



Council Agenda

Tuesday, April 22, 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](#)

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 "City of Langford Housing Agreement (1361 and 1371 Goldstream Avenue), Bylaw No. 2225, 2025". (FIRST, SECOND AND THIRD READINGS)

10. IN CAMERA RESOLUTION

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

- labour relations or other employee relations; and
- 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.

11. ADJOURNMENT



BOARD OF DIRECTORS

Minutes of the West Shore Parks and Recreation Society Board of Directors Meeting Thursday, March 13th, 2025, in the Westshore Room

PRESENT: Kimberley Guiry, Leslie Anderson, Shelly Donaldson, Dean Jantzen, Alison MacKenzie

ABSENT: N/A

STAFF PRESENT:

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

STAFF ABSENT: Ron Dietrich, manager of operations

PUBLIC PRESENT: N/A

CALL TO ORDER

1. The chair called the meeting to order at 5:30pm.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

3. ***MOVED/SECONDED BY DIRECTORS ANDERSON AND MACKENZIE THAT THE MINUTES OF THE REGULAR MEETING ON FEBRUARY 13TH, 2025, BE APPROVED AS PRESENTED. NO ERRORS, NO OMMISIONS. CARRIED***

PUBLIC PARTICIPATION

4. N/A

CHAIR'S REMARKS

5. The chair commented that as things are going on that cause instability, it is important to talk about recreation as an outlet for maintaining mental health and stability in our community. The chair has scheduled a meeting with MLA Ravi Parmar to discuss aligning efforts between the board and province.

DELEGATIONS

6. N/A

STANDING COMMITTEES

7. N/A

NEW BUSINESS**8. a) Parks Staff Presentation**

Bryan Wood, Parks Supervisor, gave a PowerPoint presentation highlighting the following:

- The Garry oak ecosystem on WSPR property, including the geographic range, key plant and animal species, causes for decline, invasive species, and conservation of the habitat, as well as frost delay and root shear on fields and the golf course.

The board briefly enquired if this year was different from previous years, and it was noted this is a typical year. A brief discussion entailed historical designations on tree systems, tree bylaws and trees of interest, urban forest strategies, and tree mapping within the municipalities. WSPRS is considering plans to enhance trails and sensitive habitat protection.

b) JDF Performing Arts Society Liaison

The administrator commented on the following:

- WSPRS is seeking a new liaison to the JDF Performing Arts Society.

The board briefly discussed the role of the liaison and involvement in the JDF Performing Arts Society's upcoming workshop.

MOVED/SECONDED BY DIRECTORS JANTZEN AND DONALDSON THAT DIRECTOR MACKENZIE FILL THE ROLE OF LIAISON TO JDF PERFORMING ARTS SOCIETY.

CARRIED

c) Strategic Plan 1-Year Extension (verbal update)

The administrator commented on the following:

- The strategic priorities are due for renewal in the fall. However, the results of the master plan will affect the strategic priorities and the administrator recommends a one-year extension to the current strategic priorities plan.

MOVED/SECONDED BY DIRECTORS JANTZEN AND ANDERSON THAT THE 2021-2025 WSPRS BOARD STRATEGIC PRIORITIES BE EXTENDED BY ONE YEAR; AND THAT THE 2025 BUDGET FOR THE STRATEGIC PRIORITIES UPDATE BE ALLOCATED TO THE GARRY OAK PROJECT ASSESSMENT IN 2025; AND THAT THE 2026 GARRY OAK PROJECT ASSESSMENT BUDGET BE ALLOCATED TO THE STRATEGIC PRIORITY UPDATE IN 2026.

CARRIED

OLD BUSINESS

9. N/A

CORRESPONDENCE**10.a) Email from Greater Victoria BMX Association**

The chair asked for feedback on the request from Greater Victoria BMX Association.

The board discussed the association's ask; budget allocation for capital projects; details of lease agreement; scope of work; WSPR staff and contractors needed; previous agreement of support; association's participation in master plan; and municipal grant opportunities.

MOVED/SECONDED BY DIRECTORS JANTZEN AND DONALDSON THAT STAFF PREPARE A REPORT AND RESPOND TO THE EMAIL WITH AN INVITATION FOR THE ASSOCIATION TO ATTEND A BOARD MEETING AND PARTICIPATE IN THE MASTER PLAN.

CARRIED

FOR INFORMATION

11.a) Administrator's Report

The administrator highlighted the following:

- WSPR hosted the SD63 Lahal tournament; Hockey4Youth wrap-up ceremony; and the British Columbia Intercollegiate Hockey League championships.

The board discussed a potential collaboration with Island Health during programs such as Stay and Play; the guns and gangs seminar attended by staff; age of youth night participants; and progress on the air handling units.

b) Regional Parks & Recreation Facilities Master Plan:

The administrator commented on the following:

- The public engagement phase is seeing high levels of participation, and direct engagement with user groups will continue.

The board inquired as to ownership of the survey data and noted the data is owned by WSPRS and can be used for further analysis prior to a plan being finalized.

c) Pickleball Court Project Update:

The administrator commented on the following:

- The final design review is under way and courts are expected to be completed in May.

The board briefly inquired about the condition of tennis courts and it was noted that improvements have been made to standing water and that crack repair will take place in spring. A tennis practice wall is being considered, and it was noted that a gaga ball pit is also being considered for the lower park.

d) Annual User Group Analysis:

The administrator commented on the following:

- The public remains the largest user group. Several swim clubs have increased their usage.

The board briefly inquired about overlap between user requests as well as swim lessons.

IN CAMERA

12. 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.

MOVED/SECONDED BY DIRECTORS ANDERSON AND DONALDSON THAT THE MEETING MOVE IN CAMERA.

CARRIED

WSPRS STAFF (GEOFF WELHAM, WEI WU AND APRIL LUNCHINSKI) LEFT THE MEETING AT 6:21PM.

ADJOURNMENT

The chair affirmed the territorial acknowledgement.

13. **MOVED/SECONDED** BY DIRECTORS JANTZEN AND DONALDSON THAT THE MEETING BE ADJOURNED AT 6:39PM.

CARRIED



City of Langford

Council Minutes

March 17, 2025, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT:	<p>Mayor S. Goodmanson Councillor K. Guiry - Remote 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 M. Baldwin, Director of Development Services L. Stohmann, Director of Community Planning & Climate Change - Remote 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 T. Preston, Superintendent, West Shore RCMP L. Zetaruk, Analyst 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 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.

M. Watmough, Corporate Officer noted the online attendance of Councillor Guiry.

4. APPROVAL OF THE AGENDA

MOVED BY: MORLEY
 SECONDED: YACUCHA

THAT Council approve the agenda as presented.

Motion CARRIED.

5. PRESENTATIONS

5.1 Presentation of King Charles III Coronation Medal - Presented by Jess Gunnarson, Chair, Boys & Girls Club - Recipient Brad Aschenbrenner

J. Gunnarson, Boys and Girls Club of South Vancouver Island presented the King Charles the III Coronation Medal to B. Aschenbrenner.

MOVED BY: WAGNER
 SECONDED: HARDER

THAT Council take a five minute recess at 7:11 pm.

Motion CARRIED.

The meeting resumed at 7:23 pm.

6. PUBLIC PARTICIPATION

Mayor Goodmanson opened public participation at 7:23 pm.

M. Morton, Langford Resident - Item 5.1 - Speaker congratulated B. Aschenbrenner on receipt of the King Charles III Coronation Medal. Item 12 - Speaker expressed concern with the five-year financial plan as presented. Speaker expressed concern with the RCMP funding amount for 2025.

R. Sansom - Item 10.1.2 - Speaker noted they are available for questions as the representative for the application. Speaker provided a brief overview of the proposed development.

F. Johnson, Langford Resident - Item 12.1 - Speaker expressed concern with the five-year financial plan as presented. Speaker expressed concern with the RCMP funding amount for 2025.

M. Wignall, Langford Resident - Item 12.1 - Speaker expressed concern with the five-year financial plan as presented. Speaker expressed concern with the RCMP funding amount for 2025.

W. Bowers, Langford Resident - Item 5.1 - Speaker congratulated B. Aschenbrenner on receipt of the King Charles III Coronation Medal. Item 12.1 - Speaker expressed concern with the five-year financial plan as presented. Speaker expressed concern with the RCMP funding amount for 2025.

S. Rossander, Langford Resident - Item 12.1 - Speaker expressed concern with the five-year financial plan as presented. Speaker expressed concern with the RCMP funding amount for 2025.

T. Sunshine, Langford Resident - Item 10.1.2 - Speaker expressed concern with the application as presented. Item 12.1 - Speaker expressed concern with the five-year financial plan as presented.

L. Plomp, Langford Resident - Item 5.1 - Speaker congratulated B. Aschenbrenner on receipt of the King Charles III Coronation Medal. Item 10.1.2. - Speaker expressed concern with the application as presented. Item 12.1 - Speaker expressed support for the five-year financial plan process.

J. Frederiksen, Langford Resident - Item 12.1 - Speaker expressed concern with the five-year financial plan as presented. Speaker expressed concern with the RCMP funding amount for 2025.

B. Hobbs, Langford Resident - Item 5.1 - Speaker congratulated B. Aschenbrenner on receipt of the King Charles III Coronation Medal. Item 12.1 - Speaker expressed concern with the five-year financial plan as presented. Speaker expressed concern with the RCMP funding amount for 2025.

Mayor Goodman closed public participation at 7:51 pm.

7. **CONSENT AGENDA**

MOVED BY: HARDER

SECONDED: SZPAK

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

- Minutes of the Committee of the Whole Meeting - January 20, 2025 (RECEIVE)
- Minutes of the Committee of the Whole Meeting - January 27, 2025 (RECEIVE)
- Minutes of the Committee of the Whole Meeting - January 30, 2025 (RECEIVE)
- Draft Minutes of the Committee of the Whole Meeting - February 18, 2025 (RECEIVE)
- Minutes of the Committee of the Whole Meeting - February 20, 2025 (RECEIVE)
- Amended Minutes of the Sustainable Development Advisory Committee - February 24, 2025 (RECEIVE)
- Council Meeting - March 3, 2025 (ADOPT)
- Draft Minutes of the Committee of the Whole Meeting - March 4, 2025 (RECEIVE)
- Draft Minutes of the Sustainable Development Advisory Committee Meeting - March 10, 2025 (RECEIVE)
- Special Council Meeting - March 11, 2025 (ADOPT)
- Committee of the Whole Meeting Resolutions - March 4, 2025 (APPROVE)

Motion CARRIED.

8. **CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA**

None removed.

9. **UNFINISHED BUSINESS**

9.1 Reconsideration of Council Meeting Resolution - March 3, 2025

This resolution is being brought back for reconsideration due to a procedural error.

9.1.1 Potential Addition of Annual Funding Request Presentation Meeting

MOVED BY: SZPAK

THAT Council refer this item to staff for guidelines around presentations and what the criteria would be in terms of timing, materials and other specifics around a presentation.

The motion was withdrawn.

MOVED BY: MORLEY

SECONDED: WAGNER

THAT Council provide a designated opportunity for the annual community and group organization funding request applicants to make a short presentation to the Community Advisory Committee (CAC) for a maximum of three (3) minutes on one or more evenings prior to the scheduled CAC meeting prior to allow for better community engagement and informed discussions and decision-making.

Motion DEFEATED.

OPPOSED: Councillors Guiry, Szpak, Yacucha, and Harder.

10. COMMITTEE RESOLUTIONS

10.1 Sustainable Development Advisory Committee Meeting Resolutions - March 10, 2025

10.1.1 Application to Rezone 2795 and 2799 Scafe Road from One- and Two-Family Residential (R2) to City Centre (CC1) to allow for the Development of a 6-Storey Residential Building

Councillor Harder excused herself due to a previously declared perceived conflict of interest pertaining to the application at 2795 and 2799 Scafe Road due to the proximity to her personal residence, and her involvement on her strata board and left the meeting at 8:10 pm.

This resolution is being brought back for reconsideration due to amended wording at the Sustainable Development Advisory Committee meeting March 10, 2025.

MOVED BY: GUIRY

SECONDED: SZPAK

THAT Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 2795 and 2799 Scafe Road from 'One- and Two-Family Residential' (R2) to City Centre (CC1) subject to the following terms and conditions:
 - a. That the applicant provides, as a bonus for increased density, the following contributions per dwelling unit, prior to the issuance of a building permit:
 - i. \$750 towards the Affordable Housing Reserve Fund; and
 - ii. \$2,850 towards the General Amenity Reserve Fund;

subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy and the Attainable Housing Policy depending on use and height.

- b. 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. Full frontage improvements, which includes additional frontage works immediately north of the lobby as presented to Council at the time of rezoning to be maintained by the owner(s)/strata; and
 2. A storm water management plan; and
 - ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to any development permit or land alterations:
 1. A construction parking and delivery management plan; and
 2. A mitigation plan;
 - iii. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;
 - iv. 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 is not provided in exchange for compensation separate from that of a residential unit;
 - v. That tree protection measures, inclusive of tree protection fencing, are implemented prior to commencement of work to protect the trees identified for retention in the arborist report throughout the construction period;
 - vi. That the building be constructed with electric heat pumps for each unit, or an equivalent electric centralized system that allows each unit to control their own temperature, be installed prior to issuance of an occupancy permit;
 - vii. 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;

- viii. That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that requires a minimum 5% of units constructed be directed to and sold in accordance with the terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN) OR a minimum 10% of units constructed be rented for at least 10% below the benchmark rent for the unit type for a term not less than 25 years, and that the developer identify the Attainable Units on the plans submitted for the required Development Permit application.
- ix. That the building plan reflects the rendering by the architect in its form and character and use of materials;
- x. That landscaping should utilize native species to provide wildlife benefits and support biodiversity while reducing maintenance requirements.

AND

2. Authorize the Director of Development Services to issue the following variance within the future Development Permit for Form and Character of this site:

- a) That Table 1 of Section 4.01.01 be varied by reducing the minimum number of parking spaces from the required 1.25 spaces per dwelling, of which 0.25 shall be designed for visitor parking, to 1.08 spaces per dwelling, of which 0.08 shall be designed for visitor parking, subject to the following:
 - i. Provide at least 2 bike parking stalls per residential unit;
 - ii. Provide a bike wash and repair station;
 - iii. Provide 11 bike stalls that will accommodate cargo bikes;
 - and
 - iv. Provide electricity to all the bike stalls for e-bike charging.

Motion CARRIED.

OPPOSED: Councillor Yacucha

Councillor Harder returned to the meeting at 8:13 pm.

- 10.1.2 Application to Rezone 2614-2626 Peatt and 2622-2629 Sunderland Road from the One- and Two-Family Residential (R2) Zone to the City Centre Pedestrian (CCP) Zone to Allow for the Development of Two Mixed-Use Buildings

MOVED BY: GUIRY

SECONDED: SZPAK

THAT Council take no action with respect to this application to rezone 2614-2622 Peatt Road and 2622-2629 Sunderland Road until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. an appropriate ratio of three-bedroom units within this proposed development;
- b. a plan with respect to the maintenance of buildings before they are demolished;

AND

THAT Council will consider the property at 2626 Sunderland Road as a park contribution or amenity contribution should the applicant be able to purchase the property;

AND

THAT Council take no action with respect to this application until the Official Community Plan (OCP) Refresh is complete.

Motion CARRIED.

- 10.1.3 Application for a Development Variance Permit to Reduce the Required Amount of Off-Street Parking at 991 & 995 Latoria Road.

MOVED BY: GUIRY

SECONDED: SZPAK

THAT Council:

- 1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for 991 & 995 Latoria Road with the following variance:
 - a. That Table 1 of the Section 4.01.01 be varied to reduce the rate applicable to liquor stores from 1 per 13m² to 1 per 54m².

Subject to the following terms and conditions:

- i. That 2/3 of the parking stalls required for the liquor store use display 15-minute parking signs.

Motion CARRIED.

11. BYLAWS

11.1 BYLAW NO. 2120

"Subdivision and Development Servicing Bylaw, Amendment No. 24, (Fee Schedule), Bylaw No. 2120, 2025". (ADOPTION)

MOVED BY: HARDER

SECONDED: WAGNER

THAT Council adopt Subdivision and Development Servicing Bylaw, Amendment No. 24, (Fee Schedule), Bylaw No. 2120, 2025.

Motion CARRIED.

11.2 BYLAW NO. 2122

"City of Langford Development Procedures, Amendment Bylaw No. 24, Bylaw No. 2122, 2025". (ADOPTION)

MOVED BY: HARDER
SECONDED: WAGNER

THAT Council adopt City of Langford Development Procedures, Amendment Bylaw No. 24, Bylaw No. 2122, 2025.

Motion CARRIED.

11.3 BYLAW NO. 2123

"City of Langford Fees and Charges, Amendment No. 16, Bylaw No. 2123, 2025".
((ADOPTION)

MOVED BY: HARDER
SECONDED: WAGNER

THAT Council adopt City of Langford Fees and Charges, Amendment No. 16, Bylaw No. 2123, 2025.

Motion CARRIED.

11.4 BYLAW NO. 2125

"City of Langford Sign Bylaw, Amendment No. 3, Bylaw No. 2125, 2025". (ADOPTION)

MOVED BY: HARDER
SECONDED: WAGNER

THAT Council adopt City of Langford Sign Bylaw, Amendment No. 3, Bylaw No. 2125, 2025.

Motion CARRIED.

11.5 BYLAW NO. 2204

"Langford Zoning Bylaw, Amendment No. 739 (2830 Jacklin Road, 2825, 2827, 2829, and 2831 Knotty Pine Road), Bylaw No. 2204, 2024". (ADOPTION)

MOVED BY: SZPAK
SECONDED: WAGNER

That Council adopt Langford Zoning Bylaw, Amendment No. 739 (2830 Jacklin Road, 2825, 2827, 2829, and 2831 Knotty Pine Road), Bylaw No. 2204, 2024 as presented.

Motion CARRIED.

11.6 BYLAW NO. 2220

"City of Langford Housing Agreement (777 Station Avenue) Bylaw No. 2220, 2025".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: WAGNER
 SECONDED: MORLEY

THAT Council give first, second, and third readings to Housing Agreement Bylaw No. 2220, 2025.

Motion CARRIED.

12. REPORTS

12.1 2025-2029 Five-Year Financial Plan

M. Dillabaugh, Director of Finance provided an overview of the revised Draft Five Year Financial Plan.

MOVED BY: WAGNER
 SECONDED: MORLEY

THAT Capital Project "PD37 West Shore Parkway Trail" be funded in 2025.

Motion DEFEATED.

OPPOSED: Mayor Goodmanson, Councillors Yacucha, Szpak, Harder, and Guiry.

MOVED BY: HARDER
 SECONDED: SZPAK

THAT Council increase the budget for Capital Project SW01 Sidewalk Infill by \$1.2 million in 2025 to be funded through the General Amenity Fund;

AND

THAT the budget for Capital Project SW01 be decreased by \$1.2 million from the General Amenity Fund in 2026.

Motion CARRIED.

OPPOSED: Mayor Goodmanson

MOVED BY: MORLEY
 SECONDED: WAGNER

THAT an additional one (1) officer be added to the four (4) West Shore RCMP Officer's that have already been decided upon in the 2025 budget for a total of five (5).

Motion DEFEATED.

OPPOSED: Councillors Yacucha, Szpak, Harder, Guiry

MOVED BY: HARDER
 SECONDED: WAGNER

THAT Council approve the 2025 budget and direct staff to bring back further information related to the projected tax increases in 2026-2029 of the 2025-2029 Five Year Financial Plan to a Committee of the Whole meeting to be held on April 8, 2025.

Motion CARRIED.

OPPOSED: Councillors Guiry, Yacucha, and Szpak.

13. ADJOURNMENT

MOVED BY: HARDER

SECONDED: MORLEY

THAT the meeting adjourn at 9:43pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



City of Langford

Committee of the Whole Minutes

April 8, 2025, 9:00 a.m.

Council Chambers & Electronic Meeting

PRESENT:	Mayor S. Goodmanson Councillor K. Guiry Councillor C. Harder	Councillor M. Morley Councillor L. Szpak Councillor M. Wagner
ABSENT:	Councillor K. Yacucha	
ATTENDING:	D. Kiedyk, Chief Administrative Officer 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 M. Miles, Manager of Legislative Services B. Boisvert, Legislative Services Administrative Coordinator

Meeting available by teleconference.

1. CALL TO ORDER

The Chair called the meeting to order at 9:02 am.

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. APPROVAL OF THE AGENDA

MOVED BY: GUIRY

SECONDED: SZPAK

THAT the Committee approve the agenda as presented.

Motion CARRIED.

4. CONSENT AGENDA

MOVED BY: MORLEY

SECONDED: HARDER

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

- Minutes of the Committee of the Whole Meeting - February 18, 2025 (ADOPT)
- Minutes of the Committee of the Whole Meeting - March 4, 2025 (ADOPT)

Motion CARRIED.**5. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA**

None were removed.

6. REPORTS**6.1 2025-2029 Financial Plan - 2026 Projected Key Budget Items**

MOVED BY: WAGNER

SECONDED: MORLEY

THAT Committee of the Whole recommend that Council direct staff to bring forward a report on Capital spending to the Committee of the Whole in the fall.

Motion DEFEATED.

Councillors Szpak, Guiry, Morley and Harder opposed.

MOVED BY: HARDER

SECONDED: WAGNER

THAT Committee of the Whole recommend that Council direct staff to prepare an itemized list of:

1. Internal Capital debts contained within the proposed 2.57% line item increase in this report; and
2. Parcels of land that are currently owned by the City of which have no identified strategic purpose at this time; and

THAT staff bring this list back to a future Committee of the Whole meeting following the approval of the 2025-2029 Financial Plan.

Motion CARRIED.

Mayor Goodmanson opposed.

MOVED BY: HARDER

SECONDED: WAGNER

THAT Committee of the Whole recommend that Council approve the Grant in Aid Budget increase to \$100,000 in 2026, with an additional \$2,500 added annually over the following five years, funded through taxation.

Motion CARRIED.

MOVED BY: WAGNER
SECONDED: HARDER

THAT Committee of the Whole recommend that Council approve the 2025-2029 Financial Plan as amended and direct staff to prepare the 2025-2029 Five Year Financial Plan Bylaw and the 2025 Tax Rates Bylaw.

Motion CARRIED.

7. ADJOURNMENT

MOVED BY: GUIRY
SECONDED: HARDER

THAT Committee of the Whole adjourn the meeting.

The Chair adjourned the meeting at 9:57 am.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



Sustainable Development Advisory Committee Minutes

April 14, 2025, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT:	Councillor K. Guiry - Chair	B. Gordon - Remote
	Councillor M. Wagner - Vice-Chair	M. McNaughton
	Councillor L. Szpak	K. Nentwig
	S. Cotter	M. Rodgers
ABSENT:	V. Dumitru	
ATTENDING:	M. Baldwin, Director of Development Services	L. Zetaruk, Analyst
	K. Balzer, Director of Engineering and Public Works	N. Johnston, Legislative Services Administrative Coordinator
	M. Miles, Manager of Legislative Services	

Meeting available by teleconference.

1. CALL TO ORDER

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

2. TERRITORIAL ACKNOWLEDGEMENT

Committee Member K. Nentwig 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.

The Chair noted that Committee Member B. Gordon was attending the meeting remotely.

4. APPROVAL OF THE AGENDA

MOVED BY: SZPAK

SECONDED: MCNAUGHTON

THAT the Committee approve the agenda as amended by reordering item 6.2 to become item 6.1.

Motion CARRIED.

5. ADOPTION OF THE MINUTES

5.1 Minutes of the Sustainable Development Advisory Committee - March 10, 2025

MOVED BY: NENTWIG

SECONDED: COTTER

THAT the minutes of the Sustainable Development Advisory Committee meeting held March 10, 2025 be adopted as circulated.

Motion CARRIED.

6. REPORTS

6.1 Rezoning Application - 893 Klahanie Drive

M. Baldwin, Director of Development Services provided an overview of the application.

R. Sansom, Applicant Representative provided a presentation to the Committee.

The Chair opened the floor to question and comments from the Committee.

MOVED BY: NENTWIG

SECONDED: MCNAUGHTON

That the Sustainable Development Advisory Committee recommend that Council:

1. Consider bringing forward Bylaw No. 2216 for First, Second, and Third Reading in order to amend the zoning designation of the property located at 893 Klahanie Drive from RR2 to RT1, subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$610 towards the Affordable Housing Reserve Fund; and
 - ii. \$3,660 towards the General Amenity Reserve Fund;
 - b. 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. Full frontage improvements, inclusive of a paved 3-meter-wide multi-use path behind anchored split rail fencing with street lighting; and
 2. A storm water management plan.
 - ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to any land alteration:
 1. A construction parking management plan; and

2. A mitigation plan.
- iii. That a separate covenant be registered prior to issuance of a building permit for the proposed development agreeing that the garages are to be used for the parking of vehicles and not the storage of items preventing the parking of vehicles therein;
- iv. That the project shall be constructed with electric heat pumps, to the satisfaction of the Chief Building Inspector;
- v. That tree protection measures, inclusive of tree protection fencing, are implemented prior to commencement of work to protect the trees identified for retention in the arborist report throughout the construction period, to the satisfaction of the Director of Development Services;
- vi. Acknowledge that the site is in proximity to agricultural uses the South Vancouver Island gun range, and that these uses may create general noise, odour, and other nuisances, and agree that the owner and all future owners assume all risk and annoyance of such nuisances;
- vii. That the lot provides at least 30% open space as strata common property, to be protected in a non-disturbance covenant, prior to the issuance of a building permit, to the satisfaction of the Director of Development Services; and
- viii. 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.

Prior to consideration of the Main Motion:

Amendment:

MOVED BY: WAGNER

SECONDED: COTTER

THAT the main motion be amended with the addition of the following as item 1(b)(ix):

THAT the project be designed to be electric vehicle charging ready.

Motion DEFEATED.

OPPOSED: Councillors Guiry and Szpak and Committee Members Gordon, Nentwig, and McNaughton

Voting resumed on the Main Motion:

That the Sustainable Development Advisory Committee recommend that Council:

1. Consider bringing forward Bylaw No. 2216 for First, Second, and Third Reading in order to amend the zoning designation of the property located at 893 Klahanie Drive from RR2 to RT1, subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$610 towards the Affordable Housing Reserve Fund; and
 - ii. \$3,660 towards the General Amenity Reserve Fund;
 - b. 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. Full frontage improvements, inclusive of a paved 3-meter-wide multi-use path behind anchored split rail fencing with street lighting; and
 2. A storm water management plan.
 - ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to any land alteration:
 1. A construction parking management plan; and
 2. A mitigation plan.
 - iii. That a separate covenant be registered prior to issuance of a building permit for the proposed development agreeing that the garages are to be used for the parking of vehicles and not the storage of items preventing the parking of vehicles therein;
 - iv. That the project shall be constructed with electric heat pumps, to the satisfaction of the Chief Building Inspector;
 - v. That tree protection measures, inclusive of tree protection fencing, are implemented prior to commencement of work to protect the trees identified for retention in the arborist report throughout the construction period, to the satisfaction of the Director of Development Services;
 - vi. Acknowledge that the site is in proximity to agricultural uses the South Vancouver Island gun range, and that these uses may create general noise, odour, and other nuisances, and agree that the owner and all future owners assume all risk and annoyance of such nuisances;
 - vii. That the lot provides at least 30% open space as strata common property, to be protected in a non-disturbance covenant, prior to the

issuance of a building permit, to the satisfaction of the Director of Development Services; and

- viii. 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.

6.2 Zoning Bylaw No. 300 Omnibus Amendment No. 67

M. Baldwin, Director of Development Services provided an overview of the proposed bylaw amendment.

The Chair opened the floor to questions and comments from the Committee.

MOVED BY: NENTWIG

SECONDED: RODGERS

THAT Sustainable Development Advisory Committee recommend that Council consider bringing forward Bylaw No. 2213 for 1st, 2nd, and 3rd readings at a future Council meeting in order to amend Zoning Bylaw No. 300 in accordance with Omnibus No. 67.

Motion CARRIED.

7. ADJOURNMENT

MOVED BY: MCNAUGHTON

SECONDED: COTTER

THAT the Sustainable Development Advisory Committee meeting adjourn at 8:28 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



City of Langford

Staff Report to Committee of the Whole

DATE: Tuesday, April 8, 2025

DEPARTMENT: Finance

SUBJECT: 2025-2029 Financial Plan – 2026 Projected Key Budget Items

EXECUTIVE SUMMARY:

At the March 17, 2025, Regular Council Meeting, Council passed the following motion:

THAT Council approve the 2025 budget and direct staff to bring back further information related to the projected tax increases in 2026-2029 of the 2025-2029 Five Year Financial Plan to a Committee of the Whole meeting to be held on April 8, 2025.

This report outlines the items that make up the amended proposed 2026 tax increase as drafted in the Proposed 2025-2029 Financial Plan at a high level. As this is a future year within the current Financial Plan, it is a projection and subject to change throughout the current year, with further changes through the 2026-2030 Financial Plan process that will commence in late 2025 or early 2026. Beyond the second year of the Financial Plan (in this case 2026) the Financial Plan is primarily driven by projections and inflation (CPI) estimates and refined each year through the budget process as that year gets closer to being the “current” year. This is especially true in a city growing as fast as Langford. As well, with many longer-term planning documents scheduled to be completed or updated over the next year the City will be able to more accurately project budgets further into the future each year.

Though the 2026-2029 budgets/projections will be subject to change during future budget processes, Council may choose to revise these projections by removing items or by deferring items to a future year. However, it should be emphasized that these decisions are just altering the projection and will be subject to further budget deliberations and staff input in future years. The actual % tax increase for future years is not finalized until the applicable year’s budget is approved.

BACKGROUND:

The Proposed 2025-2029 Five Year Financial Plan was presented to Committee of the Whole. Staff presented the proposed operating and capital budgets at the January 20th and January 27th Committee meetings. Subsequently, the City held two public input meetings to allow the public to provide comment and feedback on the proposed Financial Plan and the information presented. In addition to submissions

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from the public at these two meetings, the public was able to submit comments by email to budget2025@langford.ca as well as complete the City's first budget survey on the Let's Chat Langford engagement platform. Subsequent to these initial meetings, the Proposed Financial Plan was presented to Committee of the Whole at the February 20th meeting. The Committee deliberated the Proposed Financial Plan at the February 20th and March 4th Committee meetings.

The initial Proposed 2025-2029 Five Year Financial Plan included a 14.51% tax increase in 2025. Through the Committee of the Whole meetings, several amendments were made in an effort to reduce the 2025 % tax increase. At the March 17, 2025, Regular Council meeting, Council approved the 2025 Budget with an overall tax increase of 9.77% and directed staff to bring back further information related to the projected tax increases in 2026-2029. This report responds to Council's direction.

COMMENTARY:

The 2025-2029 Financial Plan as presented is summarized as follows (Council has approved 2025):

	2024 Budget	2025	2026	2027	2028	2029
Proposed Property Taxes						
Municipal Tax						
General & Police	43,883,850	50,532,690	59,183,090	63,440,580	67,901,670	70,932,770
General - West Shore Parks and Recreation	3,276,205	3,422,720	3,525,400	3,631,160	3,740,090	3,852,290
General - Greater Victoria Public Library	2,640,819	2,941,210	3,029,450	3,120,330	3,213,940	3,310,360
General - Debt	1,050,000	1,300,000	2,900,000	4,000,000	4,455,000	5,605,000
General - Debt - Westhills Langford Aquatic Centre	3,071,523	4,009,520	2,266,790	6,241,690	7,567,570	8,967,570
General - Woodlands Park	-	-	2,800,000	-	-	-
Total Property Taxes	53,922,397	62,206,140	73,704,730	80,433,760	86,878,270	92,667,990
Non-market change revenue	1,879,000	3,013,000	1,800,000	1,800,000	1,800,000	1,800,000
Property Taxes - for calculation of tax increase (net of Non-market change)	52,043,397	59,193,140	71,904,730	78,633,760	85,078,270	90,867,990
Proposed Tax Increase		9.77%	15.59%	6.69%	5.77%	4.59%
Breakdown of Proposed Tax Increase:						
City		9.35%				
Police		3.62%				
E-Comm		2.36%				
Non-Market change		-5.56%				
Total		9.77%				

The initial proposed 2025-2029 Financial Plan (which has subsequently been amended as outlined above) is summarized as follows:

	2024 Budget	2025	2026	2027	2028	2029
Proposed Property Taxes						
Municipal Tax						
General & Police	43,883,850	52,586,680	59,523,100	63,490,580	67,476,670	70,932,770
General - West Shore Parks and Recreation	3,276,205	3,422,720	3,525,400	3,631,160	3,740,090	3,852,290
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General - Debt	1,050,000	1,800,000	2,900,000	4,000,000	4,455,000	5,605,000
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General - Woodlands Park	-	-	2,800,000	-	-	-
Total Property Taxes	53,922,397	64,760,130	74,044,740	80,483,760	86,453,270	92,667,990
Non-market change revenue	1,879,000	3,013,000	1,800,000	1,800,000	1,800,000	1,800,000
Property Taxes - for calculation of tax increase (net of Non-market change)	52,043,397	61,747,130	72,244,740	78,683,760	84,653,270	90,867,990
Proposed Tax Increase		14.51%	11.56%	6.27%	5.18%	5.11%

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Council may wish to note that while the proposed tax increase for 2026 of 15.59% in the amended Proposed Financial Plan is *higher* than the proposed tax increase for 2026 in the initial proposed Financial Plan of 11.56%, the total property taxes projected to be collected by the City has reduced by \$340,010. This is important to highlight as it shows one of the challenges associated with using a percentage (%) when comparing year to year.

As requested by Council, the following is a breakdown of the key budget items that are currently projected to contribute to the 2026 property tax increase. To show the comparison and net effect of the amendments made to the 2025 budget, the chart includes the percentage of each item in the initial Proposed 2026 budget and the Amended Proposed 2026 budget.

One-time Item	Increased by reduction to 2025	Moved From 2025	Key budget items	Amended Proposed 2026 (%)	Initial Proposed 2026 (%)
	*		Internal Capital payment to pay for capital already purchased	2.57	1.70
	*		RCMP contract	2.48	2.07
			Fire Department wages (including contract increases)	1.76	1.69
	*		Net effect of increases and decreases of revenues and expenses (including CPI)	1.73	0.43
			Langford Aquatic Centre debt/Woodlands Park purchase	1.70	1.63
			VIIIMCU (Vancouver Island Integrated Major Crime Unit)	1.45	1.39
*			Eliminate transfer from capital works reserve to cover capital debt servicing	1.37	1.31
			City Hall staffing	1.18	0.96
			E-Comm - Police Dispatch	0.82	0.79
*			Lake Ida Anne remediation	0.68	0.66
			CPI Wage increases (excluding fire)	0.65	0.62
*		*	Goldstream Avenue fountain repairs	0.27	-
			Maintenance contracts	0.26	0.25
	*		Additional savings for IT replacements	0.24	-
*			2026 Election costs	0.19	0.19
			Westshore Parks and Recreation requisition (WSPRS)	0.17	0.16
			Reduced earnings on investments	0.16	0.15
			Greater Victoria Public Library (GVPL)	0.14	0.14
	*		Royal Roads Innovation studio	0.12	-
		*	E-bike rebate program	0.12	-
	*		Staff Travel and Training	0.12	-
			RCMP Detachment Municipal Employee staffing	0.08	0.07
			Recreation facilities property management	0.05	0.05
			Animal control contract	0.05	0.05
*			Bylaw department E-bike purchase	0.05	0.05
	*		Asset management consultants	0.04	-
	*		Council travel and training	0.03	-
			Non-Market Change	(2.89)	(2.78)
				15.59	11.56

Staff note that as with the regular course of business, some of the above items are projected and known in principle but are subject to further Council decision and direction throughout the coming year.

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2027-2029:

Detailed key budget items which haven't been included for these years as the primary drivers to the projected % tax increase in these years are: Debt Servicing, Public Safety costs and inflation (CPI). Further refinement and projections will be added to these years as the City's Master Plans are completed and as these years get closer to the "current" year of the Five-Year Financial Plan.

OPTIONS:

Option 1

THAT Committee of the Whole recommend that Council approve the 2025-2029 Financial Plan as presented at the March 17, 2025, Regular Council meeting and direct staff to prepare the 2025-2029 Five Year Financial Plan Bylaw and the 2025 Tax Rates Bylaw.

OR Option 2

THAT Committee of the Whole recommend that Council approve the 2025-2029 Financial Plan with the following amendments to 2026-2029:

- a. _____;
- b. _____;
- c. _____.

AND

THAT Committee of the Whole recommend that Council direct staff to prepare the 2025-2029 Five Year Financial Plan Bylaw and the 2025 Tax Rates Bylaw.

SUBMITTED BY: Michael Dillabaugh, CPA, CA, Director of Finance

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: 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: Marie Watmough, Director of Legislative & Protective Services

Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer



City of Langford

Staff Report to Sustainable Development Advisory Committee

DATE: Monday, April 14, 2025

DEPARTMENT: Planning

APPLICATION NO.: Z24-0017

SUBJECT: Bylaw No. 2216 – Application to Rezone 893 Klahanie Drive from the Rural Residential 2 (RR2) Zone to the Residential Townhouse 1 (RT1) Zone to allow for approximately 33 Townhomes

EXECUTIVE SUMMARY:

Rachael Sansom of Grayland Consulting Ltd. has applied on behalf of Daniel Charboneau and Erin Brownlow to rezone 893 Klahanie Drive from the Rural Residential 2 (RR2) Zone to the Residential Townhouse 1 (RT1) Zone to allow for approximately 33 townhomes. The proposal includes 30% open space and requires no variances.

BACKGROUND:

Previous Applications

No previous applications have been made for this property.

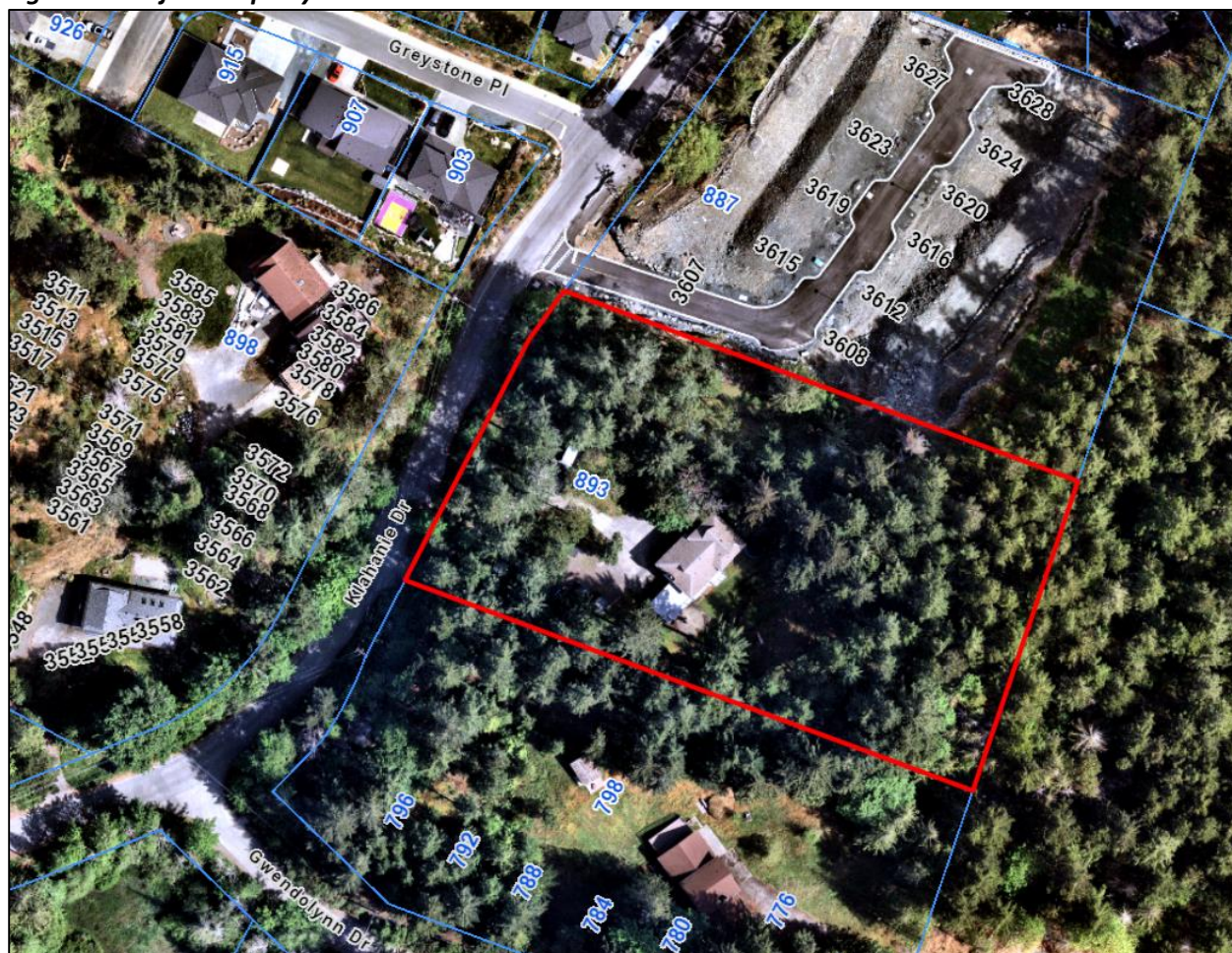
Table 1: Site Data

<i>Applicant</i>	Rachael Sansom, Grayland Consulting Ltd.	
<i>Owner</i>	Daniel Charboneau and Erin Brownlow	
<i>Civic Address</i>	893 Klahanie Drive	
<i>Legal Description</i>	LOT 21, SECTION 69, METCHOSIN DISTRICT, PLAN 23855	
<i>Size of Property</i>	8,129 m ²	
<i>DP Areas</i>	Potential Habitat and Biodiversity and High Fire Hazard Areas	
<i>Zoning</i>	Existing: RR2	Proposed: RT1
<i>OCP Designation</i>	Existing: Neighbourhood	Proposed: Neighbourhood

Site and Surrounding Area

The subject property is located on the east side of Klahanie Drive, between Latoria Road and Gwendolynn Drive. The two-acre lot is predominantly treed, with the existing home located in the centre of the lot. The site slopes upward from Klahanie Drive, with an approximate 15-meter grade difference between the front and rear lot lines. A portion of the property is located within the Potential Habitat and Biodiversity Development Permit Area which will be discussed later within this report.

Figure 1: Subject Property



The surrounding neighbourhood is made up of a mix of large rural single-family lots and small single-family lots. Council may wish to note that townhouse sites have been approved directly west, south, and northeast of the subject property and are in various stages of development. Council may also wish to note that the Olympic View master planned community is located directly to the east and is zoned for a wide variety of housing types inclusive of single-family homes, duplexes, townhouses, apartments, and assisted living. A dedicated park in the Olympic View lands is anticipated to abut the eastern property line of the subject property. The Olympic View Zone also permits a wide variety of services and

commercial uses including, but not limited to, bakery, cultural facility, group daycares, business support services, restaurants, indoor and outdoor recreation, and retail stores. Gwendolynn Drive will be extended into the Olympic View lands as part of their development and will connect through to Latoria Rd and Veterans Memorial Parkway via their internal road network.

A new elementary school is under construction on the corner of Klahanie Drive and Latoria Road, approximately 300 m away from the subject property. School District No 62 has been made aware of this application such that they can consider the proposed increase in density in this area as part of their long-range facility planning.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	RR7 (Rural Residential 7)	Single Family Homes (under construction)
<i>East</i>	CD4 (Comprehensive Development – Olympic View)	Residential and Commercial uses permitted (site under construction). Park space to abut 893 Klahanie Drive.
<i>South</i>	R2 (One- and Two-Family Residential)	Single Family Homes and Townhomes (under construction)
<i>West</i>	RT1 (Residential Townhouse 1)	Townhomes (under construction)

As noted above, all properties directly abutting 893 Klahanie Drive are currently under construction.

COMMENTARY:

Development Proposal

The applicant is seeking to rezone 893 Klahanie Drive from RR2 (Rural Residential 2) to RT1 (Residential Townhouse 1) to allow for the development of 33 townhouse units with approximately 30% of the lot be covenanted as non-disturbance area and retained as strata common property. Each unit contains two parking spaces, one inside the garage and another on the driveway. To remain consistent with other developments in Langford, Council may wish to require that the applicant register a Section 219 Covenant on title to require that the garage and carports are used for the parking of vehicles and not the storage of items preventing the parking of vehicles therein. The applicant is also proposing 5 visitor parking stalls which meets the bylaw requirement for 33 townhomes. The proposed site plan can be seen below as Figure 2.

Figure 2: Proposed Site Plan



As shown above, the vehicular access to the site is through the development located to the north at 887 Klahanie Drive. When 887 Klahanie Drive went through rezoning previously, Council secured that an easement be registered over their strata road as a condition of zoning to provide access to future development at 893 Klahanie Drive. This is also beneficial as the existing driveway for 893 Klahanie Drive is very steep. Council may wish to note that the development at 887 Klahanie Drive is still under construction and while the easement to provide legal access to 893 Klahanie Drive has been drafted, it will not be registered until the entire subdivision package is registered. The existing driveway shown above will become a pedestrian path through the covenanted open space for residents, as the area has already been disturbed. The 30% covenanted open space will be discussed later within this report.

To support their application, the applicant has provided a conceptual set of elevation drawings to show what the townhomes could look like (Figure 3). They demonstrate a contemporary style, and the materials proposed are predominantly concrete fibre siding and metal panel siding, both of which are very suitable for homes constructed in a high fire hazard area. The design of the townhomes will be secured through a future Form and Character Development Permit. Given the location of the 30% open space and the grade changes, this development will be minimally visible from the municipal road. To remain consistent with previous applications, Council may wish to require that this project be constructed with electric heat pumps.

Figure 3: Conceptual elevations



As shown below, the applicant does not require any variances to the RT1 zone for their proposal.

Table 3: Proposal Data

	Permitted by RR2 (Current Zoning)	Permitted by RT1 (Proposed Zoning)	Proposed by This Application
Height	10.5 m	3 storeys	3 storeys
Site Coverage	N/A	60%	24%
Front Yard Setback	7.5 m	3 m	18.21 m
Interior Side Yard Setback	3 m	1.2 m	7 m and 1.75 m
Rear Yard Setback	10 m	5.5 m	5.5 m
Vehicle Parking Requirement	2 per unit, plus 1 per suite	2 per unit + 5 visitors	2 per unit + 5 visitors

Landscaping

Each unit is designed with at least a 3-meter useable backyard space, which meets the design guideline suggestion, in addition to upper-storey balconies at the front of the units. Beyond the backyards, nearly every unit will back onto either covenanted protected open spaces or adjacent park. The applicant has also incorporated a common outdoor amenity space at the top of the existing driveway that will be turned into the pedestrian path. This area is proposed to have seating and a small play area. Landscaping details will be confirmed through the Form and Character Development Permit. The conceptual design has been attached to this report for reference.

TREES AND PROTECTED OPEN SPACE

As the existing property is predominately treed, and significant clearing will need to occur to support the development, the applicant has provided an arborist report inclusive of a tree protection plan. The report found that of the 308 trees assessed, the proposed site layout would allow for 66 trees be retained and protected while 242 trees would need to be removed. Council may wish to note that while the areas identified on the site plan as covenanted non-disturbance area are not necessarily the most tree-dense areas on the property, they were identified by the project biologist as being the highest value ecosystem on site as determined through an Environmental Assessment. The areas selected for protection were due to the presence of herbaceous rocky outcrops which have high habitat and biodiversity value, despite having sparse tree coverage.

The arborist worked with the client to develop setbacks from the property lines that will ensure offsite and shared ownership trees are not impacted by the development. The tree protection plan within the arborist report includes a recommendation to install tree protection fencing along the edge of the undisturbed setbacks and any protected open space, as well as the installation of visible signage. This protective fencing is to be installed prior to land alteration.

Multi-Modal Network

FRONTAGE IMPROVEMENTS

The Director of Engineering has noted that full frontage improvements to Bylaw No. 1000 standards will be required along Klahanie Drive, including but not limited to a paved 3-meter-wide multi-use path anchored behind split rail fencing with street lighting. No road dedication is required.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

As noted previously, vehicle access to this site will be through the strata road at 887 Klahanie Drive, secured by easement. The Director of Engineering has noted that no Traffic Impact Assessment is required, and the property falls outside of the 800 m highway buffer that requires Ministry of Transportation and Transit approval.

A bike lane going south along Klahanie Drive will be completed as part of the frontage improvements for the townhouse development under construction across the street at 898 Klahanie Drive. Going north, there will be no dedicated bike lane, but bikes are permitted on the multi-use trails which will provide access to the new school at Latoria and Klahanie. Pedestrians leaving this site can connect directly to the multi-use path through the pedestrian connection provided on site through the covenanted open space along the existing driveway that is to be decommissioned.

The site is within close walking distance of bus stops going in each direction on Latoria Road. These bus stops are served by routes 48 and 52. Route 48 offers service to and from downtown Victoria during peak commuting hours, and route 52 runs throughout the day to provide service between the Colwood Exchange and Bear Mountain, with a stop at the Langford Exchange which offers transfers to many other routes.

Infrastructure

DRAINAGE AND STORMWATER

The applicant has submitted a stormwater technical memo prepared by an engineer outlining how they plan to manage stormwater on-site. This memo has been reviewed and approved by the Director of Engineering.

SEWERS

The proposed townhomes will be required to connect to the municipal sewer system. Any improvements, extensions, or modifications needed to the sewer main within the municipal road right-of-way will be completed by West Shore Environmental Services at the applicant's expense.

POTENTIAL NUISANCES

As has been past practice in this neighbourhood, Council may wish to require the applicant to provide a Section 219 Covenant registered on title that provides future landowners with the understanding that a variety of agricultural uses and the South Vancouver Island Rangers gun range are located within close proximity of the site, that these pre-existing uses may result in general nuisances, and that future landowners understand and accept the potential disruption to their residential occupancy of the site.

Construction Impact Mitigation

Council may wish to require a Construction Parking and Delivery Management Plan as a condition of rezoning and require that it be provided to the satisfaction of the Director of Engineering prior to any land alteration. This should be secured within a covenant, prior to Bylaw Adoption.

CONSTRUCTION STAGING/ENCROACHMENTS

Any construction staging beyond the property limits requires a construction licence with the City, including but not limited to temporary above or below ground occupancy of any public lands or rights-of-way. Construction licences must be executed prior to any land alteration and are subject to non-negotiable terms, conditions, and one-time and/or daily fees. All permanent encroachments and above ground temporary construction licences on public lands or rights-of-way are subject to Council approval.

Neighbourhood Consultation

The applicant sent mailouts to all neighbours within 100 m of their home notifying them of their application. At the time this report was written, the applicant had not received any requests for additional information or concerns. The applicant has also been in contact with the developers and realtors connected to the adjacent development sites.

COUNCIL POLICY

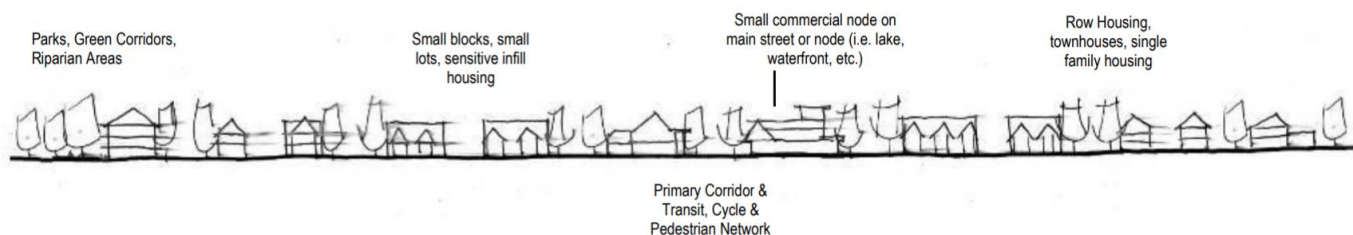
OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designated the subject properties as “Neighbourhood”, which is defined by the following text:

Existing settled areas throughout the community predominantly located on the valley floor.

- ***Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites***
- *This area allows for residential and mixed-use commercial intensification of streets that connect centres and/or are serviced by transit*
- *Schools, community facilities and other institutional uses are permitted throughout the area*
- *Retail serving local residents is encouraged along transportation corridors*
- *Home-based businesses, live-work housing is encouraged*
- ***Parks, open spaces and recreational facilities are integrated throughout the area***
- *This area allows for Neighbourhood Centres to emerge in the form of medium density mixed-use nodes at key intersections.*

A Concept for Neighbourhood Areas



The Neighbourhood OCP designation has an overall density objective of 16 units per acre. The proposal put forward by the applicant equates to approximately 16.5 units per acre. Townhomes are considered a medium density housing form, and the project intends to designate 30% of the site as non-disturbance open space area. Given this, the application complies with the Neighbourhood OCP designation.

SOUTH LANGFORD NEIGHBOURHOOD PLAN (SLNP)

The South Langford Neighbourhood Plan designates 893 Klahanie Drive as *Large Lot Residential*. This designation is described as the following:

Large Lot Residential: *Applies to areas where existing development patterns allow for limited infill development opportunities. A maximum density of 1 lot per 1000 m² (4 units per acre) is applicable.*

The proposed 33 townhomes represent a density of 16.5 units per acre, which significantly exceeds the direction of the South Langford Neighbourhood Plan. Council may wish to note that the South Langford Neighbourhood Plan precedes the City's Official Community Plan. At the time, the SLNP was retained within the design guidelines as a reference. Council may wish to note that zoning is required to comply with the OCP but is not required to comply with the design guidelines (including the SLNP).

DEVELOPMENT PERMIT AREAS

The subject property is located entirely within the High Fire Hazard Area and partially within the Potential Habitat and Biodiversity Area. As such, the applicant has provided a Wildfire Hazard Assessment from a registered professional forester, and an Environmental Assessment from a registered professional biologist. Both reports and their mitigation measures will be secured through an Environmental Development Permit should this rezoning be approved. Council may wish to note that while only the rear third of the subject property is designated within the Potential Habitat and Biodiversity Area, the Environmental Assessment found that the highest value ecosystem on this site mostly fell outside of the Development Permit Area.

Figure 4: Potential Habitat and Biodiversity Area (pink)



LOW CARBON CONCRETE

In accordance with Council's Low Carbon Concrete Policy POL-0167-PLAN, Council may wish to require the applicant to utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data for the construction of the proposed development.

FINANCIAL IMPLICATIONS:

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below.

COUNCIL'S AMENITY CONTRIBUTION POLICY

The amenity contributions that apply as per Council's current Affordable Housing and Amenity Contribution Policy are summarized in Table 4 below, based the total density of 33 residential units.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit contribution	Total (33 units)
<i>General Amenity Reserve Fund</i>	\$3,660 per residential unit	\$120,780
<i>Affordable Housing Reserve Fund</i>	\$610 per residential unit	\$20,130
TOTAL POLICY CONTRIBUTIONS		\$140,910

Table 5 - Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total (33 units)
<i>Roads</i>	\$3,865	\$127,545
<i>Storm Drainage</i>	\$1,028	\$33,924
<i>Parks</i>	\$2,078	\$68,574
<i>ISIF</i>	\$386.25	\$12,746.25
Subtotal (DCC's to Langford)		\$242,789.25
<i>CRD Water</i>	\$2,557	\$84,381
<i>School Site Acquisition</i>	\$900	\$29,700
TOTAL DCC's (estimated)		\$356,870.25

LEGAL IMPLICATIONS:

Should Council choose to proceed with consideration, the application will be prohibited from being the subject of a Public Hearing, as per the changes made by the Province to the *Local Government Act* through *The Housing Statutes (Residential Development) Amendment Act, 2023*.

The amenity contributions specified in Table 4 above will be incorporated into the bylaw and will be payable at the time of building permit along with the current Development Cost Charges specified in the various DCC Bylaws.

Council's other conditions of approval would be registered in a Section 219 Covenant in priority of all other charges on title prior to consideration of Bylaw Adoption.

OPTIONS:

Option 1

That the Sustainable Development Advisory Committee recommend that Council:

1. Consider bringing forward Bylaw No. 2216 for First, Second, and Third Reading in order to amend the zoning designation of the property located at 893 Klahanie Drive from RR2 to RT1, subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$610 towards the Affordable Housing Reserve Fund; and
 - ii. \$3,660 towards the General Amenity Reserve Fund;
 - b. 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. Full frontage improvements, inclusive of a paved 3-meter-wide multi-use path behind anchored split rail fencing with street lighting; and
 2. A storm water management plan.
 - ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to any land alteration:
 1. A construction parking management plan; and
 2. A mitigation plan.

- iii. That a separate covenant be registered prior to issuance of a building permit for the proposed development agreeing that the garages are to be used for the parking of vehicles and not the storage of items preventing the parking of vehicles therein;
- iv. That the project shall be constructed with electric heat pumps, to the satisfaction of the Chief Building Inspector;
- v. That tree protection measures, inclusive of tree protection fencing, are implemented prior to commencement of work to protect the trees identified for retention in the arborist report throughout the construction period, to the satisfaction of the Director of Development Services;
- vi. Acknowledge that the site is in proximity to agricultural uses the South Vancouver Island gun range, and that these uses may create general noise, odour, and other nuisances, and agree that the owner and all future owners assume all risk and annoyance of such nuisances;
- vii. That the lot provides at least 30% open space as strata common property, to be protected in a non-disturbance covenant, prior to the issuance of a building permit, to the satisfaction of the Director of Development Services; and
- viii. 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.

OR Option 2

That the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to rezone 893 Klahanie Drive under Bylaw 2216 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

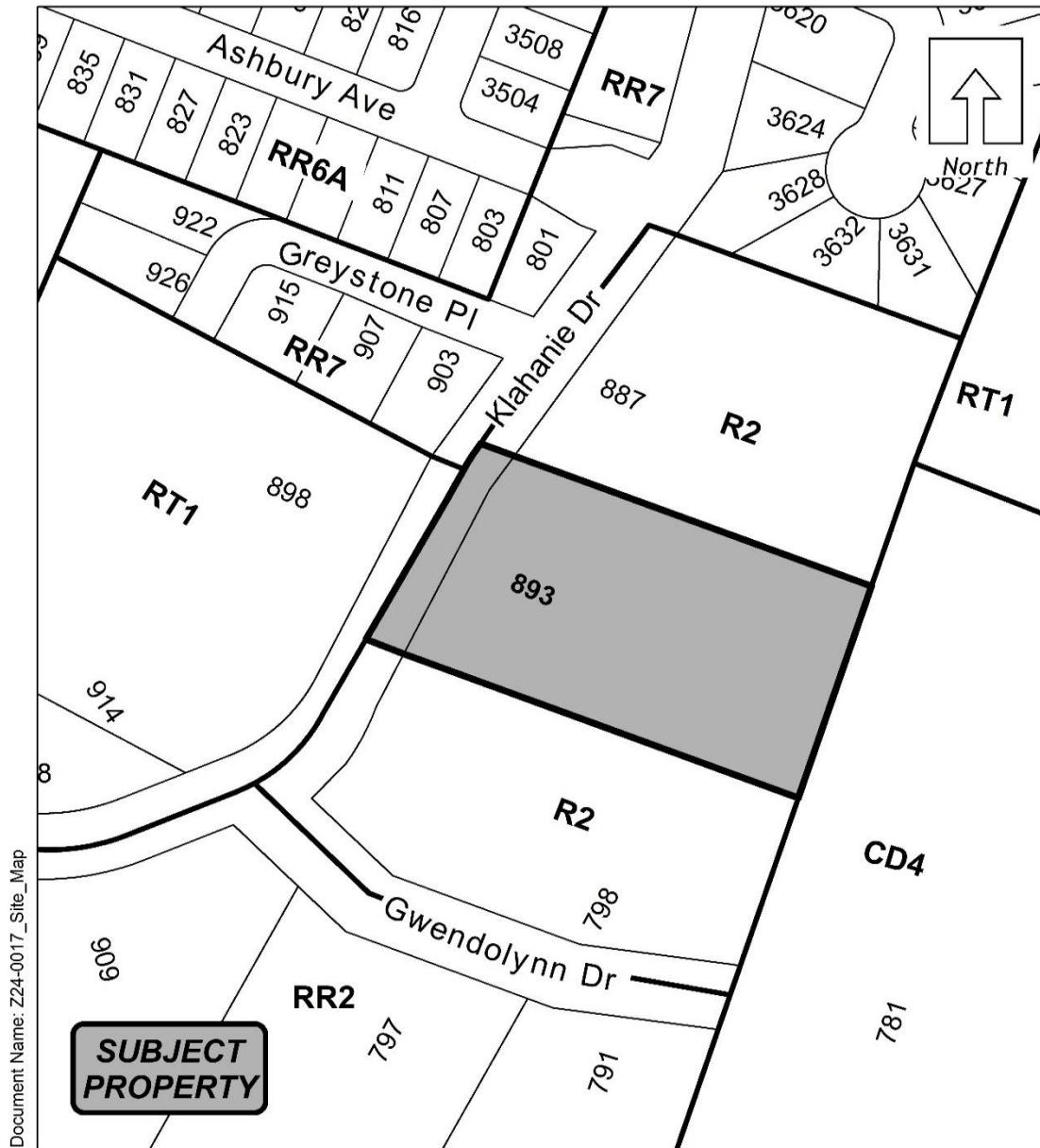
Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development
Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities
Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works
Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence: Marie Watmough, Director of Legislative & Protective Services
Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments:

Site Plan
Landscape Plan
Arborist Report
Bylaw No.

Appendix A – Site Map

**REZONING BYLAW AMENDMENT
 (Z24-0017)
 893 Klahanie Dr**



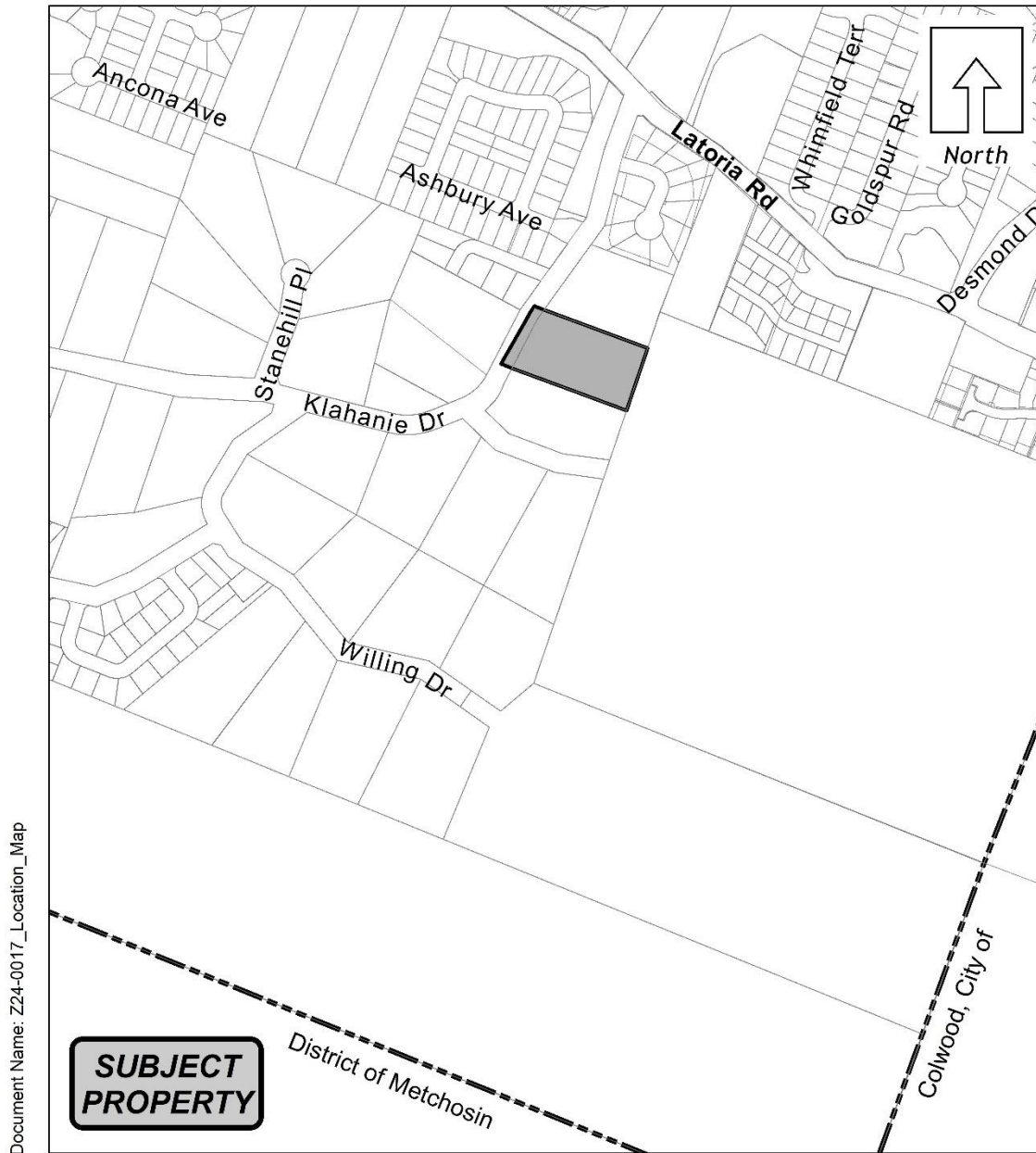
Document Name: Z24-0017_Site_Map

Scale: N.T.S.

Last Revised: 2024-11-21

Appendix B – Location Map

**REZONING BYLAW AMENDMENT
 (Z24-0017)
 893 Klahanie Dr**



Scale: N.T.S.

Last Revised: 2024-11-21

#105 - 859 ORONO AVENUE
LANGFORD, B.C.
V9B 2T9
P. 250.382.7374
F. 250.382.7364

SKETCH PLAN OF LOT 21, SECTION 69,
METCHOSIN DISTRICT, PLAN 23855.

NOTE:

Lot dimensions shown are based upon field survey measurements and may vary from those registered.








Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey.

Geodetic elevations shown are based upon GNSS observations to geodetic control monuments 03H2522 (Elev.=81.767m) and 95H2056 (Elev.=61.571m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

Field survey dated this 15th and 22nd day of April, 2024.

PID: 003-154-238

LEGEND	
	Denotes catch basin
	Denotes water meter
	Denotes sewer manhole
	Denotes utility pole
	Denotes anchor
	Denotes ground elevation
	Denotes BC Hydro

5
PLAN
VIP68773

Date

Feb 28, 2025

Project Address

893 Klahanie Drive
Langford, B.C.

Prepared for

Dan Charboneau

Project

8901

Scale

1 : 200

Drawn By

MIS

Proposed Rezoning

20
PLAN
23855

SITE DATA		
ITEMS	REQUIRED	PROPOSED
LOT AREA		8099.26 sq.m.
LOT COVERAGE		24.34 %
BUILDING HEIGHT		10.30 m.
AMENITY GREENSPACE	30.00% (MIN)	30.00%
SETBACKS		
- NORTH		1.75 m.
- SOUTH		7.00 m.
- EAST		5.50 m.
- WEST		18.21 m.
OFFSTREET PARKING		
2 STALLS PER UNIT (33 UNITS)	66 STALLS	66 STALLS
VISITOR PARKING	5 STALLS	6 STALLS





D

KEY NOTES

- A PROP. DECIDUOUS TREE IN SOD LAWN C/W 1.2m ϕ MULCH RING.
- B PROP. UNIT FRONT PLANTING BED C/W SPECIMEN SHRUB, ACCENT PLANTS & ORNAMENTAL GRASSES. SMALL TREE TO BE REVIEWED ONCE SERVICES TO BLOCKS ARE KNOWN.
- C VISITOR PARKING C/W UNIT PAVERS. (DESIGN BY OTHERS.)
- D 1.5m Ht. BLACK CHAINLINK FENCE ON PROPERTY LINE. (AT GREENSPACE FACING UNITS ONLY.)
- E PRIVATE RESIDENCE REAR YARD C/W SHADE TOLERANT PLANTINGS, SPECIMEN TREE WHERE SPACE PERMITS & PATIO. 1.8m HEIGHT PRIVACY FENCE REQUIRED BETWEEN UNITS.
- F PRIVATE RESIDENCE PARKING C/W UNIT PAVERS.
- G COMMUNITY MAILBOX TO CANADA POST STANDARDS. DESIGN BY OTHERS. DEVELOPER TO CONFIRM LOCATION.
- H PERIMETER PLANTING BED C/W SCREEN HEDGE, NATIVE PLANTS & SHADE TREE.
- I EX. DRIVEWAY TO BE REMOVED. NEW 900mm WIDE NATURE TRAIL TO BE INSTALLED TO CONNECT WITH KLAHANIE DRIVE. ALL TRAIL WORK TO BY-LAW 1000 TRAIL STANDARDS. AREA TO BE RESTORED WITH 150mm TOPSOIL & COASTAL RE-VEGETATION GRASS SEED MIX. RESTORATION AREA = 90m² APPROX.

- J PROP. RESIDENT AMENITY SPACE C/W PICNIC TABLES & EXISTING RESTORED LAWN. RESTORE BARE LAWN AREAS WITH 150mm TOPSOIL & SEED. SMALL PLAY STRUCTURE TO BE REVIEWED WITH DEVELOPER.
- K RETAINING WALL. DESIGN BY OTHERS. REFER TO GEOTECHNICAL DRAWINGS FOR INFORMATION.
- L SIDEYARD C/W CRUSHED ROCK GRAVEL & WOOD STAIRS TO REAR YARDS.
- M BLOCK 8 PRIVATE PARKING SPOT. STALL TO BE PAINTED "PRIVATE PARKING" WITH UNIT ADDRESS. UNIT PAVERS TO BE CONTRASTING COLOUR TO VISITOR PARKING SPACES.
- L 600mm CATCHMENT DITCH WITH CRUSHED ROCK GRAVEL ASSUMED REQUIRED AT TOE OF ROCK FACE/SLOPE. TIMBER EDGER & WEED BARRIER FABRIC REQUIRED. PROVISIONAL 1.5m Ht. CORRUGATED METAL CATCHMENT FENCE AT TOE OF ROCK FACE (TO BE CONFIRMED BY DEVELOPER'S GEOTECHNICAL ENGINEER).
- M 1.8m Ht. CORRUGATED METAL PRIVACY FENCE AT UNITS. REFER TO REFERENCE IMAGE THIS PAGE. TYPICAL.
- N RESIDENT AMENITY SPACE C/W ACTIVITY OR PET RELIEF LAWN.

MODULAR PAVER SCHEDULE:

PARKING SPACES:
BELGARD CLASSIC STANDARD PAVERS
PATTERN: 90° HERRINGBONE
COLOUR: 100% HARVEST
BORDER COLOUR: CHARCOAL

CONTACT: BELGARD PAVERS 1-844-495-8210

FENCE REFERENCE IMAGE

CORRUGATED METAL PRIVACY FENCE. TYPICAL. FENCE HEIGHT TO BE 1.8m. CATCHMENT FENCE, IF NECESSARY TO BE 1.5m Ht. AND OMIT TOP HORIZONTAL SCREEN ELEMENTS.

GENERAL NOTES

- ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH LANGFORD SPECIFICATIONS, BY-LAW 1000 (SUBDIVISION DEVELOPMENT SERVICING), AND STANDARD DRAWINGS, MMCD SPECIFICATIONS AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALID SERVICES LTD.
- ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL LAWNS AND PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
- CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
- CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING.
- EXISTING & PROPOSED UNDERGROUND SERVICES ARE NOT SHOWN ON THIS DRAWING. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
- FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
- CONTRACTOR TO NOTIFY CALID SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
- 150mm DIAM. PVC IRRIGATION SLEEVES REQUIRED AT PLANTER WALLS, SIDEWALKS, DRIVEWAYS, ETC. TO ENSURE ALL PLANTING AREAS MAY BE SERVICED BY SITE IRRIGATION SYSTEM. FAILURE BY CONTRACTOR TO PROVIDE IRRIGATION SLEEVES WILL RESULT IN WORK NEEDING TO BE REDONE AT CONTRACTOR'S EXPENSE.
- AUTOMATIC IRRIGATION SYSTEM TO LANGFORD BY LAW 1000 STANDARDS REQUIRED FOR ALL ONSITE PLANTING AREAS, SOD LAWNS & TREES.
- HIGH ORGANIC CONTENT, LOW WOOD CONTENT MULCH REQUIRED FOR ALL PLANTING BEDS. MULCH RINGS REQUIRED FOR ANY TREES IN LAWN.

PLANTING NOTES

- CONTRACTOR TO STRIP ALL ORGANIC MATERIAL TO SPECIFIED LIMITS OF THE PLANTING AREAS AND STOCKPILE ANY SUITABLE MATERIAL FOR REUSE. EXCAVATED DEPTH FOR SHRUBS TO BE 600mm, DEPTH OF TREE PITS TO BE 800mm. TREE PITS TO BE EXCAVATED AT SAME TIME AS ANY SERVICING/UTILITY TRENCHING IN AREA. BACKFILL WITH GROWING MEDIUM & STAKE TREE PIT LOCATIONS FOR LANDSCAPE CONTRACTOR. 10m³ SOIL VOLUME REQUIRED FOR MUNICIPAL STREET TREES.
- SCARIFY AREAS SHOWING EXCESSIVE COMPACTION AND SIDES AND BOTTOM OF TREE PITS.
- CONTRACTOR TO REMOVE AND DISPOSE OF OFF-SITE ALL DEBRIS AND UNUSABLE MATERIAL, ROOTS, STONES, ETC. THAT MAY INTERFERE WITH THE PROPER GROWTH OF THE FINISHED LANDSCAPING.
- GROWING MEDIUM TO MEET MMCD SPECIFICATION AND BC LANDSCAPE STANDARDS.
- GROWING MEDIUM DEPTH TO BE MIN. 150mm FOR SOD LAWN, 600mm FOR PLANTING AREAS AND 800mm FOR TREE PITS.
- IMPORTED TOPSOIL TO CONTAIN A MIN. OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% ORGANIC MATTER FOR SAND LOAMS, TO A MAX. OF 20% VOLUME. SOIL TO BE FREE OF ROOTS, NOXIOUS WEEDS (CRABGRASS, COUCHGRASS, HORSETAIL, SEEDS, ETC.), TOXIC MATERIALS, STONES OVER 30mm, OR FOREIGN OBJECTS. ACIDITY RANGE TO BE 5.5-7.5 pH. NATIVE TOPSOIL MAY BE USED PROVIDED IT MEETS STANDARDS SET FOR IMPORTED TOPSOIL.
- PLANTING OF TREES, SHRUBS AND GROUND COVERS TO CONFORM TO MMCD SECTION 02950 AND CITY OF LANGFORD SPECIFICATIONS (REFER TO SCHEDULE 11 FOR ADDITIONAL TREE PLANTING DETAILS & INFORMATION).
- LANDSCAPE CONTRACTOR TO ENSURE ALL MATERIALS AND PROCEDURES COMPLY WITH ACCEPTED LANDSCAPE PRACTICES. SPECIES SELECTION TO BE AS SPECIFIED. SUBSTITUTIONS WILL ONLY BE DONE WITH THE WRITTEN APPROVAL OF CALID SERVICES LTD.
- PLANT MATERIAL TO BE NURSERY GROWN STOCK AND COMPLY WITH BRITISH COLUMBIA STANDARD FOR CONTAINER GROWN PLANTS AND LANDSCAPE CANADA GUIDE SPECIFICATION FOR NURSERY STOCK. PLANTS TO BE TRUE TO NAME, TYPE AND FORM, AND BE REPRESENTATIVE OF THEIR SPECIES AND VARIETY. PLANTS TO BE OF GOOD HEALTH, PROPERLY PROPORTIONED, NOT WEAK, INJURED OR THIN.
- TREES TO BE STAKED AND BRACED IN AN UPRIGHT POSITION. INSTALL STAKES, CLAMPS, ANCHORS, FABRIC TIES AS NOT TO DAMAGE THE TREE. STAKES TO BE 100mm ϕ . (FABRIC TIES TO BE ARBORTIE OR APPROVED EQUAL.)
- LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR THE STANDARD ONE (1) YEAR MAINTENANCE PERIOD.
- LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR PLANT LOSS DUE TO THEFT, VANDALISM, OR ANIMALS DURING THE MAINTENANCE PERIOD. OR FAILURE BY STRATA/OWNER IN OPERATING IRRIGATION SYSTEM IN ACCORDANCE TO IRRIGATION DESIGNER'S/IRRIGATION CONTRACTOR'S RECOMMENDED WATERING SCHEDULE.
- PRUNING OF TREES TO BE DONE BY A CERTIFIED ARBORIST.
- HIGH ORGANIC CONTENT, LOW WOOD CONTENT MULCH TO BE APPLIED TO BEDS AFTER FINISHED GRADING IS APPROVED AND PLANTING COMPLETE. MULCH TO BE FREE OF CHUNKS, STICKS, SOIL, STONES, ROOTS, ETC. LANDSCAPE CONTRACTOR TO ENSURE MINIMUM BARK MULCH DEPTH OF 50mm AFTER SETTLEMENT. 1.2m ϕ MULCH RINGS REQUIRED FOR ALL TREES IN SOD LAWN.
- ALL TREE PITS SHALL BE REVIEWED BY CALID SERVICES LTD. PRIOR TO BACKFILLING.

IRRIGATION NOTES

- IRRIGATION SYSTEMS TO MEET MMCD AND CITY OF LANGFORD SCHEDULE 10 IRRIGATION STANDARDS. IRRIGATION CONTRACTOR TO INSTALL IRRIGATION SYSTEM TO ALL APPLICABLE PLUMBING REGULATIONS.
- IRRIGATION P.O.C. TO BE SHOWN ON CIVIL SERVICING DRAWINGS PREPARED BY OTHERS. TO BE COORDINATED DURING BUILDING PERMIT STAGE.
- SOD LAWN AREAS, TREES AND PLANTING AREAS TO BE IRRIGATED. SOD LAWN TO HAVE A MICROSPRAY IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE. PLANTING BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. TREES TO HAVE TWO (2) EMITTER LOOPS PER TREE AS PER LANGFORD STANDARDS.
- IRRIGATION SYSTEM TO BE DESIGNED BY A CERTIFIED IRRIGATION DESIGNER AS CERTIFIED BY IAABC OR IA. SHOP DRAWINGS TO BE PROVIDED TO CALID SERVICES LTD. (AND CITY OF LANGFORD IF REQUIRED) FOR REVIEW.
- ALL IRRIGATION COMPONENTS AND INSTALLATION TO COMPLY WITH MMCD AND IAABC STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. SYSTEM TO INCLUDE FLOW SENSOR, CENTRAL SHUT-OFF VALVE, AND METER. PRESSURE REGULATING DEVICE AND MOISTURE SENSOR/RAIN DELAY CONTROLLER ALSO REQUIRED.
- IRRIGATION SYSTEM TO HAVE A DYNAMIC OPERATING PRESSURE BETWEEN 50 TO 90 psi.
- IRRIGATION CONTRACTOR TO ENSURE ALL CRITICAL POINTS (CORNERS, EDGES, TIGHT CONTOURS, ETC) RECEIVE FULL COVERAGE.
- IRRIGATION CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCING WORK.
- IRRIGATION SYSTEM TEST TO BE WITNESSED BY CALID SERVICES LTD. CONTRACTOR TO PROVIDE 48 HOUR NOTICE FOR REVIEW.
- IRRIGATION CONTRACTOR TO GUARANTEE WORK AND MATERIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS AND ZONE MAPS TO DEVELOPER FOR CITY OF LANGFORD.

REZONING ONLY
Not for Construction



THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

NOTICE:
EXISTING & PROPOSED MUNICIPAL SERVICES/UTILITIES/HYDRO PMT/ETC. ARE SHOWN SCHEMATICALLY ONLY ON THIS DRAWING. REFER TO CIVIL & ELECTRICAL DRAWINGS BY OTHERS FOR INFORMATION.

NOTICE:
LANDSCAPE DESIGN IS ONLY VALID IF REVIEWED DURING CONSTRUCTION BY CALID SERVICES LTD.

893 KLAHANIE DR DEVELOPMENT
Landscape Plan & General Notes
Client: Dan Charboneau



207-2750 QUADRA ST.
VICTORIA, B.C. V8T 4E8
PHONE: (250) 386-6919
FAX: (250) 381-6919
engineer@calid.ca

Drawn	Date
Checked	October 7, 2024
Approved	Project # 0989
Designed	Scale
	AS NOTED

L1

Rev.
1

CANCEL PRINTS BEARING EARLIER LETTER



Capital Tree Service Inc.

Arborist Report

893 Klahanie Drive

Langford, BC V9C 3X2

February 19, 2025

Prepared for:

Dan Charboneau

Prepared by:

Capital Tree Service Inc.

893 Klahanie Drive, Langford, BC V9C 3X2

February 19, 2025

Capital Tree Service Inc.

PO Box 53512 Royal Oak Dr, Victoria BC, V8X 5K2

Ph: 250-217-8370, email: joelcreese@capitaltreeservice.ca

capitaltreeservice.ca

GST # 861289783RT0001

WSBC Account #713323

Liability and Professional E and O, HSM Insurance - \$5 Million

Summary/Scope of Work

Capital Tree Service Inc. (CTS) was contacted by Dan Charboneau (Client), a local homeowner, regarding a proposed townhouse subdivision on his property at 893 Klahanie Drive (the Site) in the City of Langford. The Client indicated they required an Arborist Report to move forward with the permit application.

The Client has requested that CTS provide a Basic Visual Tree Assessment (BVTA) and TPP for the Site. CTS agreed to complete the assessment and provide findings in an Arborist Report Form including a TPP.

Under the current proposal sixty-six (66) bylaw will be retained and protected while two hundred and forty-two (242) bylaw protected trees will be removed. A tree inventory is included as **Appendix 'A'**. Photographs and a Site Plan are included as **Appendix 'B'** of this report.

Methodology

The Site was entered on over December 4-6th, 2024 by CTS for the purpose of conducting tree assessments and collecting inventory. Keegan Durovich, a consulting arborist and representative of CTS, provided the BVTA for the site. The weather on December 4th, 2024, was partly cloudy and 7°C with a 6km/hr breeze. On December 5, 2024, it was cloudy and 4°C with a 7km/hr NE breeze. And finally on December 6, 2024, it was cloudy, 7°C, 8km/hr gusting to 17 NNE

The Site was assessed from grade. No form of diagnostic tools or invasive techniques were used during the assessment, including excavation or assessment of roots below. Diameter at Breast Height (DBH) was measured approximately 1.4m above grade. Measurements and observations were recorded with the intent to provide a static representation of the area. A tree inventory is

included as **Appendix 'A'** of this report. Photographs and a Site Plan are included as **Appendix 'B'** of this report.

During the assessment, three hundred and eight (308) trees were observed – all (308) of which are protected under the current City of Langford Tree Protection Bylaw. Trees referenced in **Appendix 'A'** and located on the site have been tagged. Tags are located approximately 1.5-2m above grade on tree stems and were visible at the time of assessment. Existing tags were utilized where applicable.

Protected Root Zone calculations are based on the ISA recommended one foot for each one inch of trunk diameter (0.3m for each 2.5 cm). Matheny and Clark's 'Trees and Development' was used to assess relative tolerance to Development Impacts.

Observations/Discussion

During the assessment, a large residential lot in a rapidly developing suburban neighborhood was observed. Many of the trees along the north side of the lot have had blasting in close proximity to their locations. The site has a variety of distinct areas, all largely sloping with a WNW aspect down to Klahanie Road. The site was observed to be treed with a variety of native trees with a mostly native understory, with some invasive species present. The client has worked extensively with their other consultants and CTS to mitigate impact to environmentally sensitive/important areas (as identified by their Registered Professional Biologist) and retained trees.

The proposed townhouse development will require the removal of two hundred and forty-two (242) bylaw protected trees due to their location within the edge of excavation or proximity to the edge of excavation. CTS has worked with the client to develop setbacks from the property lines that will allow for the retention of offsite trees. Through conversations about proximity of cuts and tree impacts, a 3m setback from the south property line and 2.5m from the east property line were developed. The setback along the North property line ranges from 1.7m-2.2m. Trees within these setbacks will require removal due to their proximity to the edge of excavation. However, no other work is to be conducted in these areas, although low tree impact landscaping would be acceptable.

By establishing these undisturbed area setbacks, impact to offsite and shared ownership trees have been mitigated. Considering the mitigation measures taken through the development planning process, CTS does not expect site supervision to be necessary at this time. However, if at the time of excavation roots ~4cm or larger are encountered, excavation should be halted until the project arborist has had an opportunity to assess the situation and develop a plan to proceed. If these steps are taken, along with blasting precautions as discussed below, impact to retained trees is expected to be low-moderate.

Considering the existing trees and the proposed tree impact mitigation measures, no trees proposed for retention are expected to pose a high or extreme risk once the project is complete. If a risk assessment is desired upon project completion, the project arborist should be engaged at that time to assess risk once construction impacts have occurred.

Common and Latin Names

Grand fir – *Abies grandies*

Bigleaf maple – *Acer macrophyllum*

Red alder – *Alnus rubra*

Arbutus – *Arbutus menziesii*

Douglas fir – *Pseudotsuga menziesii*

Pacific willow – *Salix lucida*

Western red cedar – *Thuja plicata*

Tree Condition Ratings Summary

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen.
- Fair - signs of stress.
- Good - no visible signs of significant stress and/or only minor aesthetic issues.

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited.
- Fair - Structural concerns that are possible to mitigate through pruning.
- Good - No visible or only minor structural flaws that require no to little pruning.

Species Relative Tolerance to Construction Impacts¹:

¹ Nelda P. Matheny and James R. Clark, *Trees and Development: A Technical Guide to Preservation of Trees during Land Development* (Champaign, Ill: International Soc. of Arboriculture, 1998).

Fir (*Abies* spp.) – Generally Moderate-good – “Tolerant of root loss.”

Bigleaf maple – Good or Poor – “Select specimens with good crown structure. Tolerant of root pruning and injury but not fill.” Or “Declines following addition of fill.”

Red alder – Poor-moderate – “Retain only in groups or as individuals with strong taper and structure. Relatively short-lived. Intolerant to root injury.”

Arbutus/Madrone – Poor – “Intolerant of site disturbance.”

Douglas-fir – Poor-good – “Tolerant of fill soil if limited to one-quarter of root zone. However, may decline slowly following addition of fill. Tolerates root pruning. Intolerant of poor drainage. Susceptible to bark beetles following injury.”

Willow (*Salix* spp.) – Moderate-good – “Moderately tolerant of root pruning and fill soil. Show considerable resistance to ‘contactor pressures.’”

Western red cedar – Good or Poor-moderate– “Relatively windfirm. Intolerant of changes in water table/soil moisture.” Or “Response is very site dependent, probably related to soil moisture. Intolerant of fill.”

Tree Protection

Utilize Tree Protection Fencing (TPF) to restrict access to Tree Protection Zones. Provide signage on fencing which states: Tree Protection Area – No Admittance. Signage must be in a visible location attached to the fence. Signage must be attached to the outside of each Tree Protection Fencing area.

CTS strongly recommends the use of TPF along the edge of the undisturbed setbacks and any protected natural areas, especially at the start of grade changing activities. Contact CTS to mark locations for the Tree Protection Fencing. All Tree Protection Fencing should be installed in the locations indicated by CTS.

Each Tree Protection Zone (TPZ) should be vacated of all construction materials and/or equipment. At no time should the fencing be removed or modified unless the Project Arborist is contacted and approval given. In such cases the Project Arborist should assist fence removal and assess combined impacts which are required for construction completion. Capital Tree Service 250-217-8370 – Three business days notice required.

Landing/Storage Area

All construction materials will be stored in areas identified as ‘Landing/Storage’ in site plans. These locations are indicated on the Site Plan.

Access

Site access points should be located away from retained trees wherever possible. Contractors and workers shall be made aware of the Tree Protection Zones and Measures in place. **Tree Protection Zones and areas of the Site not under construction or within the Zone of Impact**

will be strictly off limits. It is the responsibility of the Client to schedule a pre-job meeting with the Project Arborist to discuss Tree Protection Plans, Zones, and requirements.

Three business days notice required. Project Arborist. 250-217-8370

Root Assessment and Observation

CTS recommend the Project Arborist be on site for observation and assessment when working within the Protected Root Zone of any trees that are wished to be retained. If roots ~4cm or larger are encountered at the time of excavation, work should be stopped until the project arborist has been able to assess the situation and develop a plan to proceed.

Tree Pruning

Tree pruning required for access and egress, tree health and safety shall be performed by an International Society of Arboriculture (ISA) Certified Arborist without the use of climbing spurs. All tree pruning shall be performed in accordance with ANSI A-300 Standards for Tree Care Operations.

Blasting

The use of blasting for removal of rock may cause serious damage or death to nearby trees if not managed appropriately. CTS recommends the use of an expanding foam (e.g., Geobreak) to break the rock. If powder must be used, a low nitrogen and low velocity explosive should be utilized. Furthermore, we recommend the use of foam to strategically fracture the rock before using an excavator to breakup (using a hoe ram) and remove the rock near trees. It is critical that heavy matting is used to dampen shockwaves of explosives and ¾" plywood is used to protect (armour) close proximity retained trees area utilized. A removal plan for the rock will be developed with the blasting contractor and the Project Arborist. It is recommended that this plan is created prior to the blasting contractor providing a cost estimate.

Typical Excavation within PRZ Process Plan

1. Provide and schedule Project Arborist to assess site prior to construction.
2. Inventory and identify trees and hazards which could complicate excavation process.
3. Utilize hand tools and cutting equipment when large tree roots are anticipated.
4. When possible, utilize small, rubberized track excavation equipment which will reduce soil compaction.
5. Excavator operator must be well informed about dig site and goal to complete project.
6. Use shallow excavation sweeps across the site to establish a depth which roots can be easily identified. (3cm to 5cm in depth of soil for each sweep across the soil face)
7. Roots greater than 6cm in diameter shall be preserved and inspected by the Project Arborist. The project arborist will determine if roots should be pruned or cut.
8. All roots greater than 6cm in diameter should be identified and documented for project records.
9. Photos are highly recommended for documentation purposes.

Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact City Staff for further recommendations.

At completion of the project, the Project Arborist will confirm that any tree protection or remediation related deficiencies have been addressed by the owner and building contractor. Once all deficiencies (if any) have been remedied, the Project Arborist shall prepare a letter to the City of Langford confirming completion of the project.

Tree Protection Plan Summary


- i. Provide a detailed sign specifying that tree protection measures are in place and will be followed during the project. Fines will be posted for malicious acts and can be placed on individuals who disregard the tree protection plan and its guidelines. Signs will be placed at each entrance of the project detailing what is expected when working in potentially high impact tree protection zones.
- ii. Provide tree protection fencing for all trees identified with protection requirement in this report. This fencing shall be four (4ft) feet in height and made of orange plastic. If required, header and footer boards will be used to secure the protective fencing.
- iii. Tree protection and root protection signs will be placed on the fencing (see Appendix C). No entry will be allowed, unless specified by the Project Arborist and in their presence while on site.
- iv. Restrict vehicle traffic to designated access routes and travel lanes to avoid soil compaction and vegetation disturbances.
- v. Make all necessary precautions to prevent the storage of material, equipment, stockpiling of aggregate or excavated soils within tree protection areas. No dumping of fuels, oils or washing of concrete fluids will be allowed in tree protection zones.
- vi. Provide an onsite arborist when a risk of root damage, root cutting, or limb removal is required within the tree protection zone.
- vii. Avoid alterations to existing hydrological patterns to minimize vegetation impacts to the site.
- viii. The use of a Project Arborist is required to provide layout of tree protection zones. The Project Arborist(s) will provide pre-construction information to all parties involved with the project. The Project Arborist must be notified 72hrs prior to construction activities in sensitive areas. The Project Arborist should be used to provide root and branch pruning when diameters are greater than 6cm.

- ix. At no time will tree protection zones be removed from the project unless approved by the Project Arborist

The following is a summary of key roles of the Project Arborist.

- Participation in a site meeting prior to the commencement of works adjacent to Tree Protection Zones to discuss the preservation plan and tree protection measures in place. **It is the responsibility of the Client to schedule a pre-work site meeting. *72 hrs Notice Required. CTS 250-217-8370***
- The meeting will review the Tree Protection Plan, Tree Protection Zones and the specific measures required to protect the trees during the site preparation, construction, and landscape phases of construction.
- The Project Arborist will inspect the Tree Protection Fencing and any other tree protection measures prior to a tree permit being issued by the District and prior to work commencing on site.
- The Project Arborist will be on site during the following work within or immediately adjacent to the Tree Protection Areas as indicated on the attached Site Plan:
 - ❖ demolition
 - ❖ grading
 - ❖ excavation
 - ❖ rock removal or blasting
 - ❖ trenching for underground services and utilities
 - ❖ preparation of grade for the proposed driveways and parking areas
 - ❖ site inspections to insure adherence to Tree Protection Measures

Although this site has been assessed trees in the landscape are dynamic and changes could occur. This report is a static representation of the site during our assessment.



Keegan Durovich 2025-02-19
Capital Tree Service Inc.
ISA Certified Arborist TRAQ PN-9272A
B.A.Sc.

Capital Tree Service Inc. (CTS)**CONDITIONS OF ASSESSMENT AGREEMENT**

This Conditions of Assessment Agreement is made pursuant to and as a provision of CTS, providing tree assessment services as agreed to between the parties, the terms and substance of which are incorporated in and made a part of this Agreement (collectively the "Services").

Trees are living organisms that are subject to stress and conditions and which inherently impose some degree or level of risk. Unless a tree is removed, the risk cannot be eliminated entirely. Tree conditions may also change over time even if there is no external evidence or manifestation. In that CTS provides the Services at a point in time utilizing applicable standard industry practices, any conclusions and recommendations provided are relevant only to the facts and conditions at the time the Services are performed. Given that CTS cannot predict or otherwise determine subsequent developments, CTS will not be liable for any such developments, acts, or conditions that occur including, but not limited to, decay, deterioration, or damage from any cause, insect infestation, acts of god or nature or otherwise. Unless otherwise stated in writing, assessments are performed visually from the ground on the above-ground portions of the tree(s). However, the outward appearance of trees may conceal defects.

Therefore, to the extent permitted by law, CTS does not make and expressly disclaims any warranties or representations of any kind, express or implied, with respect to completeness or accuracy of the information contained in the reports or findings resulting from the Services beyond that expressly contracted for by CTS in writing, including, but not limited to, performing diagnosis or identifying hazards or conditions not within the scope of the Services or not readily discoverable using the methods applied pursuant to applicable standard industry practices. Further, CTS' liability for any claim, damage or loss caused by or related to the Services shall be limited to the work expressly contracted for.

In performing the Services, CTS may have reviewed publicly available or other third- party records or conducted interviews and has assumed the genuineness of such documents and statements. CTS disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any information obtained from any third- party or publicly available source.

Except as agreed to between the parties prior to the Services being performed, the reports and recommendations resulting from the Services may not be used by any other party or for any other purpose. The undersigned also agrees, to the extent permitted by law, to protect, indemnify, defend and hold CTS harmless from and against any and all claims, demands, actions, rights and causes of action of every kind and nature, including actions for contribution or indemnity, that may hereafter at any time be asserted against CTS or another party, including, but not limited to, bodily injury or death or property damage arising in any manner from or in any way related to any disclaimers or limitations in this Agreement.

By accepting or using the Services, the customer will be deemed to have agreed to the terms of this Agreement, even if it is not signed.

Acknowledged by:

Name of Customer: Dan Charboneau, 893 Klahanie Drive, Langford, BC V9C 3X2

Authorized Signature: _____

Date: 2025-02-19

Appendix 'A' Tree Inventory

Table 1. Tree Inventory for 893 Klahanie Drive. Diameter at breast height (DBH) is measured in centimeters. Protected root zones (PRZ) are calculated using a 0.12 multiplier and represent the protected radius area around the tree in meters.

Capital Tree Service Inc.									
Appendix A - Tree Inventory/Hazard Ratings Summary									
Location: 893 Klahanie Drive, Langford, BC V9C 3X2									
Conditions: December 4, 2024 - Partly cloudy, 7°C, 6km/hr gusting to 14NE December 5, 2024 - Cloudy, 4°C, 7km/hr NE December 6, 2024 - Cloudy, 7°C, 8km/hr gusting to 17 NNE									
Tag #	Species	DBH (cm)	PRZ (m)	Canopy (r) (m)	Health/Structure	Bylaw Protected	Inventory Date	Action	Observations
465	Douglas fir	41	5	4	F/F	Yes	4-Dec-24	Retain	Phellinus sulphurascens suspected. Dieback. Deadwood. Epicormics. Stem deflections. Uneven canopy.
464	Douglas fir	61	7	5	F-P/F	Yes	4-Dec-24	Retain	Phellinus sulphurascens suspected. Dieback. Deadwood. Uneven canopy. Epicormics. Sweeping stem.
463	Douglas fir	29	3	3	F-P/G-F	Yes	4-Dec-24	Retain	Phellinus sulphurascens suspected. Dieback. Deadwood.
461	Douglas fir	42	5	4	F/F-P	Yes	4-Dec-24	Retain	Phellinus sulphurascens suspected. Sweeping stem. Epicormics.
612	Douglas fir	21	3	-	Dead	Yes	4-Dec-24	Retain	Dead
460	Grand fir	40	5	4	F/P	Yes	4-Dec-24	Retain	2x stem ~5m above grade. Poor aspect ratio in union. Narrow angle of attachment. Dieback. Deadwood. Previous mech damage to basal stem.
459	Big leaf maple	22	3	5	F/F-P	Yes	4-Dec-24	Retain	Poor pruning. Poor aspect ratio in unions. Deadwood.
458	Douglas fir	59	7	5	F-P/F	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Phellinus sulphurascens suspected.
457	Douglas fir	26	3	3	F/P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Phellinus sulphurascens suspected. Deformed top. Poor taper.
456	Douglas fir	47	6	3	F-P/F	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Phellinus sulphurascens suspected.
455	Douglas fir	42	5	4	F-P/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Phellinus sulphurascens suspected. Epicormics. Sweeping stem.
454	Douglas fir	50	6	4	F/P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected. Sweeping stem. Deformed top (possibly topped).
453	Douglas fir	55	7	5	F-P/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. 5cm+ deadwood. Phellinus sulphurascens suspected. Sparse foliar area. Swollen basal stem.
452	Douglas fir	61	7	4	F-P/F	Yes	4-Dec-24	Retain	Dieback. 5cm+ deadwood. Phellinus sulphurascens suspected. Sparse foliar area. Swollen basal stem.
451	Douglas fir	70	8	4	F-P/F-P	Yes	4-Dec-24	Retain	Dieback. 10cm deadwood. Phellinus sulphurascens suspected. Swollen basal stem. Sweeping stem.
450	Douglas fir	38	5	4	F-P/P	Yes	4-Dec-24	Retain	Uneven canopy. Stem deflections. Dieback. Deadwood. Previously topped. Epicormics.
449	Douglas fir	29	3	4	F-P/P	Yes	4-Dec-24	Retain	Uneven canopy. Stem deflections. Dieback. Deadwood. Previously topped. Sweeping stem. Epicormics.
448	Douglas fir	52	6	3	F-P/F-P	Yes	4-Dec-24	Retain	Stem deflections. Dieback. 5cm+ deadwood. Epicormics.
447	Douglas fir	23	3	3	F-P/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Sparse foliar area. Phellinus sulphurascens suspected.
446	Douglas fir	41	5	3	F-P/F	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Sparse foliar area Phellinus sulphurascens suspected.. Gravel in PRZ.
445	Douglas fir	24	3	3	P/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Sparse foliar area Phellinus sulphurascens suspected. Gravel against stem.

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February 19, 2025

444	Douglas fir	30	4	3	F-P/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Epicormics. Gravel in PRZ. Phellinus sulphurascens suspected.
443	Douglas fir	29	3	4	P/F-P	Yes	4-Dec-24	Retain	Cut ~30cm from stem. Sweeping stem. Dieback. Deadwood. Little foliar area. Phellinus sulphurascens suspected.
442	Douglas fir	44	5	3	F-P/P	Yes	4-Dec-24	Retain	Shallow rooted on cliff edge. Uneven canopy. Dieback. Deadwood. Epicormics. Sweeping stem. Phellinus sulphurascens suspected.
441	Douglas fir	24	3	4	F/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Phellinus sulphurascens suspected. Poor live crown ratio.
440A	Pacific willow	21	3	4	G/P	Yes	4-Dec-24	Retain	2x stem ~1.3m above grade. Poor aspect ratio in union. Epicormics. Phototrophic. Uneven canopy. Mechanical damage to basal stem. Pruned for road clearance.
440B	Pacific willow	23	3	4	G/P	Yes	4-Dec-24	Retain	2x stem ~1.3m above grade. Poor aspect ratio in union. Epicormics. Phototrophic. Uneven canopy. Mechanical damage to basal stem. Pruned for road clearance.
439	Douglas fir	24	3	3	F/F	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Phellinus sulphurascens suspected. Poor live crown ratio.
438	Douglas fir	33	4	4	F-P/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Sweeping stem at grade. Vines in canopy. Dieback. Deadwood. Phellinus sulphurascens suspected.
437	Douglas fir	42	5	4	F-P/P	Yes	4-Dec-24	Retain	Uneven canopy. Previously failed stem, phototrophic correction. Dieback. Deadwood. Phellinus sulphurascens suspected. Little foliar area.
436A	Big leaf maple	26	3	5	F/P	Yes	4-Dec-24	Retain	Multiple stems. Previous construction ~1m from stem. Epicormics. Poor aspect ratio in unions. Dieback. Deadwood.
436B	Big leaf maple	29	3	5	F/P	Yes	4-Dec-24	Retain	Multiple stems. Previous construction ~1m from stem. Epicormics. Poor aspect ratio in unions. Dieback. Deadwood.
436C	Big leaf maple	20	2	5	F/P	Yes	4-Dec-24	Retain	Multiple stems. Previous construction ~1m from stem. Epicormics. Poor aspect ratio in unions. Dieback. Deadwood.
435	Douglas fir	42	5	4	F/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Sweeping lean. Phellinus sulphurascens suspected.
434	Douglas fir	28	3	3	P/F-P	Yes	4-Dec-24	Retain	Shallow rooted on rock. Previous construct ~1m from stem. Blasting ~3m from stem. Dieback. Deadwood. Little foliar area. Epicormics. Phellinus sulphurascens suspected.
433	Douglas fir	66	8	6	F-P/F-P	Yes	4-Dec-24	Retain	Leaning stem (uphill). Dieback. Deadwood. Epicormics. Uneven canopy. Phellinus sulphurascens suspected.
432	Douglas fir	66	8	8	F-P/F	Yes	4-Dec-24	Retain	Dieback. 5cm+ deadwood. Thinning. Phellinus sulphurascens suspected. Epicormics. Sparse foliar area.
431	Douglas fir	39	5	3	F-P/F	Yes	4-Dec-24	Retain	Dieback. Deadwood. Epicormics. Sparse foliar area. Phellinus sulphurascens suspected.
430	Douglas fir	28	3	5	F-P/P	Yes	4-Dec-24	Retain	Shared root plate with tree 429. Dieback. Deadwood. Sweeping stem. Thinning.
429	Douglas fir	47	6	4	F-P/F	Yes	4-Dec-24	Retain	Shared root plate with tree 430. Dieback. Deadwood. Sweeping stem. Thinning. Epicormics.
428	Douglas fir	43	5	4	F-P/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Thinning. Excavation ~3m from stem. Phellinus sulphurascens suspected.
427	Douglas fir	37	4	2	F-P/F-P	Yes	4-Dec-24	Retain	Lean towards new road to north. Dieback. Deadwood. Epicormics. Excavation ~2m from stem. Phellinus sulphurascens suspected.
426	Arbutus	26	3	3	F/P	Yes	4-Dec-24	Retain	Lean towards new road to north. Dieback. 10cm deadwood. Healthy foliar color. Possible internal decay.
425	Douglas fir	23	3	1	F-P/F-P	Yes	4-Dec-24	Retain	Dieback. Deadwood. Epicormics. Sparse foliar area. Phellinus sulphurascens suspected. Poor taper.
424	Douglas fir	38	5	4	F/F	Yes	4-Dec-24	Retain	Dieback. Deadwood. Thinning. Phellinus sulphurascens suspected.
614	Arbutus	24	3	3	F/F-P	Yes	4-Dec-24	Remove	Poor aspect ratio in union ~1.5m above grade. 1 stem dead. Dieback. 10cm deadwood. . Epicormics. Phototrophic.
615	Douglas fir	23	3	1	P/P	Yes	4-Dec-24	Retain	Dieback. Deadwood. Little foliar area. Sweeping stem. Phellinus sulphurascens suspected.
616	Pacific willow	26	3	3	F/P	Yes	4-Dec-24	Retain	Basal decay. Willow bracket. Poor aspect ratio in unions. Phototrophic lean. Uneven canopy. Deadwood.
617	Douglas fir	20	2	5	F/F-P	Yes	4-Dec-24	Retain	Stem deflections. Uneven canopy. Thinning. Deadwood. Phellinus sulphurascens suspected.
618	Douglas fir	21	3	2	F-P/F-P	Yes	4-Dec-24	Retain	Sweeping stem at grade. Epicormics. Dieback. Deadwood. Phellinus sulphurascens suspected.
619	Douglas fir	48	6	4	F-P/F	Yes	4-Dec-24	Remove	Swollen basal stem. Dieback. 5cm+ deadwood. Epicormics. Phellinus sulphurascens suspected.

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NT1	Western red cedar	67	8	-	Dead	Yes	4-Dec-24	Retain	Dead snag previously topped ~4m above grade. Located directly adjacent to existing driveway.
620	Arbutus	31	4	4	F/F-P	Yes	4-Dec-24	Remove	Phototrophic. Dieback. Mechanical damage to basal stem. Epicormics. Minor deadwood. Healthy foliar color.
621	Arbutus	27	3	3	F/F	Yes	4-Dec-24	Remove	Phototrophic. Dieback. Epicormics. Minor deadwood. Healthy foliar color
622	Douglas fir	21	3	4	F/F	Yes	4-Dec-24	Remove	Thinning. Minor deadwood. Phellinus sulphurascens suspected. Poor taper.
623	Douglas fir	28	3	4	F/F	Yes	4-Dec-24	Remove	Phototrophic. Epicormics. Minor deadwood. Poor aspect ratio in unions. Phellinus sulphurascens suspected.
624	Douglas fir	43	5	3	F-P/F	Yes	4-Dec-24	Remove	Dieback. Deadwood. Epicormics. Uneven canopy. Phellinus sulphurascens suspected.
625	Douglas fir	58	7	6	F-P/F	Yes	4-Dec-24	Remove	Dieback. 10cm deadwood. Hangers. Phellinus sulphurascens suspected.
626	Douglas fir	42	5	4	F/F-P	Yes	4-Dec-24	Remove	Dieback. Deadwood. Uneven canopy. Over extended limbs. Missing top. Phellinus sulphurascens suspected.
627	Western red cedar	26	3	4	F/G-F	Yes	4-Dec-24	Remove	Fill in PRZ. Minor thinning. Deadwood.
628	Western red cedar	33	4	4	F-P/F	Yes	4-Dec-24	Remove	Buried root collar. Dieback. Deadwood. Flagging. Thinning.
629	Douglas fir	55	7	5	F-P/F-P	Yes	4-Dec-24	Remove	Fill in PRZ. Dieback. 5cm+ deadwood. Stem deflections. Thinning. Phellinus sulphurascens suspected.
630	Grand fir	45	5	5	F-P/P	Yes	4-Dec-24	Remove	Buried root collar. Dieback. Deadwood. Previously topped. Epicormics.
631	Western red cedar	49	6	6	F/F	Yes	4-Dec-24	Remove	Buried root collar. Uneven canopy. Thinning. Flagging.
632	Arbutus	35	4	3	F/F	Yes	4-Dec-24	Remove	Partially buried root collar. Decay column from old limb. Minor deadwood.
633A	Arbutus	65	8	5	F/P	Yes	4-Dec-24	Remove	2 stem originating from old stump/ Basal decay suspected in both stems. Dieback. 10+cm Deadwood. Phototropism.
633B	Arbutus	42	5	5	F/P	Yes	4-Dec-24	Remove	3 stem originating from old stump/ Basal decay suspected in both stems. Dieback. 10+cm Deadwood. Phototropism.
634	Arbutus	26	3	3	F-P/F-P	Yes	4-Dec-24	Remove	Phototropism. Dieback. Deadwood. Little viable foliar area. Poor aspect ratio in unions.
635	Douglas fir	35	4	4	F/F	Yes	4-Dec-24	Remove	Chlorosis. Dieback. Deadwood. Uneven canopy. Epicormics. Phellinus sulphurascens suspected.
636	Douglas fir	48	6	4	F-P/F	Yes	4-Dec-24	Remove	Chlorosis. Dieback. Deadwood. Uneven canopy. Epicormics. Phellinus sulphurascens suspected. Cut ~1.5m from stem.
637	Douglas fir	25	3	2	F-P/F-P	Yes	4-Dec-24	Remove	Chlorosis. Uneven canopy. Epicormics. Stem deflections. Phellinus sulphurascens suspected.
638	Arbutus	20	2	2	F/F	Yes	4-Dec-24	Remove	Phototrophic lean. Dieback. Deadwood. Off centered canopy.
639	Douglas fir	45	5	4	F-P/F	Yes	4-Dec-24	Remove	Dieback. Deadwood. Uneven canopy. Chlorosis. Epicormics. Phellinus sulphurascens suspected.
640	Douglas fir	37	4	3	F-P/F	Yes	4-Dec-24	Remove	Dieback. Deadwood. Chlorosis. Epicormics. Phellinus sulphurascens suspected.
641A	Arbutus	20	2	3	F/F-P	Yes	4-Dec-24	Retain	3x stem ~0.4-1.3m above grade (1 stem less than 20cm). Poor aspect ratio in unions. Dieback. Deadwood. Minor blight. Phototrophic lean.
641B	Arbutus	26	3	3	F/F-P	Yes	4-Dec-24	Retain	3x stem ~0.4-1.3m above grade (1 stem less than 20cm). Poor aspect ratio in unions. Dieback. Deadwood. Minor blight. Phototrophic lean.
642	Arbutus	22	3	3	F-P/F-P	Yes	4-Dec-24	Remove	Poor aspect ratio in unions. Dieback. 5cm+ deadwood. Minor blight. Phototropism.
643	Douglas fir	78	9	6	F/P	Yes	4-Dec-24	Remove	Previously topped. Dieback. Slight stem deflections at grade. Epicormics. Phellinus sulphurascens suspected.
644	Douglas fir	29	3	4	P/F-P	Yes	4-Dec-24	Remove	Sweeping stem. Dieback. Deadwood. Little foliar area. Epicormics. Phellinus sulphurascens suspected.
645	Douglas fir	42	5	4	F-P/F	Yes	4-Dec-24	Remove	Dieback. 5cm+ deadwood. Epicormics. Phellinus sulphurascens suspected.
646	Douglas fir	51	6	3	F-P/F-P	Yes	4-Dec-24	Remove	Dieback. Deadwood. Chlorosis. Stem deflections. Epicormics. Phellinus sulphurascens suspected.

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647A	Arbutus	20	2	8	F-P/P	Yes	4-Dec-24	Remove	Basal decay. Cavities. Multiple stems near grade. Dieback. 10+cm deadwood.
647B	Arbutus	62	7	8	F-P/P	Yes	4-Dec-24	Remove	Basal decay. Cavities. Multiple stems near grade. Dieback. 10+cm deadwood.
647C	Arbutus	42	5	8	F-P/P	Yes	4-Dec-24	Remove	Basal decay. Cavities. Multiple stems near grade. Dieback. 10+cm deadwood.
647D	Arbutus	32	4	8	F-P/P	Yes	4-Dec-24	Remove	Basal decay. Cavities. Multiple stems near grade. Dieback. 10+cm deadwood.
648a	Big leaf maple	20	2	6	G-F/P	Yes	4-Dec-24	Remove	4x stem (2 stems less than 20cm). Poor aspect ratio in unions. Narrow angle of attachment. Included bark. Seam. Epicormics. Uneven canopy.
648b	Big leaf maple	22	3	6	G-F/P	Yes	4-Dec-24	Remove	4x stem (2 stems less than 20cm). Poor aspect ratio in unions. Narrow angle of attachment. Included bark. Seam. Epicormics. Uneven canopy.
649	Arbutus	20	2	2	F/F	Yes	4-Dec-24	Remove	Phototropism. Dieback. Deadwood. 1 stem previously removed. Poor aspect ratio in unions.
650	Western red cedar	27	3	5	F/F	Yes	4-Dec-24	Remove	Phototropism. Sweeping stem. Uneven canopy. Thinning canopy.
651	Western red cedar	59	7	6	F-P/F	Yes	5-Dec-24	Remove	Thinning. Dieback. Uneven canopy. Mechanical damage to surface roots.
652	Douglas fir	68	8	5	F/F	Yes	5-Dec-24	Remove	Thinning. Dieback. Deadwood. Slight sweep in stem. Phellinus sulphurascens suspected.
653	Douglas fir	38	5	5	F-P/P	Yes	5-Dec-24	Remove	Stem deflections at grade. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
654	Douglas fir	32	4	4	F/F	Yes	5-Dec-24	Remove	Entirely surface rooted. Dieback. Deadwood. Epicormics. Sweeping stem. Phellinus sulphurascens suspected.
655	Douglas fir	38	5	4	F/F	Yes	5-Dec-24	Remove	Sweeping stem. Dieback. Deadwood. Thinning canopy. Flat area on basal stem. Phellinus sulphurascens suspected. Epicormics.
656	Douglas fir	26	3	3	F/F-P	Yes	5-Dec-24	Remove	Sweeping stem. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
657	Western red cedar	66	8	4	G-F/P	Yes	5-Dec-24	Remove	Previously topped ~4m above grade. Schoolmarm. Flagging.
658	Western red cedar	62	7	4	F/P	Yes	5-Dec-24	Remove	3x stem ~1.5m above grade. Poor aspect ratio in unions. Thinning. Deadwood.
659A	Western red cedar	53	6	5	F/P	Yes	5-Dec-24	Remove	2x stem ~1.3m above grade. Poor aspect ratio in unions. 1 stem previously topped. Flagging. Thinning. Deadwood.
659B	Western red cedar	56	7	5	F/P	Yes	5-Dec-24	Remove	2x stem ~1.3m above grade. Poor aspect ratio in unions. 1 stem previously topped. Flagging. Thinning. Deadwood.
660	Western red cedar	22	3	5	F/F-P	Yes	5-Dec-24	Retain	Uneven canopy. Flagging. Over extended limbs. Thinning. Suppressed.
661	Western red cedar	59	7	3	P/P	Yes	5-Dec-24	Remove	Dead top. Thinning. Dieback. 10cm deadwood. Flagging.
662	Western red cedar	31	4	4	F/P	Yes	5-Dec-24	Remove	Sweeping stem. Epicormics. Codominant top. Poor aspect ratio in unions. Flagging. Dieback. Deadwood.
663	Douglas fir	73	9	6	F/F	Yes	5-Dec-24	Remove	Dieback. 5cm+ deadwood. Stem deflections. Epicormics. Phellinus sulphurascens suspected.
664	Western red cedar	79	9	6	F/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Flagging. Dieback. Deadwood. Epicormics. Previous limb failures.
665	Western red cedar	29	3	4	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Flagging. Deadwood. Epicormics. Poor pruning cuts.
666	Douglas fir	72	9	5	F/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
667	Western red cedar	38	5	5	F/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Flagging. Minor deadwood. Epicormics.
668	Western red cedar	61	7	5	F-P/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Flagging. Minor deadwood. Thinning. Epicormics.
669	Douglas fir	61	7	5	F-P/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Sweeping stem. Missing top. Epicormics. Phellinus sulphurascens suspected.
670	Douglas fir	45	5	4	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
671	Douglas fir	23	3	2	F-P/F	Yes	5-Dec-24	Remove	Uneven canopy. Sweeping stem. Missing top. Epicormics. Phellinus sulphurascens suspected.

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672	Douglas fir	27	3	2	F-P/F-P	Yes	5-Dec-24	Remove	Poor taper. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
673	Western red cedar	72	9	3	F-P/F-P	Yes	5-Dec-24	Remove	Internal decay. Uneven canopy. Dieback. Deadwood. Flagging.
674	Douglas fir	39	5	3	F-P/F-P	Yes	5-Dec-24	Remove	Raised canopy. Poor live crown ratio. Previously topped. Dieback. 10cm deadwood. Phellinus sulphurascens suspected. Stem deflections.
675	Arbutus	47	6	10	F/P	Yes	5-Dec-24	Remove	2x stem 3m above grade. Dieback. 5cm+ deadwood. Epicormics. Phototrophic. Suspected internal decay.
676	Douglas fir	27	3	3	F/P	Yes	5-Dec-24	Remove	Previously topped. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
677	Douglas fir	56	7	5	F-P/P	Yes	5-Dec-24	Remove	Thinning. Dieback. 5cm+ deadwood. Epicormics. Codominant top. Poor aspect ratio in union. Phellinus sulphurascens suspected.
678	Douglas fir	47	6	6	F-P/P	Yes	5-Dec-24	Remove	Stem deflections. Sweeping. Uneven canopy. Resinosis. Dieback. Deadwood. Phellinus sulphurascens suspected.
679	Douglas fir	75	9	7	F/F	Yes	5-Dec-24	Remove	Dieback. 10cm deadwood. Epicormics. Thinning. Sweeping stem. Phellinus sulphurascens suspected.
680	Douglas fir	29	3	4	F/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Epicormics. Previously topped. Poor aspect ratio in unions. Thinning. Dieback. Deadwood. Phellinus sulphurascens suspected.
681	Douglas fir	28	3	3	F/F	Yes	5-Dec-24	Remove	Dieback. Deadwood. Some chlorosis. Thinning. Phellinus sulphurascens suspected.
682	Douglas fir	80	10	3	F/P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Stem deflections. Uneven canopy. Phellinus sulphurascens suspected.
683	Western red cedar	22	3	3	F-P/P	Yes	5-Dec-24	Remove	Internal decay. Dead top. Dieback. 10cm deadwood. Uneven canopy. Epicormics.
684	Grand fir	46	6	4	F/P	Yes	5-Dec-24	Remove	Sweeping stem. Previously topped. Schoolmarm. Stem deflections. Dieback. Deadwood.
685	Douglas fir	65	8	6	F-P/P	Yes	5-Dec-24	Remove	Uneven canopy. Slight lean to north. Epicormics. Previously topped. Phellinus sulphurascens suspected.
686	Douglas fir	37	4	5	F-P/F-P	Yes	5-Dec-24	Retain	Uneven canopy. Slight lean to north. Epicormics. Previously topped. Phellinus sulphurascens suspected.
687	Douglas fir	21	3	1	P/P	Yes	5-Dec-24	Retain	Dieback. 10cm deadwood. Dead top. Chlorosis. Epicormics. Previously topped. Phellinus sulphurascens suspected.
688	Douglas fir	37	4	-	Dead	Yes	5-Dec-24	Retain	Dead snag.
689	Douglas fir	50	6	-	Dead	Yes	5-Dec-24	Remove	Dead snag. Lean towards site. Phellinus sulphurascens suspected.
690	Douglas fir	22	3	3	F-P/P	Yes	5-Dec-24	Remove	Phototropic. Blasting ~3m from stem. Dieback. 5cm+ deadwood. Phellinus sulphurascens suspected.
691	Douglas fir	49	6	3	F-P/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Sweeping stem. Epicormics. Dieback. 5cm+ deadwood. Blasting 1m from CRZ. Phellinus sulphurascens suspected.
692	Douglas fir	69	8	5	F-P/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Sweeping stem. Epicormics. Dieback. 5cm+ deadwood. Blasting 1m from CRZ. Phellinus sulphurascens suspected.
693	Douglas fir	59	7	4	F-P/F	Yes	5-Dec-24	Remove	Uneven canopy. Epicormics. Dieback. 10cm deadwood. Previous blasting in PRZ. Phellinus sulphurascens suspected.
694	Douglas fir	60	7	8	F-P/P	Yes	5-Dec-24	Remove	Uneven canopy. Stem deflections. Previously topped. Dieback. 10cm deadwood. Epicormics. Phellinus sulphurascens suspected.
695	Douglas fir	37	4	4	F-P/F	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Chlorosis. Epicormics. Phellinus sulphurascens suspected.
696	Douglas fir	50	6	4	F-P/F	Yes	5-Dec-24	Remove	Lean. Dieback. Deadwood. Thinning. Epicormics. Phellinus sulphurascens suspected.
697	Douglas fir	22	3	3	F-P/F	Yes	5-Dec-24	Remove	Poor taper. Dieback. Deadwood. Stem deflections on top. Epicormics. Phellinus sulphurascens suspected.
698	Douglas fir	45	5	4	F-P/P	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Sweeping stem. Epicormics. Phellinus sulphurascens suspected.
699	Western red cedar	20	2	2	F/G	Yes	5-Dec-24	Remove	Thinning. Understory.
700	Douglas fir	51	6	5	F-P/F	Yes	5-Dec-24	Remove	Thinning. Dieback. Deadwood. Sweep in stem. Epicormics. Phellinus sulphurascens suspected.
701	Douglas fir	39	5	4	F-P/F	Yes	5-Dec-24	Remove	Thinning. Dieback. Deadwood. Sweep in stem. Epicormics. Phellinus sulphurascens suspected.

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702	Douglas fir	30	4	3	F/F	Yes	5-Dec-24	Remove	Poor live crown ratio. Dieback. Deadwood. Uneven canopy. Epicormics. Poor taper. Phellinus sulphurascens suspected.
703	Douglas fir	51	6	3	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. 5cm+ deadwood. Sweeping stem. Epicormics. Thinning. Phellinus sulphurascens suspected.
704	Douglas fir	25	3	2	F-P/P	Yes	5-Dec-24	Remove	Sweeping stem. Uneven canopy. Stem deflections. Phellinus sulphurascens suspected.
705	Arbutus	21	3	3	F/P	Yes	5-Dec-24	Remove	Phototropism. Failed root collar. Supported by offsite tree. Epicormics.
706	Douglas fir	26	3	3	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Poor taper. Epicormics. Thinning. Sweeping stem. Phellinus sulphurascens suspected.
707	Douglas fir	36	4	4	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Chlorosis. Epicormics. Thinning. Phellinus sulphurascens suspected.
708	Arbutus	28	3	3	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. 10cm deadwood. Phototrophic lean. Offset canopy. Thinning.
709	Douglas fir	25	3	2	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Epicormics. Poor taper. Uneven canopy. Phellinus sulphurascens suspected.
710	Western red cedar	30	4	3	F/F	Yes	5-Dec-24	Remove	Dieback. Deadwood. Epicormics. Flagging. Uneven canopy.
711	Douglas fir	29	3	2	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Poor taper. Little foliar area. Uneven canopy. Phellinus sulphurascens suspected.
712	Douglas fir	49	6	5	F-P/P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Epicormics. Previously topped. Thinning. Sweeping stem. Phellinus sulphurascens suspected.
713	Western red cedar	21	3	-	Dead	Yes	5-Dec-24	Remove	Dead
714	Douglas fir	58	7	6	F/F	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Thinning. Phellinus sulphurascens suspected.
715A	Douglas fir	32	4	2	F/P	Yes	5-Dec-24	Remove	2x stem ~0.2m above grade. Poor aspect ratio in union. Epicormics. Uneven canopy. 24cm stem dead. Phellinus sulphurascens suspected.
715B	Douglas fir	24	3	2	F/P	Yes	5-Dec-24	Remove	2x stem ~0.2m above grade. Poor aspect ratio in union. Epicormics. Uneven canopy. 24cm stem dead. Phellinus sulphurascens suspected.
716	Douglas fir	20	2	2	P/P	Yes	5-Dec-24	Remove	Understory. Previously topped. Little foliar area. Phellinus sulphurascens suspected.
717	Douglas fir	51	6	4	F-P/F	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
718	Douglas fir	54	6	4	F-P/F	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
719	Western red cedar	23	3	3	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Flagging. Slight stem deflections.
720	Douglas fir	32	4	3	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
721	Douglas fir	30	4	3	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
722	Douglas fir	36	4	3	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Epicormics. Resinosis. Poor live crown ratio. Phellinus sulphurascens suspected.
723	Douglas fir	28	3	3	F-P/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
724	Douglas fir	26	3	2	F-P/P	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Resinosis. Poor live crown ratio. Previously topped. Phellinus sulphurascens suspected.
725	Douglas fir	22	3	2	F-P/P	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Stem deflections. Epicormics. Resinosis. Poor live crown ratio. Previously topped. Phellinus sulphurascens suspected.
726	Western red cedar	62	7	5	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Flagging. Sweeping stem at grade. Dieback. Deadwood. Possible internal decay.
727	Douglas fir	49	6	4	F/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Epicormics. Dieback. Deadwood. Poor live crown ratio. Phellinus sulphurascens suspected.
728	Big leaf maple	29	3	4	F/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Phototrophic lean.
729	Douglas fir	30	4	2	F-P/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Poor taper. Phellinus sulphurascens suspected.
730	Douglas fir	37	4	3	F/F	Yes	5-Dec-24	Remove	Dieback. Deadwood. Epicormics. Poor taper. Poor live crown ratio. Phellinus sulphurascens suspected.

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761	Douglas fir	20	2	2	F-P/P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Poor taper. Epicormics. Understory tree. Phellinus sulphurascens suspected.
762	Western red cedar	40	5	3	F/P	Yes	5-Dec-24	Remove	Uneven canopy. Epicormics. Understory tree. Codominant top. Poor aspect ratio in union.
763	Douglas fir	32	4	2	F-P/F	Yes	5-Dec-24	Remove	Dieback. Deadwood. Poor taper. Epicormics. Uneven canopy. Swollen basal stem. Phellinus sulphurascens suspected.
764	Douglas fir	32	4	3	F/F	Yes	5-Dec-24	Remove	Dieback. Deadwood. Poor taper. Epicormics. Uneven canopy. Sweep in stem. Phellinus sulphurascens suspected.
765	Douglas fir	63	8	5	F/F	Yes	5-Dec-24	Remove	Dieback. Deadwood. Epicormics. Uneven canopy. Slight sweep in lean. Phellinus sulphurascens suspected.
766	Western red cedar	21	3	4	F/F	Yes	5-Dec-24	Remove	Dieback. Deadwood. Uneven canopy. Epicormics. Flagging. Understory tree.
767	Douglas fir	38	5	4	F/F	Yes	5-Dec-24	Remove	Dieback. Deadwood. Uneven canopy. Epicormics. Phellinus sulphurascens suspected.
768	Western red cedar	23	3	3	F/G-F	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Flagging. Uneven canopy.
769	Douglas fir	36	4	3	F-P/F-P	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Stem deflections. Uneven canopy. Swollen basal stem. Phellinus sulphurascens suspected.
770	Douglas fir	81	10	7	F-P/P	Yes	5-Dec-24	Remove	Epicormics. Dieback. 5+cm Deadwood. Stem deflections. Thin canopy. Swollen basal stem. Phellinus sulphurascens suspected.
771	Western red cedar	23	3	3	F/F	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Flagging. Thin canopy. Understory tree.
772	Western red cedar	22	3	3	F/F	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Flagging. Missing top. Thin canopy. Uneven canopy.
773	Douglas fir	31	4	2	F/F	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Sweeping stem. Phellinus sulphurascens suspected.
774	Western red cedar	27	3	3	F/G	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Understory tree. Flagging.
775	Douglas fir	44	5	3	F/F	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Poor live crown ratio. Poor taper. Phellinus sulphurascens suspected.
776	Western red cedar	22	3	2	F/F	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Epicormics. Uneven canopy. Flagging.
777	Western red cedar	27	3	4	F/F	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Uneven canopy. Flagging.
778	Western red cedar	23	3	3	F/F-P	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Rooted on old failed root ball. Uneven canopy. Flagging.
779	Western red cedar	21	3	-	Dead	Yes	5-Dec-24	Remove	Dead. Rooted on old failed root ball.
780	Western red cedar	28	3	3	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Epicormics. Dead top. Dieback. Deadwood.
781	Douglas fir	45	5	4	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Epicormics. Chlorosis. Dieback. Deadwood. Phellinus sulphurascens suspected.
782	Douglas fir	76	9	7	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Sunken area on basal stem. Epicormics. Sweeping stem. Dieback. Deadwood. Phellinus sulphurascens suspected.
783	Western red cedar	35	4	4	F-P/F	Yes	5-Dec-24	Remove	Uneven canopy. Dead top. Epicormics. Dieback. 10cm deadwood. Flagging.
784	Douglas fir	58	7	7	F/P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Sweeping stem. Uneven canopy. Stem deflections. Epicormics. Phellinus sulphurascens suspected.
785	Red alder	20	2	3	F-P/P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Stem deflections. Phototrophic lean. Epicormics.
786	Big leaf maple	21	3	5	F-P/P	Yes	5-Dec-24	Remove	Poor aspect ratio in unions. Stem deflections. Phototrophic lean. Epicormics.
787	Western red cedar	23	3	3	F-P/G-F	Yes	5-Dec-24	Remove	Flagging. Dieback. Deadwood. Thin foliar area. Slight lean. Epicormics.
788	Western red cedar	37	4	2	P/P	Yes	5-Dec-24	Remove	Significant top dieback. Dieback. 10cm deadwood. Little foliar area. Epicormics
789	Western red cedar	26	3	2	P/P	Yes	5-Dec-24	Remove	Significant top dieback. Dieback. 10cm deadwood. Little foliar area. Epicormics
790	Western red cedar	32	4	2	F-P/P	Yes	5-Dec-24	Remove	Top dieback. Dieback. 5+cm Deadwood. Limited foliar area. Epicormics.

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791	Western red cedar	35	4	3	F-P/P	Yes	5-Dec-24	Remove	Top dieback. Dieback. 5+cm Deadwood. Limited foliar area Epicormics.
792	Grand fir	38	5	3	F-P/P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Uneven canopy. Sweeping stem. Epicormics.
793	Western red cedar	36	4	3	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Thinning. Flagging. Uneven canopy. Stem deflections at grade. Epicormics.
794	Douglas fir	43	5	5	F/F	Yes	5-Dec-24	Remove	Dieback. 5+cm Deadwood. Epicormics. Uneven canopy. Chlorosis. Phellinus sulphurascens suspected.
795	Douglas fir	32	4	2	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Epicormics. Stem deflections at grade. Uneven canopy. Chlorosis. Phellinus sulphurascens suspected.
796	Douglas fir	37	4	2	F/F-P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Epicormics. Stem deflections. Swollen basal stem. Seam. Poor live crown ratio. Phellinus sulphurascens suspected.
797	Douglas fir	39	5	4	F/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Poor live crown ratio. Phellinus sulphurascens suspected.
798	Western red cedar	20	2	3	F/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Poor live crown ratio.
799	Big leaf maple	35	4	5	F/F-P	Yes	5-Dec-24	Remove	Dieback. 10cm deadwood. Stem deflections.
800	Western red cedar	30	4	4	F/G-F	Yes	5-Dec-24	Remove	Uneven canopy. Flagging
801	Douglas fir	44	5	3	F-P/F-P	Yes	6-Dec-24	Remove	Uneven canopy. Sweeping stem at grade. Dieback. Deadwood. Thinning. Phellinus sulphurascens suspected.
802	Douglas fir	25	3	3	F-P/F	Yes	6-Dec-24	Remove	Poor taper. Dieback. Deadwood. Understory tree. Phellinus sulphurascens suspected.
803	Douglas fir	46	6	3	F-P/F-P	Yes	6-Dec-24	Remove	Epicormics. Uneven canopy. Dieback. Deadwood. Sweeping stem. Phellinus sulphurascens suspected.
804	Douglas fir	29	3	2	F-P/F	Yes	6-Dec-24	Remove	Epicormics. Uneven canopy. Dieback. Deadwood. Phellinus sulphurascens suspected.
805	Western red cedar	21	3	4	F/F	Yes	6-Dec-24	Remove	Minor dieback and thinning. Sparse canopy. Epicormics. Over extended branches.
806	Douglas fir	21	3	3	F/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Epicormics. Uneven canopy. Phellinus sulphurascens suspected.
807	Western red cedar	24	3	4	F/G-F	Yes	6-Dec-24	Remove	Thinning. Minor deadwood. Flagging. Uneven canopy. Over extended branches. Epicormics.
808	Douglas fir	26	3	3	F/F	Yes	6-Dec-24	Remove	Thinning. Deadwood. Poor taper. Epicormics. Phellinus sulphurascens suspected.
809	Douglas fir	51	6	4	F/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Epicormics. Uneven canopy. Sweeping stem. Phellinus sulphurascens suspected.
810	Douglas fir	33	4	4	F/F	Yes	6-Dec-24	Remove	Sweeping stem. Thinning. Uneven canopy. Phellinus sulphurascens suspected.
811	Douglas fir	66	8	5	F/F-P	Yes	6-Dec-24	Remove	Dieback. Deadwood. Swollen basal stem. Stem deflections. Thinning. Resinosis. Epicormics. Phellinus sulphurascens suspected.
812	Douglas fir	64	8	5	F-P/F-P	Yes	6-Dec-24	Remove	Dieback. Deadwood. Swollen basal stem. Stem deflections. Thinning. Resinosis. Epicormics. Uneven canopy. Phellinus sulphurascens suspected
813	Douglas fir	26	3	3	F/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Poor taper. Understory tree. Epicormics. Uneven canopy. Phellinus sulphurascens suspected.
814	Douglas fir	41	5	5	F/F-P	Yes	6-Dec-24	Remove	Dieback. Deadwood. Chlorosis. Epicormics. Uneven canopy. Phellinus sulphurascens suspected.
815	Arbutus	45	5	7	F/P	Yes	6-Dec-24	Remove	Stem deflections. Internal decay. Dieback. 10cm deadwood. Blight. Phototrophic lean. Off centered canopy.
816	Douglas fir	36	4	3	F/F	Yes	6-Dec-24	Remove	Uneven canopy. Swollen basal stem. Epicormics. Dieback. Deadwood. Phellinus sulphurascens suspected.
817	Arbutus	50	6	8	F/F-P	Yes	6-Dec-24	Remove	Off centered canopy. Dieback. 5+cm Deadwood. Suspected basal decay. Blight
818	Douglas fir	35	4	3	F/F	Yes	6-Dec-24	Remove	Epicormics. Uneven canopy. Dieback. Deadwood. Phellinus sulphurascens suspected.
819	Douglas fir	37	4	3	F-P/F	Yes	6-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
820	Western red cedar	36	4	5	F/F	Yes	6-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics.

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February 19, 2025

821	Douglas fir	57	7	5	F/F	Yes	6-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Resinosis. Phellinus sulphurascens suspected.
822	Western red cedar	47	6	4	G-F/F	Yes	6-Dec-24	Remove	Previously topped. Multiple codominant failures. Suspected decay. Healthy foliar color.
823	Western red cedar	27	3	4	F/P	Yes	6-Dec-24	Remove	Previously topped. Sweeping stem. Suspected decay. Minor dieback. Healthy foliar color. Embedded wire fence.
1386	Douglas fir	73	9	8	F/F	Yes	6-Dec-24	Retain	Uneven canopy. Stem deflections. Dieback. Deadwood. Phellinus sulphurascens suspected.
824	Douglas fir	43	5	4	F/F	Yes	6-Dec-24	Remove	Swollen basal stem. Stem deflections. Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
825	Douglas fir	66	8	5	F/F	Yes	6-Dec-24	Remove	Stem deflections. Uneven canopy. Dieback. Deadwood. Epicormics Phellinus sulphurascens suspected.
826	Douglas fir	84	10	10	F/F	Yes	6-Dec-24	Remove	Dieback. 10cm deadwood. Epicormics. Uneven canopy. Phellinus sulphurascens suspected.
827	Douglas fir	87	10	9	F-P/P	Yes	6-Dec-24	Remove	Dieback. 10cm deadwood. Epicormics. Uneven canopy. Phellinus sulphurascens suspected.
828	Big leaf maple	36	4	5	F-P/P	Yes	6-Dec-24	Remove	Dieback. Deadwood. Previous topped. Sweeping stem.
829	Western red cedar	44	5	4	P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Thin foliar area. Epicormics.
830	Western red cedar	29	3	4	F-P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Thin foliar area. Epicormics. Uneven canopy.
831	Western red cedar	27	3	4	P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Thin foliar area. Epicormics. Uneven canopy.
832	Western red cedar	25	3	-	Dead	Yes	6-Dec-24	Remove	Dead
833	Western red cedar	25	3	2	F-P/P	Yes	6-Dec-24	Remove	Dieback. 10cm deadwood. Top dieback. Epicormics.
834	Western red cedar	26	3	1	F-P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Uneven canopy.
835	Western red cedar	22	3	-	Dead	Yes	6-Dec-24	Remove	Dead
836	Western red cedar	33	4	3	P/P	Yes	6-Dec-24	Remove	Dieback. 10cm deadwood. Top dieback. Epicormics. Thin foliar area. Uneven canopy.
837	Western red cedar	26	3	3	F-P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Epicormics. Thin foliar area. Uneven canopy.
838	Western red cedar	37	4	4	F-P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Epicormics. Thin foliar area. Uneven canopy.
839	Western red cedar	26	3	4	F-P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Epicormics. Thin foliar area. Uneven canopy.
840	Western red cedar	30	4	2	F/P	Yes	6-Dec-24	Remove	Dieback. 10cm deadwood. Top dieback. Epicormics.
841	Western red cedar	34	4	3	F-P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Epicormics. Thin foliar area. Uneven canopy.
842	Western red cedar	28	3	4	F-P/P	Yes	6-Dec-24	Remove	Previously topped. Dieback. Deadwood. Epicormics. Flagging. Uneven canopy.
843	Western red cedar	37	4	3	F-P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Epicormics. Flagging. Uneven canopy.
844	Western red cedar	20	2	2	F/F	Yes	6-Dec-24	Retain	Uneven canopy. Epicormics. Stem deflections. Dieback. Deadwood.
845	Western red cedar	33	4	3	F/G-F	Yes	6-Dec-24	Remove	Uneven canopy. Epicormics. Dieback. Deadwood.
846	Western red cedar	26	3	4	F/F	Yes	6-Dec-24	Retain	Uneven canopy. Stem deflections. Dieback. Deadwood. Epicormics.
847	Western red cedar	20	2	2	P/F-P	Yes	6-Dec-24	Remove	Sweeping stem. Thin foliar area. Epicormics. Dieback. Deadwood.
848	Western red cedar	23	3	4	F/F	Yes	6-Dec-24	Retain	Uneven canopy. Understory tree. Epicormics. Dieback. Deadwood.
849	Western red cedar	22	3	-	Dead	Yes	6-Dec-24	Remove	Dead

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February 19, 2025

850	Big leaf maple	25	3	4	F/F	Yes	6-Dec-24	Remove	Sunken line on basal stem. Stem deflections. Poor aspect ratio in unions. Dieback. 5+cm Deadwood.
851	Western red cedar	23	3	4	F/F	Yes	6-Dec-24	Remove	2x stem ~0.3m above grade (1 stem less than 20cm). Flagging. Dieback. Deadwood. Epicormics. Uneven canopy. Understory.
852	Douglas fir	21	3	5	F/P	Yes	6-Dec-24	Remove	Intertwined with 15cm tree. Previously topped. Dieback. Deadwood. Thinning foliar area. Poor aspect ratio in unions. Phellinus sulphurascens suspected.
853	Douglas fir	64	8	-	Dead	Yes	6-Dec-24	Remove	Dead
2834	Douglas fir	36	4	3	F/F	Yes	6-Dec-24	Retain	Shared ownership? Uneven canopy. Slight sweep in stem at grade. Epicormics. Minor dieback. Deadwood. Phellinus sulphurascens suspected.
2835	Douglas fir	26	3	3	F/F	Yes	6-Dec-24	Retain	Shared ownership? Uneven canopy. Thin canopy area. Slight sweep in stem at grade. Epicormics. Minor dieback. Deadwood. Phellinus sulphurascens suspected.
2836	Douglas fir	46	6	3	F/P	Yes	6-Dec-24	Retain	Shared ownership? Sunken area on basal stem. Previously topped. Dieback. 5+cm Deadwood. Sweeping stem. Dieback. Deadwood. Phellinus sulphurascens suspected.
854	Arbutus	42	5	4	F/F	Yes	6-Dec-24	Remove	Cavity at old limb location. ~1.4m above grade. Dieback. Deadwood. Poor aspect ratio in unions. Phototrophic lean. Minor blight and chlorosis.
855	Douglas fir	21	3	3	F/F	Yes	6-Dec-24	Remove	Cable around stem. Dieback. Deadwood. Thin foliar area. Juvenile tree. Uneven canopy. Phellinus sulphurascens suspected.
856	Arbutus	28	3	3	F/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Poor aspect ratio in unions. Phototrophic lean. Minor blight and chlorosis.
2839	Douglas fir	30	4	3	F/F-P	Yes	6-Dec-24	Retain	Shared ownership? Dieback. Deadwood. Likely previously topped. Thinning. Swollen basal stem. Uneven canopy. Phellinus sulphurascens suspected.
2841	Douglas fir	52	6	4	F/F	Yes	6-Dec-24	Retain	Shared ownership? Dieback. Deadwood. Uneven canopy. Swollen basal stem. Phellinus sulphurascens suspected.
857	Douglas fir	25	3	3	G-F/F-P	Yes	6-Dec-24	Remove	Deadwood. Missing top. Epicormics. Healthy foliar color. Uneven canopy. Phellinus sulphurascens suspected.
858	Douglas fir	31	4	3	F-P/F-P	Yes	6-Dec-24	Remove	Dieback. Deadwood. Sweeping stem. Epicormics. Uneven canopy. Phellinus sulphurascens suspected.
859	Douglas fir	86	10	8	F/F	Yes	6-Dec-24	Remove	Sweeping stem. Some thinning. Healthy foliar color. Epicormics. Phellinus sulphurascens suspected.
860	Douglas fir	86	10	9	F-P/P	Yes	6-Dec-24	Remove	Located in tree pit. Epicormics. Dieback. 10cm deadwood. Previously topped. Codominant top. Poor aspect ratio in unions. Deflections. Phellinus sulphurascens suspected.
861	Douglas fir	60	7	7	F-P/F	Yes	6-Dec-24	Retain	Dieback. 10cm deadwood. Epicormics. Thinning. Phellinus sulphurascens suspected. Phellinus sulphurascens suspected.

Appendix 'B' Photos and Site Plan



Figure 1. Site Plan.



Figure 2. Property Frontage.

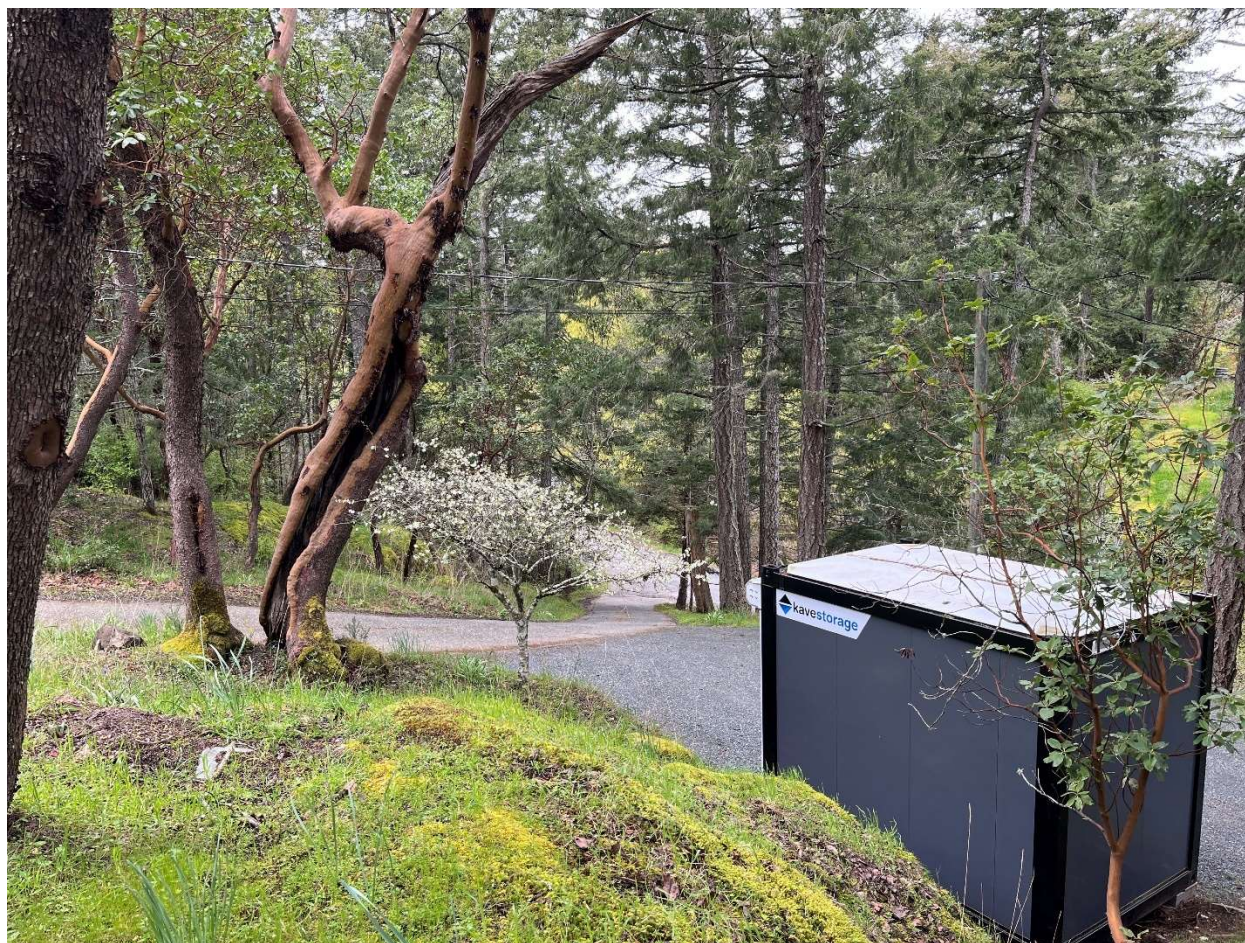


Figure 3. Front portion of lot. View from top of slope looking Southwest.



Figure 4. View from top of slope looking Northeast.



Figure 5. View from front of existing house towards the west.

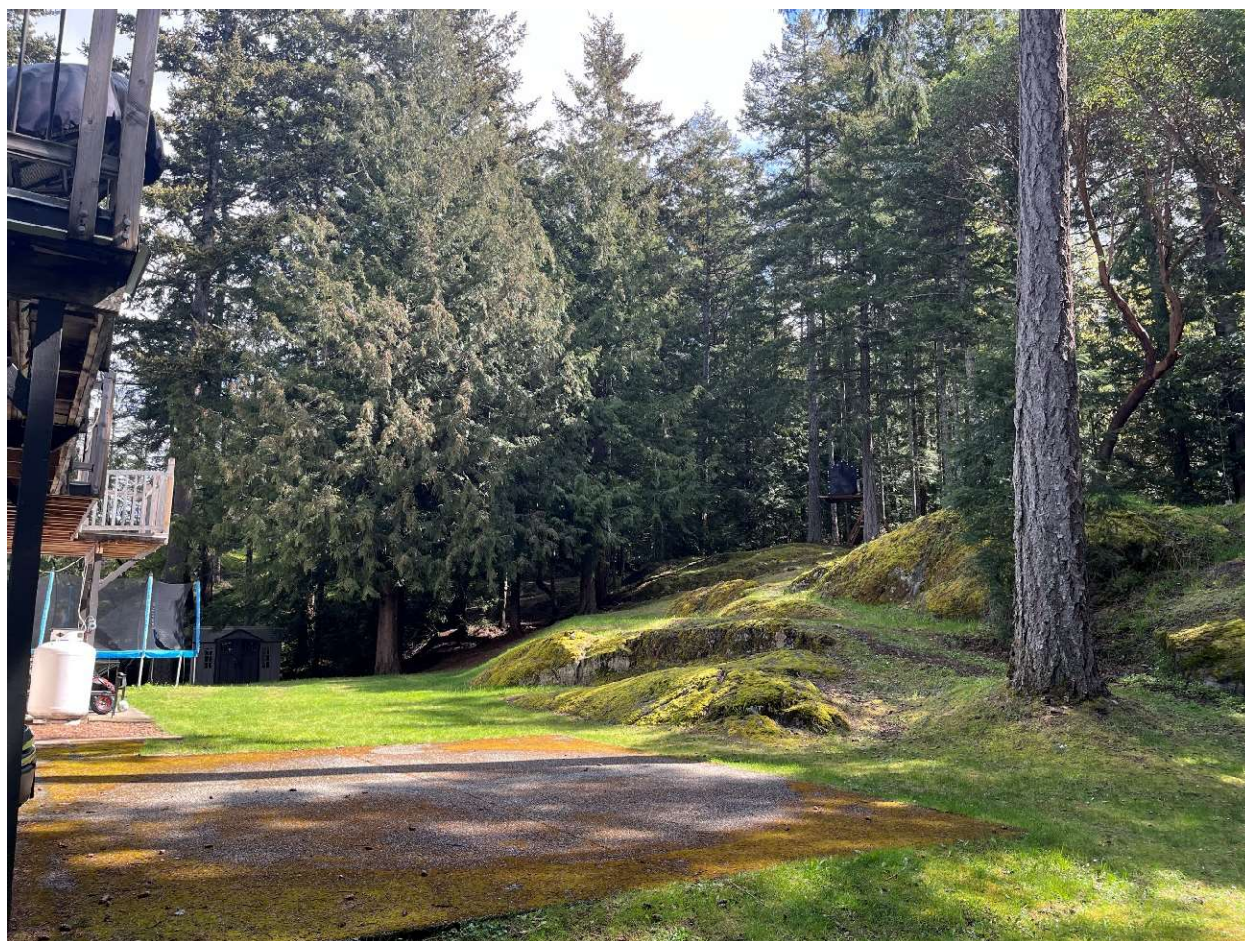


Figure 6. Backyard. Looking from house to the east.



Figure 7. Trees North of house.



Figure 8. Eastern side of property. View from North side looking south.



Figure 9. Northern side of Property.



Figure 10. Northern portion of property. Approximate location of road access to the proposed development. View looking north.



Figure 11. Western View from off the northeastern property corner.



Figure 12. Eastern portion of property.



Figure 13. Southeastern portion property.



Figure 14. Southern property line. East of house.



Figure 14. Southern property line. By house.

CITY OF LANGFORD BYLAW NO. 2216

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:

- a) By deleting from the RR2 (Rural Residential) Zone and adding to the RT1 (Residential Townhouse) Zone the properties legally described as Lot 21, Section 69, Metchosin District, Plan 23855, PID No. 003-154-238 (893 Klahanie Drive), 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
RT1	2216	Lot 21, Section 69, Metchosin District, Plan 23855, PID No. 003-154-238 (893 Klahanie Drive)	<ul style="list-style-type: none"> a) \$610 per townhouse unit towards the Affordable Housing Reserve Fund; and b) \$3,660 per townhouse unit towards the General Amenity Reserve Fund. 	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 745 (893 Klahanie Drive), Bylaw No. 2216, 2025".

READ A FIRST TIME this day of, 2025.

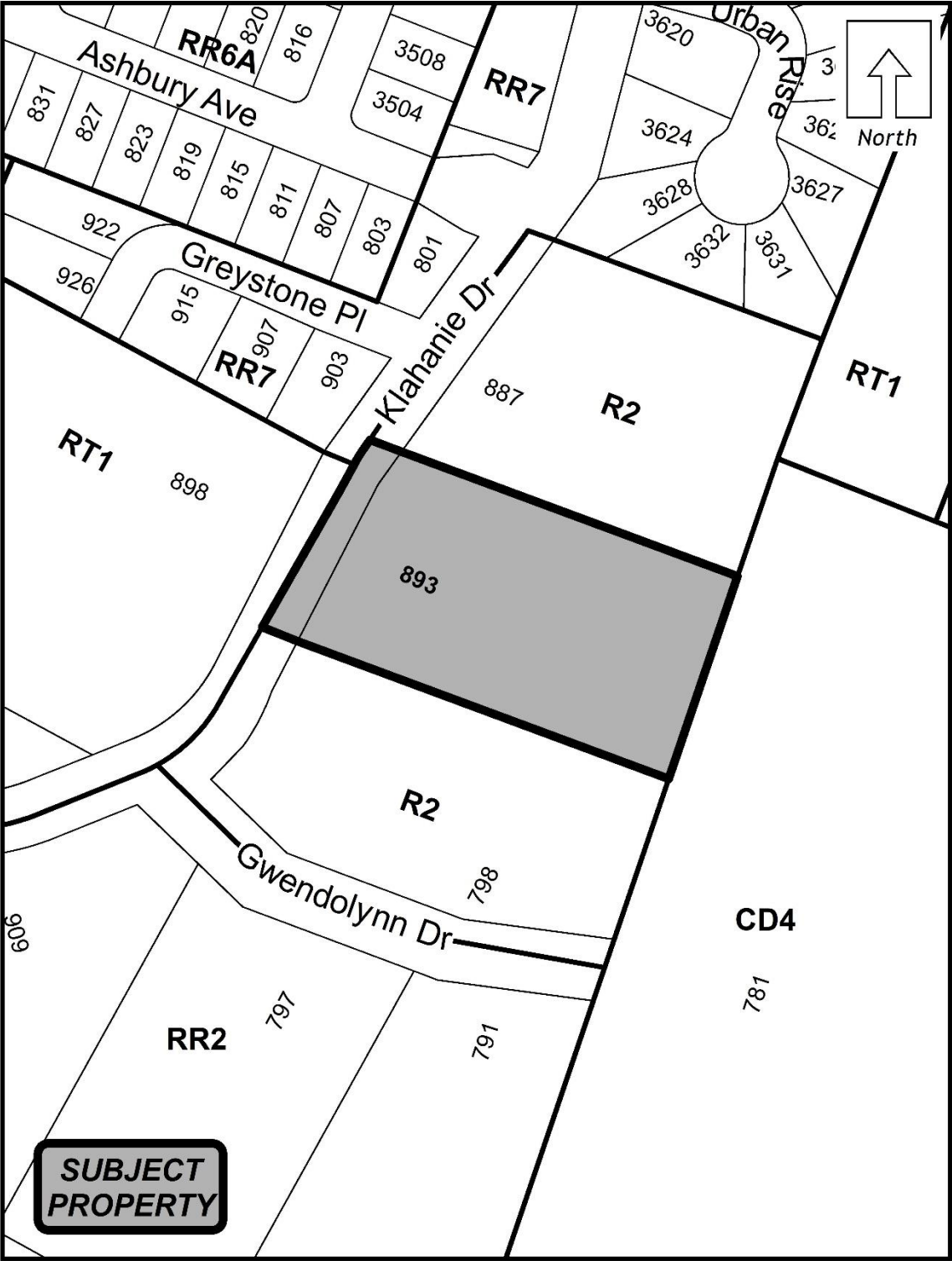
READ A SECOND TIME this day of, 2025.

READ A THIRD TIME this day of, 2025.

ADOPTED this day of, 2025.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER





893 Klahanie Drive

REZONING PROPOSAL FOR RESIDENTIAL TOWNHOMES

April 14, 2025

Introduction

★ 893 Klahanie Dr.

Application to rezone 893 Klahanie Dr. from RR2 (Rural Residential 2) to RT1 (Residential Townhouse 1) to accommodate 33 townhomes.

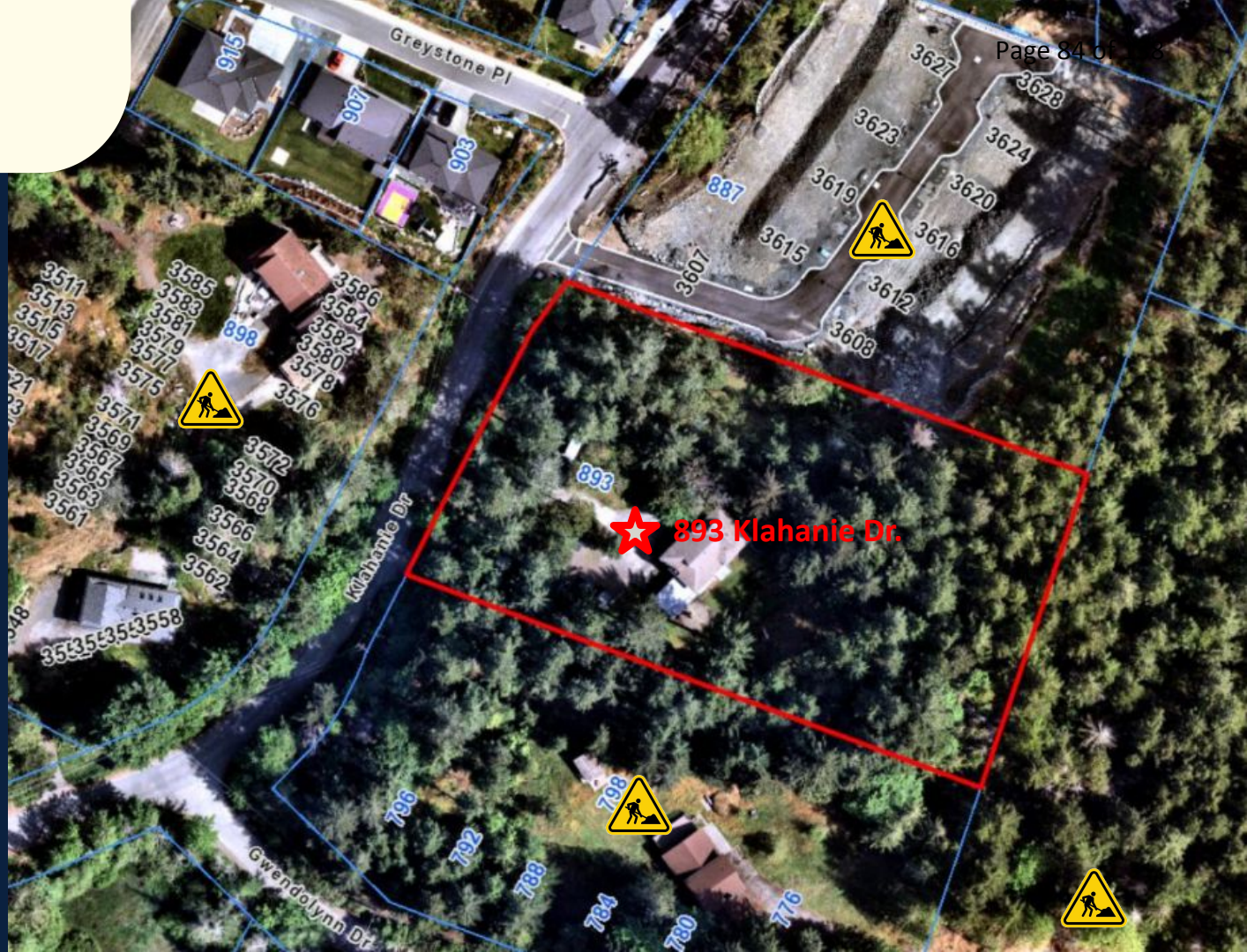
Complies with the Official Community Plan for the Neighbourhood designation.

The project is complementary to the surrounding developments. It will be a natural extension of the Olympic View neighbourhood, with its multi-use paths, parks and trail amenities.

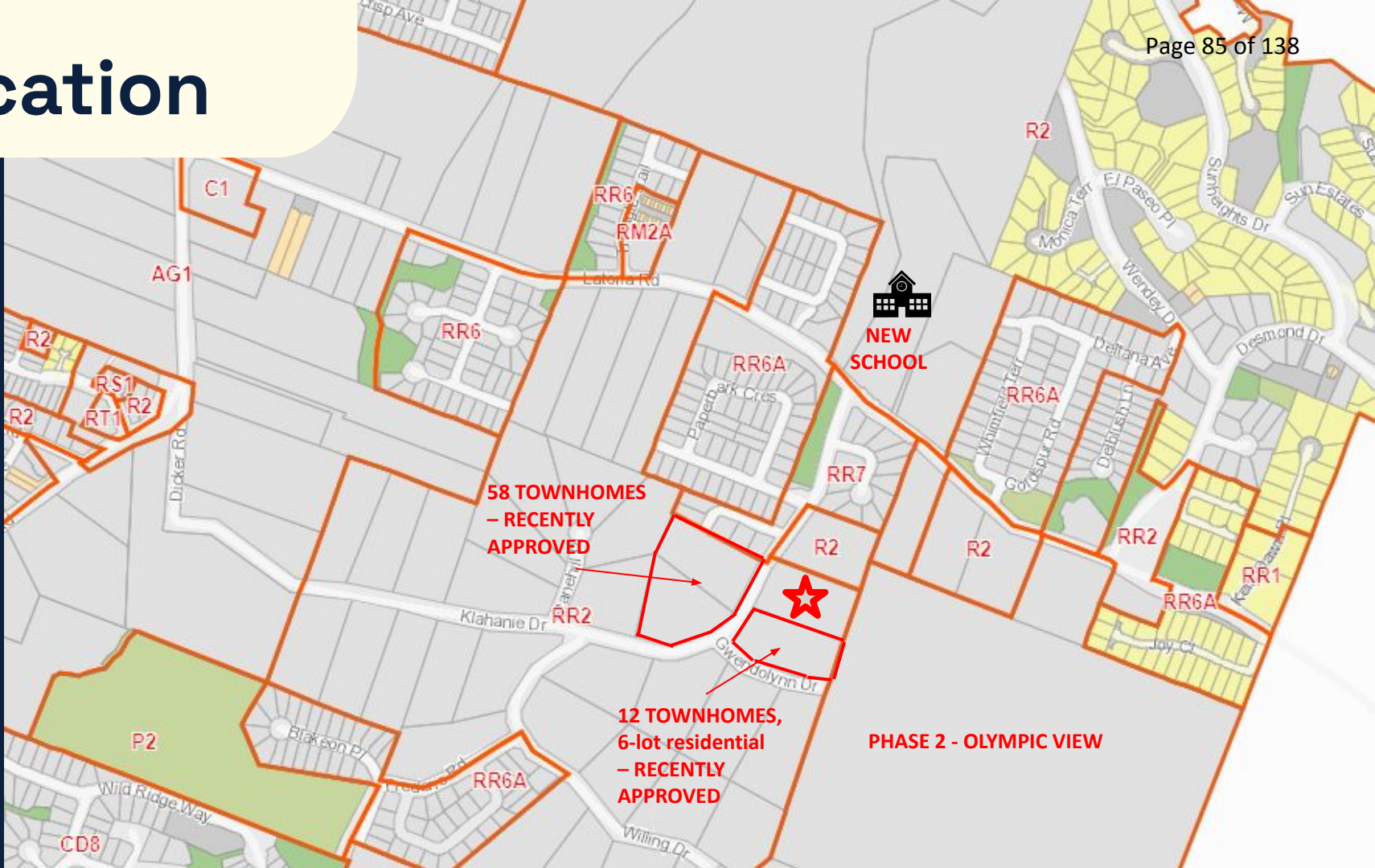
No variances requested and parking complies with Langford Bylaws.

Location

Active developments
on 4 sides.



Location



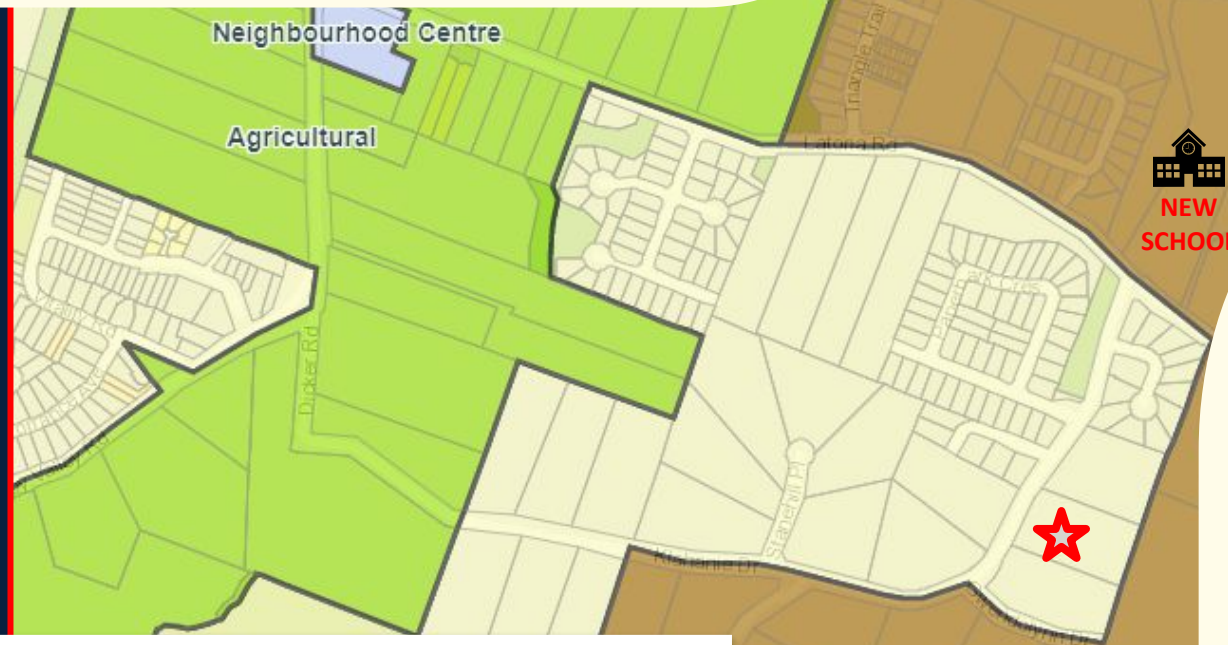
Existing Conditions



Official Community Plan - Neighbourhood

Hillside or Shoreline

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OCP Designations

Agricultural

Business or Light Industrial

City Centre

Hillside or Shoreline

Mixed Use Employment Centre

Neighbourhood

Neighbourhood Centre

Open Space

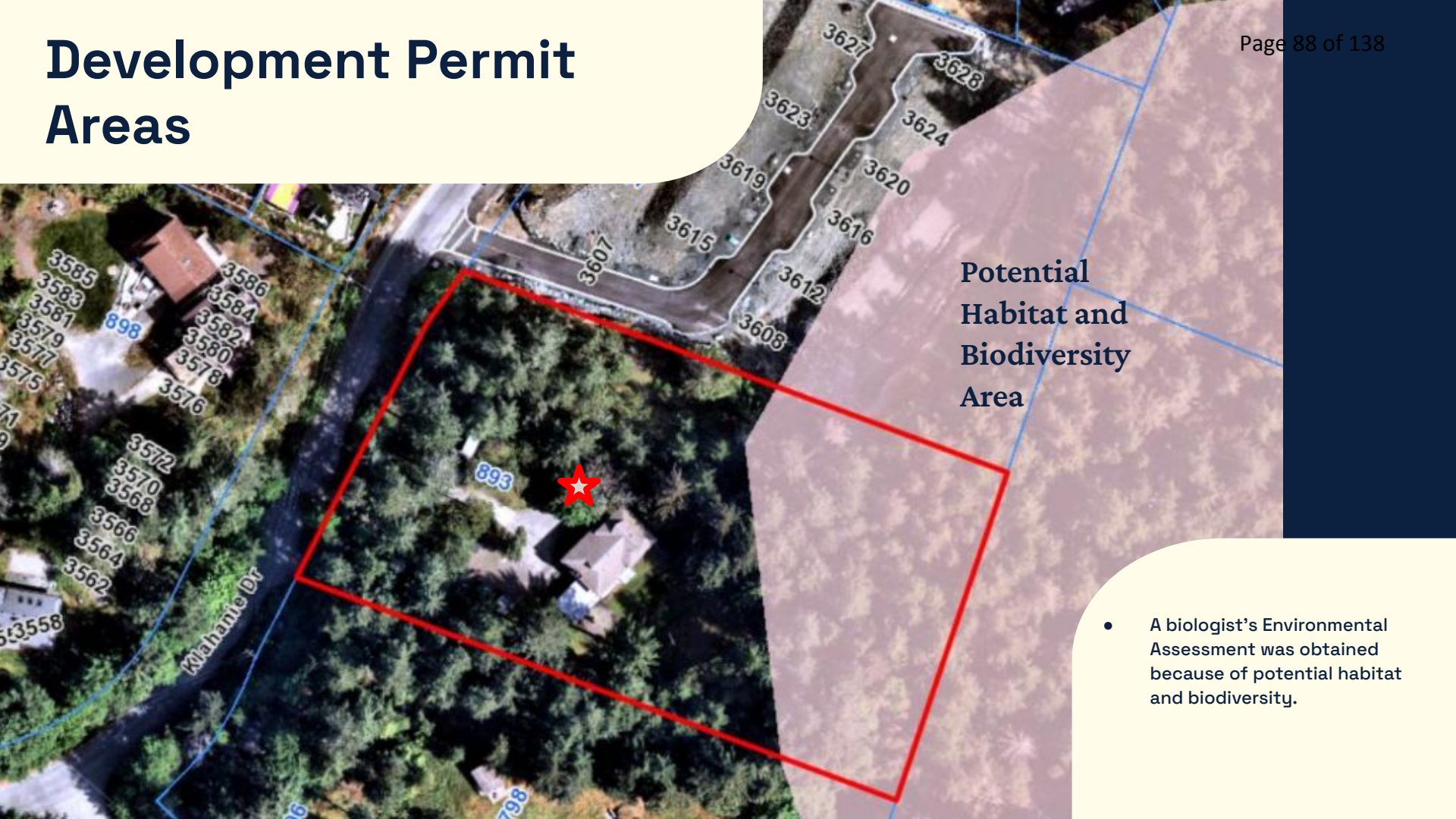
Village Centre

Town Centre

From the OCP

- Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites.
- Schools, community facilities and other institutional uses are permitted throughout the area.
- Parks, open spaces and recreational facilities are integrated throughout the area.
- Transit stops are located where appropriate.

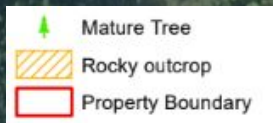
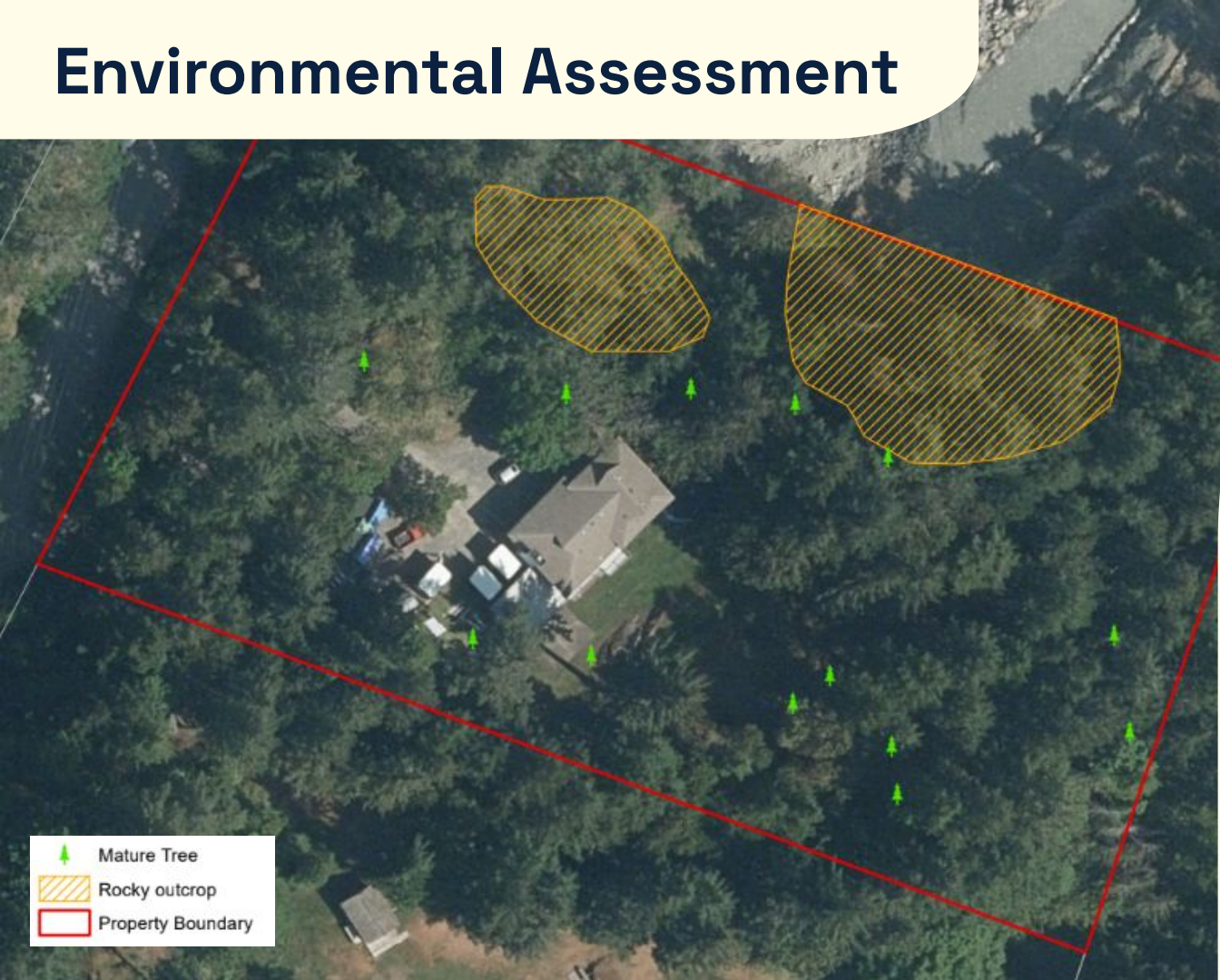
Development Permit Areas



Potential
Habitat and
Biodiversity
Area

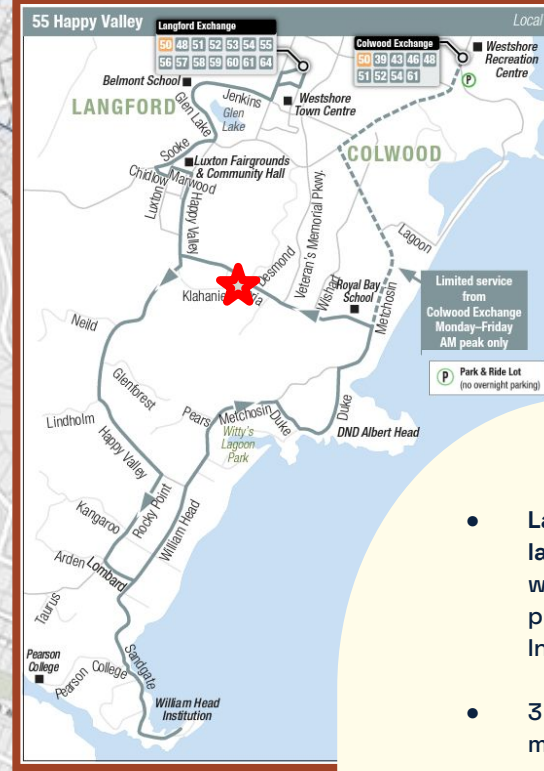
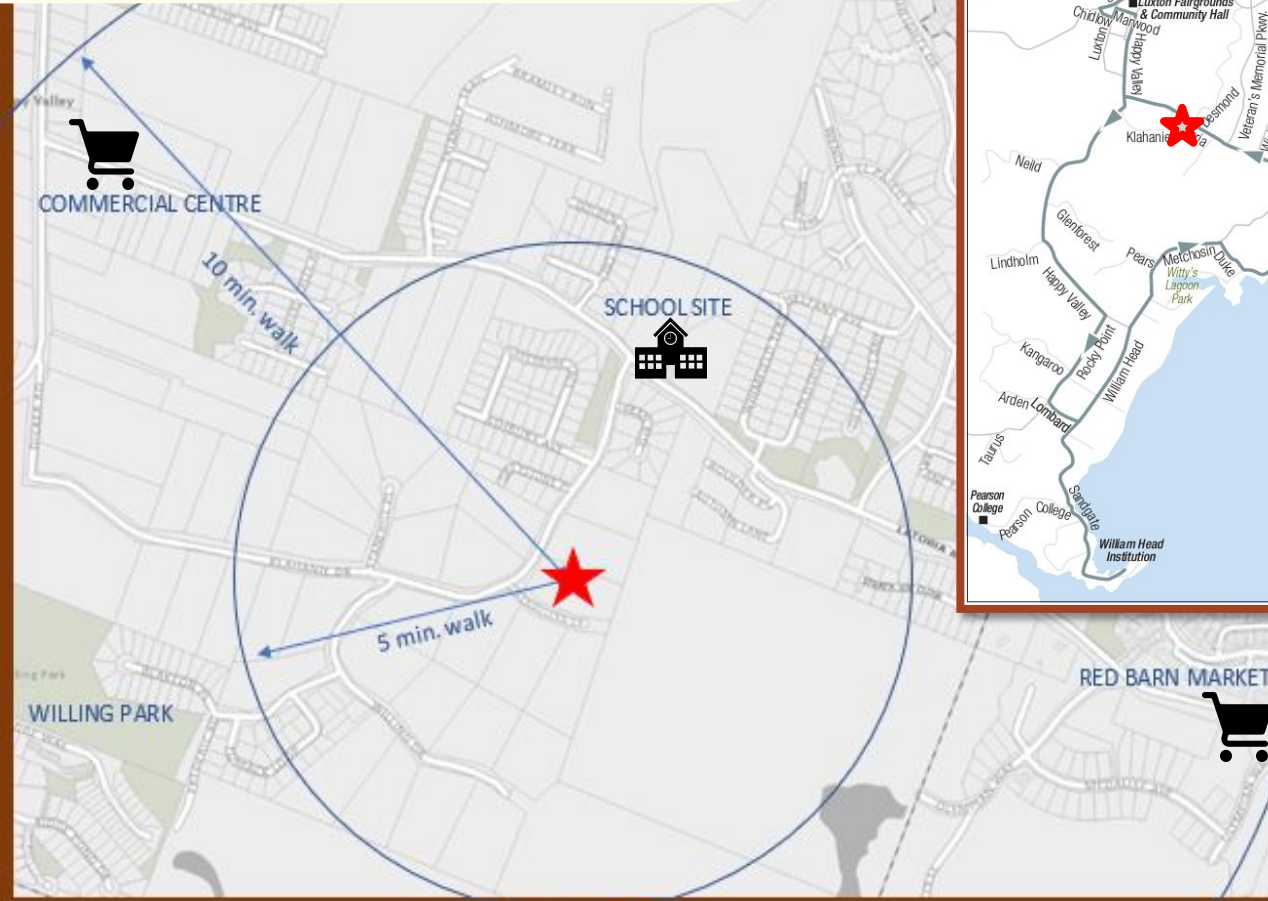
- A biologist's Environmental Assessment was obtained because of potential habitat and biodiversity.

Environmental Assessment



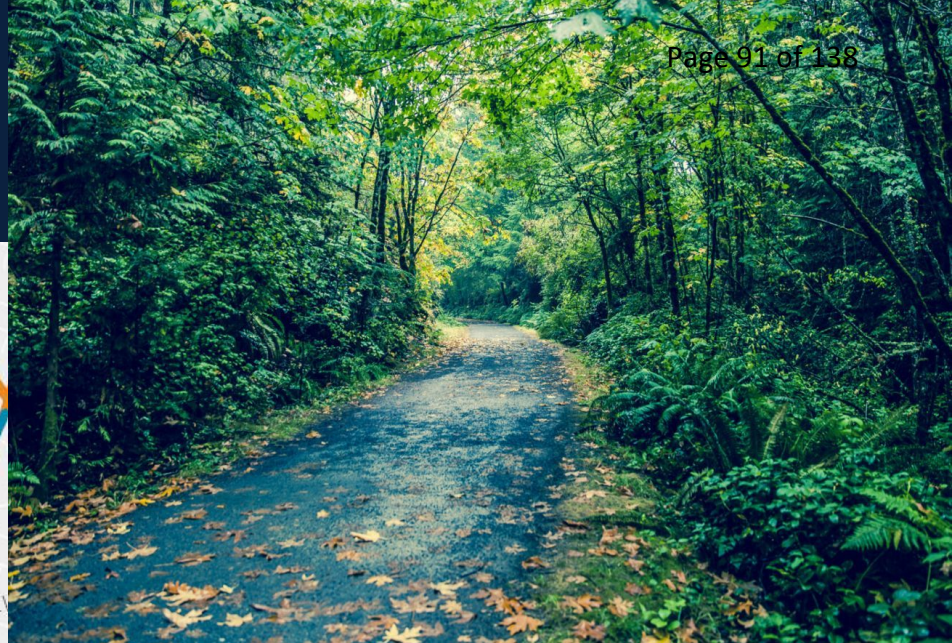
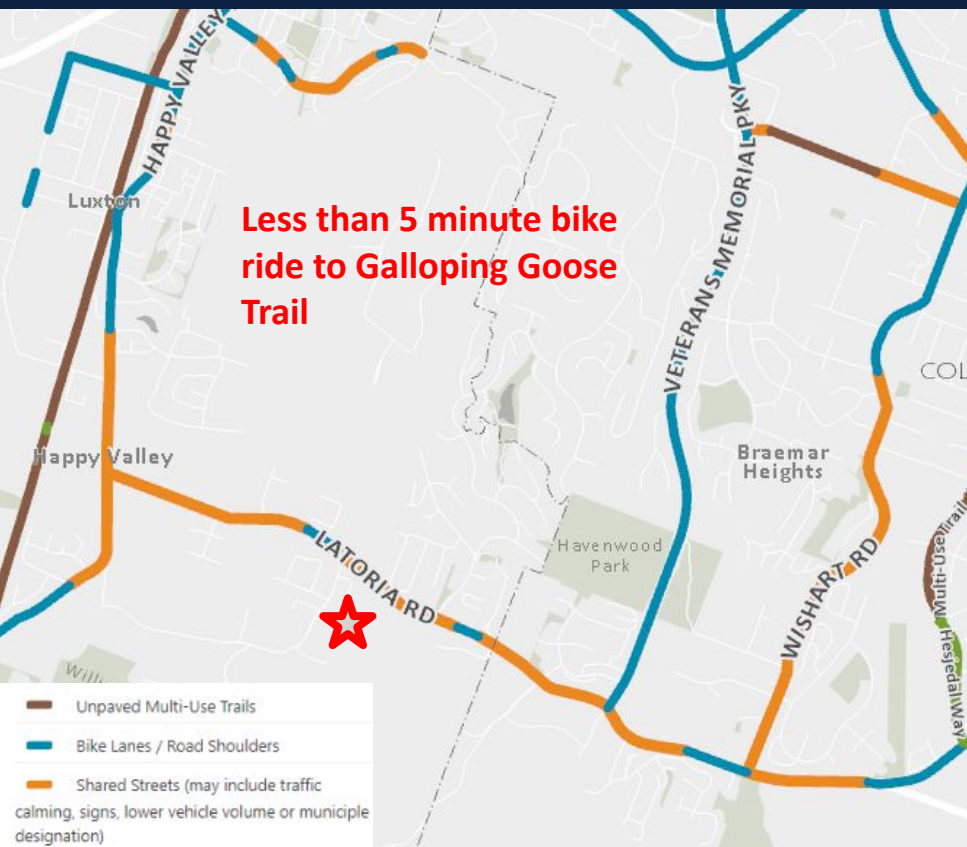
- Highest value ecosystem has been established through a biologist's Environmental Assessment. The areas selected for protection were due to the presence of herbaceous rocky outcrops which have high habitat and biodiversity value, **despite having sparse tree coverage.**
- Arborist defined setbacks from the property lines to ensure offsite and shared ownership trees are not impacted by the development
- No tree removal during nesting season.
- Erosion and sediment control plans to be in place during construction.

Walkability & Transit



- Latoria Rd. sidewalk and bike lane project has been approved with a \$1 million boost from the province's Active Transportation Infrastructure Grant.
- 3 minute walk to new school, 10 minute walk to shops and services
- Density and infill development reduces urban sprawl.
- Easy access to transit and cycling reduces dependence on automobiles.

Cycling





- 33 Townhomes
- Parking in accordance with Langford Bylaws: 2 per unit and 5 visitor parking stalls on site

Proposed Townhouse Development

SITE DATA		
ITEMS	REQUIRED	PROPOSED
LOT AREA		8099.26 sq.m.
LOT COVERAGE		24.34 %
BUILDING HEIGHT		10.30 m.
AMENITY GREENSPACE	30.00% (MIN)	30.00%
SETBACKS		
- NORTH		1.75 m.
- SOUTH		7.00 m.
- EAST		5.50 m.
- WEST		18.21 m.
OFFSTREET PARKING		
2 STALLS PER UNIT (33 UNITS)	66 STALLS	66 STALLS
VISITOR PARKING	5 STALLS	5 STALLS

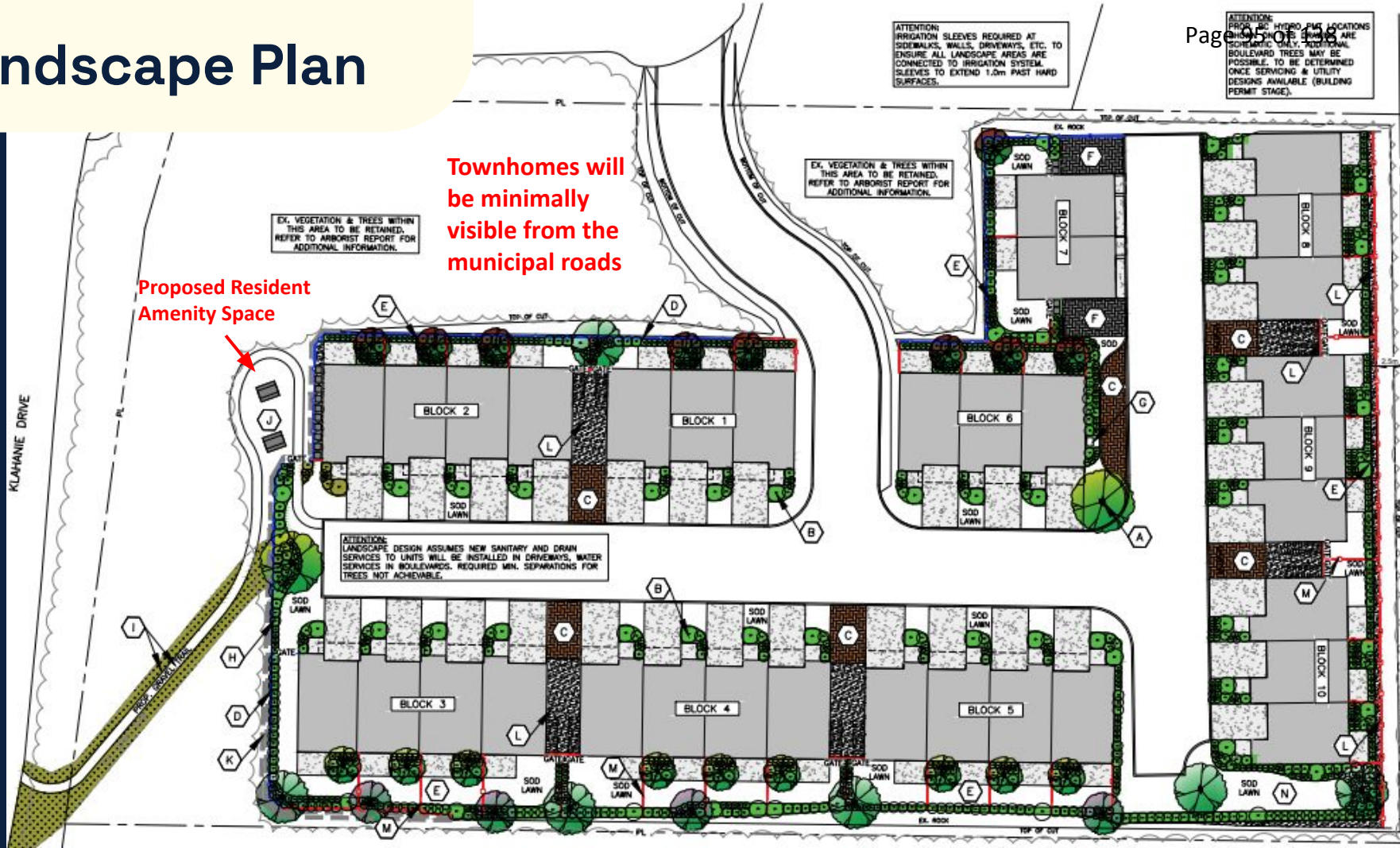
- Greenspace to be common property to the townhouse strata and protected by a non-disturbance covenant. Maintenance of the common property non-disturbance area should be minimal as the area is meant to be left in its natural state after Wildland Interface works (clean up and limbing).
- “Site Adaptive Planning” principles apply – homes follow the natural grade of the land to reduce site disturbance, blasting and earthworks.

Proposed Townhomes - Elevations



For Contemporary Style Demonstration Purposes Only.
Finished Product May Vary.

Landscape Plan



Roads and Services

- Klahanie Dr. and Gwendolynn Dr. are being improved to local road standards
- Sidewalks on Latoria, multi-use trail and split rail fencing on Klahanie, sidewalks on Gwendolynn
- All new services to be underground



Neighbourhood Considerations

- All adjacent neighbours within 100m have been advised of this proposal. The neighbour that directly abuts the property has provided written support.
- Langford's "Good Neighbour" policy will be adhered to for hours of construction, trades parking, dust and mud control, and ongoing communications.
- Efforts were made to keep blasting to a minimum. All affected neighbours will be notified in accordance with Langford Bylaws. The blasting company will provide neighbours with contact information and perform pre-blast surveys if necessary.

1. 791 Gwendolynn Dr, Y
2. 797 Gwendolynn Dr, Y
3. 909 Klahanie Dr, Vict
4. 903 Greystone Pl, Lar
5. 907 Greystone Pl, Lar
6. 915 Greystone Pl, Lar
7. 815 Ashbury Ave, Vic
8. 811 Ashbury Ave, Lar
9. 807 Ashbury Ave, Vic
10. 803 Ashbury Ave, Vic
11. 801 Ashbury Ave, Lar
12. 3628 Urban Rise, Vict
13. 3632 Urban Rise, Lar
14. 3631 Urban Rise, Lar

Early Guidance for Development

- Amenities support livability at the building, block and neighbourhood scale – Landscaped areas for each unit and surrounded by preserved natural areas.
- 30% of the site will be protected and new trees planted within the development.
- Consideration of relative affordability opportunities – townhomes are more affordable than single family dwellings.
- Avoidance of excessive parking – parking per Langford Bylaws

Amenities and Financial Benefits

DCC & Fees (Estimated)	\$/Unit	33 Units
Amenity	\$3,660.00	\$120,780.00
Affordable Housing	\$610.00	\$20,130.00
Roads Dcc	\$3,865.00	\$127,545.00
Storm DCC	\$1,028.00	\$33,924.00
Park Acquisition	\$130.00	\$4,290.00
Park Improvements	\$1,948.00	\$64,284.00
CRD DCC	\$2,557.00	\$84,381.00
ISIF (Sanitary Storage)	\$386.25	\$12,746.25
School Site Acquisition	\$900.00	\$29,700.00
Total		\$497,780.25

Thank You

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893 Klahanie Drive



City of Langford

Staff Report to Sustainable Development Advisory Committee

DATE: Monday, April 14, 2025

DEPARTMENT: Planning

APPLICATION NO.: Z24-0018 – Omnibus No. 67

SUBJECT: Bylaw No. 2213 – Text Amendments to various parts of Zoning Bylaw No. 300.

EXECUTIVE SUMMARY:

The following Omnibus is intended to address gaps, ambiguities, and inconsistencies in Zoning Bylaw No. 300 as well as to bring forward changes that were previously initiated by Council Resolution.

This Omnibus focuses on the following eight themes, some of which require amendments to various Zoning Bylaw No. 300 sections:

1. Addition of definition for ‘mobile food vendor’;
2. Amendment to the definition of “structure” to exclude little free libraries;
3. Amendment to various regulations pertaining to Small-Scale Multi-Unit Housing;
4. Addition of clarifying clause pertaining to modular construction for detached suites;
5. Removal of limitations on group daycare capacity;
6. Removal of incorrect parking requirement for home occupation daycares;
7. Removal of the unused CR1 (Commercial Recreation) zone; and
8. Inclusion of ‘home occupation’ as permitted use in various mixed-use zones.

Consistent and clear bylaws reduce ambiguity and ensure that both the public and City staff can interpret the bylaw as intended. As such, several amendments to Zoning Bylaw No. 300 are being proposed to address issues that have been brought to staff’s attention.

COMMENTARY:

Commentary on Amendment 1: Addition of Definition for ‘Mobile Food Vendor’

On April 2, 2024, during their Regular meeting, Council passed a resolution directing staff to prepare an amendment to Zoning Bylaw No. 300 to include a definition for “food truck” in relation to the Temporary Use Permit (TUP) extension application for The Langford Station (TUP21-0003).

As outlined in the staff report submitted for Council’s consideration of the TUP renewal, the creation of The Langford Station and its designated space for food truck vendors led the City to distinguish food trucks as a separate land use from restaurants. Consequently, food trucks are no longer categorized under the restaurant definition in Zoning Bylaw No. 300.

Instead of adopting a definition for “food truck,” staff proposes the following broader definition for “mobile food vendor” to provide a more comprehensive representation of this land use:

Mobile food vendor means a mobile structure, including but not limited to licensed motorized vehicles (e.g. food trucks), trailers, carts, or similar mobile units, which are fully self-contained or connected to temporary utility-services and where food and beverages are prepared and served to the public for immediate consumption.

Incorporating this definition into Zoning Bylaw No. 300 would clarify the distinction between mobile food vendors and other uses, enabling staff to regulate land use more effectively and ensuring businesses operate in appropriate locations.

Currently, no zones explicitly permit mobile food vendors. As such, their operation will continue to be subject to Council’s approval through a Temporary Use Permit or a Text Amendment Rezoning application process.

Commentary on Amendment 2: Amendment to a Definition of ‘Structure’ to Exclude Little Free Libraries

Current definition:

Structure means anything constructed, erected or placed, the use of which requires location on the ground or attachment to something having location on the ground, including any satellite dish antenna, heat pump, gas meter, propane tank or other attached mechanical equipment, but excluding any fence, beehive, retaining wall, underground sewage disposal facility, and paved or concrete

surface.

Proposed definition:

Structure means anything constructed, erected or placed, the use of which requires location on the ground or attachment to something having location on the ground, including any satellite dish antenna, heat pump, gas meter, propane tank or other attached mechanical equipment, but excluding any fence, beehive, little free library, retaining wall, underground sewage disposal facility, and paved or concrete surface.

Currently, Zoning Bylaw No. 300 does not explicitly prohibit free book-exchange libraries but permits them wherever accessory buildings and structures are allowed, subject to the regulations in Section 3.05. This section outlines regulations that govern the siting, size, and height of such structures and states that, despite any setback requirement in any Zone, no accessory building may be located within 15 m (49.2 ft) of a front lot line unless it complies with the front lot line setback requirements applicable to the principal building.

While regulating the location an accessory structure is important to prevent unsightly installations in front yards, this requirement complicates the placement of little free libraries. These libraries, intended as community amenities to facilitate book exchanges, need to be accessible and are typically located near the front property line, on private property, to serve their purpose effectively.

To address this issue, Council may wish to exclude little free libraries from the definition of “structure” to explicitly exclude these community amenity initiatives on private property. This would allow residents to install these amenities in a functional and inviting manner without facing unnecessary regulatory barriers.

Although several little free libraries already exist in Langford, formalizing their exclusion from the definition of “structure” could encourage more residents to install these placemaking amenities. The amendment would support community-driven initiative without undermining the intent of the Zoning Bylaws.

Commentary on Amendment 3: Regulations Pertaining to Small-Scale Multi Unit Housing

On June 17, 2024, Council adopted Bylaw No. 2183, which implemented Small-Scale Multi-Unit Housing (SSMUH) legislation into Zoning Bylaw No. 300. Following the implementation of SSMUH legislation into the bylaw, a few inconsistencies have been identified that may impede the bylaw's effective interpretation and implementation. To address these issues and ensure consistency and clarity throughout the document, additional text amendments to the bylaw are now required to

facilitate interpretive clarity and consistency with the recently adopted legislative changes.

All proposed changes to Zoning Bylaw No. 300 pertaining to SSMUH legislation have been consolidated into the table below, including the rationale for each amendment.

Proposed Change	Rationale
Definition of ‘Secondary suite’ within Section 1.01.01 would be amended as follows:	
<p>Current text: <i>Secondary site means an accessory dwelling unit located within a one-family dwelling.</i></p> <p>Proposed text: <i>Secondary suite means an accessory dwelling unit located within a one-family dwelling or a two-family dwelling.</i></p>	The proposed amendment acknowledges that secondary suites are now permitted within the two-family dwelling housing typology.
Section 3.07.01(3) would be amended as follows:	
<p>Current text: <i>A suite is prohibited in conjunction with any two-family dwelling.</i></p> <p>Proposed text: <i>A suite is prohibited in conjunction with any two-family dwelling, unless expressly permitted in Part 6 of this bylaw.</i></p>	The proposed amendment would address an inconsistency in the Bylaw that prohibits secondary suites in all two-family dwellings while permitting them in specified restricted zones, as outlined in Part 6 of the bylaw.
The following text would be added as a new Section 3.07.01(5):	
<p>Proposed text: <i>Notwithstanding Section 3.07.01(2), for lots with a width of less than 11 m, where a two-family dwelling is permitted by Part 6 of this Bylaw, the linear length of habitable space facing the front lot line or exterior side lot line may be reduced to 3 m.</i></p>	<p>This amendment intends to address the prohibitive nature of Section 3.07.01(2), which stipulates that all two-family dwellings must maintain a minimum of 4.5 m of linear wall length of habitable space facing the front lot line or exterior side lot line, with the exception of CD3 zone and lots with a lot size of 4,000 m² located in Agricultural or Rural Residential zones.</p> <p>With the introduction of SSMUH legislation, two-family dwellings are now permitted on lots with a lot width below 11 m. Achieving 4.5 m of linear wall length of habitable space, while maintaining the required setbacks (typically set at a minimum 1.5 m</p>

Proposed Change	Rationale
	from the interior lot line), is not possible on lots with a width below 11 m, making the requirement prohibitive in nature. As such, staff propose to maintain the requirement for lots with lot widths of 11 m and above where the existing standard is achievable, and reducing the requirement to 3.0 m for the lots with width of less than 11 m.
Section 3.08.01(2) would be amended as follows:	
<p>Current text: <i>The one-family dwelling to which suite is accessory to must be owner-occupied.</i></p> <p>Proposed text: <i>The owner must occupy either the principal dwelling, or the suite that is accessory to the principal dwelling.</i></p>	The proposed text amendment acknowledges that secondary suites are now permitted in two-family dwellings and maintains the established standards across housing typologies where suites are allowed. The amendment retains the intent of the clause while emphasizing the owner's flexibility to occupy any legal dwelling unit on the site, whether it is the principal dwelling, a secondary suite within the principal dwelling, or a detached accessory suite.
Section 3.08.01(6) would be amended as follows:	
<p>Current text: <i>The suite and the one-family dwelling to which it is accessory must be a single real estate entity. Strata titling is not permitted.</i></p> <p>Proposed text: <i>The suite and the principal dwelling unit to which it is accessory must be a single real estate entity. Strata titling is not permitted.</i></p>	Similarly to the above, this change would reflect the inclusion of secondary suites in two-family dwellings and ensure the existing requirement is applied uniformly to single-family dwellings and two-family dwellings, where secondary suites are permitted by Part 6 of the Bylaw.
Section 3.08.02(1) would be amended as follows:	
<p>Current text: <i>The secondary suite must be completely contained within the one-family dwelling.</i></p> <p>Proposed text: <i>The secondary suite must be completely contained within the principal dwelling</i></p>	The purpose of this amendment recognizes the allowance of secondary suites in two-family dwellings and upholds the existing standards for both housing types where suites are currently permitted.

Proposed Change	Rationale
<i>unit to which it is accessory.</i>	
Section 3.08.02(2) would be amended as follows:	
<p>Current text: <i>The secondary suite is not obtrusive so as to change the one- family nature of the one- family dwelling.</i></p> <p>Proposed text: <i>The secondary suite must be integrated in a manner that maintains the form and character of the housing typology to which it is accessory.</i></p>	<p>The proposed amendment will ensure that both housing typologies, where secondary suites are currently permitted, align with the design standards outlined in Zoning Bylaw No. 300.</p>

Commentary on Amendment 4: Addition of Clarifying Clause Pertaining to Modular Construction for Detached Suites

In 2019, staff amended the existing definition of modular housing to include garden suites and carriage suites. The rationale behind the change was to provide flexibility in construction methods for this housing typology. The current definition of modular housing in Zoning Bylaw No. 300 includes one-family dwellings, garden suites, and carriage houses. While the definition is clear in its scope, its application may cause some confusion regarding where modular housing is permitted.

The intent of the existing clause is not to permit modular single-family dwellings in all areas where single-family dwellings are allowed but to restrict modular housing to locations explicitly designated for such use, such as manufactured home parks. However, the inclusion of garden suites and carriages houses within the modular housing definition may lead to potential misinterpretation. Specifically, the definition could be read as permitting modular construction for single-family dwellings in all zones where single-family dwellings are allowed, contrary to the original intent of the bylaw.

To address the ambiguity and ensure consistency in interpretation, staff proposes incorporating an additional clause into the general regulation for suites, to explicitly state that detached accessory dwellings may be constructed using modular methods, as outlined in the existing definition. The proposed amendment will reinforce that modular construction is permitted for accessory detached suites where such housing typology is already a permitted use, while clarifying that modular housing definition does not imply that modular construction is permitted in all zones where one-family dwellings are allowed.

Commentary on Amendment 5: Removal of Limitations on Group Daycare Capacity

On November 12, 2024, the Sustainable Development Advisory Committee facilitated a discussion regarding the limitations within Zoning Bylaw No. 300 on the capacity of group daycares. This conversation was initiated in response to a Temporary Use Permit application seeking to increase the number of children permitted in a group daycare. Following this discussion, the Committee passed a resolution recommending that Council direct staff to prepare an omnibus amendment to Zoning Bylaw No. 300 to remove the restrictions on the number of children allowed in group daycares.

At its Regular meeting on November 18, 2024, Council passed a resolution instructing staff to proceed with the amendment.

Currently, the Sections 3.26.02(4) and 3.26.02(5) of Zoning Bylaw restricts group daycare capacity to 20 children on lots with areas less than or equal to 1,099 m² and 36 children on lots exceeding 1,099 m², respectively. However, considering that provincial regulatory bodies already establish requirements for indoor and outdoor space per child and determine staff-to-child ratios for various age groups, the Zoning Bylaw's additional restrictions can be deemed unnecessary and unduly restrictive.

It is important to note that Zoning Bylaw No. 300 mandates group daycares to provide at least one parking space per non-resident employee and two parking spaces for pick-up and drop-off. Staff recommends retaining this parking requirement to ensure that group daycares are located in areas where parking demand can be adequately met.

With the removal of the two clauses limiting group daycare capacity, any sections that explicitly reference these clauses, as well as those establishing site-specific daycare capacity through text amendment rezonings, are no longer applicable. As a result, the bylaw has been amended to remove these sections in conjunction with the elimination of group daycare capacity limitations.

Commentary on Amendment 6: Removal of Incorrect Parking Requirement for Home Occupation Daycares

In the course of reviewing Part 4 of the bylaw for application purposes, it was identified that the parking requirement for home occupation daycare is listed twice with conflicting rates.

The following rate is identified in Section 4.01.01 of the Zoning Bylaw No. 300 under commercial classification of Table 1:

Home occupation daycare, other than in a one-family dwelling	1 for pick-up and drop-off and 1 per non-resident employee
--	--

The following rate is identified in the under Institutional classification of Table 1:

Home occupation daycare	1 plus 1 per non-resident staff person, in addition to the required parking for any other use on the same lot
-------------------------	---

The latter of the two parking requirements is incorrect, as it applies the parking rate uniformly to all housing typologies where home occupation daycare is a permitted use. This contradicts the Community Care and Assisted Living Act (CCALA), which takes precedence over municipal bylaws. The CCALA differentiates between daycares within single-family homes and states that if a municipal bylaw is imposed upon a home occupation daycare solely because the dwelling is not being used exclusively as a single-family home, the bylaw does not apply. As such, as long as the dwelling in question is a single-family home and contains a home occupation daycare facility with 8 children or fewer, municipal bylaws cannot impose additional parking requirements beyond what is required for a single-family dwelling without a daycare.

The CCALA is silent on stipulations pertaining to home occupation daycares in other housing typologies, therefore Zoning Bylaw No. 300 may impose parking requirements for two-family dwellings and townhouses, where home occupation daycares are a permitted use.

Although staff are currently working on a city-wide parking study and rewrite of part 4 of the bylaw, staff recommends prompt removal of the incorrect parking rate at this time in order to conform with the provincial regulations imposed by CCALA.

Commentary on Amendment 7: Removal of Unused CR1 (Commercial Recreation) Zone

As there are currently no properties in Langford zoned CR1 (Commercial Recreation), the bylaw has been amended to remove this zoning designation in its entirety.

The last property to which this designation applied, known as Western Speedway, was rezoned in 2020 through Bylaw No. 1951 to align with the site's current development direction. Aside from site-specific uses permitted under the CR1 zone, such as "drive-in theatre" and "grandstand", all other uses are accommodated within existing zoning designation in the bylaw. As such, the removal of the CCR1 zone does not impose any additional restrictions under Zoning Bylaw No. 300, nor does it affect any existing

properties or homeowners.

Commentary on Amendment 8: Inclusion of ‘Home Occupation’ as Permitted Use in Various Mixed-Use Zones

In the course of reviewing various zones in Part 6 of the Bylaw for application purposes, it was identified that several mixed-use zones do not list ‘home occupation’ as a permitted use.

The following zones do not currently include ‘home occupation’ under permitted uses for the residential component: MU1A, MUE1, MUE2, and MUE3.

Although Part 3 of the bylaw, which contains general regulations pertaining to home occupations, explicitly states that home office is permitted in any dwelling unit (covering all residential housing typologies), the absence of this use within some zones while being listed in others creates inconsistency in application. This inconsistency may cause confusion for residents seeking to register a home office in their residence and attempting to navigate the Zoning Bylaw.

For clarity, ‘home office’ refers exclusively to uses that do not require the presence of clients, patrons, or employees of the business on-site. A home office with clients on-site is classified as a ‘home business’ for the purposes of bylaw application.

To address this inconsistency, ‘home occupation, subject to Section 3.09,’ should be included as a permitted use in the aforementioned mixed-use zones in Part 6 of the bylaw.

FINANCIAL IMPLICATIONS:

There are no known financial implications for the proposed amendments.

LEGAL IMPLICATIONS:

There are no known legal implications for the proposed amendments.

OPTIONS:

Option 1

THAT Sustainable Development Advisory Committee recommend that Council consider bringing forward Bylaw No. 2213 for 1st, 2nd, and 3rd readings at a future Council meeting in order to amend Zoning Bylaw No. 300 in accordance with Omnibus No. 67.

OR Option 2

THAT Sustainable Development Advisory Committee recommend that Council take no action with

respect to Bylaw No. 2213 until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. _____;
- b. _____;
- c. _____.

SUBMITTED BY: Anastasiya Mysak, Planner I

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

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: 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: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments: Bylaw No. 2213

CITY OF LANGFORD

BYLAW NO. 2213

**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 text into Section 1.01.01- Definitions, under letter M, after 'mini-storage facility':

"Mobile food vendor means a mobile structure, including but not limited to licensed motorized vehicles (e.g., food trucks), trailers, carts, or similar mobile units, which are fully self-contained or connected to temporary utility-services and where food and beverages are prepared and served to the public for immediate consumption."

2. By amending the definition of "secondary suite" in Section 1.01.01 - Definitions, under letter S to read as follows:

"Secondary suite means an accessory dwelling unit located within a one-family dwelling or a two-family dwelling."

3. By amending the definition of "structure" in Section 1.01.01 - Definitions, under letter S to read as follows:

"Structure means anything constructed, erected or placed, the use of which requires location on the ground or attachment to something having location on the ground, including any satellite dish, heat pump, gas meter, propane tank or other attached mechanical equipment, but excluding any fence, beehive, little free library, retaining wall, underground sewage disposal facility, and paved or concrete surface."

4. By amending Section 3.07.01 (3) to read as follows:

"A suite is prohibited in conjunction with any **two-family dwelling**, unless otherwise expressly permitted in Part 6 of this Bylaw."

5. By adding the following as Section 3.07.01(5):

"Notwithstanding Section 3.07.01(2), for lots with a lot width below 11 m, where a two-family dwelling is permitted by Part 6 of this Bylaw, the linear length of habitable space facing the front lot line or exterior side lot line may be reduced to 3 m."

6. By amending Section 3.08.01(2) to read as follows:

"The owner must occupy either the principal dwelling, or the suite that is accessory to the principal dwelling;"

7. By amending Section 3.08.01(6) to read as follows:

“The suite and the principal dwelling unit to which it is accessory must be a single real estate entity. Strata titling is not permitted.”

8. By amending Section 3.08.02(1) to read as follows:

“The secondary suite must be completely contained within the principal dwelling unit to which it is accessory;”

9. By amending Section 3.08.02(2) to read as follows:

“The secondary suite must be integrated in a manner that maintains the form and character of the housing typology to which it is accessory;”

10. By adding the following as Section 3.08.03 (3), and renumbering accordingly:

“Garden suites and carriage suites may be constructed as **modular housing**; “

11. By deleting Section 3.26.02(4);

12. By deleting Section 3.26.02(5);

13. By deleting Section 3.26.02(6);

14. By deleting Section 3.26.02(10);

15. By deleting Section 3.26.02(14);

16. By deleting the following line from the Section 4.01.01 Table 1, within the Institutional classification:

Home occupation daycare	1 plus 1 per non-resident staff person, in addition to the required parking for any other use on the same lot .
--------------------------------	---

17. By deleting Section 6.49- Commercial Recreation (CR1) Zone in its entirety;

18. By adding the following as Section 6.51A.01(7), and renumbering accordingly:

“**Home occupation**, subject to Section 3.09;”

19. By adding the following as Section 6.53.01(2)(c), and renumbering accordingly:

“**Home occupation**, subject to Section 3.09;”

20. By adding the following as Section 6.53B.01(37), and renumbering accordingly:

“**Home occupation**, subject to Section 3.09;”

21. By adding the following as Section 6.53C.01(2)(2), and renumbering accordingly:

“Home occupation, subject to Section 3.09;”

- B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 742 (Omnibus No. 67 – Text Amendment to Various Parts of the Zoning Bylaw No. 300), Bylaw No. 2213, 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



City of Langford

Staff Report to Council

DATE: Tuesday, April 22, 2025

DEPARTMENT: Finance

SUBJECT: Bylaw No. 2223 and Bylaw No. 2224 - 2025-2029 Financial Plan and 2025 Tax Rates

EXECUTIVE SUMMARY:

The *Community Charter* requires Council to adopt a Five-Year Financial Plan each year and, after the adoption of the Plan and before May 15, to adopt a Tax Rates Bylaw. Bylaws No. 2223 and No. 2224 satisfy these requirements. Copies of these bylaws are attached.

COMMENTARY:

At the March 17, 2025, Regular Council Meeting, Council passed the following motion:

THAT Council approve the 2025 budget and direct staff to bring back further information related to the projected tax increases in 2026-2029 of the 2025-2029 Five Year Financial Plan to a Committee of the Whole meeting to be held on April 8, 2025.

Subsequently, at the April 8, 2025, Committee of the Whole meeting, the Committee passed the following motion:

THAT Committee of the Whole recommend that Council approve the 2025-2029 Financial Plan as amended and direct staff to prepare the 2025-2029 Five Year Financial Plan Bylaw and the 2025 Tax Rates Bylaw.

Once approved by Council, *City of Langford 2025-2029 Financial Plan Bylaw No. 2223, 2025* gives authority for the City to spend for operating and capital purposes in 2025.

City of Langford Tax Rates Bylaw No. 2224, 2025 gives authority for the City to levy taxes for Municipal, Regional District and Regional Hospital District purposes in 2025.

Council also considers the distribution of property taxes with the objective of maintaining a stable and equitable tax burden across property classes. As per direction received in 2023, staff have calculated the

Bylaw No. 2223 and Bylaw No. 2224 - 2025-2029 Financial Plan and 2025 Tax Rates
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tax rates in a manner that adjusts the property tax rate multiple to evenly spread the tax increase across property classes for the 2025 tax year. The tax rates calculated in Bylaw No. 2224 reflect this direction.

OPTIONS:

Option 1

THAT Council:

- a. Give City of Langford 2025-2029 Financial Plan Bylaw No. 2223, 2025 first, second and third readings; and
- b. Give City of Langford Tax Rates Bylaw No. 2224, 2025 first, second and third readings.

OR Option 2

THAT Council not proceed with Bylaw No. 2223 and Bylaw No. 2224 and direct staff to bring forward these bylaws with the following adjustments:

- a. _____;
- b. _____;
- c. _____.

SUBMITTED BY: Curtis Staniforth, Manager of Revenue and Budgets

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

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: 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: Marie Watmough, Director of Legislative & Protective Services

Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments:

Attachment 1: Bylaw No. 2223 Financial Plan 2025-2029

Attachment 2: Bylaw No. 2224 2025 Tax Rates

**CITY OF LANGFORD
BYLAW NO. 2223**

A BYLAW TO ADOPT A FINANCIAL PLAN FOR 2025 – 2029

WHEREAS under the *Community Charter* the municipality must have a financial plan adopted by bylaw before the annual property tax bylaw is adopted;

AND WHEREAS through a public process the financial plan has been presented and the public has had an opportunity to comment;

AND WHEREAS Council deems this to be a process of public consultation as required by the *Community Charter*,

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, enacts as follows:

1. Schedule “A” attached hereto and forming part of this bylaw comprises the City of Langford Consolidated Five Year Financial Plan for 2025 – 2029.
2. Schedule “B” attached hereto and forming part of this bylaw comprises the City of Langford Revenue and Property Tax Policy Disclosure.
3. This bylaw may be cited for all purposes as “City of Langford 2025-2029 Financial Plan Bylaw No. 2223, 2025”.

READ A FIRST TIME this day of April, 2025.

READ A SECOND TIME this day of April, 2025.

READ A THIRD TIME this day of April, 2025.

ADOPTED this day of May, 2025.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule "A"					
Bylaw No. 2223					
Consolidated Financial Plan 2025-2029					
	2025	2026	2027	2028	2029
REVENUES:					
External Revenues					
Development Cost Charges	\$ 2,325,000	\$ 4,635,000	\$ 1,250,000	\$ 2,600,000	\$ 1,100,000
Developer Contributions	2,500,000	-	-	-	-
Other Capital Contributions	8,325,000	-	-	-	-
Municipal Property Taxes	62,206,140	73,714,730	80,441,260	86,883,270	92,670,490
Grants in Lieu	200,000	204,000	208,000	212,000	216,000
Utility Taxes	568,460	584,310	600,960	618,100	635,740
Parcel Taxes	1,743,010	4,418,010	4,418,010	4,418,010	4,418,010
Fees and Charges	4,791,900	4,818,700	4,845,500	4,872,300	4,939,100
Interest	600,000	500,000	500,000	500,000	500,000
Grants From Other Governments	30,324,760	11,256,930	9,887,160	975,200	977,310
Other Sources	12,600,440	12,571,050	12,747,230	12,917,870	13,084,880
Total External Revenues	126,184,710	112,702,730	114,898,120	113,996,750	118,541,530
EXPENDITURES:					
External Expenditures					
Operating Expenditures	77,867,690	82,474,960	86,145,990	90,728,460	95,050,650
Interest Payments on Debt	946,500	2,901,500	2,901,500	2,901,500	2,901,500
Capital Expenditures	139,584,940	23,897,460	15,744,710	10,795,110	6,024,500
Total External Expenditures	218,399,130	109,273,920	104,792,200	104,425,070	103,976,650
CHANGE IN NET FINANCIAL POSITION	(92,214,420)	3,428,810	10,105,920	9,571,680	14,564,880
OTHER REVENUES:					
Borrowing Proceeds	60,896,250	2,382,610	2,100,000	3,000,000	2,000,000
OTHER EXPENDITURES:					
Principal Payments on Debt	1,097,010	2,971,470	7,959,910	7,069,080	10,673,890
TOTAL REVENUES LESS EXPENDITURES	-\$ 32,415,180	\$ 2,839,950	\$ 4,246,010	\$ 5,502,600	\$ 5,890,990
INTERNAL TRANSFERS:					
Transfer from Reserve Funds					
Affordable Housing	751,820	269,730	272,720	275,800	275,800
Capital Works & Equipment	3,654,000	765,000	701,000	645,000	645,000
Equipment Replacement	1,380,100	1,945,780	760,270	319,570	220,390
Parks & Open Space	3,858,000	-	-	-	-
Police Building Capital	72,000	72,000	72,000	72,000	72,000
General Capital Fund	120,000	120,000	120,000	120,000	120,000
General Operating	7,177,290	1,811,850	1,197,710	3,418,110	1,207,500
General Amenity	3,295,840	2,140,000	823,000	800,000	800,000
Growing Communities Fund	18,055,300	-	-	-	-
Transfer from Reserve Fund Total	38,364,350	7,124,360	3,946,700	5,650,480	3,340,690
Less: Transfer to Reserve and Capital Funds					
Reserves:					
Police Building Capital	100,000	100,000	100,000	100,000	100,000
Capital Works & Equipment	1,405,000	1,405,000	1,405,000	1,405,000	1,405,000
Equipment Replacement	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
General Capital Fund	8,243,240	7,211,850	4,897,710	7,523,080	6,426,680
	10,748,240	9,716,850	7,402,710	10,028,080	8,931,680
Transfers from(to) Surplus	4,565,310	365,000	285,000	200,000	200,000
Transfers from(to) Reserve Accounts	233,760	(612,460)	(1,075,000)	(1,325,000)	(500,000)
TOTAL INTERNAL TRANSFERS	\$ 32,415,180	-\$ 2,839,950	-\$ 4,246,010	-\$ 5,502,600	-\$ 5,890,990

Schedule "B"

Revenue and Property Tax Disclosure

Schedule "B"										
Bylaw No. 2223										
Revenue and Property Tax Policy Disclosure										
REVENUE DISCLOSURE										
Revenue Proportions										
	2025		2026		2027		2028		2029	
	(\$'000s)	%	(\$'000s)	%	(\$'000s)	%	(\$'000s)	%	(\$'000s)	%
Property Taxes	62,206	33%	73,715	64%	80,441	69%	86,883	77%	92,670	80%
Parcel Taxes	1,743	1%	4,418	4%	4,418	4%	212	0%	216	0%
Fees	4,792	3%	4,819	4%	4,846	4%	4,872	4%	4,939	4%
Other Sources	57,444	31%	29,751	26%	25,193	22%	17,823	16%	16,514	14%
Proceeds From Borrowing	60,896	33%	2,383	2%	2,100	2%	3,000	3%	2,000	2%
	187,081	100%	115,085	100%	116,998	100%	112,791	100%	116,340	100%

Other Sources includes grants from other governments and agencies, development contributions to capital, interest and penalties and miscellaneous sales of services.

Objectives and Policies

Property tax revenue is the City's primary revenue source, and one which is heavily reliant on the residential class. Diversification of the tax base and generation of non-tax revenue are ongoing objectives.

Parcel Charges are comprised of local area service debt servicing costs for roads.

Fees & Charges are a tool used for cost recovery. Various fees are reviewed every 1-5 years to ensure that they are adequate to recover costs of providing specific services.

Other Sources will vary greatly from year to year as it includes such items as:

- Development cost charges used to fund DCC capital projects,
- Contributions from others for capital,
- Interest earned on funds invested,
- Grants, which are sought from other governments and government agencies, often to be leveraged with City funds,
- Casino revenue sharing income.

Proceeds from Borrowing – Debt is used where it makes sense such as for urgent projects or to leverage grants where internal funding is not available. Caution is necessary when considering debt as it commits future cash flows to debt payments, restricting the ability to use those funds to provide other services. The source of the debt payments needs to be considered as does the justification for advancing the project

..

PROPERTY TAX DISCLOSURE**Property Tax Revenue Distribution**

The table below presents tax revenue and tax rates based on the 2025 Revised Assessment Roll:

Property Tax Distribution							
Property Class	Taxation Revenue		Net Taxable Assessed Value		Tax Rate	Multiple	
	(\$'000s)	%	(\$'000s)	%		(Rate/Res. Rate)	
1. Residential	44,641	71.8%	16,669,001	86.72%	2.67808	1.00	
2. Utility	232	0.4%	11,479	0.06%	20.20075	7.54	
4. Heavy Industry	-	0.0%	-	0.00%	8.56985	3.20	
5. Light Industry	493	0.8%	68,633	0.36%	7.18475	2.68	
6. Business/Other	16,744	26.9%	2,436,283	12.67%	6.87275	2.57	
7. Managed Forest	1	0.0%	177	0.00%	3.28065	1.23	
8. Rec./Non-Profit	95	0.2%	35,573	0.19%	2.67808	1.00	
9. Farm	0	0.0%	152	0.00%	2.67808	1.00	
	62,206		19,221,298				

Objectives and Policies

Council sets tax rates to maintain tax stability between property classes. Property class multiples are reviewed periodically to ensure that the burden of tax among property classes is not distorted by differing market value changes between classes.

Permissive Tax Exemptions

Policy with respect to permissive tax exemptions under section 224 of the Community Charter is that exemption will be considered where the organization has demonstrated proof of community access to citizens of Langford at a nominal charge and community benefit in the previous year.

Council supports the establishment of assisted living seniors' housing in Langford and has granted 10-year exemptions to three such developments.

Council has established a revitalization tax exemption program under section 226 of the *Community Charter* which grants an exemption for eligible buildings for up to 10 years. An exemption certificate was issued for one property in 2021 for which the exemption expires in 2028.

CITY OF LANGFORD**BYLAW NO. 2224****A BYLAW TO LEVY PROPERTY VALUE TAXES TO MEET MUNICIPAL OBLIGATIONS FOR THE YEAR 2025.**

WHEREAS, pursuant to Section 197 of the Community Charter, the Council must adopt a tax rate bylaw after the adoption of a financial plan, but before the fifteenth day of May;

NOW THEREFORE, the Council of the City of Langford, in open meeting assembled, enacts as follows:

1. The following rates are hereby imposed and levied for the year 2025:
 - a) For all lawful general purposes of the Municipality on the assessed value of land and improvements taxable, for general municipal purposes, rates appearing in Column "A" of Schedule 'A' attached hereto and forming part hereof.
 - b) For all lawful purposes of the Regional District on the assessed value of lands and improvements taxable for general municipal purposes, rates appearing in Column "B" of Schedule 'A' attached hereto and forming a part hereof.
 - c) For all lawful purposes of the Regional Hospital District on the assessed value of land and improvements taxable for hospital purposes, rates appearing in Column "C" of Schedule 'A' attached hereto and forming a part hereof.
2. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
3. This bylaw may be cited for all purposes as "City of Langford Tax Rates Bylaw No. 2224, 2025."

READ A FIRST time on this day of April, 2025.

READ A SECOND time on this day of April, 2025.

READ A THIRD time on this day of April, 2025.

ADOPTED this day of May, 2025.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule 'A' to Bylaw 2224

2025 Tax Rates (Dollars of Tax Per \$1000 Taxable Value)

Description	Class	General Municipal "A"	Capital Regional District "B"	Regional Hospital District "C"
Residential	1	2.67808	0.54218	0.12379
Utilities	2	20.20075	4.08967	0.43327
Major Industry	4	8.56985	1.73498	0.42090
Light Industry	5	7.18475	1.45456	0.42090
Business/Other	6	6.87275	1.39140	0.30329
Managed Forest	7	3.28065	0.66417	0.37138
Recreational/Non Profit	8	2.67808	0.54218	0.12379
Farm	9	2.67808	0.54218	0.12379



City of Langford

Staff Report to Council

DATE: Tuesday, April 22, 2025

DEPARTMENT: Planning

SUBJECT: Housing Agreement Bylaw No. 2225

EXECUTIVE SUMMARY:

The owners of the Attainable Home Ownership partner building located at 1371 Goldstream Avenue (Trailside at the Lake) wish to amend the Housing Agreement registered in accordance with Bylaw No. 2145 in 2023 by adjusting the remaining mix of units available to qualified buyers of the Attainable Home Ownership Program ("the Program"). These changes respond to feedback and demand from prospective applicants for additional two-bedroom units in this project. Bylaw No. 2225 has been drafted to include the proposed new unit mix, which includes two additional two-bedroom units in exchange for five fewer one-bedroom and den units than the existing agreement. While this is an overall reduction of three units, a total of 28 units, or 22.5% of the total number of units within the development, will still be provided to the Program.

BACKGROUND:

On January 10, 2022, Council adopted Bylaw No. 2013 to authorize the registration of a Housing Agreement for the property at 1365 Goldstream Avenue (which has since been readdressed to 1361 and 1371 Goldstream Avenue). This Housing Agreement required that 30% of the units within the buildings constructed on the property be sold as attainable units within the Program. It was subsequently agreed that these units would be allocated with the following unit mix:

Table 1 – Original Attainable Unit Requirements

	1-bedroom Units	2-bedroom Units	Total
<i>Building A – 1361 Goldstream Avenue</i>	6	2	8
<i>Building B – 1371 Goldstream Avenue</i>	24	5	29
Total	30	7	37

On September 7, 2023, Council adopted Bylaw No. 2145 to authorize an amended Housing Agreement, which remains in effect. This Agreement reduced the number of attainable units from 37 to 31, adjusted the unit mix to include six additional two-bedroom units (a total of 13 two-bedroom units instead of seven), and converted all one-bedroom units to one-bedroom with den units. So, despite the total number of attainable units being decreased by six, there was no net loss of bedrooms, due to the provision of six additional 2-bedroom units. In addition to this, the functionality and flexibility of use for the 1-bedroom units was greatly improved through the inclusion of dens. The unit mix secured through this Bylaw is summarized below:

Table 2 – Current Attainable Unit Requirements

	1-bedroom and Den Units	2-bedroom Units	Total
<i>Building A – 1361 Goldstream Avenue</i>	0	7	7
<i>Building B – 1371 Goldstream Avenue</i>	18	6	24
Total	18	13	31

Staff note that all 13 two-bedroom units currently secured within this development have been sold, and six of the one-bedroom and den units have been sold.

COMMENTARY:

When the Program was developed in 2021, a low interest rate environment made it possible for middle-income people with little to no down payment to qualify for a mortgage at nearly the same monthly payment (including taxes and strata fees) than they were paying in rent. While interest rates have decreased by ~2.5% over the past year, greatly improving affordability over the peak interest rate that was in place between mid-2023 to early-2024, it remains challenging for middle-income people to qualify for mortgages.

For example, under the initial interest rate environment, a \$425,000 mortgage at a 2% interest rate for 25-years would require a monthly payment of approximately \$2,040 including strata fees and taxes (with applicants qualifying at a “stress test” rate of 4%). By contrast, a \$425,000 mortgage under the current interest rate of 3.89% requires a monthly payment of approximately \$2,450 (with applicants qualifying at a “stress test” rate of 5.89%).

While these payments are less than those required last year, they remain higher than the average monthly rent for a comparable rental apartment, which currently sits at approximately \$2,000 per month. The improved affordability has resulted in an increase in demand for the one-bedroom and den units over the past few months, as evidenced by the six recent sales; however, prospective applicants are still primarily interested in the larger two-bedroom units.

As discussions occurred between staff and the owner around how to most effectively address feedback from applicants and sell the remaining unsold units allocated to the Program in a timely manner, an exchange of one-bedroom and den units for a lesser number of two-bedroom units was explored. The owner determined that releasing five one-bedroom and den units from the Program in exchange for adding two additional two-bedroom units would be viable.

As such, Housing Agreement Bylaw No. 2225 proposes to replace the current Housing Agreement with a new Housing Agreement that would adjust the number and mix of attainable units available to qualified buyers of the Program at this location. The breakdown of the proposal is summarized in Table 3 below:

Table 3 – Proposed Attainable Unit Requirements

	1-bedroom and Den Units	2-bedroom Units	Total
<i>Building A – 1361 Goldstream Avenue</i>	0	7	7
<i>Building B – 1371 Goldstream Avenue</i>	13	8	21
Total	13	15	28

As the Program is currently sold out of two-bedroom units, this would create an opportunity for two additional qualified applicants to purchase a larger home, while retaining seven one-bedroom and den units for additional applicants seeking the smaller unit type.

FINANCIAL IMPLICATIONS:

None.

LEGAL IMPLICATIONS:

Pursuant to the *Local Government Act*, any new or modified housing agreement to be registered on title must be authorized by Council via a housing agreement bylaw. If Council supports the changes proposed as part of this amendment, the current housing agreement will be discharged concurrently with the registration of the new agreement following the adoption of the Bylaw.

STRATEGIC PLAN ALIGNMENT:

1m – Pursue Programs and Partnerships for Affordable Housing.

OPTIONS:

Option 1

THAT Council give 1st, 2nd, and 3rd Readings to Bylaw No. 2225.

OR Option 2

THAT Council take no action with respect to Bylaw No. 2225.

SUBMITTED BY: 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: 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: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments: Bylaw No. 2225

CITY OF LANGFORD BYLAW NO. 2225

A BYLAW TO AUTHORIZE A HOUSING AGREEMENT

WHEREAS the City has entered into a housing agreement under s. 483 of the *Local Government Act*, registered against title as CB921024 pursuant to s. 219 of the *Land Title Act* to the property legally described as PID No. 004-052-544, Lot 2, Section 1, Goldstream District, Plan 12263, Except Part in Plan EPP60296 (the “Lands”);

WHEREAS the Lands have been subdivided pursuant to strata plan EPS9415;

WHEREAS the City and the owner of the Lands have agreed to replace the prior housing agreement with a new housing agreement over certain of the strata lots (the “Properties”); and

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, enacts as a bylaw under s. 483 of the *Local Government Act* as follows:

1. Council hereby authorizes the City to discharge the housing agreement registered as CB921024 against the Lands.
2. Council hereby authorizes the City to enter into a new housing agreement, attached as Appendix “A”, with the owner of the Properties to be registered as a covenant against the Properties.
3. The Corporate Officer of the City are authorized to execute the Form C - Release and Form C – Housing Agreement, and the Corporate Officer is authorized to sign and file in the Land Title Office a notice of the housing agreement, as required by the *Local Government Act*.
4. The appendix attached to this Bylaw is incorporated into and forms a part of this Bylaw.
5. City of Langford Housing Agreement (1361 and 1371 Goldstream Avenue) Bylaw No. 2145, 2023 is hereby repealed.
6. This Bylaw may be cited as “City of Langford Housing Agreement (1361 and 1371 Goldstream Avenue), Bylaw No. 2225, 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

Appendix "A" – Housing Agreement

TERMS OF INSTRUMENT - PART 2

CITY OF LANGFORD -ATTAINABLE HOUSING DOWN PAYMENT ASSISTANCE PROGRAM

HOUSING AGREEMENT AND SECTION 219 COVENANT

THIS AGREEMENT dated for reference April ___, 2025 is

BETWEEN:

1326349 B.C. LTD., Unit 116, 967 Langford Parkway, Victoria, B.C.
V9B 0A5

(the "**Owner**")

AND:

CITY OF LANGFORD, 2nd floor, 877 Goldstream Avenue, Victoria,
B.C. V9B 2X8

(the "**City**")

WHEREAS:

- A. The Owner is the registered owner of the land legally described in the *Land Title Act* Form C attached to and forming part of this Agreement (the "**Land**"),
- B. The Owner intends to construct on the Land one or more buildings, including residential dwelling units to be provided as "Attainable Housing Units" under this Agreement,
- C. Pursuant to section 483 of the *Local Government Act*, the City may, by bylaw, enter into an affordable housing agreement with an owner of land that includes terms and conditions regarding the occupancy of housing units identified in the agreement, including terms and conditions respecting form of tenure, availability of housing units to classes of persons, the administration and management of the housing units and sale prices of housing units, including the manner in which the housing units will be made available to persons within such a class,

- D. The City has established an "Attainable Housing Down Payment Assistance Program" for Qualified Buyers, pursuant to which the City will provide a grant to a Qualified Buyer who has been approved by the City as meeting the Qualified Buyer criteria as described in this Agreement and applicable City policy, to assist with the purchase of housing units under housing agreements entered into in connection with this Program, including this Agreement, as follows:
- (a) Household Income of less than \$119,999 will receive a grant in the amount of 75% of the 5% down payment;
 - (b) Household Income of between \$120,000 and \$134,999 will receive a grant in the amount of 50% of the 5% down payment; and
 - (c) Household Income of between \$135,000 to \$150,000 will receive a grant in the amount of 25% of the 5% down payment,
- E. The Owner and the City wish to enter into this Agreement respecting the occupancy, tenure, availability and sale price of the affordable housing units to be constructed on the Land,
- F. Council of the City has adopted a bylaw authorizing the City to enter into this Agreement as a housing agreement under section 483 of the *Local Government Act*.

THIS AGREEMENT is evidence that in consideration of \$1.00 paid by the City to the Owner, and other good and valuable consideration, the receipt of which the Owner hereby acknowledges, the City and the Owner agree, as a covenant granted by the Owner to the City under section 219 of the *Land Title Act* and as a housing agreement under section 483 of the *Local Government Act*, as follows:

1. **Definitions** - In this Agreement:
 - (a) "Arm's Length" has the same meaning under the *Income Tax Act* (Canada).
 - (b) "Construction Requirements" means the Housing Unit construction requirements specified in **Schedule A**.
 - (c) "Family" means one or more persons related by blood, marriage, common law, adoption, or foster parenthood.
 - (d) "Gross Floor Area" has the same meaning as defined by the City's Zoning Bylaw No. 300, as amended from time to time.
 - (e) "Household Income" means the aggregate annual income (gross) from all sources of the applicable individual and their spouse or partner, by marriage, common law or

otherwise, if any, based on the tax returns filed by such individuals with Canada Revenue Agency for the most recent taxation year.

- (f) "Housing Units" means the residential dwelling units identified and designated pursuant to this Agreement as "Attainable Units", once constructed on the Land and, following deposit of a strata plan under the *Strata Property Act* that creates each such "Attainable Unit" as a separate strata lot, "Housing Units" shall refer to those strata lots.
- (g) "LTO" means the Victoria Land Title Office.
- (h) "Maximum Price First Sale" means the following amount, as applicable to each Unit Type:
 - (i) One-Bedroom Unit: \$399,000 (including GST);
 - (ii) One-Bedroom (with Den) Unit: \$425,000 (including GST);
 - (iii) Two-Bedroom Unit: \$450,000 (including GST);
 - (iv) Two-Bedroom (with Den) Unit: \$475,000 (including GST); and
 - (v) Three-Bedroom Unit: \$499,000 (including GST).
- (i) "One-Bedroom Units" means the Housing Units identified as one-bedroom units under and in accordance with section 2.
- (j) "One-Bedroom (with den) Units" means the Housing Units identified as one-bedroom (with den) units under and in accordance with section 2.
- (k) "Qualified Buyer" means an individual who:
 - (i) has a Household Income of no more than the applicable amount as follows, having regard to the Unit Type:
 - (A) One-Bedroom Unit: \$125,000;
 - (B) One-Bedroom (with den) Unit: \$130,000;
 - (C) Two-Bedroom Unit: \$140,000;
 - (D) Two-Bedroom (with den) Unit: \$145,000
 - (E) Three-Bedroom Unit \$150,000;
 - (ii) has been a resident, as determined in accordance with section 67 of the *Local Government Act*, of the City of Langford for at least 2 years

immediately before the date that such person applies to the City to become a Qualified Buyer or are members of the Canadian Armed Forces posted in Victoria or are members of the RCMP posted in the Westshore; and

- (iii) does not own, and whose spouse or partner, by marriage, common law or otherwise, if any, does not own, either directly or indirectly through a trust, business asset or otherwise:
 - (A) any interest in real property anywhere in the world, from the time that such person applies to the City to be a Qualified Buyer until such individual completes the purchase of a Housing Unit; and
 - (B) assets and other property of any kind (including investments and cash) having a total value greater than \$50,000.
- (l) "Two-Bedroom Units", means the Housing Units identified as two-bedroom units under and in accordance with section 2.
- (m) "Two-Bedroom (with den)" Units, means the Housing Units identified as two-bedroom (with den) units under and in accordance with section 2.
- (n) "Three-Bedroom Units" means the Housing Units identified as three-bedroom units under and in accordance with section 2.
- (o) "Unit Type" means the types of Housing Units specified in this Agreement, being One-Bedroom Units, One-Bedroom (with den) Units, Two-Bedroom Units, Two-Bedroom (with den) Unit, and Three-Bedroom Units.

2. **Development Restriction and Strata Subdivision Requirement -**

Every building on the Land (or to be constructed on the Land) shall meet all of the following requirements and be subject to the following restrictions:

- (a) The building shall be constructed in accordance with the Construction Requirements and, specifically, so as to include the construction of the Housing Units, and the applicable Unit Types designated on the building permit plans in accordance with this section, in accordance with the Construction Requirements.
- (b) 1361 Goldstream (Building A) will provide 7 Two-Bedroom Housing Units and 1371 Goldstream (Building B) will provide 13 One-Bedroom (with den) Housing Units and 8 Two-Bedroom Housing Units.
- (c) Construction of the building shall not commence until the Owner has identified the Housing Units within the building, including the designation of Unit Type for each

Housing Unit, on the plans submitted to the City with the Owner's application to the City for a building permit for the building.

- (d) The building, once constructed on the Land, shall not be occupied or used for any purpose until the Land has been subdivided by deposit of a strata plan under the *Strata Property Act* that creates each Housing Unit as a separate strata lot with strata bylaws that do not prohibit occupants from having pets. Following registration of that strata plan, the City shall execute a release of this Agreement from title to all strata lots within the building other than the Housing Unit strata lots. The Owner shall be responsible for preparing and registering the release in the LTO. For clarity, this Agreement shall remain registered against title to the Land and any resulting common property and shall continue to apply to the Land and any other buildings from time to time located on the Land, under construction on the Land or to be constructed on the Land.
3. **Application of Sections 4 to 9** - Sections 4 to 9 apply separately to each Housing Unit.
 4. **General Occupancy, Tenure, Availability and Price Restrictions** - Except as otherwise provided under this Agreement, the Housing Unit:
 - (a) may only be occupied as a permanent residence;
 - (b) may only be occupied by a Qualified Buyer, together with one or more members of their Family;
 - (c) may not be rented or leased, or occupied by way of a tenancy, rental, lease, license or other occupancy agreement of any kind, except with the prior written approval of the City, which may be provided in circumstances of hardship such as the death or divorce of the Qualified Buyer who owns the Housing unit;
 - (d) shall only be available for purchase by, and may only be sold to, a Qualified Buyer who has applied to the City for approval as a Qualified Buyer and has been approved, in writing, by the City as meeting the Qualified Buyer criteria under this Agreement and any applicable City policy from time to time;
 - (e) may only be sold under a contract of purchase and sale providing for a deposit of no more than \$5,000, with no more than \$1,000 of that deposit payable on contract signing and the balance on removal of all conditions precedent under the contract;
 - (f) may not be sold for a sale price, including GST, that exceeds the Maximum Price First Sale applicable to the Housing Unit; and

- (g) the sale price shall include payment for the Housing Unit and all fixtures, furnishings, appliances and other things in the Housing Unit.

5. **First Sale -**

- (a) The Housing Unit may not be occupied or used for any purpose until:
 - (i) the Housing Unit is transferred to a Qualified Buyer (the Qualified Buyer who first purchases or otherwise acquires the Housing Unit is referred to herein as the "**First Buyer**");
 - (ii) fee simple title to the Housing Unit is registered in the name of the First Buyer in the LTO (the date of such land title office registration is referred to herein as the "**First Sale Date**,"); and
 - (iii) documentation and other written evidence satisfactory to the City has been provided to the City confirming that the Housing Unit has been transferred to a City approved Qualified Buyer for a sale price (including GST) that does not exceed the Maximum Price First Sale, pursuant to a contract and purchase and sale providing for a deposit below the applicable limit specified under this Agreement, and the City has provided written confirmation that it is satisfied with such written evidence.
- (b) Following the transfer of the Housing Unit to the First Buyer, the Housing Unit may only be used as a permanent residence and may only be occupied by the First Buyer, provided that the First Buyer may permit members of the First Buyer's Family to reside in the Housing Unit with the First Buyer.

6. **Subsequent Sale -** Following the sale or transfer to the First Buyer, the Housing Unit:

- (a) may only be sold or transferred to a buyer who is at Arm's Length to First Buyer;
- (b) may be sold to a buyer who is not a Qualified Buyer (for clarity, the restriction under section 4(d) shall not apply to a sale or transfer under this section); and
- (c) shall not be sold or otherwise transferred for a sale price, including GST if applicable, that exceeds the applicable amount below:
 - (i) 105% of (the Maximum Price First Sale paid by the First Buyer), if registration in the LTO of the transfer to the buyer occurs within 3 years following the First Sale Date; or
 - (ii) 110% of (the Maximum Price First Sale paid by the First Buyer), if

registration in the LTO of the transfer to the buyer occurs more than 3 years after the First Sale Date.

7. **Release of Housing Agreement** - Provided that the requirements of section 5(a)(iii) have been satisfied, the City shall execute a release of this Agreement from title to the Housing Unit in the LTO following the earlier of:

- (a) the 5th anniversary of the First Sale Date; and
- (b) completion of a sale or transfer pursuant to section 6 that complies with the requirements of section 6, if (i) documentation and other written evidence satisfactory to the City has been provided to the City confirming compliance with section 6, and (ii) the City has provided written confirmation that it is satisfied with such written evidence of compliance.

The Owner shall be responsible for preparing and registering the release in the LTO.

8. **Priority to First Buyer Mortgage** - The City shall grant priority over this Agreement to a mortgage registered against title to the Housing unit that is granted by the First Buyer to a chartered bank or credit union that finances the First Buyer's purchase of the Housing Unit. The First Buyer shall be responsible for preparing and registering the priority agreement in the LTO against title to the Housing Unit.

9. **Lack of Qualified Buyers** - If, in relation to a building:

- (a) the Land has been subdivided in the manner contemplated by section 2(d);
- (b) at least 6 months have passed following the issuance by the City of an occupancy permit for the building;
- (c) the Owner has completed the sale of at least 90% of the strata lots in the Building that are not Housing Units;

the Owner may apply, in writing, to the City for release of this Agreement in relation to a Housing Unit in that building that has never been occupied by any person and has never been sold to a Qualified Buyer, if the Owner has been unable to sell that Housing Unit to a Qualified Buyer because there has been an insufficient number of Qualified Buyers approved by the City.

If the Owner makes such an application to the City and:

- (d) the Owner establishes, to the written satisfaction of the City, that the Owner has been unable to sell that Housing Unit to a Qualified Buyer because there has been an insufficient number of Qualified Buyers approved by the City;

- (e) the Owner continues to be unable to sell the Housing Unit to a Qualified Buyer for the foregoing reason for a period of 120 days following the making of such application to the City and the City confirms its satisfaction, in writing that this is the case; and
- (f) the City is satisfied that the Owner is not in breach of any of its obligations under this Agreement;

then the City shall execute a release of this Agreement from title to that Housing Unit in the LTO, which release shall be prepared and registered by and at the expense of the Owner.

10. **City Approval of Qualified Buyer & City Relaxation of Qualified Buyer Criteria** - If the City approves, in writing, of an individual as having qualified as a Qualified Buyer, that individual shall be considered to be a Qualified Buyer for the purposes of this Agreement, subject to any qualifications and limitations imposed by the City in such written approval. The City may at any time and from time to time relax any or all of the Qualified Buyer criteria specified in this Agreement.
11. **Notice on Title** - The Owner acknowledges and agrees that this Agreement constitutes both a covenant under section 219 of the *Local Government Act* and a housing agreement under section 483 of the *Local Government Act*, and that the City will file in the LTO a notice that the Lands are subject to this Agreement as required by section 483 of the *Local Government Act*.
12. **Municipal Permits** - The Owner agrees that the City may withhold building permits and occupancy permits with respect to any building or other structure from time to time constructed or proposed to be constructed on the Land, as the City may, in its sole discretion, consider necessary to ensure compliance with this Agreement.
13. **Specific Relief** - The Owner agrees that the public interest in ensuring that all of the provisions of this Agreement are complied with strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the instance of the City, in the event of an actual or threatened breach of this Agreement.
14. **No Effect on Powers** - Nothing in this Agreement shall:
 - (a) affect or limit the discretion, rights or powers of the City or the City's Approving Officer under any enactment or at common law, including in relation to the use, development or subdivision of the Land;
 - (b) affect or limit any enactment relating to the use, development or subdivision of

Land; or

- (c) relieve the Owner from complying with any enactment, including in relation to the use, development or subdivision of the Land.
15. **City Discretion** - Where the City or a representative of the City is required or permitted under this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent:
- (a) the relevant provision shall not be considered fulfilled unless the approval, opinion, determination, consent or expression of satisfaction is in writing signed by the City or the representative, as the case may be;
 - (b) the approval, opinion, determination, consent or satisfaction is in the sole discretion of the City or the representative, as the case may be; and
 - (c) the City or the representative, as the case may be, is under no public law duty of fairness or natural justice in that regard and the City or the representative may do any of those things in the same manner as if it were a private person and not a public body or employee or officer thereof.
16. **No Obligation to Enforce** - The rights given to the City under this Agreement are permissive only and nothing in this Agreement shall give rise to any legal duty of any kind on the City to anyone or obligate the City to enforce this Agreement or to perform any act or incur any expense.
17. **Agreement Runs with Land** - This Agreement shall burden and run with, and bind the successors in title to, the Land and each and every part into which the Land may be subdivided by any means (including by deposit of a strata plan of any kind under the *Strata Property Act* (British Columbia)).
18. **Waiver** - No waiver by the City of any requirement or breach of this Agreement shall be effective unless it is an express waiver in writing that specifically references the requirement or breach and no such waiver shall operate as a waiver of any other requirement or breach or any continuing breach of this Agreement.
19. **Remedies** - No reference to or exercise of any specific right or remedy by the City shall prejudice or preclude the City from exercising any other right or remedy, whether allowed at law or in equity or expressly provided for in this Agreement, and no such right or remedy is exclusive or dependent upon any other such remedy and the City may from time to time exercise any one or more of such remedies independently or in combination.

20. **Priority-** The Owner shall cause this Agreement to be registered in the LTO against title to the Land with priority over all financial liens, charges and encumbrances, and any leases and options to purchase, registered or pending registration at the time of application for registration of this Agreement, including by causing the holder of each such lien, charge, encumbrance, lease or option to purchase to execute an instrument in a form required by the City under which such holder postpones all of the holder's rights to those of the City under this Agreement in the same manner and to the same extent as if such lien, charge, encumbrance, lease or option to purchase had been registered immediately after the registration of this Agreement.
21. **Modification** - This Agreement may not be modified except by an agreement or instrument in writing signed by the Owner or its successor in title and the City or a successor or assignee.
22. **Further Assurances** - The Owner shall do and cause to be done all things, including by executing further documents, as may be necessary to give effect to the intent of this Agreement.
23. **Owner's Expense** - The Owner shall perform its obligations under this Agreement at its own expense and without compensation from the City.
24. **Severance-** If any part of this Agreement is for any reason held to be invalid by a decision of a court with the jurisdiction to do so, the invalid portion is to be considered severed from the rest of this Agreement and the decision that it is invalid shall not affect the validity or enforceability of the remainder of this Agreement.
25. **Interpretation** - In this Agreement:
 - (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
 - (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
 - (c) the term "enactment" has the meaning given to it under the *Interpretation Act* (British Columbia) on the reference date of this Agreement;
 - (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
 - (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced from time to time, unless otherwise expressly provided;

- (f) reference to a particular numbered section, or to a particular lettered schedule, is, unless otherwise expressly provided, a reference to the correspondingly numbered section or lettered schedule of this Agreement;
 - (g) all Schedules to this Agreement form an integral part of this Agreement;
 - (h) time is of the essence; and
 - (i) where the word "including" is followed by a list, the contents of the list are not intended to limit or otherwise affect the generality of the expression preceding the word "including".
26. **Governing Law-** This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia, which shall be deemed to be the proper law hereof.
27. **Enurement** - This Agreement hereof shall enure to the benefit of the parties and their respective successors and assigns, as the case may be.
28. **Entire Agreement** - This Agreement is the entire agreement between the parties regarding its subject.
29. **Execution in Counterparts & Electronic Delivery** - This Agreement may be executed in any number of counterparts and delivered by e-mail, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument, provided that any party delivering this Agreement by e-mail shall also deliver to the other party an originally executed copy of this Agreement.

As evidence of their agreement to be bound by this Agreement, the parties have executed the *Land Title Act* Form C attached to and forming part of this Agreement. Attach

Schedules:

Schedule A- Construction Requirements (for each Unit Type)

SCHEDULE A

Construction Requirements

1. Housing Unit Size (Gross Floor Area excluding decks) must not be less than:

One-Bedroom Units: 525 square feet;

One-Bedroom (with Den) Units: 580 square feet;

Two-Bedroom Units: 750 square feet;

Two-Bedroom (with Den): 800 square feet; and

Three-Bedroom Units: 900 square feet.
2. Minimum bedroom size for all Housing Unit bedrooms: 10 ft by 10 ft (excluding closets).
3. Each Housing Unit shall be constructed as a self-contained dwelling unit designed and constructed for residential use by a single household, and contain, each in a separate room, a separate kitchen, washroom (including a sink, toilet and shower/bathtub), eating area, living room and bedroom(s).
4. Each Two-Bedroom Unit, Two-Bedroom (with Den) Unit, and Three-Bedroom Unit must include two washrooms.
5. Each Housing Unit shall be fully equipped with appliances, including fridge, stove, dishwasher, micro-wave and washer dryer.
6. Each Housing Unit will be completely finished to the same standards as, and equipped with appliances of the same type and quality, as the other residential units contained in the building.

END OF DOCUMENT