-profit sector, tax exemptions, and activation of City owned land. It can also support affordable housing through the strategic development and application of land use. Lastly, the City can pursue Provincial and Federal grants, such as the Housing Accelerator Fund, to support the development of affordable housing. The City will continue to aggressively pursue these initiatives to help address the housing affordability crisis that so many residents are facing.

Targeted Completion Date: Ongoing



1n | TENANT ASSISTANCE SUPPORTS

The City recognizes that tenants experience housing issues in a different way than homeowners and require different forms of support as a result. The City will review best practices for tenant assistance from other similar British Columbia municipalities with the aim of developing tenant assistance supports that are suited for the Langford context.

Targeted Completion Date: Q4 2025



1o | UPDATE THE ZONING BYLAW TO REFLECT THE NEW SMALL-SCALE, MULTI-UNIT HOUSING AND TRANSIT-ORIENTED DEVELOPMENT LEGISLATION

The Zoning Bylaw will require updating to incorporate new or amended Zones that will implement Provincial Legislation aiming to increase the supply of small-scale multi-unit housing in traditional single-family neighbourhoods and to establish minimum heights/densities for new multi-unit housing near transit stations/hubs.

Targeted Completion Date: Q2 2024



1p | REVIEW THE ZONING BYLAW TO ENSURE ALIGNMENT WITH THE HOUSING NEEDS REPORT AND OCP

Building on the shorter-term updates outlined in Objective 1o, the City will be required to review the Zoning Bylaw following the completion of the updated Housing Needs Report (Objective 1k) and OCP Refresh (Objective 1a) in order to ensure that the projected housing need can be achieved on pre-zoned land.

Targeted Completion Date: Q4 2025





STRATEGIC PRIORITY TWO

Climate Change and Environmental Stewardship

Few issues are more critical to health, well-being and, indeed, our very survival, than climate change. The City has a key role to play in mitigating the effects of climate change on the community. It can, for example, reduce the environmental impact of its own activities, particularly with city vehicles and facilities. It can identify and implement food security initiatives, continue to improve stormwater and emergency response systems, and develop strategies for disaster mitigation due to climate change. The City's intentional climate change work will require extensive collaboration and partnerships, as well as ongoing monitoring and creative solutions to issues large and small.



LEGEND



Hire a City Climate Change Specialist

In coordination with the City's Emergency Program, and all city departments, this role would coordinate all City climate action and sustainability initiatives.

OBJECTIVES

2a | DEVELOP A CLIMATE ACTION MASTER PLAN INCLUDING TARGETS FOR EMISSION REDUCTIONS

The climate crisis is bearing down on communities across the country and immediate action is needed. The Climate Action Master Plan will guide Langford's next steps.

Targeted Completion Date: Q3 2025



2b | HIRE A CITY CLIMATE CHANGE SPECIALIST

In coordination with the City's Emergency Program, and all city departments, this role would coordinate all City climate action and sustainability initiatives.

Targeted Completion Date: Q1 2024



2c | REVIEW AND ACTION THE FOOD SECURITY POLICY AS DETAILED IN THE OCP

Identify and implement food security initiatives (e.g. community gardens) and support local farmers through partnerships and funding programs.

Targeted Completion Date: Q2 2025



2d | UPDATE THE STORM WATER MANAGEMENT REQUIREMENTS

Complete an in-depth review and update of the Storm Water Management requirements including consideration for intensity, duration and frequency of significant storm events due to climate change.

Targeted Completion Date: Q4 2024



2e | DEVELOP AN OVERARCHING DISASTER MITIGATION STRATEGY WITH RESPECT TO CLIMATE CHANGE AND BUILD RESILIENCY AS A COMMUNITY BASED ON SPECIFIC INITIATIVES

The City must act swiftly to develop a disaster mitigation strategy to manage the diverse types of climate impacts, including prolonged heat events, significant storms, floods, droughts, wildfires and associated smoke. Examples of specific initiatives include but are not limited to: implementing a FireSmart Neighbourhood Program, installing water fountains in new and existing parks, improving the tree canopy in the downtown core to reduce urban heat concerns, and updating bylaws to include best practices for developments in Wildfire Urban Interface areas.

Targeted Completion Date: Q4 2024





STRATEGIC PRIORITY THREE

Economic Development

Langford enjoys a resilient and economically diverse economy. To sustain and enhance this vitality, the City will need to develop a robust economic development plan that sets out specific goals to retain existing businesses, attract new ones, and in cooperation with partners, grow and diversify employment opportunities, all in a way that mitigates harm to the environment and contributes to sustainable development.

The opening of a downtown post-secondary campus will revitalize the downtown core in many ways, will enable the City to better attract and retain talent, and will contribute to Langford's sustained economic vibrancy.



Soulful Sister

LEGEND

- FUNDED
- NOT FUNDED
- PARTIALLY FUNDED
- HOUSING
- PUBLIC HEALTH
- INFRASTRUCTURE COST
- CLIMATE
- INEQUALITY



Develop an Economic Development Plan

An Economic Development Plan will support existing businesses, attract needed talent and work to attract new investment into the community.



OBJECTIVES

3a | DEVELOP AN ECONOMIC DEVELOPMENT PLAN

An Economic Development Plan will support existing businesses, attract needed talent and work to attract new investment into the community.

Targeted Completion Date: Q4 2024



3b | ACTIVELY SUPPORT THE EVOLUTION OF THE DOWNTOWN POST SECONDARY CAMPUS

A downtown post secondary campus will enhance the development and vitality of Langford's downtown core, remove barriers to post-secondary and ongoing education for residents, provide an innovation studio for entrepreneurs, and inspire West Shore youth to plan for their future.

Targeted Completion Date: Ongoing



3c | EXPLORE WAYS TO INCENTIVIZE AND ATTRACT TECHNOLOGY COMPANIES

The technology sector will provide well paying jobs and will further diversify Langford's economy.

Targeted Completion Date: Q4 2025



3d | IMPLEMENT THE FIVE-YEAR TOURISM STRATEGY

The Five-Year Tourism Strategy will expand Langford's visitor economy, support destination development and add revenue to Langford businesses.

Targeted Completion Date: Ongoing



3e | CONTINUE TO SUPPORT THE FILM INDUSTRY

The film economy is critical to supporting the local economy as noted in the five-year tourism strategy. The City is working with the Film Commission and developers to attract a Studio which will further support Langford's position as an economic hub, support destination development strategies, provide well-paid jobs and sector specific educational opportunities for youth.

Targeted Completion Date: Ongoing



3f | CREATE AN ARTS AND CULTURE STRATEGIC PLAN

An arts and culture strategic plan will set the path forward for Langford to become a destination for the arts and will showcase and celebrate the diverse cultures in Langford. It will also clarify the arts and culture space needs of Langford residents, with a focus on inclusivity and accessibility.

Targeted Completion Date: Q1 2025

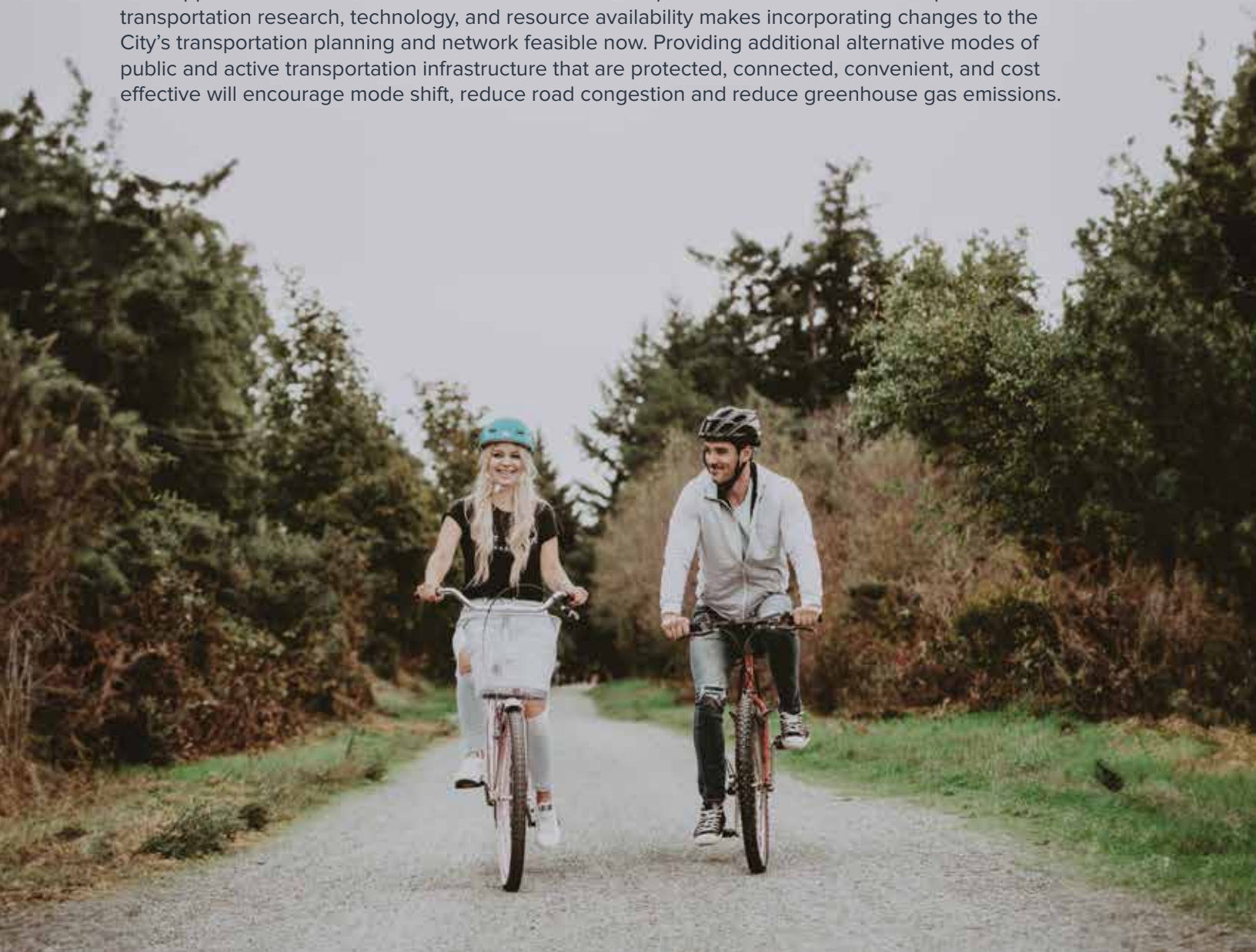




STRATEGIC PRIORITY FOUR

Transportation

Langford’s extensive road network primarily accommodates traditional vehicular traffic. With some roads reaching capacity at peak hours, in a rapidly growing community, and given the urgent need for climate action, there is an immediate opportunity to create awareness and to encourage and support residents shift to alternatives modes of transportation. Advances in wide-spread transportation research, technology, and resource availability makes incorporating changes to the City’s transportation planning and network feasible now. Providing additional alternative modes of public and active transportation infrastructure that are protected, connected, convenient, and cost effective will encourage mode shift, reduce road congestion and reduce greenhouse gas emissions.



LEGEND

-  FUNDED
-  NOT FUNDED
-  PARTIALLY FUNDED
-  HOUSING
-  PUBLIC HEALTH
-  INFRASTRUCTURE COST
-  CLIMATE
-  INEQUALITY

OBJECTIVES

4a | DEVELOP A TRANSPORTATION MASTER PLAN

The Transportation Master Plan (TMP) will be Langford's first official long-term guide for the planning, design, and development of multi-modal transportation infrastructure in accordance with Langford's land use and growth strategies, neighbouring municipalities TMPs for continuity at borders, and any multi-modal regional or provincial transportation plans. This study will examine Langford's current transportation system, identify the constraints and opportunities to improve traffic flow with mode shift, and assess potential infrastructure upgrades. The TMP will consider mitigating strategies for high traffic and high-risk areas (e.g., traffic near current and future schools).

Targeted Completion Date: Q3 2025



4b | DEVELOP AN ACTIVE TRANSPORTATION PLAN

An Active Transportation Plan (ATP) will be developed in parallel with a Transportation Master Plan (TMP). It will reduce car dependency by improving the safety and connectivity of the multi-modal network throughout Langford for all travelers. The ATP will identify key corridors and connections, including safe routes to schools, and including recommendations for active transportation infrastructure upgrades that are healthy, enjoyable, and convenient for people of all ages and abilities who choose to travel in many different ways: walking, biking, skateboarding, scooters, wheelchairs, transit, and other active mobility options.

Targeted Completion Date: Q3 2025



4c | IMPROVE AND EXPAND ACTIVE TRANSPORTATION INFRASTRUCTURE

In accordance with Langford's Sidewalk and Multi-Use Path Matrix (until the Active Transportation Plan is established), projects will be identified and completed annually.

Targeted Completion Date: Ongoing



4d | CREATE AWARENESS AND OPPORTUNITIES FOR TRANSPORTATION MODE SHIFT

Staff will continue to work with BC Transit to improve bus-stop infrastructure and allow for more stops where ridership dictates, accommodate requests for car and bike share stalls, expand public EV charging infrastructure, encourage densification in Langford's city-center, and incentivise developments to integrate active transportation infrastructure in their design.

Targeted Completion Date: Ongoing





STRATEGIC PRIORITY FIVE

Good Governance

The City is strongly committed to providing high-quality and responsive public service. As such, it strives to provide services that reflect growing community needs, with the lens of continual evaluation, also improvement, transparency, and fiscal responsibility.

Council is also strongly committed to govern in ways that are responsive, collegial and respectful of the public's need to be informed and engaged. Council strives to foster greater public engagement and to demonstrate, in all of its work, the highest level of fiscal responsibility. It also seeks to work closely with regional partners and provide leadership whenever feasible.

Working collaboratively with staff, Council also must ensure that the City meets all provincially mandated legislative responsibilities; that the City's assets are properly maintained for future generations; and that the City administration is appropriately resourced to provide modern, efficient, high-quality and professional services.



LEGEND



Improve Access to City Information

While the City has a Freedom of Information program, the City will explore an open data program for information that can be routinely released and may provide benefit for business or other public needs.



OBJECTIVES

5a | BE AT THE TABLE FOR STRATEGIC REGIONAL DISCUSSIONS AND DECISIONS

As the third largest municipality in the region, and the economic centre of the West Shore, the City will take a leadership role in regional discussions and decision-making.

Targeted Completion Date: Ongoing



5bi | ENSURE ALL BUDGETS ARE FISCALLY SUSTAINABLE

By ensuring strong financial controls, ensuring services are funded from the appropriate sources, building the City's reserves, applying for a variety of grants, and ensuring that funds are allocated with a lens of equity and future generations, the City will ensure that its budgets are responsible and fiscally sustainable.

Targeted Completion Date: Ongoing



5bii: ENSURE ALL BUDGET DOCUMENTS ARE TRANSPARENT AND USER FRIENDLY

The City recognizes it is important for residents to be able to meaningfully participate in the annual budget process. While robust Council and Committee of the Whole meetings support this, the City will continually strive to improve the budget process and budget documents to ensure the public is best able to understand and participate in related decision-making.

Targeted Completion Date: Q1 2025



5c | EXPAND OPPORTUNITIES FOR PUBLIC ENGAGEMENT

Improved public engagement will better connect the residents with City Hall by promoting inclusivity, collective progress, and active democracy. Council has already implemented the hiring of additional staff and the City has launched its Facebook page and Let's Chat Langford to support this objective.

Targeted Completion Date: Ongoing



5d | IMPROVE ACCESS TO CITY INFORMATION

While the City has a Freedom of Information program, the City will explore an open data program for information that can be routinely released and may provide benefit for businesses or other public needs.

Targeted Completion Date: Q4 2026



OBJECTIVES

5e | DEVELOP AN EQUITY, DIVERSITY, AND INCLUSION STRATEGY

Langford's residents, including newcomers, represent a wide range of cultural backgrounds and diverse voices. An Equity, Diversity and Inclusion Strategy will enable all City representatives, be it elected officials, committee members, City staff, contractors, and other volunteers, to understand, respect and celebrate what makes us each unique, and importantly, help to ensure all residents are treated equally.

Targeted Completion Date: Q4 2025



5f | IMPLEMENT THE USE OF A DEVELOPMENT TRACKER

To increase transparency and provide ease of access to this information, the City will explore the creation of a Development Tracker that would highlight developments in stream, under construction and those recently completed.

Targeted Completion Date: Q1 2026



5g | MAINTAIN THE CITY'S LONG-STANDING CORPORATE EFFICIENCIES

The City has a strong reputation of being lean, making decisions and minimizing bureaucracy. This approach streamlines approvals, empowers staff and keeps costs down. While many elements of this strategic plan may require additional processes for successful implementation, the City will work to only add these processes when appropriate.

Targeted Completion Date: Ongoing



5h | FINALIZE A COMPREHENSIVE ASSET MANAGEMENT PLAN

The City has a significant asset inventory (valued at over \$500 million). Completing a comprehensive Asset Management Plan will allow for forecasting future maintenance, upgrades, sustainability improvements, and replacement needs for City assets, and will allow the City to budget accordingly and be fiscally responsible.

Targeted Completion Date: Q3 2026



Develop an Equity, Diversity, and Inclusion Strategy

Langford's residents, including newcomers, represent a wide range of cultural backgrounds and diverse voices. An Equity, Diversity and Inclusion Strategy will enable all City representatives, be it elected officials, committee members, City staff, contractors, and other volunteers, to understand, respect and celebrate what makes us each unique.





STRATEGIC PRIORITY SIX

Quality of Life

Collectively, all strategic themes support and contribute to the sustainability of a high quality of life for all who live and work in the City.

This theme focuses on those aspects of life that help to make people happy, connected and feel represented and seen in their community. This includes recreational, social and cultural amenities, access to the natural environment, and public safety. Focusing on this theme will help to ensure that for generations to come, Langford will be viewed as welcoming, inclusive, safe, sustainable and forward thinking.

LEGEND



FUNDED



NOT FUNDED



PARTIALLY FUNDED



HOUSING



PUBLIC HEALTH



INFRASTRUCTURE COST



CLIMATE



INEQUALITY

Develop a Parks, Recreation and Trails Master Plan

The Parks, Recreation and Trails Master Plan will provide a framework for decisions related to park acquisition, development and management, accessibility, infrastructure, and public placemaking, along with associated timelines and required budgets.



OBJECTIVES

6a | UNDERTAKE A PARKS NEEDS ASSESSMENT

The Parks Needs Assessment provides an inventory of existing Parks assets and amenities and anticipates future needs for the growing community. This data will be essential for the development of the Parks, Recreation and Trails Master Plan.

Targeted Completion Date: Q4 2023



6b | DEVELOP A PARKS, RECREATION AND TRAILS MASTER PLAN

The Parks, Recreation and Trails Master Plan will provide a framework for decisions related to park acquisition, development, management, accessibility, infrastructure, and public placemaking, along with associated timelines and required budgets.

Targeted Completion Date: Q3 2025



6c | CONTINUE TO TAKE ACTION TOWARDS RECONCILIATION

The City will work to implement the actions specific to local government as outlined in the Truth and Reconciliation Commission of Canada: Calls to Action. The City will continue work with Indigenous partners, celebrate Indigenous culture and will ensure our work is grounded with the intentional lens of truth and reconciliation.

Targeted Completion Date: Ongoing



6d | SUPPORT THE EFFORTS OF COMMUNITY ORGANIZATIONS TO EXPAND SERVICES TO YOUTH, SENIORS, AND OTHER UNDERREPRESENTED AND MARGINALIZED GROUPS

Community organizations play a critical role in the health and vibrancy of the community. Wherever possible, the City will take an active approach to collaboration and partnership to achieve shared community objectives.

Targeted Completion Date: Ongoing





6e | ENGAGE WITH YOUTH TO LEARN ABOUT THE TYPES OF SERVICES AND FACILITIES THEY BELIEVE ARE MISSING IN LANGFORD

By engaging with youth to learn of their wishes and needs, the City will be able to determine a path forward for providing and/or supporting additional resources for youth (e.g. a youth centre, additional programming at recreation facilities).

Targeted Completion Date: Ongoing



6f | DEVELOP AND IMPLEMENT A PLACEMAKING STRATEGY

Effective placemaking activities help to build complete communities and allows residents to feel more connected with each other. From support of neighbourhood associations, to activation of neighbourhood and community spaces, to wayfinding, to grants that supports placemaking initiatives, a strategy will guide the City's development and implementation of placemaking initiatives.

Targeted Completion Date: Q1 2026



6g | DEVELOP AND IMPLEMENT AN ACCESSIBILITY PLAN

The Accessible BC Act requires all local governments to develop an Accessibility Committee and Accessibility Plan, and to provide a tool to receive feedback on accessibility concerns within the community. The City is working in collaboration with neighbouring municipalities on these requirements to ensure the unique needs of Langford's residents and visitors are met.

Targeted Completion Date: Q2 2024



6h | IMPLEMENT THE RECENTLY DEVELOPED FIRE MASTER PLAN

Implementation of the recently developed Fire Master Plan is underway and will continue into 2024.

Targeted Completion Date: Ongoing



LEGEND



FUNDED



NOT FUNDED



PARTIALLY FUNDED



HOUSING



PUBLIC HEALTH



INFRASTRUCTURE COST



CLIMATE



INEQUALITY



Increased Access to Recreation Infrastructure and Services

As the City grows, so to does the City's need to grow recreational offerings. The City will look to achieve this through the implementation of the Parks, Recreation and Trails Master Plan, through the purchase of the Westhills YMCA Aquatic Facility, and through other strategic acquisitions and partnerships.



OBJECTIVES

6i | PROVIDE 24/7 STAFFING TO FIRE HALL 2

The City will ensure 24/7 staffing of Fire Hall 2 by 2025.

Targeted Completion Date: Ongoing to 2025



6j | SUPPORT THE EXPANSION OF THE RCMP FACILITY

Langford, along with its partner municipalities, are committed to expanding the RCMP building to accommodate growth in Langford and the West Shore.

Targeted Completion Date: Ongoing



6k | EXPLORE PUBLIC SAFETY OPTIONS TO ADDRESS EMERGING ISSUES AROUND UNSHELTERED POPULATIONS

Langford, like many communities in BC, is experiencing an increase in those living in precarious situations and who are experiencing homelessness. While sometimes due to economic circumstances, often there are other factors involved, including trauma, addiction, and mental health challenges. The City will work with its key partners to ensure public safety is maintained for all members of the community.

Targeted Completion Date: Ongoing



6l | INCREASED ACCESS TO RECREATION INFRASTRUCTURE AND SERVICES

As the City grows, so to does the City's need to grow recreational offerings. The City will look to achieve this through the implementation of the Parks, Recreation and Trails Master Plan, through the purchase of the Westhills YMCA Aquatic Facility, and through other strategic acquisitions and partnerships.

Targeted Completion Date: Ongoing



6m | EXPLORE CURRENT LIBRARY CAPACITY AND COMMUNITY NEEDS

Currently, the City provides for library services for the residents, through the membership in the Greater Victoria Public Library (GVPL), through the Juan de Fuca Branch (at West Shore Parks and Recreation), the Goudy Branch (on Goldstream Avenue) and the Heritage Branch (in Westhills). The City has not expanded the number or capacity of libraries since 2016, despite the significant growth in population. With this in mind, the City will work with the GVPL to review capacity and community needs, and to potentially identify opportunities to expand library capacity within Langford.

Targeted Completion Date: Ongoing





Collaborative Advocacy

Langford residents and businesses depend on and expect the delivery of quality services. While many services are delivered directly by the City, other critical services, especially those at the forefront of many urgent community needs, are not.

When the service is the responsibility of another level of government, agency or community partner, such as health care and education, the City has a responsibility to advocate to and partner with those organizations, wherever possible. As the population continues to rapidly grow, and complex and diverse challenges continue to emerge, advocacy will play a critical part in guiding Langford's future. It is anticipated that advocacy work will be critical in a variety of areas.

It is anticipated that advocacy work will be critical in the following areas:



SOCIAL AND NON-MARKET HOUSING: Recognizing the increasing challenging economic pressures facing residents, especially those not earning a living wage, Council will build on existing City policies and programs related to affordable and attainable housing by actively engaging with other levels of government, housing providers and developers to support a variety of housing options that will provide equitable housing for all residents.

PUBLIC SAFETY AND COMPASSION FOR ALL RESIDENTS:

Cities across the province, nationally and globally are facing critical challenges and significant community impacts due to the lack of services to support mental health, addiction, poverty reduction and the lack of housing for unsheltered populations. While the provincial government has the primary role in providing support for housing, poverty reduction, healthcare, mental health and addictions care, the City supports regional, provincial and national efforts to improve the conditions faced by unsheltered populations and those at risk of becoming unsheltered. The City is committed to treating unsheltered members of the community with respect, compassion and cultural safety while protecting the vitality, safety and lawful enjoyment of City parks and other public spaces by all members of the community.

SENIORS HOUSING AND CARE FACILITIES: The ability to age within one's own community remains a priority and the most financially viable option for many seniors. In the most recent Housing Needs Assessment, supportive housing for seniors was identified as a key area of need by regional partners. As baby-boomers continue to age, the demand is anticipated to significantly increase unless additional housing is built. As such, the City will play an active role in supporting its partners to provide supportive housing for seniors to age in place.



CHILDCARE SPACES: As a family-oriented community, it is critical that an appropriate number of affordable, quality daycare spaces are available to serve the needs of Langford families. In order to address the shortfall of daycare spaces, Council will engage with higher levels of government, Island Health, and daycare providers to support the creation of additional daycare facilities.

NUMBER OF SCHOOLS IN LANGFORD AND THE WEST SHORE: Schools in School District 62 are beyond capacity in many areas of Langford and the West Shore, including some schools that have not even opened yet. School District 62 has identified that five additional schools are needed in the near future but has not secured funding for all of those schools from the Provincial Government. The City will be at the table with School District 62 and the Province to help secure additional schools for Langford and the West Shore.

ACCELERATE THE IMPLEMENTATION OF TRANSIT SERVICE AND ACTIVE TRANSPORTATION INFRASTRUCTURE:

The City will continue to advocate with the Province and BC Transit for improved mass transit service and supports for active transportation infrastructure to achieve regional GHG reduction and mode shift targets, as well as to rapidly reduce peak hour road congestion and collision potential. This will include, but is not limited to, advocating for additional accessible rapid-transit bus stops in Langford, a dedicated rapid-transit bus lane on the provincial highway, a regional light-rail transit corridor, and more funding for active transportation infrastructure.

ACCESS TO HEALTH CARE FACILITIES AND SOCIAL SERVICES:

Council will engage with medical professionals and higher levels of government to seek funding and innovative partnerships to effectively meet the health care needs of residents, advocate to higher levels of government and medical associations/boards to review outdated policies around medical professionals immigrating to Canada to fast track their certification to practice, and advocate for enhancing existing services within the community (e.g. additional supports for the Goldstream Food Bank, for newcomers to Canada and for those looking for pathways to employment services).





CITY OF
Langford

City Hall

☎ 250-478-7882 ✉ hello@langford.ca

877 Goldstream Avenue, 2nd Floor,
Langford, BC, V9B 2X8

Langford.ca



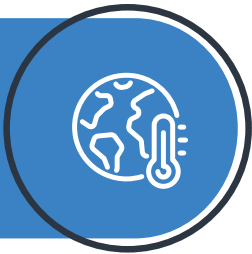
STRATEGIC PRIORITY ONE

Sustainable Development

Completed 2024
 Ongoing
 Projected Completion
 Funded
 Not Funded
 Partially Funded

Strategic Priority One: Sustainable Development	Completed 2024	Ongoing	Projected Completion: 2025	Projected Completion: 2026	Not Started	Funding
1A - Refresh the Official Community Plan (OCP)						
1B - Update Amenity Contribution Policy						
1C - Create Early Guidance for the Development Community						
1D - Update Design Guidelines and Consider An Advisory Design Panel						
1E - Develop A Climate Action Development Permit Area Bylaw						
1F - Develop A Constructions Impact Management Strategy and ‘Good Neighbour’ Policy						
1G - Develop An Urban Forest Management Plan						
1H - Develop An Interim Tree Protection Bylaw						
1I - Review the Zoning Bylaw Parking Requirements in The City Centre						
1J - Review Downtown Public Parking Needs And Related Policies						
1K - Update The Housing Needs Report						
1L - Continue to Make Strategic Land and Facility Acquisitions						
1M - Pursue Programs and Partnerships for Affordable Housing						
1N - Tenant Assistance Supports						
1O - Update the Zoning Bylaw to Reflect the New Small-Scale, Multi-Unit Housing and Transit-Oriented Development Legislation						
1P - Review the Zoning Bylaw to Ensure Alignment with the Housing Needs Report and OCP						





STRATEGIC PRIORITY TWO

Climate Change and Environmental Stewardship

✓ Completed 2024 ✓ Ongoing ✓ Projected Completion \$ Funded \$ Not Funded \$ Partially Funded

Strategic Priority Two: Climate Change and Environmental Stewardship	Completed 2024	Ongoing	Projected Completion: 2025	Projected Completion: 2026	Not Started	Funding
2A - Develop A Climate Action Master Plan Including Targets for Emission Reductions				✓		\$
2B - Hire A City Climate Change Specialist	✓					\$
2C - Review and Action the Food Security Policy as Detailed in the OCP			✓			\$
2D - Update the Storm Water Management Requirements			✓			\$
2E - Develop an Overarching Disaster Mitigation Strategy with Respect to Climate Change and Build Resiliency as a Community Based on Specific Initiatives				✓		\$





STRATEGIC PRIORITY THREE

Economic Development

Completed 2024
 Ongoing
 Projected Completion
 Funded
 Not Funded
 Partially Funded

Strategic Priority Three: Economic Development	Completed 2024	Ongoing	Projected Completion: 2025	Projected Completion: 2026	Not Started	Funding
3A - Develop an Economic Development Plan						
3B - Actively Support the Evolution of the Downtown Post Secondary Campus						
3C - Explore Ways to Incentivize and Attract Technology Companies						
3D - Implement the Five-Year Tourism Strategy						
3E - Continue to Support the Film Industry						
3F - Create an Arts and Culture Strategic Plan						





STRATEGIC PRIORITY FOUR

Transportation

✔ Completed 2024 ✔ Ongoing ✔ Projected Completion \$ Funded \$ Not Funded \$ Partially Funded

Strategic Priority Four: Transportation	Completed 2024	Ongoing	Projected Completion: 2025	Projected Completion: 2026	Not Started	Funding
4A - Develop a Transportation Master Plan			✔			\$
4B - Develop an Active Transportation Plan			✔			\$
4C - Improve and Expand Active Transportation Infrastructure		✔				\$
4D - Create Awareness and Opportunities for Transportation Mode Shift		✔				\$





STRATEGIC PRIORITY FIVE

Good Governance

Completed 2024 Ongoing Projected Completion Funded Not Funded Partially Funded

Strategic Priority Five: Good Governance	Completed 2024	Ongoing	Projected Completion: 2025	Projected Completion: 2026	Not Started	Funding
5A - Be at the Table for Strategic Regional Discussions and Decisions						
5Bi - Ensure All Budgets are Fiscally Sustainable						
5Bii- Ensure all Budget Documents are Transparent and User Friendly						
5C - Expand Opportunities for Public Engagement						
5D - Improve Access to City Information						
5E - Develop an Equity, Diversity, and Inclusion Strategy						
5F - Implement the Use of a Development Tracker						
5G - Maintain the City’s Long-Standing Corporate Efficiencies						
5H - Finalize a Comprehensive Asset Management Plan						





STRATEGIC PRIORITY SIX

Quality of Life

Completed 2024
 Ongoing
 Projected Completion
 Funded
 Not Funded
 Partially Funded

Strategic Priority Six: Quality of Life	Completed 2024	Ongoing	Projected Completion: 2025	Projected Completion: 2026	Not Started	Funding
6A - Undertake a Parks Needs Assessment						
6B - Develop a Parks, Recreation and Trails Master Plan						
6C - Continue to Take Action Towards Reconciliation						
6D - Support the Efforts of Community Organizations to Expand Services to Youth, Seniors, and Other Underrepresented and Marginalized Groups						
6E - Engage with Youth to Learn About the Types of Services and Facilities They Believe Are Missing in Langford						
6F - Develop and Implement a Placemaking Strategy						
6G - Develop and Implement an Accessibility Plan						
6H - Implement the Recently Developed Fire Master Plan						
6I - Provide 24/7 Staffing to Fire Hall 2						
6J - Support the Expansion of the RCMP Facility						
6K - Explore Public Safety Options to Address Emerging Issues Around Unsheltered Populations						
6L - Increase Access to Recreation Infrastructure and Services						
6M - Explore Current Library Capacity and Community Needs						





City of Langford

Report to Council

DATE: Monday, February 3, 2025

SUBJECT: 20250203 - Notice of Motion Councillors Guiry and Szpak - Free Pelvic Floor Physiotherapy Treatments

EXECUTIVE SUMMARY:

This report is seeking approval from Council to endorse the following resolution to come forward to Association of Vancouver Island Coastal Communities (AVICC):

WHEREAS people who are postpartum may experience pelvic floor dysfunction, including incontinence, pain, and prolapse, as a direct result of pregnancy and childbirth, which significantly impacts quality of life, mental health, long-term physical well-being and creates inequitable financial burdens;
AND WHEREAS the Canadian Physiotherapy Association recognizes pelvic floor physiotherapy as an evidence-based, non-invasive treatment option that improves postpartum recovery; however, the lack of both equitable access to pelvic floor physiotherapy and education about the benefits contributes to healthcare costs associated with untreated pelvic floor dysfunction, including corrective surgeries, chronic conditions and the expense of personal hygiene products;
THEREFORE BE IT RESOLVED THAT the provincial government work with healthcare professionals, including physiotherapists, obstetricians, midwives and nurse practitioners to ensure postpartum care involves informing patients about and provides patients equitable access to pelvic floor assessments and physiotherapy services, regardless of income or insurance status;
BE IT FURTHER RESOLVED THAT the Province of British Columbia implement a program to provide free pelvic floor physiotherapy treatments as part of the standard postpartum care under the BC Medical Services Plan (MSP).

BACKGROUND:

Pelvic floor dysfunction, including incontinence, pain, and prolapse, is a common health issue experienced by postpartum individuals which significantly affects quality of life, mental health, and long-term physical well-being. Despite this, pelvic floor dysfunction is often not talked about openly due to feelings of shame, embarrassment, and an assumption that symptoms are a natural and permanent consequence of childbirth. Access to pelvic floor physiotherapy can aid in the recovery of pelvic health, prevent chronic conditions, and support postpartum recovery which can extend to weeks, months and sometimes years after giving birth, yet these services are often cost-prohibitive for many women.

The pelvic floor consists of hammock-like muscles that support the bladder, uterus, and rectum. These muscles have a significant impact on day-to-day life and can have negative impacts when they cannot contract, relax or engage as they are meant to. Pelvic floor dysfunction can present as individual or combined symptoms including but not limited to heaviness in pelvic area, constipation, prolapse or dropped pelvic organs, frequent urge to urinate, incontinence, back pain and pain during intercourse.

A 2024 survey of 612 women prepared by Origin in partnership with Ipsos, it was found that pelvic floor symptoms often start or worsen after giving birth. 1 in 3 who had a baby within 5 years experienced pain with sex within the past year and 7 in 10 women who had a baby within 5 years experienced bladder leaks within the past year. These symptoms can later worsen in perimenopause and menopause.

The Canadian Physiotherapy Association recognizes pelvic floor physiotherapy as an evidence-based, non-invasive treatment option that improves postpartum recovery of quality of life. Pregnancy and childbirth places an enormous strain on the pelvic floor, leading to dysfunction such as incontinence, pain, sexual dysfunction and prolapse. This can have a profoundly negative effect on both mental and physical health.

In a Research Letter by the Canadian Society for Pelvic Medicine it was stated that,

“Implementing accessible models of care for pelvic health physiotherapy services will ease the demands for specialist medical and surgical consultation and intervention. Improved access to pelvic health physiotherapy services will also reduce the economic and personal burdens of these disorders through reducing lost work time and helping Canadians remain healthy and active across their lifespan.”

Currently, in British Columbia free or subsidized physiotherapy for pelvic floor dysfunction is only available to women with third-party insurance coverage or those who qualify for MSP Supplementary Benefits, which requires recipients to be eligible for income assistance, disability assistance and hardship assistance. This policy excludes the majority of postpartum women, leaving them to bear the financial burden of essential care or forgo treatment entirely, thereby exacerbating health inequities.

Rationale

Lack of equitable access to pelvic floor physiotherapy contributes to long-term healthcare costs associated with untreated pelvic floor dysfunction, such as surgeries, chronic conditions and the expense of personal hygiene products. Gaps in equitable access to postpartum pelvic floor health exist both through education and through fiscal barriers. Thus, bridging these gaps involves a provincial commitment to both education on pelvic floor health and providing free pelvic floor physiotherapy

treatments as part of standard postpartum care. This also provides a commitment to the dignity and general wellbeing of childbearing individuals postpartum.

References

CSPM Position Statement: The Landscape of Pelvic Health Physiotherapy in Canada

McLean, Linda et al.

Journal of Obstetrics and Gynaecology Canada , Volume 46, Issue 7, 102565

Extended Medical Therapies. Government of British Columbia. 2024. URL:

<https://www2.gov.bc.ca/gov/content/governments/policies-for-government/bcea-policy-and-procedure-manual/health-supplements-and-programs/extended-medical-therapies>

The 2024 Origin Pelvic Health Study. Origin & Ipsos. 2024. URL: https://cdn.prod.website-files.com/5e83c94ce2211601c334588e/661d0b85e455319b91bd6574_The-2024-Origin-Pelvic-Health-Study.pdf

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

LEGAL IMPLICATIONS:

There are no legal implications associated with this report.

STRATEGIC PLAN ALIGNMENT:

This resolution supports working with the Province through collaborative advocacy to advance engagement with higher levels of government to effectively meet the health care needs of residents.

OPTIONS:

Option 1

THAT Council endorse the following resolution:

WHEREAS people who are postpartum may experience pelvic floor dysfunction, including incontinence, pain, and prolapse, as a direct result of pregnancy and childbirth, which significantly impacts quality of life, mental health, long-term physical well-being and creates inequitable financial burdens;

AND WHEREAS the Canadian Physiotherapy Association recognizes pelvic floor physiotherapy as an evidence-based, non-invasive treatment option that improves postpartum recovery; however, the lack of both equitable access to pelvic floor physiotherapy and education about the benefits contributes to

healthcare costs associated with untreated pelvic floor dysfunction, including corrective surgeries, chronic conditions and the expense of personal hygiene products;

THEREFORE BE IT RESOLVED THAT the provincial government work with healthcare professionals, including physiotherapists, obstetricians, midwives and nurse practitioners to ensure postpartum care involves informing patients about and provides patients equitable access to pelvic floor assessments and physiotherapy services, regardless of income or insurance status;

BE IT FURTHER RESOLVED THAT the Province of British Columbia implement a program to provide free pelvic floor physiotherapy treatments as part of the standard postpartum care under the BC Medical Services Plan (MSP).

OR Option 2

THAT Council take no action at this time regarding the proposed AVICC resolution requesting that the Province of British Columbia implement a program to provide free pelvic floor physiotherapy treatments as part of the standard postpartum care under the BC Medical Services Plan (MSP).

SUBMITTED BY: Councillors Guiry and Szpak



City of Langford

Report to Council

DATE: Monday, February 3, 2025

SUBJECT: Notice of Motion Councillor Wagner – Legislating the BC Coastal Marine Strategy

EXECUTIVE SUMMARY:

This report is seeking approval from Council to endorse the following resolution to come forward to Association of Vancouver Island Coastal Communities (AVICC):

WHEREAS in July 2024, following extensive consultation with First Nations and stakeholders, the Government of BC released its first-ever Coastal Marine Strategy, providing a 20-year vision of “a diverse, productive and resilient coastal marine environment that is valued in its own right and that supports the prosperity, health and well-being of coastal communities now and into the future” (p.3); AND WHEREAS the Coastal Marine Strategy details nine important goals (diverse marine life; abundant wild Pacific Salmon; a clean coast; climate-ready communities; a sustainable coastal economy; vibrant coastal communities; trusting, respectful relationships; a robust tool kit; and integrated and balanced management), but does not have the force of law, and codifying the Strategy into law will support its success and longevity rather than leaving it dependant on the priorities of the government of the day; THEREFORE BE IT RESOLVED THAT UBCM call on the Province of British Columbia to enshrine the B.C. Coastal Marine Strategy into law.

BACKGROUND:

The coast is a global treasure and is vital to the identity, culture, and economy of BC. It is facing increasing pressures, including the effects of climate change, declining fish populations and development. The provincial government exercises considerable jurisdiction in the marine and coastal realm, yet historically, was one of the only North American coastal jurisdictions to not have a cohesive policy in place to manage coastal and marine issues and guide decision-making in these spheres. The current array of provincial policy and laws that address marine and coastal issues was simply not designed to deal with today's pressures.

The Province recently took a huge step last to address this shortcoming. In July 2024, the province released its first-ever [Coastal Marine Strategy](https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/coastal-marine-strategy/coastal_marine_strategy.pdf),¹ aimed at holistically managing the coast for generations

¹ B.C. Coastal Marine Strategy, online: https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/coastal-marine-strategy/coastal_marine_strategy.pdf

to come. This was achieved in collaboration with many First Nations, and after extensive consultation with coastal communities, other governments, stakeholders and concerned citizens. This included commercial fishers, recreational fishers, tourism operators, the conservation sector, and the shipping industry, among others. The Strategy's vision is ***“a diverse, productive and resilient coastal marine environment that is valued in its own right and that supports the prosperity, health and well-being of coastal communities now and into the future.”***²

The Strategy includes both existing and new policies, programs and projects; these aim to protect and restore coastal ecosystems; assess and manage cumulative impacts; promote sustainable blue economies; and support the implementation of marine plans to ensure the most sustainable use of coastal regions. A selection of the Strategy's activities that are most relevant to coastal communities are listed below.

THE NEED FOR LEGISLATION:

This monumental accomplishment must now be followed up with a legislative framework to support the Strategy's goals. This is the critical next step to ensure the Strategy fulfills its 20-year vision and is resistant to political changes and has strong monitoring and enforcement provisions.

The B.C. Coastal Marine Strategy committed, in the first activity under action 19 “Modernize policies and procedures”, to: *“Assess the information needed and develop a proposal for coastal marine legislation, in partnership with First Nations. As appropriate, proceed through the legislative stages”* (see p 54 of the Strategy). However, passing legislation takes time, and with the recent provincial election resulting in a bare minority government, there is no time to waste. Pressure from local governments, through UBCM, will help push the Province to move forward on this commitment.

THE B.C COASTAL MARINE STRATEGY'S RELEVANCE TO COASTAL COMMUNITIES

The B.C. Coastal Marine Strategy has nine goals that are operationalized with 116 activities. Coastal communities are familiar with the challenges facing the B.C. Coast, and many of the Strategy's activities will benefit coastal communities. Fifteen of these activities are:

Monitor Coastal Health

- Establish water quality objectives and monitoring programs in coastal areas of concern and use monitoring results to:
 - link in with coastal watershed planning and protection and other strategic planning processes (such as estuary management plans and storm water management plans);
 - maintain and expand partnerships with other governments;

² For more information on the Strategy, see West Coast Environmental Law's blog post: “A Blueprint for the Coast: BC's first ever Coastal Marine Strategy is here!” (11 July 2024), online: <https://www.wcel.org/blog/blueprint-coast-bcs-first-ever-coastal-marine-strategy-here>

- expand efforts for preventing, detecting, monitoring and managing invasive aquatic plant species;

Protect and restore nearshore ecosystems

- Protect nearshore habitats from the impacts of small vessel anchoring and mooring buoys, in collaboration with First Nations, federal and local governments;
- Explore establishing innovative protected area models for the coastal marine environment in collaboration with interested First Nations and the federal government, including the use of Indigenous Protected and Conserved Areas;
- Assist in the collation of information on the location and status of intertidal spawning habitat for forage fish (sand lance and surf smelt), support additional forage fish habitat spawning surveys and help to encourage citizen involvement in habitat conservation;

Prevent marine pollution

- Prohibit the use of polystyrene in future marine infrastructure construction and collaborate with the federal government to promote replacing existing polystyrene marine floats with environmentally friendly alternatives;

Clean up marine pollution

- Support additional coastal cleanups of plastics and debris, including actions to address abandoned and derelict trespass structures and derelict vessels in the intertidal zone;

Improve understanding of climate change

- Expand our collective understanding of climate risks to coastal communities, ecosystems and economies through monitoring, research, data acquisition, modelling and vulnerability studies. Work with government partners to enhance and support the climate resilience of coastal communities;
- Help provide the information needed to develop or update regional climate action plans;

Incorporate nature-based solutions

- Investigate and consider incentives to homeowners and developers to maintain or restore natural shorelines (such as through grants and rebates, tax relief and permitting efficiencies);
- Improve access to [Green Shores](#) training, education and technical support to help homeowners, developers and local governments implement nature-based solutions to a high standard;
- Expand the implementation of B.C.'s expedited permit process for nature-based shoreline projects;

Help restore First Nations traditional (sea)food systems

- Support the development and implementation of community-level, climate-informed food sovereignty visions/plans focused on reclaiming ancestral seafoods and building food resiliency;

Advance collaborative stewardship

- Establish new, integrated participatory structures and processes that improve collaboration and co-ordination across governments;

Modernize policies and procedures

- Update, as required, provincial policies, best management practices and authorization requirements for tenures tied to activities in the coastal marine environment;

Update and refresh spatial data

- Identify a pilot area to develop and implement an integrated plan across the land-sea interface that brings together watershed and coastal marine planning.

Enshrining the B.C. Coastal Marine Strategy into law will improve coastal decision-making and co-management; ensure healthy and resilient marine ecosystems; and support sustainable and vibrant coastal communities and economies.

PREVIOUS UBCM RESOLUTIONS RELATED TO THE COASTAL MARINE STRATEGY:

2020 – Sponsored by Port Moody, Automatically referred to Executive
 NR45 Support for a British Columbia Coastal Protection Strategy

WHEREAS unlike all the Atlantic provinces, BC has no comprehensive coastal and marine strategy, a BC Coastal Protection Strategy will clearly articulate provincial jurisdiction and enable the Province to better engage with other governments and communities;

AND WHEREAS no marine counterpart to the BC Land Act exists, and piecemeal legislation and policy govern numerous coastal marine activities;

AND WHEREAS a BC Coastal Protection Strategy will provide a vision and objectives to guide actions in the increasingly crowded coastal zone and highlight the importance the government places on these vital areas such as sensitive marine ecosystems, and vulnerable species, as well as their importance to protecting our coastal communities and economies:

THEREFORE BE IT RESOLVED THAT UBCM request the BC government to develop and enact a Coastal Protection Strategy and law to leverage and coordinate the work of provincial ministries, First Nations, local communities, and stakeholder groups to preserve coastal and ocean health, halt coastal habitat loss, accelerate the completion of a UBCM 2020 Resolutions Book 135 network of marine protected areas to benefit fisheries, biodiversity and the economy, set marine environmental quality objectives from upland activities, and help communities adopt ecosystem-based approaches to manage risks from flooding due to extreme weather events, sea level rise, climate change, and ocean acidification.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

LEGAL IMPLICATIONS:

There are no legal implications associated with this report.

STRATEGIC PLAN ALIGNMENT:

This resolution supports working with the Province through collaborative advocacy to advance environmental stewardship, disaster mitigation, and climate action and resiliency as well as supporting Strategic Plan initiatives as outlined below:

2c – Review and Action the Food Security Policy as Detailed in the OCP

6c – Continue to Take Action Towards Reconciliation

OPTIONS:**Option 1**

THAT Council endorse the following resolution:

WHEREAS in July 2024, following extensive consultation with First Nations and stakeholders, the Government of BC released its first-ever Coastal Marine Strategy, providing a 20-year vision of “a diverse, productive and resilient coastal marine environment that is valued in its own right and that supports the prosperity, health and well-being of coastal communities now and into the future” (p.3);

AND WHEREAS the Coastal Marine Strategy details nine important goals (diverse marine life; abundant wild Pacific Salmon; a clean coast; climate-ready communities; a sustainable coastal economy; vibrant coastal communities; trusting, respectful relationships; a robust tool kit; and integrated and balanced management), but does not have the force of law, and codifying the Strategy into law will support its success and longevity rather than leaving it dependant on the priorities of the government of the day;

THEREFORE BE IT RESOLVED THAT UBCM call on the Province of British Columbia to enshrine the B.C. Coastal Marine Strategy into law.

OR Option 2

THAT Council take no action at this time regarding the proposed UBCM resolution to enshrine the “Coastal Marine Strategy” into law.

SUBMITTED BY: Councillor Wagner

MUNICIPAL OWNERS

1767 Island Highway Victoria BC V9B 1J1 PH: 250 478-8384 FX: 250 474-8624 www.jdfrecreation.com

WSPR STAFF REPORT

TO:	West Shore Parks & Recreation Society Members
FROM:	Grant Brown, Administrator
DATE:	December 18 th , 2024
SUBJECT:	2024 4 th Quarter Progress Report - West Shore Regional Parks & Recreation Facilities Master Plan

RECOMMENDATION:

That the West Shore Parks & Recreation Society Members receive this report for information.

BACKGROUND:

The West Shore Parks & Recreation Society members (WSPRS) approved funding for a regional parks & recreation facilities master plan that will evaluate the current state of parks & recreation facilities on the Westshore and develop a 10-20 year road map to address the growing sporting and recreational needs of the community.

Progress updates will be provided by the WSPRS CAO quarterly or following key project milestones.

DISCUSSION:

A request for proposals (RFP) process was conducted via BC Bid and two proposals were received. A 4-person evaluation team which included the Metchosin CAO, senior staff from Colwood and Langford, and the WSPRS CAO scored the submissions and awarded the contract to Expedition Management Consulting Ltd (Expedition). Expedition partnered with LANARC for their submission, who has worked with the City of Colwood on several planning projects. The two proponents were notified of the RFP results on December 3rd and the introductory meeting with Expedition was held on December 10th.

Expedition is a leading recreation, parks, culture and tourism planning firm established in 2009. They have worked extensively in communities throughout British Columbia and across Canada. Their experience includes parks and recreation master planning, feasibility studies for recreation facilities, governance and organizational analysis and community engagement. The evaluation team was particularly impressed with their community engagement plan and demonstrated experience with organizational structure analysis and work involving other multi-community planning projects, who sought a shared service delivery model similar to WSPRS.

Currently, Expedition is reviewing the project agreement which is expected to be fully executed shortly. Furthermore, Expedition is updating the project schedule for approval and includes

community engagement taking place in February/March, with projected completion in the fall of 2025.

BUDGET IMPLICATIONS:

The approved budget for the West Shore Parks & Recreation Facilities Master Plan project is \$140,000. To date, no expenses have been incurred and the financial status of the project has been reported to the Society members' financial officers.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Grant Brown', written in a cursive style.

Grant Brown, Administrator

CITY OF LANGFORD BYLAW NO. 2169

A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the One-and Two-Family Residential (R2) Zone and adding to the City Centre (CC1) Zone the properties legally described as:
 - a) Lot 3, Section 72, Esquimalt District, Plan 26294, Pid No. 002-742-993 (766 Meaford Avenue);
 - b) Lot 2, Section 72, Esquimalt District, Plan 26294, Pid No. 000-372-919 (770 Meaford Avenue);
 - c) Lot 1, Section 72, Esquimalt District, Plan 26294, Pid No. 002-742-837 (774 Meaford Avenue);
 - d) Parcel B (DD 389005-I) Of Lot 7 Section 72 Esquimalt District Plan 7280, Pid No. 005-686-571 (778 Meaford Avenue);
 - e) Parcel A (DD 201226-I), Lot 7, Section 72, Esquimalt District, Plan 7280, Pid No. 000-857-530 (782 Meaford Avenue);
 - f) Lot C, Section 72, Esquimalt District, Plan 27503, Pid No. 002-114-135 (2911 Aprell Place);
 - g) Lot A, Section 72, Esquimalt District, Plan 27503, Pid No. 002-113-929 (2912 Aprell Place);
 - h) Lot 2 Section 72 Esquimalt District Plan EPP7550, Pid No. 028-282-019 (2914 Aprell Place); and
 - i) Lot 1 Section 72 Esquimalt District Plan EPP7550, Pid No. 028-282-001 (2916 Aprell Place);

as shown shaded on Schedule A attached to and forming part of this Bylaw.

2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD
CC1	2169	a) Lot 3, Section 72, Esquimalt District, Plan 26294, Pid No. 002-742-993 (766 Meaford Avenue); b) Lot 2, Section 72, Esquimalt District, Plan 26294, Pid No. 000-372-919 (770 Meaford Avenue); c) Lot 1, Section 72, Esquimalt District, Plan 26294, Pid No. 002-742-837 (774 Meaford Avenue);	a) \$2,850 per residential unit on the 1 st to 4 th storeys of the building towards the General Amenity Reserve Fund; b) \$1,425 per residential unit on the 5 th and 6 th storeys of the building towards the General Amenity Reserve Fund; c) \$750 per residential unit on the 1 st to 4 th storeys of the building towards the Affordable Housing Reserve Fund;	No

		<p>d) Parcel B (DD 389005-I) Of Lot 7 Section 72 Esquimalt District Plan 7280, Pid No. 005-686-571 (778 Meaford Avenue);</p> <p>e) Parcel A (DD 201226-I), Lot 7, Section 72, Esquimalt District, Plan 7280, Pid No. 000-857-530 (782 Meaford Avenue);</p> <p>f) Lot C, Section 72, Esquimalt District, Plan 27503, Pid No. 002-114-135 (2911 Aprell Place);</p> <p>g) Lot A, Section 72, Esquimalt District, Plan 27503, Pid No. 002-113-929 (2912 Aprell Place);</p> <p>h) Lot 2 Section 72 Esquimalt District Plan EPP7550, Pid No. 028-282-019 (2914 Aprell Place); and</p> <p>i) Lot 1 Section 72 Esquimalt District Plan EPP7550, Pid No. 028-282-001 (2916 Aprell Place)</p>	<p>d) \$375 per residential unit on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund; and</p> <p>e) \$10.75 per square meter of commercial space towards the General Amenity Reserve Fund.</p>	
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B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 719 (766, 770, 774, 778, 782 Meaford Avenue and 2911, 2912, 2914, 2916 Aprell Place), Bylaw No. 2169, 2024”.

READ A FIRST TIME this day of , 2024.

READ A SECOND TIME this day of , 2024.

READ A THIRD TIME this day of , 2024.

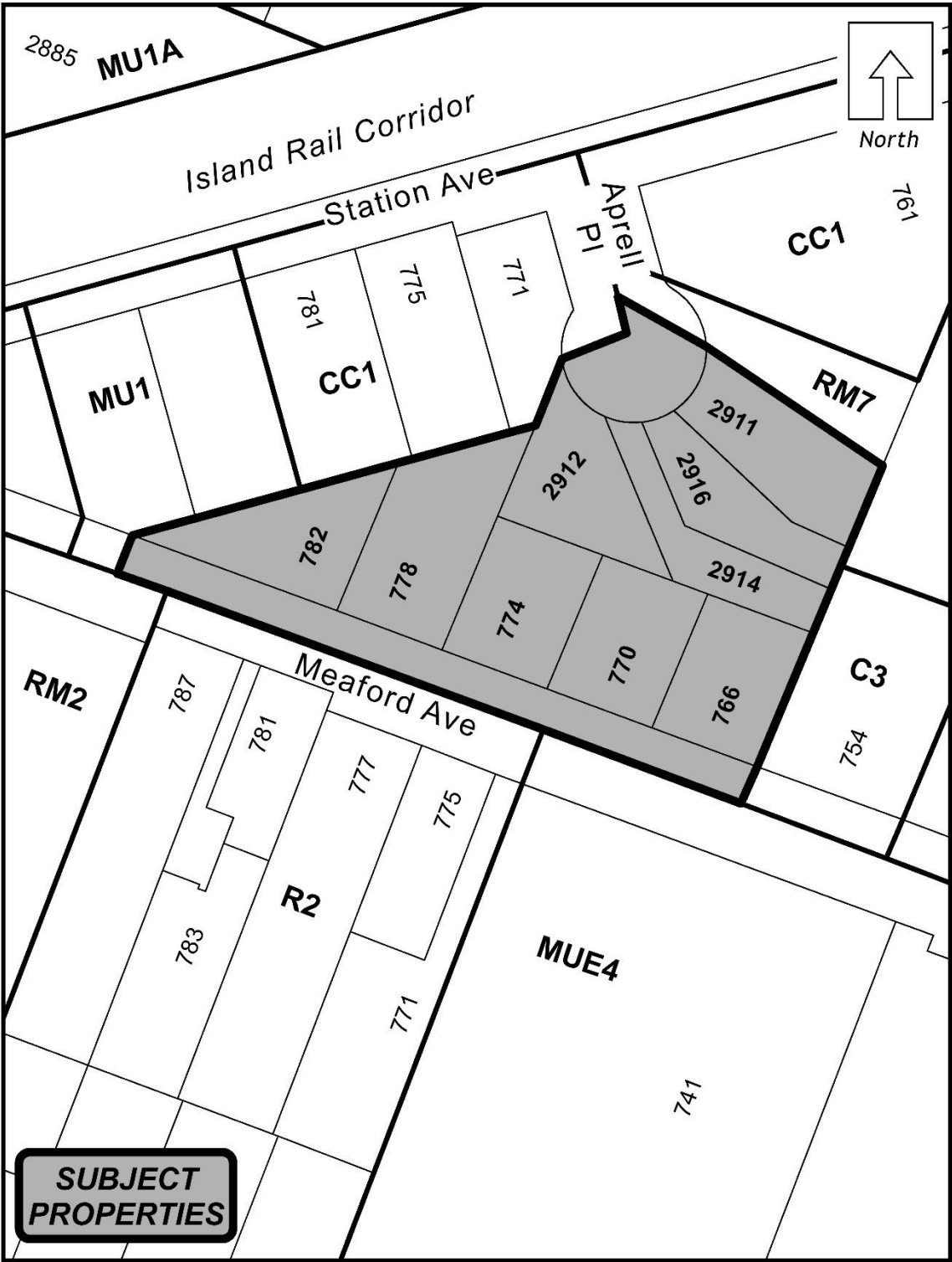
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2024.

ADOPTED this day of , 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A



CITY OF LANGFORD BYLAW NO. 2204

A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the One- and Two-Family Residential (R2) Zone and adding to the City Centre Pedestrian (CCP) Zone the properties legally described as:

- Lot 4, Section 5, Esquimalt District, Plan 6514, Except Part in Plan 22863, PID No. 002-148-072 (2830 Jacklin Road);
- Lot 2, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-741 (2831 Knotty Pine Road);
- Lot 3, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-783 (2829 Knotty Pine Road);
- Lot 4, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-830 (2827 Knotty Pine Road); and
- Lot 5, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-864 (2825 Knotty Pine Road);

as shown shaded on Schedule A attached to and forming part of this Bylaw.

2. By adding to the CCP Zone map Schedule 'R' those portions of lands identified as 'Area 2' in the attached Schedule B.
3. By adding the following text to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD
CCP	2204	Lot 4, Section 5, Esquimalt District, Plan 6514, Except Part in Plan 22863, PID No. 002-148-072 (2830 Jacklin Road); Lot 2, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-741 (2831 Knotty Pine Road); Lot 3, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-783 (2829 Knotty Pine Road); Lot 4, Section 5, Esquimalt District, Plan 10444, PID	a) \$2,850 per residential unit on the 1 st to 4 th storeys of the building towards the General Amenity Reserve Fund; b) \$1,425 per residential unit on the 5 th and 6 th storeys of the building towards the General Amenity Reserve Fund; c) \$750 per residential unit on the 1 st to 4 th storeys of the building towards the Affordable Housing Reserve Fund;	No

		No. 005-232-830 (2827 Knotty Pine Road); and Lot 5, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-864 (2825 Knotty Pine Road);	d) \$375 per residential unit on the 5 th and 6 th storeys of the building towards the Affordable Housing Reserve Fund; and e) \$10.75 per square meter of commercial space created towards the General Amenity Reserve Fund.	
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B. By adding the following text to Table 1 of Section 6.58.05:

1. Legal Description	2. Maximum Permitted Height
Lot 4, Section 5, Esquimalt District, Plan 6514, Except Part in Plan 22863 Lot 2, Section 5, Esquimalt District, Plan 10444 Lot 3, Section 5, Esquimalt District, Plan 10444 Lot 4, Section 5, Esquimalt District, Plan 10444 Lot 5, Section 5, Esquimalt District, Plan 10444	6-storeys

C. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 739 (2830 Jacklin Road, 2825, 2827, 2829, and 2831 Knotty Pine Road), Bylaw No. 2204, 2024”.

READ A FIRST TIME this day of, 2024.

READ A SECOND TIME this day of, 2024.

READ A THIRD TIME this day of, 2024.

READ A THIRD TIME this day of , 2024.

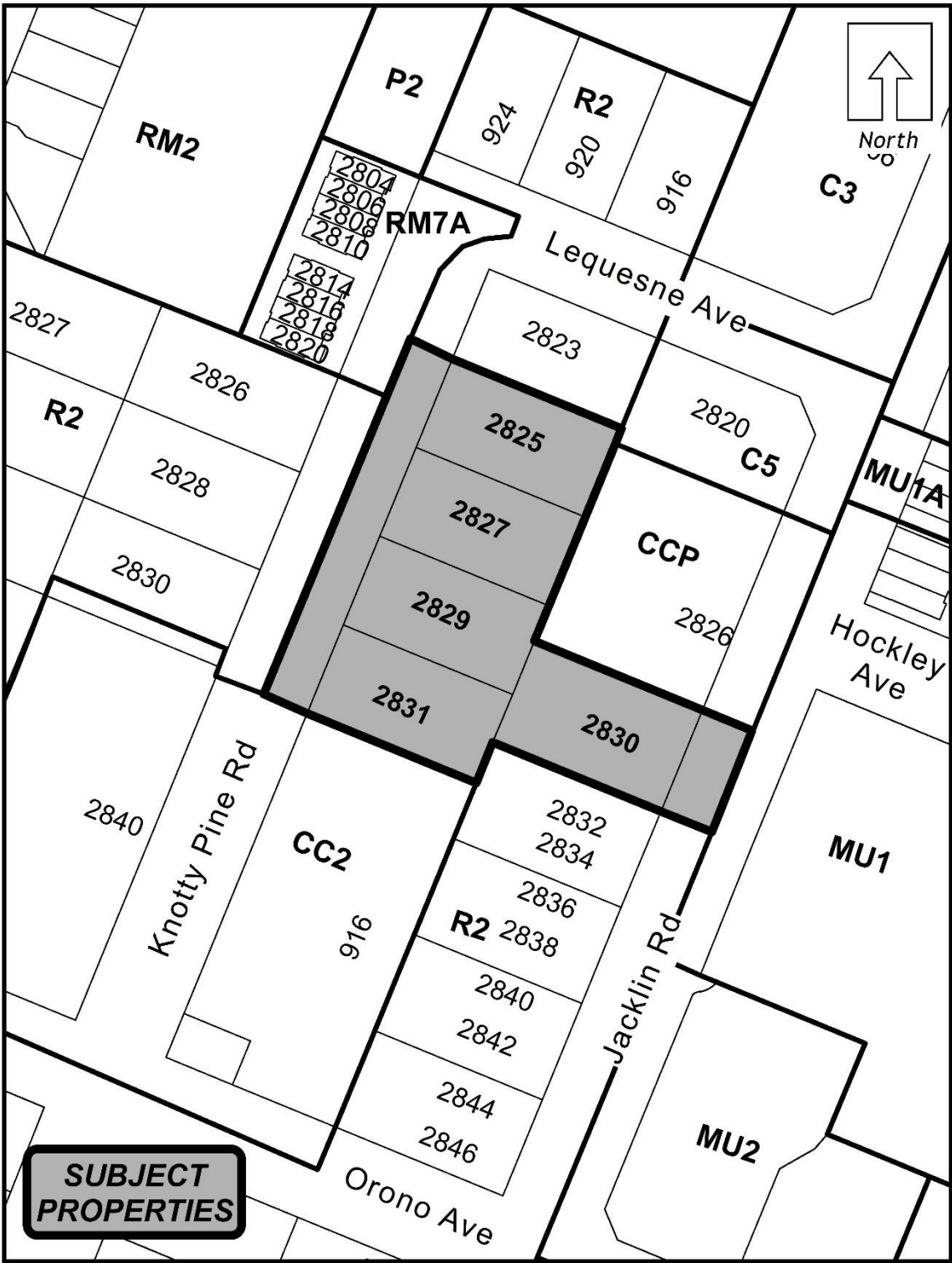
APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2024.

ADOPTED this day of , 2024.

PRESIDING COUNCIL MEMBER

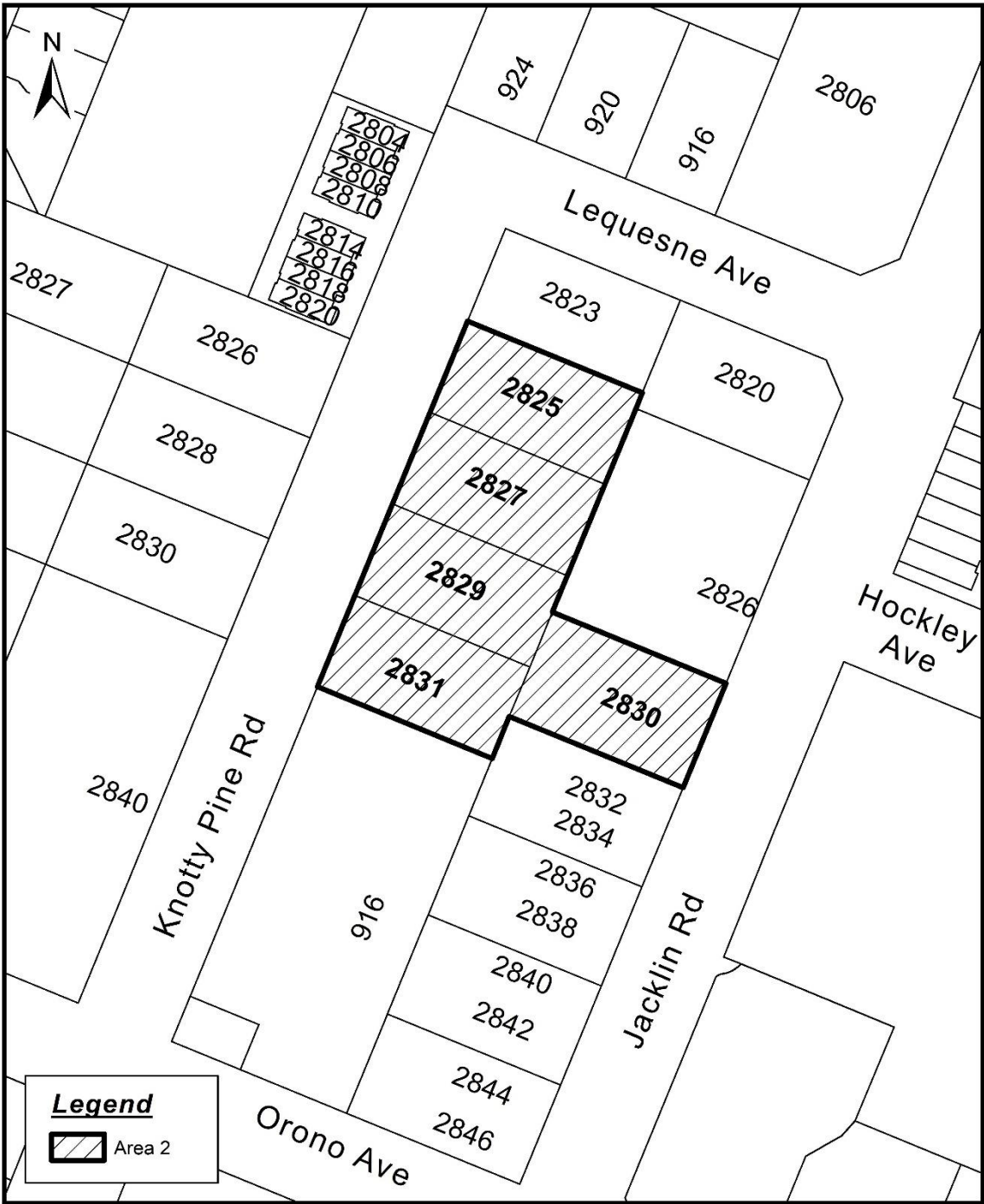
CORPORATE OFFICER

Schedule A



Schedule B

SCHEDULE “B” TO BYLAW No. 300



**CITY OF LANGFORD
BYLAW NO. 2217**

**A BYLAW TO AMEND BYLAW NO. 300,
“LANGFORD ZONING BYLAW, 1999”**

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By adding the following to the Permitted Uses of Section 6.69C.01:

School

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 746 (691 Kodiak Way), Bylaw No. 2217, 2025”.

READ A FIRST TIME this day of , 2025.

READ A SECOND TIME this day of , 2025.

READ A THIRD TIME this day of , 2025.

ADOPTED this day of , 2025.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A

