

Council Agenda

Tuesday, May 20, 2025, 7:00 PM

Council Chambers & Electronic Meeting

Electronic Meeting Instructions

To Join a Meeting:

10.1

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

BYLAW NOS. 2200 & 2229 (Background report attached)

Pages 1. **CALL TO ORDER** 2. TERRITORIAL ACKNOWLEDGEMENT 3. **MEETING CONDUCT RULES** 4. APPROVAL OF THE AGENDA 5. **PRESENTATIONS** 5.1 Official Community Plan Presentation - Brent Toderian (Presentation approximately 60 minutes) **PUBLIC PARTICIPATION** 6. 3 7. **CONSENT AGENDA** Minutes of the WSPRS Board of Directors Meeting - April 10th, 2025 (RECEIVE) Minutes of the Special Council Meeting - May 5, 2025 (ADOPT) Minutes of the Council Meeting - May 5, 2025 (ADOPT) 8. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA 9. **REPORTS** 19 9.1 Bylaw No. 2171 – Application to rezone a portion of 2805 Carlow Road 36 9.2 E-Comm 911 Contract 10. **BYLAWS**

56

"Langford Official Community Plan Bylaw No. 2200, 2025" (FIRST READING)

AND

"Langford Zoning Bylaw, Amendment No. 749 (Text Amendment to Update Appendix J), Bylaw No. 2229, 2025".

- 10.2 BYLAW NO. 2213 (Background report attached)

 "Langford Zoning Bylaw, Amendment No. 742 (Omnibus No. 67 Text Amendment to Various Parts of the Zoning Bylaw No. 300), Bylaw No. 2213, 2025". (ADOPTION)
- 10.3 BYLAW NO. 2230 (Background report attached)

 "City of Langford Housing Agreement (948 Bray Avenue) Bylaw No. 2230, 2025".

 (FIRST, SECOND AND THIRD READINGS)

11. NEW BUSINESS

11.1 UBCM Resolutions

11.1.1 Declaring Housing as a Human Right

300

277

12. IN CAMERA RESOLUTION

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

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

13. ADJOURNMENT



BOARD OF DIRECTORS

Minutes of the West Shore Parks and Recreation Society Board of Directors Meeting Thursday, April 10th, 2025, in the Westshore Room

PRESENT: Kimberley Guiry, Rose Stanton, Shelly Donaldson, Dean Jantzen, Alison MacKenzie

ABSENT: Leslie Anderson

STAFF PRESENT:

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

STAFF ABSENT: N/A

PUBLIC PRESENT:

Lenora Lee, KPMG Matt Powell, Greater Victoria Velodrome Association Peg Labiuk, Greater Victoria Velodrome Association

CALL TO ORDER

1. The chair called the meeting to order and gave the territorial acknowledgement at 5:30PM.

APPROVAL OF AGENDA

2. **MOVED/SECONDED** BY DIRECTORS DONALDSON AND STANTON THAT THE AGENDA BE APPROVED WITH THE ADDITION OF 8E: GVLRA ALTERNATE. **CARRIED**

APPROVAL OF MINUTES

4. **MOVED/SECONDED** BY DIRECTORS JANTZEN AND DONALDSON THAT THE MINUTES OF THE REGULAR MEETING ON MARCH 13TH, 2025, BE APPROVED WITH AN AMENDMENT UNDER CHAIR'S REMARKS THAT THE CHAIR HAS SCHEDULED A MEETING WITH MLA RAVI PARMAR TO DISCUSS ALIGNING EFFORTS BETWEEN THE BOARD AND PROVINCE. **CARRIED**

PUBLIC PARTICIPATION

5. N/A

CHAIR'S REMARKS

6. The chair commented that she met with MLA Ravi Parmar to discuss a shared interest in recreation and sport and noted that grant opportunities may arise to support initiatives brought forward through the master plan.

The chair also met with Harold Bloomenthal of the Langford Westshore Economic Development Committee and noted that the committee's requests align with WSPRS' recreation master plan and current offerings.

Finally, the chair noted that a representative will visit the Westshore to find a building for the Foundry and the chair is exploring potential partnerships to integrate recreation and sport opportunities for youth in the Westshore.

DELEGATIONS

Matt Powell of the Greater Victoria Velodrome Association highlighted the following:

- ➤ A capital expenditure is requested to cover repairs and prolong the life of velodrome. Peg Labiuk of the Greater Victoria Velodrome Association arrived at 5:37PM and discussed the following:
 - Repairs and preventative maintenance
 - Materials, scope of work and contractor selection
 - Value of velodrome to kids and elite-level training

The board thanked the delegates for their proposal and briefly inquired about the structure of the association and its ability to obtain grant funding and the environmental impact of proposed concrete treatments.

MOVED/SECONDED BY DIRECTORS MACKENZIE AND DONALDSON THAT THE BOARD DIRECT STAFF TO PREPARE A REPORT ON FUNDING OPTIONS. **CARRIED**

STANDING COMMITTEES

7. N/A

NEW BUSINESS

- 8. a) Arena & Events Department Presentation
 - Rob Wilson, arena & events coordinator, gave a PowerPoint presentation highlighting the following:
 - ➤ Major lease teams and 2024 and 2025 event highlights
 - The process of transitioning the Q Centre Arena from ice to event
 - ➤ Hockey on the Rock 2025
 - Golf course highlights
 - ➤ 2026 grand slam curling event

The board thanked Rob for the presentation and briefly discussed the impact of the curling event on user groups; preparations and staff capacity; and maintenance of ice during covered-floor events.

b) 2024 Energy Use Report

Ron Dietrich, manager of operations commented on the following:

- ➤ WSPR continues its downward trend in energy consumption due to the continued work in energy management carried out by the operations team.
- Greenhouse gas emissions per patron have decreased.
- Further enhancements can be made to move more heat from the arena to the pool.
- Boilers are being replaced by the end of the year through a Fortis grant.

The board discussed the outlook for future energy use reduction; an update on the BC Hydro grant; and the value to energy companies in funding energy reduction projects.

c) 2024 Financial Statements

Wei Wu, manager of finance, commented on the following:

- ➤ Highlights from the 2024 financial statements.
- Improvements over 2023.
- Changes in reporting for 2024

d) Audit Findings Report

Lenora Lee of KPMG commented on the following:

- ➤ The 2024 financial audit resulted in a clean and unqualified auditor opinion.
- Changes to 2024 reporting.
- Areas of risk pose no issues or concerns.
- Good progress made on 2023 recommendations.

The board congratulated and thanked the finance team and briefly inquired about contributions to reserve.

e) GVLRA Alternate

- The chair noted that an alternate representative to the GVLRA is needed and asked for expressions of interest in the position.
- Director Donaldson expressed interest in the role.

MOVED/SECONDED BY DIRECTORS STANTON AND JANTZEN THAT DIRECTOR DONALDSON BE ELECTED AS THE GVLRA ALTERNATE.

CARRIED

OLD BUSINESS

9. N/A

CORRESPONDENCE

10. N/A

FOR INFORMATION

11. a) Administrator's Report

The administrator highlighted the following:

- Successful collaborations between departments, such as community recreation/fitness/aquatics.
- Lahal tournament and Hockey4Youth events were a success.
- ➤ The Building Safer Communities grant funded youth to earn bronze cross/medallion certifications.

- Annual pool maintenance closure is currently underway.
- Spring/summer registration was successful with only 3 payment challenges in 2 days.

Administration/Human Resources

The auditors were on site in the week of March 10th; no material errors were identified. The finance team had the financial reports and working papers completed prior to their arrival and completed the financial package two weeks in advance of the deadline. A significant achievement of note is that the past due accounts (accounts receivable) was significantly reduced from 2023's \$130,000 to 2024's \$16,000. While completing yearend, finance also managed to distribute the January R&E, which is a testament to the department's high degree of organization. Finance will now focus on catching up on 2025's tasks that have been deferred due to yearend.

Human resources staff have continued the rollout of the new Scout recruitment and onboarding software. All supervisors have received access to the program and underwent training. All job postings now flow through this platform which is seamlessly integrated with the Society's website.

The administrator will be attending the 2025 Recreation Facilities Association of BC conference at the end of the month. Highlights will be shared with the leadership team next month and highlighted in the administrators report to the Board.

Operations

Maintenance

The mechanical team restored the pool air handling unit (AHU) to operational status, further maintenance will be completed during the upcoming shutdown. Ultraviolet (UV) bulbs in the swirl and leisure pools were replaced and a new UV system for the main pool has been ordered and will be installed during the annual shutdown period. In the weightroom, the motor in one of the AHUs was replaced under warranty. Additionally, a power meter at the Q Centre Arena was installed and will be linked to the energy management system soon, allowing improved energy consumption monitoring.

Annual shutdowns are underway in the playroom, Kids Cove, and Kids Cottage. Playroom and Kids Cove will undergo standard shutdown procedures, including floor scrubbing, waxing, paint touch-ups, deep cleaning, and carpet cleaning. The Kids Cottage is receiving a full floor strip and refinishing. In the café/HR area, framing is nearing completion, electrical systems have been prepped for final layout, and drywalling has been approved for exterior walls. Floor levelling and flooring quotes have been accepted, doors have been ordered, and final window plans are pending to proceed with glass orders.

In the 55+ Activity Centre auditorium, remediation and removal of all remaining hardwood flooring is complete. A crack in the concrete floor requires levelling before new hardwood installation can begin; two quotes are under final review, with contractor selection imminent. The hardwood flooring has been ordered and is expected to arrive in 3–4 weeks.

The day shift 8-month maternity leave position has been filled by an auxiliary staff member. Current postings include a dedicated cleaner role (Wednesday–Sunday) to prioritize pool and arena changeroom cleanliness, bathroom upkeep, and facility-wide cleanup support. Additionally, a facility maintenance worker II night shift position, mechanical lead hand, and a new auxiliary cleaner position have been posted to account for the anticipated transitions of existing auxiliary staff into regular roles.

Parks

The mechanic resolved a conditioner issue on the Zamboni, completed a recall inspection for bus services, and performed routine maintenance on lawn equipment to prepare for the upcoming season.

Daily maintenance at the golf course has intensified with spring's arrival, particularly addressing persistent goose droppings. Grass cutting is now a priority as growth accelerates. The lawn bowl facility remains closed currently, with no updates to report.

Work on the ball diamonds focused on structural improvements including fencing repairs, installation of a backboard, and adding infield material to enhance playability. Field 1, heavily damaged by rugby use in wet conditions, underwent aeration, sanding, and rolling to extend usability through the season and support upcoming soccer tournaments. All three fields were deep-tined a second time to promote water penetration and prepare for spring growth.

Horticultural work included pruning and separating garden beds to encourage healthy growth. Infrastructure repairs addressed septic system issues at the fieldhouse and ball diamonds, while a critical main water line feeding the lower park was restored. Final touches on curb and sidewalk repairs are nearing completion.

Safety improvements were made at the outdoor lacrosse box, with crews tightening loose bolts on the boards to ensure structural integrity.

The irrigation technician began inspecting and servicing backflow preventers as part of ongoing system maintenance. Preparations are underway for the concrete pad located outside the pool facility, which will house the new emergency generator that will power emergency lights in the pool and changerooms as well as provide power to the phones and network during power outages. At the skate park, graffiti was removed, and a new fountain was successfully installed to enhance the area's services.

Programs

Community Recreation

WSPR hosted 450 grade 5 elementary school children and staff for the first-ever elementary Lahal tournament in the district. The event brought together indigenous and non-indigenous children to learn about indigenous history, connect with peers of all cultures and play through the indigenous game of chance. It was an amazing event with much laughter, passion, focus and drumming. The tournament was a partnership between the staff of the NA'TSA'MAHT Education program, Sooke School District 62, WSPR and the City of Colwood with support from Public Safety Canada.

Through funding from the Building Safer Communities grant, WSPR and the City of Colwood supported the Hockey4Youth program. Hockey4Youth is a nation-wide program that supports young people in the community to experience the benefits of playing on a team - a game changer for some who may never get the opportunity to participate. It was a short but mighty season for the 30 teens from West Shore, Royal Bay and Belmont Secondary Schools. The final skate of the season took place on March 12th where both the West Shore and Victoria teams united for a celebration with representatives from all

partners including Canucks alumni Kirk McLean and mascot Fin! In addition, the founder and Executive Director from the Hockey4Youth Foundation, the coaching staff, West Shore RCMP, the City of Colwood (with support from Public Safety Canada), West Shore Parks & Recreation, Sooke School District (SD62) and Victoria School District (SD61). The youth all received medals and a celebration lunch.

Sports saw 2 weeks of full-day Active Play Spring break camps. Soccertron & Richardson Sport were also onsite running full day & half-day camps. Two new pickleball instructors joined the team and will be teaching lessons shortly. The newest class set is running at over 80% capacity. Drop-in pickleball attendance numbers remain high, with 436 drop-ins for March. Pickleball court reservations are growing in popularity as well with 21 reservations in March. Furthermore, there have been 163 basketball drop-ins during the month. WSPR will also be offering a "youth only" volleyball drop-in, two days a week starting in April.

Youth programs saw two Home Alone courses run before spring break, one open to the public and a private course for Colwood Elementary students. 8 youth learned how to make homemade bagels in Cooking for Fun.

Wednesday Youth Nights continue to get youth in the building. 60 youth hit the ice in February, 35 of which visited The Shore youth room to refuel with snacks and hot chocolate. Friday youth drop-ins continue to be successful with 388 youth in the building for March.

A staff pottery night was held on March 3rd at Centennial Centre. WSPR staff got to work on the throwing wheel as well as make a hand-built mug. This was a great opportunity for staff to try something new, connect with staff from other departments and check out what Centennial Centre has to offer. 48 children, aged 6-12, attended spring break camps at Centennial Centre. In art camp, children learned about Georgia O'Keeffe and created her iconic skull painting with flowers. In music camp, children learned piano, singing and ukelele. Finally, in dance camp, children learned choreography for ballet, hip hop and jazz and participated in a showcase for families on the Friday of the camp week. There has been an increase in attendance in adult art classes including watercolours and pencil portraits, as well as the senior's hula dance on Mondays, taught by Aloha Fit Victoria. All pottery night workshops programmed for Winter 2025 are sold out with waitlists. This 2-day workshop is a great opportunity to learn about ceramics and usually leads to participants wanting to join the beginner's pottery classes.

Spring into Action & Nature Preschool Camps were full both weeks, with 10 children in each camp. Campers had lots of fun inside the classroom and outside on the property. Spring break has been exceptionally busy, with all school-aged, licensed camps operating at full capacity with a lengthy waitlist. To address the high demand, an overflow camp accommodating 10 children ages 6-12 was opened. This additional camp helped reduce the waitlist and ensure more families have access to camp services. Spring break programs effectively utilized the entire property. Children have enjoyed swim activities at the pool, outdoor play and organized games at the parks, quiet reading and educational activities at the library, sports and group activities on the fields, and structured programming in the Indoor Sports Complex. All camps ran smoothly (no thanks to the rain), with positive feedback from both parents and children.

10-month preschool programs were closed for 2 weeks giving staff a little break. New registrations continue to come in for the current year, accepting new families up until the end of April. Funding was received from Island Health to add an inclusion child for the remainder of the year. This funding has not been available for the last year for preschool aged children; thus, staff are very happy for this support. Registration for the 2025-2026 programs are still coming in weekly. The hours have been changed and the license updated to provide families access to larger fee reductions through subsidy and extending

the program from 3 to 5 hours daily. Staff have applied for a new one-time inclusion resource funding grant that was offered by Island Health. They were successful in securing \$500 to put towards inclusive materials for preschool programs.

Quite a few daycare families took time off for spring break, so numbers were lower at times. Staff continued to do lots of fun activities. French music lessons continue to be popular and with grant funding, a second French music day each week will be added starting after Spring Break.

The annual Child Care Operating Fund (CCOF) application was submitted and WSPR has temporary approval for all the licensed care programs. These funds assist with day-to-day costs of running a licensed facility and offers Child Care Fee Reduction (CCFRI) for the families and the Early Childhood Education Wage Enhancement (ECE WE) for staff.

Afterschool Care (ASC) has successfully conducted registration for returning families, with the majority choosing to return. Those not re-enrolling are primarily aging out of care or moving out of the district. Any open spots for the next school year will be prioritized for siblings of current participants or families from the current preschool and daycare programs. Registration for new families will begin on April 14th, and any remaining spaces will be filled accordingly. Given the high demand for care services, ASC anticipates a lengthy waitlist.

Aquatics

The pool wrapped up the winter session of lessons with great success. School groups continued right up until spring break, with four group bookings, as well as the regular school drop-in groups.

A partnership with the community recreation team took place in March facilitated by the Building Safer Communities grant funding, where five youth from surrounding secondary schools participated in the Bronze Cross/Bronze Medallion program. This two-week program involved the youth attending the course with an aquatic programmer to become certified. These two certifications qualify them to be lifesavers and serve as the first step in a career in aquatics. The youth selected for the program were recommended by counsellors and principals as individuals who were struggling with school and attendance and would benefit from alternative options. The course required full attendance for participants to pass, along with meeting physical standards and demonstrating proficiency in lifesaving and first aid scenarios. Four of the five youth were successful in earning both certifications, while the fifth youth received the Bronze Medallion. All the youth were eager to continue their learning in aquatics and made significant progress throughout the course. The pool is excited to see what is next for these youth and looks forward to future partnerships with the community recreation team to mentor more youth through aquatics.

Spring break at the pool was a very busy and exciting time, with fun swims happening each day. WSPR camps attended fun swims daily, along with other community camps dropping in for swim sessions. Spring Break Aqua Camp ran for the second year with great success, running both weeks with strong attendance.

Fitness and Weights

There has been no shortage of community interest in youth weightroom orientations. Staff responded with the addition of three regional youth orientations during spring break to accommodate more youth and keep them engaged and active during spring break.

The fitness program assistant and kinesiologist held an engagement session titled Active Aging: Embracing Movement at Any Age to the Metchosin Seniors Association. The session provided information on the importance of a healthy active lifestyle, especially as one ages. It empowered participants to incorporate movement into their daily routine, helping them feel stronger, more confident, and energized. Whether they were new to exercise or seeking to maintain an active lifestyle, this talk offered education about WSPR program offerings, encouragement and valuable insights to keep them moving gracefully through life.

Arena, Events, and Golf

The Westshore Wolves concluded their regular season in February, securing 3rd place in the South Division of the Vancouver Island Junior Hockey League and advancing to a first-round playoff series against the Peninsula Panthers. Despite a hard-fought effort, the Wolves fell 4-1 in the series, though the games were closely contested and could have favoured either team. Meanwhile, the Grizzlies climbed to 2nd place in the division, marking a strong finish to their February schedule.

The golf course saw fewer rounds than last year which can be attributed to poor conditions caused by weather. Closures due to snow and frost in February and early March gave way to high levels of rainfall in late March. Staff expect rounds played to return to recent trends once spring weather arrives.

Equity, Diversity, and Inclusion

On March 25th and 26th, WSPR hosted a group of 60 students from the Inter-cultural Association (ICA) for a comprehensive tour of the Juan de Fuca Recreation Centre. The event included a 30-minute sampler fitness class, providing the students with a hands-on experience of WSPR fitness offerings. This event was made possible through the collaborative efforts of the community recreation and fitness departments, showcasing staff's commitment to interdepartmental cooperation and community engagement. The tour demonstrated WSPR facilities and services, fostering community relations and promoting health and wellness among the ICA students.

The Dream It, Be It Conference, hosted by Soroptimist International of Victoria Westshore on March 4th, provided career support for secondary school girls. It featured mentorship, career education, and workshops to help young women overcome challenges and achieve their goals. The event included a "Walk of Life" mentor showcase, where professionals from various industries shared insights. West Shore Parks & Recreation participated in the showcase, with representation from multiple departments, including human resources, community recreation, aquatics, fitness, and marketing.

Grant Brown, Administrator

b) Regional Parks & Recreation Facilities Master Plan:

The administrator commented on the following:

- ▶ 95% of community engagement is complete. Consultants are pleased with volume and quality of responses.
- Sessions were recently held with staff, Westhills Y, City Centre Park. Open engagement is ongoing.
- An update with the consultants is scheduled for mid-April.
- Next steps for WSPRS.

c) Pickleball Court Project Update:

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

- > Staff visited Mill Bay pickleball courts and gathered signage ideas.
- Small design changes to accommodate water runoff.
- Visual rendering of court location.
- Construction is underway with opening anticipated for end of May.

The board briefly discussed a launch event; final surfacing is weather dependent; paddle rentals; court rentals and self-service options.

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 JANTZEN AND DONALDSON THAT THE MEETING MOVE IN CAMERA. **CARRIED**

WSPRS STAFF (GEOFF WELHAM, WEI WU AND APRIL LUNCHINSKI) AND THE PUBLIC LEFT THE MEETING AT 6:52PM.

ADJOURNMENT

13. **MOVED/SECONDED** BY DIRECTORS DONALDSON AND STANTON THAT THE MEETING BE ADJOURNED AT 8:21PM.

CARRIED



Special Council Minutes

May 5, 2025, 5:00 p.m. Council Chambers

PRESENT: Mayor S. Goodmanson

Councillor K. Guiry Councillor C. Harder Councillor M. Morley Councillor L. Szpak Councillor M. Wagner Councillor K. Yacucha

ATTENDING: D. Kiedyk, Chief Administrative Officer

B. Hutchins, Deputy Chief Administrative Officer

M. Dillabaugh, Director of Finance K. Dube, Senior Manager of Information

Technology and GIS

M. Miles, Manager of Legislative Services C. Staniforth, Manager of Budgets & Revenue P. O'Keefe, Manager of Financial Management &

Reporting

Meeting available by teleconference

1. CALL TO ORDER

Mayor Goodmanson called the meeting to order at 5:01 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. APPROVAL OF THE AGENDA

MOVED BY: YACUCHA SECONDED: SZPAK

THAT Council approve the agenda as presented.

Motion CARRIED.

4. IN CAMERA RESOLUTION

MOVED BY: YACUCHA SECONDED: HARDER

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

 discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

Motion CARRIED

		WIOLIOII CARRIED.
5.	ADJOURNMENT	
	MOVED BY: HARDER SECONDED: YACUCHA	
	THAT Council adjourn the meeting.	
	Mayor Goodmanson adjourned the meeting	at 5:17 pm.
		Motion CARRIED.
Pre	esiding Council Member	Certified Correct - Corporate Officer



Council Minutes

May 5, 2025, 7:00 p.m.
Council Chambers & Electronic Meeting

PRESENT: Mayor S. Goodmanson

Councillor C. Harder Councillor M. Morley Councillor L. Szpak Councillor M. Wagner Councillor K. Yacucha

ABSENT: Councillor K. Guiry

ATTENDING: D. Kiedyk, Chief Administrative Officer

B. Hutchins, Deputy Chief Administrative Officer

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 GISD. Petrie, Senior Manager of Business Development and Events

M. Miles, Manager of Legislative Services R. Dykstra, Manager of Development Services C. Staniforth, Manager of Budgets & Revenue

P. O'Keefe, Manager of Financial Management & Reporting B. Boisvert, Legislative Services Administrative Coordinator

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

Mayor Goodmanson read a statement commemorating Red Dress Day which is a National Day of Awareness and remembrance for the Missing & Murdered Indigenous Women, Girls and 2SLGBTQI+ people (MMIWG2S).

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

4. APPROVAL OF THE AGENDA

MOVED BY: MORLEY SECONDED: YACUCHA

THAT Council approve the agenda as presented.

Motion CARRIED.

5. PRESENTATIONS

5.1 <u>Presentation of King Charles III Coronation Medal - Presented by Mayor Goodmanson -</u> Recipient Desmond James, CD

Mayor Goodmanson read a statement honoring Desmond James, recipient of the King Charles III Coronation Medal.

Mayor Goodmanson presented the King Charles III Coronation Medal to Desmond James on behalf of the Governor General.

Desmond James spoke of his time in the military and his work to further educate the community regarding the long-term effects of post-traumatic stress disorder. Desmond James extended his gratitude to his family for their love and support.

6. PUBLIC PARTICIPATION

M. Wignall, Langford Resident - re: items 10.1 & 12.4 - The speaker expressed concern regarding the increase of property taxes over the years.

<u>L. Foxall, Langford Resident</u> - re: items 12.1 & 12.4 - The speaker expressed concern regarding the staffing of RCMP officers. The speaker expressed concern regarding public safety. The speaker expressed concern regarding the increase of property taxes.

<u>W. Hobbs, Langford Resident</u> - re: item 11.1 - The speaker expressed concern regarding sports facilities.

7. CONSENT AGENDA

MOVED BY: YACUCHA SECONDED: HARDER

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

- Minutes of the Council Meeting April 7, 2025 (ADOPT)
- Minutes of the Council Meeting April 22, 2025 (ADOPT)
- Draft Minutes of the Community Advisory Committee Meeting April 29, 2025 (RECEIVE)

Motion CARRIED.

8. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

None were removed.

9. COMMITTEE RESOLUTIONS

9.1 Community Advisory Committee Meeting Resolutions - April 29, 2025

9.1.1 Permissive Tax Exemption Policy – Proposed Repeal and Replacement

MOVED BY: YACUCHA SECONDED: HARDER

THAT Council repeal City of Langford Request for Permissive Tax Exemption Policy POL-0062-FIN and replace with POL-0180-FIN titled "Permissive Tax Exemption Policy" as amended by adding the following new sections:

- 3.7 Reporting
- 3.7.1 Permissive tax exemptions will be reported on an annual basis, and at minimum include the following details as follows:
- a) Name of organization;
- b) Details of property;
- c) Value of permissive tax exemption; and
- d) Years to which the permissive tax exemption applies.

AND

3.7.2 The total permissive tax exemptions will be reported for the year.

Motion CARRIED.

10. REPORTS

10.1 2024 Consolidated Financial Statements

MOVED BY: HARDER SECONDED: YACUCHA

THAT Council approve the 2024 Audited Consolidated Financial Statements as presented.

Motion CARRIED.

11. CORRESPONDENCE

11.1 April 2025 - West Shore Parks and Recreation Facility Master Plan Progress Report

MOVED BY: YACUCHA SECONDED: WAGNER

THAT Council received the April 2025 - West Shore Parks and Recreation Facility Master Plan Progress Report for information.

Motion CARRIED.

12. BYLAWS

12.1 BYLAW NO. 2121

"Langford Building Bylaw No. 1160, Amendment No. 16, Bylaw No. 2121, 2025". (ADOPTION)

MOVED BY: SZPAK SECONDED: WAGNER

THAT Council adopt Langford Building Bylaw No. 1160, Amendment No. 16, Bylaw No. 2121, 2025.

Motion CARRIED.

12.2 <u>BYLAW NO. 2213</u>

"Langford Zoning Bylaw, Amendment No. 742 (Omnibus No. 67 – Text Amendment to Various Parts of the Zoning Bylaw No. 300), Bylaw No. 2213, 2025". (FIRST, SECOND AND THIRD READINGS)

MOVED BY: SZPAK SECONDED: WAGNER

THAT Council give Langford Zoning Bylaw, Amendment No. 742 (Omnibus No. 67 – Text Amendment to Various Parts of the Zoning Bylaw No. 300), Bylaw No. 2213, 2025 first, second and third readings.

Motion CARRIED.

12.3 BYLAW NO. 2219

"City of Langford Ticket Information Authorization Bylaw No. 34, 1993, Amendment No. 22, Bylaw No. 2219, 2025". (ADOPTION)

MOVED BY: YACUCHA SECONDED: MORLEY

THAT Council adopt City of Langford Ticket Information Authorization Bylaw No. 34, 1993, Amendment No. 22, Bylaw No. 2219, 2025.

Motion CARRIED.

12.4 BYLAW NO. 2223

"City of Langford 2025-2029 Financial Plan Bylaw No. 2223, 2025". (ADOPTION)

MOVED BY: YACUCHA SECONDED: HARDER

THAT Council adopt City of Langford 2025-2029 Financial Plan Bylaw No. 2223, 2025.

Motion CARRIED.

12.5 BYLAW NO. 2224

"City of Langford Tax Rates Bylaw No. 2224, 2025." (ADOPTION)

MOVED BY: YACUCHA SECONDED: HARDER

THAT Council adopt City of Langford Tax Rates Bylaw No. 2224, 2025.

Motion CARRIED.

12.6 BYLAW NO. 2225

"City of Langford Housing Agreement (1361 and 1371 Goldstream Avenue), Bylaw No. 2225, 2025". (ADOPTION)

MOVED BY: SZPAK SECONDED: WAGNER

THAT Council adopt City of Langford Housing Agreement (1361 and 1371 Goldstream Avenue), Bylaw No. 2225, 2025.

Motion CARRIED.

13. IN CAMERA RESOLUTION

MOVED BY: YACUCHA SECONDED: MORLEY

THAT Council close the meeting at 7:40 pm to the public pursuant to section 90 (1) (e) of the *Community Charter* to consider:

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

Motion CARRIED.

14. ADJOURNMENT

THAT Council adjourn the meeting.

Mayor Goodmanson adjourned the meeting at 7:54 pm.

Presiding Council Member	Certified Correct - Corporate Officer



Staff Report to Council

DATE: Tuesday, May 20, 2025
DEPARTMENT: Planning
APPLICATION NO.: Z24-0004

SUBJECT: Bylaw No. 2171 – Application to rezone a portion of 2805 Carlow Road from

Community Institutional (P2) to City Centre 1 (CC1) to allow a six-storey, mixed-use

apartment building with ground floor daycare.

Bylaw No. 2227 - Amendment to the CD2 Zone to allow Public Assembly and

Entertainment Uses as a permitted use.

EXECUTIVE SUMMARY:

The City of Langford has applied to rezone a portion of the City owned property, 2805 Carlow Road, which contains Centennial Park, from Community Institutional (P2) to City Centre 1 (CC1) to allow a six-storey, mixed-use building containing a daycare and 40 units of affordable rental housing. The proposal was selected for funding through BC Housing's Building BC Indigenous Housing Fund and is intended to be constructed and managed by M'akola Housing Society, subject to rezoning and a formalized partnership and lease agreement with the City. The ground floor is intended to be utilised as a daycare for 73 children, funded by the Ministry of Education and Child Care through the ChildCareBC New Spaces Fund. The City intends to maintain ownership of the land.

In addition, staff are proposing an amendment to the CD2 (Comprehensive Development 2 – Hull's Field) Zone to add Public Assembly and Entertainment Uses as a permitted use to facilitate the relocation of the art studio operated by West Shore Parks & Recreation that is currently located at 2805 Carlow Road.

BACKGROUND:

Previous Applications

There are no previous planning applications for this property.

Table 1: Site Data

Applicant/Owner	City of Langford
Civic Address	2805 Carlow Road
Legal Description	Lot A, Sections 79 and 99, Esquimalt District, Plan VIP51950

Langford.ca



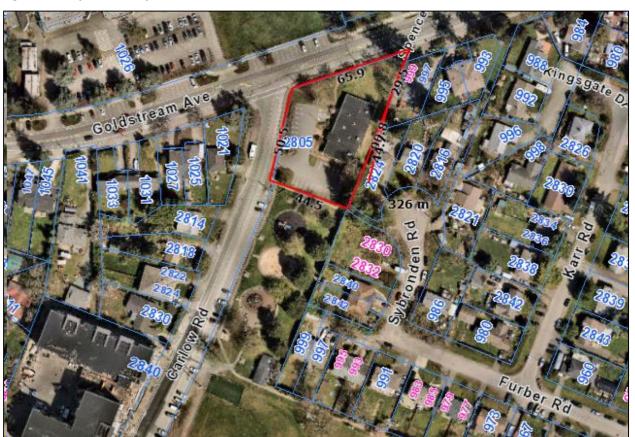
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Size of Property	5.8 acres (26,730 m ²)	
DP Areas	City Centre	
Zoning	Existing: Community Institutional (P2)	Proposed: City Centre 1 (CC1)
OCP Designation	Existing: City Centre	Proposed: City Centre

Site and Surrounding Area

The subject property contains Centennial Park and is located on the corner of Goldstream Avenue and Carlow Road. Centennial Park is a destination park in Langford that includes several ball diamonds, a concession, playground, splash pad, tennis courts, off-street parking, and the Centennial Centre for Arts, Culture & Community, operated by West Shore Parks & Recreation. The area proposed for this rezoning is the portion of the property where the Centennial Centre for Arts, Culture & Community is located. The existing structure is a single storey building made up of nine trailers and is the site of the former Langford City Hall. The site of the proposed rezoning is shown below in Figure 1.

Figure 1: Subject development site





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Directly across Goldstream Avenue is Spencer Middle School. 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. Council may wish to note that Centennial Park is not a dedicated Park, but a City owned lot.

Table 2: Surrounding Land Uses

	Zoning	Use
North	P2 (Community Institutional)	School
East	R2 (One- and Two-Family Residential)	Residential
South	CC1 (City Centre 1) & RT1 (Residential Townhomes 1)	Residential
West	CC1 (City Centre 1) & R2 (One- and Two-Family Residential)	Residential

Development Proposal

As noted above, the City of Langford is proposing to rezone a portion of 2805 Carlow Road from Community Institutional (P2) to City Centre 1 (CC1) to allow a six-storey, mixed-use building with 40 units of affordable rental housing, funded through the Building BC Indigenous Housing Fund. Housing units funded through the Indigenous Housing Fund are intended to be offered at Rent-Geared-to-Income rental rates and are subject to the terms of the Fund applied through BC Housing.

In addition, the City has been awarded funding for a 73-child daycare facility on the ground floor through the Ministry of Education and Childcare through their ChildCareBC New Spaces Fund. The CC1 Zone permits group daycares.

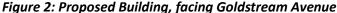
The City intends to maintain ownership of the land, and Council will consider the details of the partnership agreement and land lease with M'akola at a future meeting. As part of this, Council can secure any conditions they feel appropriate for the usage of this space.

M'akola Housing Society would lead the project through construction and would manage the 40 rental units after completion. It is proposed that the building consist of 15 one-bedroom units, 15 two-bedroom units, five three-bedroom units, and five accessible one-bedroom units. The entirety of the ground floor, except for a residential lobby, is intended to be used for the daycare. As the subject site is located on a corner, the residential lobby would be located off Goldstream Avenue while the access to the daycare would be off Carlow Road. A new driveway is proposed off Goldstream Avenue that would provide access to the underground parking for residents and a small surface parking lot for use of the daycare. The existing access to the surface parking off Carlow Road would be removed. The proposal requires a variance for onsite parking which is highlighted later in this report. The proposal also includes 5% outdoor common amenity space for use by the residents separate from the outdoor space dedicated for use by the daycare, as well as 80% active building frontage.



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M'akola has provided the City with a rendering of the proposed building, shown below in Figure 2. The materials featured include cementitious panels and siding, and vertical metal siding. Detailed designs will be reviewed through the Form and Character Development Permit process and will be approved in accordance with the City's Design Guidelines.





Parking Variance Request

As previously noted, the proposal requires a parking variance. The City's Zoning Bylaw requires 1.25 parking stalls per unit, of which the 0.25 is assigned for visitors. As the building is intended to have 40 residential units, a total of 50 parking stalls, of which 10 are for visitors, would be required. Daycares require one parking stall per employee, of which 11 are planned, plus two parking spots for pick up and drop off, meaning that a total of 13 parking stalls would be required. In total, the Zoning Bylaw would require this project to have 63 parking stalls. If the building were to utilize the bylaw allowance to share visitor and commercial parking, a total of 53 stalls would be required. Council may wish to note that the City's parking bylaws do not differentiate parking rates between market condos and rental or affordable housing projects, which are known to have a lower rates of car ownership.

M'akola is proposing a total of 30 parking stalls for the site, of which 23 stalls are allocated to the residents and seven to the daycare. This works out to 0.57 stalls per residential unit. To support this proposal, M'akola has provided data about other similar buildings they manage throughout the province to demonstrate the parking usage they have observed:



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Table 3: Comparable Parking Data

Location	Туре	Unit Count	# of Stalls	Total in Use	In Use/Unit
Terrace, BC	Multi-Family Residential	48	51	30	0.6
Courtney, BC	Multi-Family Residential	35	14	14	0.4
Campbell River, BC	Multi-Family Residential	39	40	8	0.2
Langford, BC	Multi-Family Residential	100	118	63	0.6
Sooke, BC	Multi-Family Residential	25	15	8	0.32

Given the above, Council may find the proposal for 0.57 stalls per residential unit appropriate.

As noted above, the daycare space would have access to seven surface parking stalls, which falls short of the bylaw requirement for 13. Based on parking studies for other daycares within the City of Langford, a rate of 0.7 stalls per employee is supported based on data from the 2022 CRD Origin-Destination Household Travel Survey and further supported by a study completed in Central Saanich. The proposal seeks to provide 0.63 parking spaces per employee, which Council may wish to support given that this proposal is located within the City Centre. Studies have also shown that pick-up and drop-off tends to occur utilizing street parking, even when designated pick-up and drop-off spaces are provided on site, due to the temporary nature of the use.

A landscape plan will be required as part of the Form and Character Development Permit process.

Subdivision and Lease

It is proposed that the subject property located at 2805 Carlow Road be subdivided into two properties. One lot would consist of the portion of the property to the north abutting Goldstream Avenue containing the proposed development, with the remainder lot containing the existing park uses (Centennial Park). It is proposed that the City maintain ownership of both lots and provide a long-term lease to M'akola Housing Society for the operation and maintenance of the residential units. As noted, details of the partnership agreement and lease agreement will come forward to Council through a separate report should this rezoning be successful.

West Shore Parks & Recreation Art Studio

As noted, a portion of the property is currently being used as the Centennial Centre for Arts, Culture & Community, operated by West Shore Parks & Recreation. The existing trailers that make up the facility are intended to be removed, and a new permanent facility is proposed at 1100 Jenkins Avenue and 3020 Glen Lake Road within the CD2 (Comprehensive Development 2 – Hull's Field) Zone, next to Sarah Beckett Memorial Park. Council may wish to proceed with Bylaw No. 2227 to amend the text of the CD2 Zone to permit Public Assembly and Entertainment Uses which would allow the art studio to be relocated. Should Council proceed with this proposal, staff intend to minimize the amount of time the



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art studio is temporarily closed. With the projected construction timeframes for the two projects, a closure of approximately six months is anticipated.

Multi-Modal Network

The BC Transit bus stops located within approximately 10 meters of the development site are serviced by Routes 53 (Victoria General Hospital) and 57 (Thetis Heights). The nearest bus stop that is serviced by the 95 RapidBus, providing frequent service to downtown Victoria, is located an approximate 10-minute walk away, at the corner of Goldstream and Jacobson. Additionally, the Langford Exchange and the E&N Trail are located approximately 1 km away from the subject properties. The nearest MODO carshare vehicle is located in front of Langford City Hall, approximately 650 m from the site.

The Director of Engineering has noted that no Traffic Impact Assessment is required. The property is located within 800 m of a Controlled Access Highway, and as such the Ministry of Transportation and Transit must approve the bylaw prior to Council's consideration of bylaw adoption. The Ministry has indicated that they have no objections with regards to this application.

Infrastructure

DRAINAGE AND STORMWATER

M'Akola will be required to provide a stormwater management plan to the satisfaction of the Director of Engineering prior to the issuance of a building permit.

SEWERS

A sewer main exists within Goldstream Avenue fronting this site. The project will be required to be connected to the main, through approved civil drawings. Any sewer works within dedicated road right of ways will be constructed by West Shore Environmental Services at M'akola's expense.

Construction Impact Mitigation

To ensure minimal impacts to the surrounding neighbourhood, Council may wish to require a Construction Parking and Delivery Management Plan and a Mitigation 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 development permit.

ROAD DEDICATION

It is anticipated that road dedication will be required along Goldstream Avenue and Carlow Road for future infrastructure projects. This amount will be determined by the Director of Engineering and dedicated as road as part of the subdivision. It is anticipated that approximately 6m on average will be required.



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Council Policy

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designated the subject property as "City Centre", which is defined by the following text:

- A major regional growth and employment centre that supports a wide range of high-density housing, including affordable and rental housing, in conjunction with commercial, office, institutional and light industrial uses;
- A place with the highest degree of inter-city connection through a regional transportation network and transportation hubs;
- A place where a wide range of public squares, parks, and open spaces are integrated throughout;
- A place where a wide range of community gathering and celebration where civic uses and public buildings are key landmarks;
- A place of interactive and animated streetscapes where public art and public space are employed to celebrate local cultural and natural history.

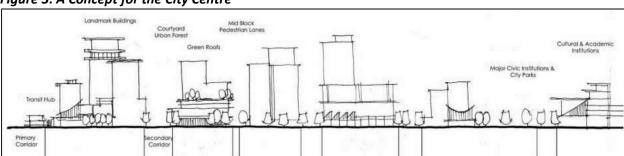


Figure 3: A Concept for the City Centre

STRATEGIC PLAN OBJECTIVES

The proposal aligns with many of Council's objectives outlined within the 2023 – 2027 Strategic Plan. They are as follows:

Objective 1m – Pursue programs and partnerships for affordable housing.

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

Objective 6c - Continue to take action towards reconciliation.



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

The following issues were highlighted in the Collaborative Advocacy section of the Strategic Plan:

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

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

DESIGN GUIDELINES

The subject properties are located within the "S1 – Centennial Park" neighbourhood of the City Centre Design Guidelines as outlined below. For this region of the City Centre, the design intent is as follows:

S1 Centennial Park

Surrounding a large green space, the Centennial Park neighbourhood boasts late century single-family dwellings located on cul-de-sac roads.

This neighbourhood is very suitable for mixed-use development, shared streets and enlarged walkways as well as high-density apartment buildings near Goldstream Avenue.

Other opportunities for development in this neighbourhood include townhouses and medium-density apartments to replace the single-family dwellings on cul-de-sacs and shared streets.

Emphasis within the Centennial Park neighbourhood shall be placed on a family focus and being able to move through the housing continuum by addressing various housing types.





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DEVELOPMENT PERMIT AREAS

The subject property is not located within any of the Environmental or Hazardous Development Permit Areas. However, these properties are located within the City Centre Development Permit Area and a Development Permit for Form and Character will be required. The Development Permit submission will include drawings that show the layout, size, elevation plans, landscaping, and parking, and will be reviewed against Langford's Design Guidelines and Zoning Bylaw for compliance.

LOW CARBON CONCRETE

In accordance with Council's Low Carbon Concrete Policy POL-0167-PLAN, Council may wish to require the project 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.

ATTAINABLE HOUSING POLICY

Council may wish to waive the policy requiring applicants to provide units to this program as the intent of this proposal is to provide community members with lower rents than what the policy requires.

FINANCIAL IMPLICATIONS:

Rezoning the subject properties to permit higher density of development will increase the assessed value of land.

The Affordable Housing and Amenity Contribution Policy provides that if non-market housing is being proposed the applicant is entitled to a 50% reduction of amenity contributions. However, past practice has been that Council has waived the amenity contributions for affordable housing proposals and therefore may wish to waive the entire amenity contributions for this project as well.

A summary of Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 below.

Table 4: Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total Residential Units: 40 Commercial GFA: 836 m ²
Roads (Residential)	\$3,092.39	\$123,695.60
Roads (Commercial)	\$54.12	\$45,244.32
Storm Drainage	\$606	\$24,240
Park Improvement	\$1,348	\$53,920



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Park Acquisition	\$90	\$3,600
ISIF	\$331.65	\$13,266
ISA	\$52	\$52
Subtotal (DCC's to Langford)		\$264,017.92
CRD Water (High Density)	\$1,644	\$65,760
CRD Water (Commercial)	\$10.74	\$429.60
School Site Acquisition	\$800	\$32,000
TOTAL DCC's (estimated)		\$362,207.52

LEGAL IMPLICATIONS:

Should Council choose to proceed with consideration of Bylaw No. 2171, the application will be prohibited from being the subject of a Public Hearing, as per changes made by the Province to the *Local Government Act* through *The Housing Statues (Residential Development) Amendment Act, 2023.*

Should Council choose to proceed with consideration of Bylaw No. 2227, a Public Hearing will be waived in accordance with the requirements of the *Local Government Act* and the City's *Public Notification Procedures Bylaw*.

OPTIONS:

Option 1

That Council:

1. Bring forward Bylaw No. 2171 for 1st, 2nd, and 3rd readings at a future Council meeting to amend the zoning designation of a portion of the property located at 2805 Carlow Road from Community Institutional (P2) to City Centre 1 (CC1);

AND

2. Direct staff to register a road dedication plan at 2805 Carlow Road to the satisfaction of the Director of Engineering;

AND

- 3. Direct staff to ensure that the following occurs at 2805 Carlow Road:
 - a. That the following will be provided and implemented to Bylaw No. 1000 standards to the



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satisfaction of the Director of Engineering prior to the issuance of a building permit:

- 1. Full frontage improvements; and
- 2. A storm water management plan.
- b. 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.
- c. That the properties be subdivided prior to issuance of a Development Permit for Form and Character;
- d. 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;
- e. That electric heat pumps be installed;

AND

4. That Council waive the requirement to provide contributions towards the Affordable Housing Reserve Fund and the General Amenity Reserve Fund for the project at 2805 Carlow Road;

AND

5. That Council waive the requirement to provide units towards the Attainable Housing Program at 2805 Carlow Road;

AND

6. That Council authorize the Director of Development Services to issue a parking variance within the Form and Character Development Permit for 2805 Carlow Road;

AND

7. Bring forward Bylaw No. 2227 for 1st, 2nd, and 3rd readings at a future Council meeting to amend the text of the CD2 (Comprehensive Development 2 – Hull's Field) Zone to add Public Assembly and Entertainment Uses as a permitted use.



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OR Option 2

THAT Council take no action with respect to this application to rezone 2805 Carlow Road under Bylaw No. 2171 until such time as the following items are addressed:

a.	 ;
b.	 ;
c.	

SUBMITTED BY: Julia Buckingham, Planner II

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

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

Concurrence: Melisa Miles, Manager of Legislative Services

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

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

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

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

Concurrence: Marie Watmough, Director of Legislative & Protective Services

Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachment(s):

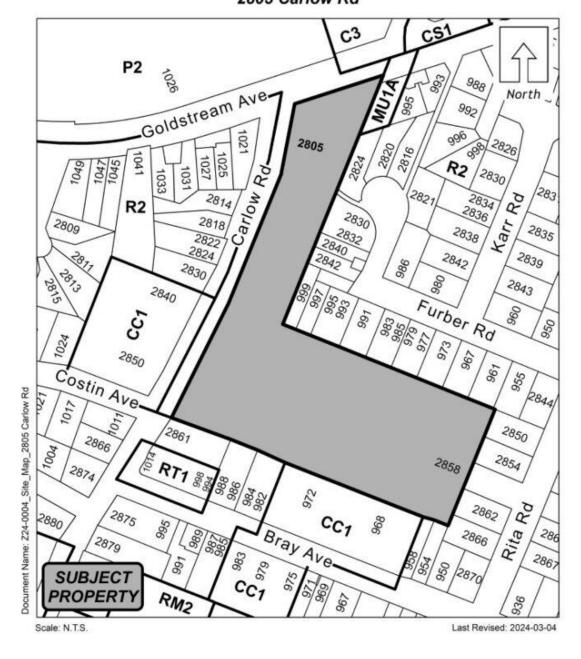
Bylaw No. 2171 Bylaw No. 2227



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Appendix A - Site Map

REZONING BYLAW AMENDMENT (Z24-0004) 2805 Carlow Rd





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Appendix B – Location Map

REZONING BYLAW AMENDMENT (Z24-0004) 2805 Carlow Rd





CITY OF LANGFORD BYLAW NO. 2171

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

	of Langford, in open meeting assembled, hereby enacts as follows:
--	---

- A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:
 - 1. By deleting from the P2 (Community Institutional) Zone and adding to the CC1 (City Centre) Zone a portion of the property legally described as Lot A, Sections 79 and 99, Esquimalt District, Plan VIP51950, PID No. 017-114-756 (2805 Carlow Road);

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

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD
CC1	2171	a) Lot A, Sections 79 and 99, Esquimalt District, Plan VIP51950, PID No. 017-114-756	Nil	No
		(2805 Carlow Road)		

В.	This Bylaw m	ay be	cited f	or all	purposes	as	"Langford	Zoning	Bylaw,	Amendment	No.	721,
	(2805 Carlow F	Road), F	Bylaw N	o. 217	1, 2024".							

READ A FIRST THVIE THIS DAV OL. 2024	FIRST TIME this day of	of. 202
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READ A SECOND TIME this day of, 2024.

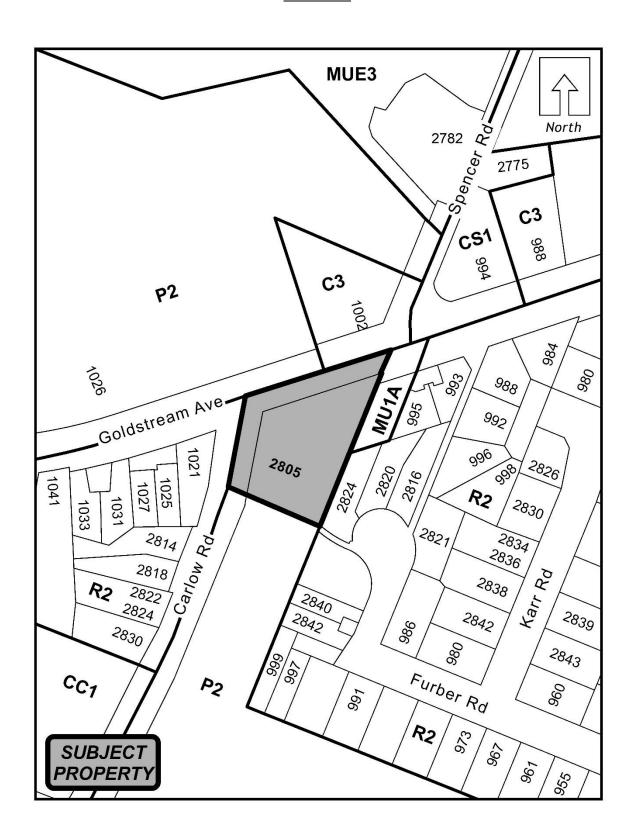
READ A THIRD TIME this day of, 2024.

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

ADOPTED this day of, 2024.

PRESIDING COUNCIL MEMBER	CORPORATE OFFICER	

Schedule A



CITY OF LANGFORD BYLAW NO. 2227

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

Th	e Co	e Council of the City of Langford, in open meeting assembled, here	by enacts as follows:			
A.	Langford Zoning Bylaw No. 300, 1999 is amended as follows:					
	1.	 By adding as Section 6.91.01(3)(g) the following text, and re accordingly; 	numbering the subsequent clauses			
		(g) Public Assembly and Entertainment Uses;				
В.		This Bylaw may be cited for all purposes as "Langford Zoning Amendment to the CD2 Zone), Bylaw No. 2227, 2025".	Bylaw, Amendment No. 748 (Text			
RE.	AD A	AD A FIRST TIME this day of, 2025.				
RE.	AD A	AD A SECOND TIME this day of, 2025.				
RE.	AD A	AD A THIRD TIME this day of, 2025.				
ΑD	ОРТ	OPTED this day of, 2025.				
PR	ESID	ESIDING COUNCIL MEMBER CORPORATE	OFFICER			



Staff Report to Council

DATE: Tuesday, May 20, 2025 DEPARTMENT: Administration SUBJECT: E-Comm 911 Report

EXECUTIVE SUMMARY:

E-Comm 911 provides 911 call answer and Police dispatch services within the province, including throughout Langford and the West Shore. Since 2019, the Province has been funding the Police dispatch service after it was transferred from the Langford Dispatch Centre to E-Comm. However, effective April 1, 2025, ten municipalities on Southern Vancouver Island are required to assume their respective costs for this service. Langford's share of the levy is approximately \$1.3 million for the 9-month period of April 1 to December 31, 2025. If Council does not approve the proposed agreement, 911 services will no longer be provided to residents within Langford's municipal boundaries.

BACKGROUND:

Until February of 2019, 911 dispatch services for police was provided out of the Langford Dispatch Centre at the Westshore Detachment. With the requirement to move to NextGen technology, many municipalities were strongly encouraged to move to E-Comm 911, which now handles 99% of the 911 calls for the province¹. In 2019, RCMP dispatch for the West Shore was moved to E-Comm 911 dispatch services, a corporation operated on a not-for-profit/cost recovery basis owned by lower mainland municipalities, police boards and other public bodies¹. Fire dispatch services are not provided by E-Comm but through the fire dispatch service in Surrey.

From the time of transition to E-Comm 911 in 2019 until March 31, 2025, the Province paid the cost of the dispatch services. As of April 1, 2025, the Province has offloaded a portion of the total costs directly onto 10 municipalities on Southern Vancouver Island: Colwood, North Cowichan, Duncan, North Saanich, Ladysmith, Sidney, Langford, Sooke, Metchosin and View Royal.

E-Comm 911 has provided Langford with a contract for the period April 1, 2025, to December 31, 2025, to allow for the services to continue while the parties negotiate a new, longer-term agreement. If the



¹ Information taken from E-Comm's website

E-Comm 911 Contract 20250520 Council Report Page **2** of **3**

City does not enter into an agreement with E-Comm, there is a risk that Police Dispatch services could be discontinued within the Langford boundaries. The terms which have been presented are the same as those presented to the other impacted municipalities.

COMMENTARY:

All of the affected municipalities have protested the additional downloading of costs by the Province with no success to date. Further, some of the terms of the proposed contract are vague and attempts to negotiate changes have had limited success. Staff are recommending that the City accept the proposed terms for 2025 with a view to working with the other municipalities on developing an agreement that meets the City's long-term requirements for accountability and fiscal responsibility.

The proposed agreement requires the City to pay an estimated levy of \$1,275,250 in 2025. However, the agreement does not provide any information with respect to how the amount has been determined. Discussions with E-Comm indicate that this amount is based on the authorized strength, (the number of officers authorized by the City), but no details on the calculation have been forthcoming. Staff are recommending that any future agreement provides a funding formula that is based not only on the number of officers but also on the number of calls received from Langford. Additionally, staff are recommending that any future agreement requires E-Comm 911 to provide regular reporting on performance, including statistics such as the number of calls received from Langford and the average length of time it takes for calls to be answered and processed. As the previous contract was directly with the Province, the City has not received historical reporting on the above noted statistics.

There are currently no other options with respect to RCMP dispatch; this is a service that must remain available to all citizens. The ten affected municipalities have been speaking regularly, and they will work collaboratively to negotiate a contract that meets the needs of their citizens and that provides clear accountability to E-Comm. While negotiating a new agreement, staff will also explore alternative options for police dispatch.

FINANCIAL IMPLICATIONS:

The levy for this year is nearly \$1.3 million. The Province has paid for the first quarter, even if there is no overall increase next year, the City would be paying an additional 25% to cover the costs for a full year. These amounts have been factored into the 2025-2029 Five Year Financial Plan.

LEGAL IMPLICATIONS:

Police dispatch is a mandatory service. The City does not have the infrastructure or equipment to provide dispatch services directly.



E-Comm 911 Contract 20250520 Council Report Page **3** of **3**

STRATEGIC PLAN ALIGNMENT:

Collaborative Advocacy

OPTIONS:

Option 1

THAT Council authorize the Mayor and CAO or Corporate Officer to enter into an agreement with E-Comm 911 for the provision of police dispatch services on the terms as substantially attached, with such amendments as may be negotiated;

AND

Direct staff to enter negotiations with E-Comm 911 for an agreement for the provision of services beyond 2025, with such agreement to be brought back to Council for review;

AND

Direct staff to explore alternative options for the provision of police dispatch services together with other interested municipalities.

OR Option 2

THAT Council authorize the Mayor and CAO or Corporate Officer to enter into an agreement with E-Comm 911 for the provision of police dispatch services on the terms as substantially attached, with such amendments as may be negotiated.

SUBMITTED BY: Marie Watmough, Director of Legislative & Protective 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: 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: Dispatch Services Agreement



DISPATCH SERVICES AGREEMENT

THIS AGREE	MENT is made as of the day of,,
BETWEEN:	
	E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED , having an office at 3301 E. Pender Street, Vancouver, British Columbia V5K 5J3
	("E-Comm")
AND:	
	CITY OF LANGFORD, having an office at 2nd Floor, 877 Goldstream Avenue Langford, British Columbia V9B 2X8
	("Dispatch Customer")

WHEREAS:

- A. E-Comm is an emergency communications corporation designated under the *Emergency Communications Corporations Act* [SBC 1997] Chapter 47 (the "ECC Act");
- B. E-Comm is in the process of implementing the federally-mandated initiative to modernize Canada's 30-year-old 9-1-1 telecommunications technology by replacing it with a Next Generation 9-1-1 (NG9-1-1) network; aspects of which are anticipated to come into effect during the term of this Agreement; and,
- C. Dispatch Customer wishes to engage E-Comm to provide such dispatch services using the Dispatch Platform as more particularly set out in this Agreement.

NOW THEREFORE in consideration of the mutual agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. INTERPRETATION

1.1 <u>Definitions</u>

In this Agreement,

(a) "Confidential Information" means any information, in whatever form (including written, oral or stored in any computer or other electronic, magnetic or optical storage system), which is non-public, confidential or proprietary in nature, whether marked as such or not, obtained, directly or indirectly, by E-Comm or the Dispatch Customer from the Dispatch Customer or E-Comm, respectively, and whether obtained by E-Comm or the Dispatch Customer, as applicable, before or after the date of this Contract and includes without limitation any business, technical or other information disclosed by a party and relating to such party's operations, and, which, at the time of disclosure, is designated as confidential, is disclosed in circumstances of confidence or would be understood by the receiving party, exercising reasonable business judgment, to be confidential, but excludes all personal information and all operational police data that is acquired by E-Comm

from any source (including from Dispatch Customer) in the normal course of its operations and for which it is necessary or appropriate to disclose to a police agency, to a government agency or to a member of E-Comm that requires such data in the normal course of its operations;

- (b) "Dispatch Levy" means the fees set out in Schedule D hereto, as adjusted pursuant to the terms of that Schedule D;
- (c) "Dispatch Platform" means E-Comm's consolidated call taking and dispatch service delivery platform, and further includes other agency systems, technology, facilities, infrastructure, data, radio, Computer Aided Dispatch (CAD) applications, telephone and network systems related to the provision of Dispatch Services; and
- (d) "Dispatch Services" means communication services as set out in Schedule "A".

1.2 Severability

If any provision of this Agreement is held to be illegal, invalid or unenforceable by a court of competent jurisdiction, then such provision will not affect the legality, validity or enforceability of the remainder of or any other provision of this Agreement and the remaining provisions will continue in full force and effect.

1.3 <u>Entire Agreement</u>

This Agreement constitutes the entire agreement between the parties concerning the subject matter hereof.

1.4 Schedules

The following schedules are hereby incorporated into and form part of this Agreement:

Schedule A - Description of Dispatch Services

Schedule B - Security Standards

Schedule C - Change Requests

Schedule D - Dispatch Levy

2. **SERVICES**

2.1 Engagement

The Dispatch Customer hereby engages E-Comm to provide, and E-Comm agrees to provide to the Dispatch Customer, the Dispatch Services, pursuant to the terms of this Agreement.

2.2 Security and Performance Standards

E-Comm will provide Dispatch Services substantially in accordance with the security standards described in Schedule "B". E-Comm will perform the Dispatch Services in accordance with the standards of care and diligence normally practised by entities that perform similar services in similar circumstances. E-Comm will work with the Dispatch Customer to establish appropriate performance measures that meet the needs of the Dispatch Customer.

2.3 Reporting

(a) Annual Report - Each calendar year E-Comm will meet with a representative of the Dispatch Customer and will prepare and deliver to the Dispatch Customer a written

- report containing a reasonably detailed description of the Dispatch Services provided during the immediately preceding calendar year. The content of the report will be determined and agreed upon in advance.
- (b) Situational Analysis Reporting for specific situational analysis may be undertaken from time to time upon mutual agreement between E-Comm and the Dispatch Customer.

3. <u>DISPATCH CUSTOMER RESPONSIBILITIES</u>

3.1 Responsibility

The Dispatch Customer shall:

- (a) provide E-Comm with all necessary information to implement operating procedures and comply with agreed performance standards:
- (b) provide a dispatch liaison for E-Comm and individual Dispatch Customer staff to facilitate changes, the communication of concerns and the development of operating procedures and policies;
- (c) update and maintain the Dispatch Customer data tables within the CAD system or Record Management Systems (RMS) where applicable;
- (d) provide appropriate notice regarding event and operational plans including providing E-Comm with the details of response, deployment, and resourcing plans within the community for each type of event and request for service;
- (e) ensure that the radio system is fully utilized as the primary means of dispatch communications and dispatch must be updated with status and location;
- (f) provide adequate internal communications, training, and instruction regarding operations, policies and procedures, technologies, and events;
- (g) ensure availability for notification of calls for service, or notification of resourcing shortages for calls for service; and
- (h) comply with all applicable statutes regarding information collecting and sharing and ensure all internal staff adhere to such communications protocols.

4. TERM

4.1 <u>Term</u>

The term of this Agreement is for nine (9) months commencing on April 1, 2025 and ending on December 31, 2025 (the "Term").

4.2 Renewal or New Agreement

At least three (3) months prior to the expiration of the Term, the Parties will use their reasonable best efforts to either (i) extend the Term by way of amendment, or (ii) enter into a new agreement, to take effect upon the expiration of the Term, on terms and conditions mutually agreed upon by the Parties. During the Term, E-Comm and the Dispatch Customer will communicate in good faith any anticipated future changes to the Dispatch Services in order to include requirements, financial

impact and implementation of NG 9-1-1 in any future agreement between the Parties relating to the Dispatch Services.

5. **FEES AND PAYMENT**

5.1 <u>Dispatch Levy</u>

The Dispatch Customer will pay to E-Comm the Dispatch Levy in Schedule D.

5.2 Supplementary Charges

The Dispatch Customer acknowledges that the Dispatch Levy covers only Dispatch Services as contemplated at time of agreement signing and that E-Comm has no obligation to provide any additional services. If E-Comm is requested to provide any additional services then the Dispatch Customer will pay additional charges for such services at such rates as the parties may agree in writing.

5.3 Payment

E-Comm will invoice for the amounts payable for Dispatch Services quarterly in advance and the Dispatch Customer will pay the Dispatch Levycontained in such invoice in full upon receipt. If the Dispatch Customer disputes any expenses listed in an invoice, then it must pay all undisputed amounts when due and immediately notify E-Comm of the disputed expense. The parties will resolve the disputed expense using the dispute resolution process set out in Article 10 hereof.

5.4 Taxes

The Dispatch Customer covenants to pay all applicable taxes on Dispatch Services provided herein.

5.5 <u>Late Payment</u>

If the Dispatch Customer fails to pay any amount payable under this Agreement within the time limit therefore (other than a disputed expense for which the Dispatch Customer has given notice pursuant to Section 5.3), in addition to any other rights or remedies available to E-Comm at law or in equity, E-Comm may discontinue the performance of the Dispatch Services and the amount of such late payment will incur interest at the rate of 1.5% per month (18% per annum) for each calendar month (or portion thereof) during which it remains unpaid. Notwithstanding the foregoing, the Dispatch Customer acknowledges that the failure to pay any amount when due under this Agreement constitutes a Dispatch Customer Event of Default (as further described in Section 9.1).

5.6 Set-off Rights

The Dispatch Levy shall be paid without set-off against any amounts owing or alleged owing by E-Comm to the Dispatch Customer, whether arising under this Agreement or otherwise.

6. CHANGES TO DISPATCH SERVICES AND DISPATCH PLATFORM

6.1 Changes

The procedures for addressing a change in the scope of Dispatch Services or a modification to the Dispatch Platform are described in Schedule "C".

7. REPRESENTATIONS AND WARRANTIES

7.1 Representations and warranties

The Dispatch Customer hereby represents and warrants to E-Comm as follows, with the intent that E-Comm will rely thereon in entering into this Agreement and in performing the Dispatch Services:

- (a) this Agreement has been duly authorized, executed and delivered by the Dispatch Customer and is a binding obligation of the Dispatch Customer enforceable against it in accordance with its terms, subject, as to enforcement, to bankruptcy, insolvency and other laws affecting creditors' rights generally and to general principles of equity;
- (b) there are no approvals or consents of any third party required to be obtained by the Dispatch Customer in connection with the performance of the Dispatch Services by E-Comm in the manner contemplated by this Agreement; and
- (c) it will not be in breach of any other agreement or legal obligation by entering into or performing its obligations under this Agreement.

8. INDEMNITY AND LIABILITY

8.1 E-Comm Statutory Exclusions

The Dispatch Customer acknowledges and agrees that the ECC Act may apply to limit the liability of E-Comm in its capacity as a "protected person" (defined under section 10 of the ECC Act) with respect to some or all of the Dispatch Services provided under this Agreement. The Dispatch Customer agrees that if and to the extent that such limitations apply to the remaining provisions of this Article 8 will be construed subject to the provisions of such legislation.

8.2 <u>Limited Indemnity by E-Comm</u>

Unless excused by the provisions of the ECC Act, E-Comm agrees to indemnify and save harmless the Dispatch Customer from any loss, cost, liability or expense relating to a breach of a provision of this Agreement by E-Comm caused by the gross negligence of E-Comm.

8.3 Indemnity by Dispatch Customer

To the fullest extent permitted by law, the Dispatch Customer agrees to indemnify and save harmless E-Comm from any loss, cost, liability or expense relating to a breach of a provision of this Agreement by the Dispatch Customer.

8.4 Limitations on Liability

In no event will E-Comm be liable to the Dispatch Customer, or any other person, firm, corporation or government body for incidental, indirect, special or consequential damages of any kind, nor for any loss, liability or damages of any kind relating to or resulting from:

- (a) loss of use, loss of anticipated revenue and/or savings, cost of capital, down-time costs, costs of substitute products, facilities, services or replacement power, loss of time or any other similar losses incurred by the Dispatch Customer;
- (b) the use or inability to use the results of the Dispatch Services for any reason;

- (c) any alteration, destruction or loss of any data or any information input, generated or obtained from access and/or use of the Dispatch Platform;
- (d) any property damage external to any Dispatch Services provided pursuant to this Agreement, and loss arising out of such damage;
- (e) any action taken or permitted to be taken by E-Comm in good faith in reliance upon instructions, orders or information received from or on behalf of the Dispatch Customer:
- (f) the Dispatch Customer failing to perform its responsibilities under this Agreement;
- (g) E-Comm's compliance with the Dispatch Customer's specifications for the Dispatch Services;
- (h) any content transmitted, posted, received or created through the Dispatch Platform; or
- (i) a Force Majeure Event,

whether a claim for such liability is asserted on the basis of contract, tort (including negligence or strict liability) or otherwise, in all cases even if E-Comm knew or should have known of the possibility or likelihood of such loss, liability or damage. For the purposes of this Section, "E-Comm" is defined as E-Comm and its directors, officers, shareholders, employees and agents.

8.5 Limitations on Damages

The entire liability of E-Comm to the Dispatch Customer for any loss relating to this Agreement and/or the Dispatch Services, regardless of the form of action or theory of liability (including breach of contract, even if a fundamental breach, or tort, including but not limited to negligence or misrepresentation), will not exceed, in the aggregate for all claims in a fiscal year during the Term, an amount equal to the annual fee for Dispatch Services as set forth in Paragraph 5.1.

8.6 Limitations on Access

The Dispatch Customer acknowledges and agrees that the operation and availability of the Dispatch Platform, including the public telephone system, internal networks, and the Internet, or to transmit information or data can be unpredictable and may, from time to time, interfere with or prevent the access to and/or the use or operation of the Dispatch Platform. E-Comm is not responsible in any way for any such interference with or prevention of the access and/or use of the Dispatch Platform by the Dispatch Customer, or for any loss, liability or damage resulting therefrom. In the event of any such interference with or loss of access and/or use of the Dispatch Platform caused by the public telephone system, an internal network, or the Internet, E-Comm will attempt to minimize the impact thereof on the Dispatch Customer to the extent that the required actions form part of the Dispatch Services.

8.7 Limitation Period

No action, regardless of form, arising out of any transaction under the Agreement may be brought by either party more than one year after such party becomes aware that a cause of action has accrued, except that E-Comm will have the right at any time, subject to section 5.3 to bring action against the Dispatch Customer for non-payment of any amount.

8.8 Force Majeure

E-Comm will not be responsible or liable in any way for any delays in or suspension of performance of its obligations under this Agreement caused by: (a) acts of God; (b) restrictions, regulations or orders of any governmental authority or agency or subdivision thereof or delays caused by such authorities or agencies; (c) strikes or labour dispute; (d) fires or other loss of facilities; (e) any breach of or delay under a licensor agreement, that materially affects E-Comm's ability to deliver the Dispatch Services; (f) utility, communication or transportation delays or failures that materially affects E-Comm's ability to deliver the Dispatch Services; (g) acts of war (whether declared or undeclared), terrorism, sabotage or the like; or (h) any other causes beyond the reasonable control, and not the result of the fault or neglect, of E-Comm (collectively, a "Force Majeure Event").

9. <u>DEFAULT AND REMEDY</u>

9.1 Dispatch Customer Events of Default

Each of the following events is a "Dispatch Customer Event of Default":

- (a) the Dispatch Customer fails to pay any amount owing under this Agreement when due, except that any amount disputed under Section 5.3 is not due for the purposes of this Section until such dispute has been resolved;
- (b) the Dispatch Customer breaches the representation and warranty under Section 7.1(a); and
- (c) the Dispatch Customer breaches any representation and warranty under Section 7.1(b) or 7.1(c) and the Dispatch Customer does not cure such breach within 15 days of receiving notice of such breach from E-Comm.

9.2 <u>E-Comm Remedies</u>

Upon the occurrence of a Dispatch Customer Event of Default, E-Comm will have the following rights, each exercisable at its option and all of which are in addition to any other right or remedy that it may have under this Agreement or otherwise at law or in equity:

- (a) to suspend the supply of Dispatch Services generally or with respect to any one or more specific Dispatch Services until resolution of the Dispatch Customer Event of Default to the satisfaction of E-Comm, provided that the exercise of this remedy by E-Comm will not limit or otherwise prevent E-Comm from subsequently terminating this Agreement upon giving not less than 15 days prior written notice to the Dispatch Customer;
- (b) to extend the time commitments for the performance of any of its obligations under this Agreement affected by the Dispatch Customer Event of Default by an amount equal to the delay resulting from that default, provided that the exercise of this remedy by E-Comm will not limit or otherwise prevent E-Comm from subsequently terminating this Agreement upon giving not less than 15 days prior written notice to the Dispatch Customer; and
- (c) to terminate this Agreement immediately by written notice to the Dispatch Customer, and

if this Agreement is terminated by E-Comm pursuant to this Section 9.2, E-Comm shall not be required to refund any Dispatch Levy previously paid by the Dispatch Customer and the Dispatch Customer shall compensate E-Comm for any direct and actual costs incurred by E-Comm associated with such termination.

9.3 <u>E-Comm Events of Default</u>

Each of the following events is an "E-Comm Event of Default":

- (a) E-Comm fails to provide Dispatch Services to the Dispatch Customer pursuant to the terms of this Agreement; and
- (b) E-Comm breaches any material representation, warranty or covenant under this Agreement and fails to cure such breach within 15 days of receiving notice of such breach by Dispatch Customer.

Notwithstanding anything to the contrary herein, E-Comm's failure to provide Dispatch Services due to a Force Majeure Event or cancellation/cessation of any required permit, licence or approval necessary to provide Dispatch Services shall not be deemed an E-Comm Event of Default.

9.4 <u>Dispatch Customer Remedies</u>

Upon the occurrence of an E-Comm Event of Default, the Dispatch Customer will have the following rights, each exercisable at its option and all of which are in addition to any other right or remedy that it may have under this Agreement or otherwise at law or in equity:

- (a) to suspend payment of the Dispatch Levy and the invoiced amounts payable for the supply of Dispatch Services as further set out in Section 5.3 herein, until resolution of the E-Comm Event of Default to the satisfaction of the Dispatch Customer, provided that the exercise of this remedy by the Dispatch Customer will not limit or otherwise prevent the Dispatch Customer from subsequently terminating this Agreement upon giving not less than 15 days prior written notice to E-Comm;
- (b) to extend the time commitments for the performance of any of its obligations under this Agreement affected by the E-Comm Event of Default by an amount equal to the delay resulting from that default, provided that the exercise of this remedy by Dispatch Customer will not limit or otherwise prevent the Dispatch Customer from subsequently terminating this Agreement upon giving not less than 15 days prior written notice to E-Comm; or
- (c) to terminate this Agreement immediately by written notice to E-Comm.

9.5 Other

If this Agreement is terminated by Dispatch Customer pursuant to Section 9.4, E-Comm shall not be required to refund any Dispatch Levy or invoiced amounts previously paid by the Dispatch Customer.

10. **DISPUTE RESOLUTION**

10.1 Procedure

If there is any dispute arising out of or relating to this Agreement, then the parties will use reasonable good faith efforts to resolve such dispute, first by direct negotiation and then, if that is not successful, by non-binding mediation with a neutral third-party mediator acceptable to both parties. Each party will bear its own costs and expenses in connection with any mediation and all costs and expenses of the mediator will be shared equally by the parties. Any dispute arising out of or relating to the Agreement that is not settled by agreement between the parties or mediation within a reasonable time will be settled exclusively by binding arbitration by a single arbitrator. The location of any arbitration proceeding will be in Vancouver, British Columbia. The arbitration will be governed by the *Arbitration Act* (British Columbia). The arbitrator will be selected and the arbitration conducted in accordance with the Vancouver International Arbitration Centre Domestic Arbitration Rules.

11. INFORMATION AND CONFIDENTIALITY

11.1 <u>Use of Operational Information</u>

In the course of this Agreement, each party may have access to various types of information, including personal information, collected while completing Dispatch Services ("Operational Information"). Each party covenants to use Operational Information obtained from the Dispatch Services only in accordance with its respective statutory duties and otherwise to assist in protecting the health and safety of its officers and employees or other authorized parties.

11.2 Disclosure of Operational Information

Except as required by law or by an order of a court of competent jurisdiction, neither party will disclose any Operational Information accessed through the Dispatch Platform in a manner not authorized by statute.

11.3 Confidential Commercial Information of Parties

E-Comm and the Dispatch Customer each agree not to use any Confidential Information disclosed to it by the other party for its own use or for any purpose other than to fulfil their respective obligations related to this Agreement. Neither party will disclose or permit disclosure of any Confidential Information of the other party to third parties. Each party will ensure that the Confidential Information of the other party is disclosed only to the extent required for fulfilling their respective obligations hereunder and only to those of its directors, officers, employees, consultants or agents who need to have the information in order to fulfil their obligations in relation to this Agreement. Subject to statute, each party will return all Confidential Information of the other party in its possession or under its control immediately upon demand.

12. **GENERAL TERMS**

12.1 Further Assurances

Each of the parties will promptly and duly execute and deliver all documents and take such action as may be necessary to effectively carry out the intent and purposes of this Agreement.

12.2 Non-Waiver

The failure of either party to insist upon strict performance of any of the terms and conditions herein will not be deemed a waiver of any rights or remedies each party may be entitled to.

12.3 No Third-Party Rights

Nothing contained in this Agreement will or is intended to create or will be construed to create any right in or any duty or obligation by either party to any third party.

12.4 Amendments

Except for the right of E-Comm to amend the form of Schedule "D" hereto from time to time, no provision of this Agreement may be changed, modified or amended from time to time without the express written agreement of the parties.

12.5 Assignment

Neither party will have the right to assign or transfer (whether directly or indirectly, including by way of a change of control or by operation of law) all or any part of this Agreement without the prior written consent of the other party, except that E-Comm will have the right to assign this Agreement in its entirety to any affiliate or subsidiary, provided that the assignee agrees in writing with E-Comm and the Dispatch Customer to be bound by all of E-Comm's obligations under this Agreement.

12.6 Notices

Any notice permitted or required under this Agreement must be in writing. Any such notice will be deemed delivered if sent to the address, email or fax number set forth below:

if to E-Comm: if to the Dispatch Customer:

E-Comm Emergency Communications for XXXXX

British Columbia Incorporated YYYYYYYY

3301 East Pender Street CCCCC, BC VPPPPP

Vancouver, BC V5K 5J3

Attention: Vice President, Operations Attention: XXXXX E-mail: stephen.thatcher@ecomm911.ca E-mail: XXXXX

12.7 <u>Independent Advice</u>

The Dispatch Customer acknowledges and agrees that E-Comm has given the Dispatch Customer the opportunity to seek, and has recommended that the Dispatch Customer obtain, independent legal advice with respect to the subject matter of this Agreement. The Dispatch Customer hereby represents and warrants to E-Comm that it has sought independent legal advice or waives such advice.

12.8 Enurement

This Agreement will enure to the benefit of and be binding upon the parties and their respective successors and assigns.

12.9 Counterparts

This Agreement may be executed in any number of counterparts, each of which, when so executed, will be deemed to be an original copy hereof, and all such counterparts together will constitute one and the same instrument. Either party may deliver a counterpart signature page by facsimile transmission or other means of transmitting electronic records and the parties shall be

entitled to rely upon delivery of an executed PDF or similar executed electronic copy of this agreement, and such PDF or similar executed electronic copy shall be legally effective to create a valid and binding agreement between the parties.

12.10 Governing Law

This Agreement shall be governed exclusively by in accordance with the laws of British Columbia and the laws of Canada applicable in British Columbia, and the parties hereby agree to attorn to the exclusive jurisdiction of the courts of British Columbia.

IN WITNESS WHEREOF the parties have executed this Agreement.

E-COMM EMERGENCY COMMUNICTIONS FOR BRITISH COLUMBIA INCORPORATED

Per:	
Authorized Signatory	Print Name and Title
CITY OF LANGFORD	
Per:	
Authorized Signatory	Print Name and Title

SCHEDULE "A"

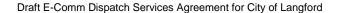
DESCRIPTION OF DISPATCH SERVICES

- E-Comm call-takers will process incoming emergency and non-emergency calls, via 9-1-1 and non-emergency lines, or as may otherwise be mutually agreed, as per E-Comm Dispatch Standard Operating Procedures (SOPs), creating a Computer Aided Dispatch (CAD) event for dispatch.
- 2. A dedicated Dispatcher and/or an Info Dispatcher will manage the radio channel, notify members of CAD events for service, and support officers 24/7 using PRIME Police CAD and the E-Comm Wide Area Radio.
- A breakout position and radio channel will be activated when a major event occurs on one
 of the main dispatch channels to ensure the effective use of talk groups and sustain normal
 operation of the dispatch channel
- 4. Service provided by Call Takers and Dispatchers will follow West Shore RCMP's specific response and requirements for each event type as outlined in Standard Operating Procedures.
- 5. E-Comm will ensure sufficient staffing as required and for days such as Halloween and New Years Eve. RCMP will identify any planned tactical events or community special events so that E-Comm can assess if additional Call Taking or Dispatch staff is required. The need for this additional staffing will be identified back to West Shore RCMP. As long as staffing can be accommodated at the E-Comm Dispatch Center no additional charges will apply. It is understood that the most efficient staffing approach will be utilized and any charges for other special requests will apply.
- 6. Overnight E-Comm will answer the switchboard phones, front door phone, call out on-call jail guards, ident, or traffic analysts, monitor jail, guard or front-counter panic alarms, and facilitate the overnight confirmation of agency warrants.
- 7. E-Comm dispatchers and call takers complete all necessary CPIC or PRIME queries on persons, locations and/or property. 24/7, the E-Comm Operator completes urgent CPIC File Maintenance and General Occurrence (GO) Initiation for the following files: Missing Persons, Stolen Vehicles, Lost or Stolen License Plates, and where it is determined there is a suspect(s). After regular business hours, weekends and statutory holidays, the E-Comm Operator monitors CPIC narrative messages and sends urgent/emergency in nature CPIC narrative.
- 8. E-Comm Lower Mainland in Vancouver functions as a complete, warm backup centre for 911, police call taking, and police dispatch services for West Shore RCMP covered areas.
- 9. Voice Records Department will provide call analysis including radio, telephone and CAD system transcripts. Voice records will have a standard turnaround time of 4 to 6 weeks for non-urgent audio requests. Urgent or non-standard requests will be billed to the Dispatch Customer directly at the current rate of \$85/hour (rate may change from time to time).

SCHEDULE "B"

SECURITY STANDARDS

- Employees of E-Comm who have access to any of the Dispatch Customer's data (call taker, dispatcher, report agent, CPIC, INFO operator, team managers or voice records positions as an example) shall obtain and maintain a minimum security standard of "RCMP Reliability Status" or equivalent prior to working on the operations floor due to the sensitive nature of information they handle.
- E-Comm will ensure that all personnel conducting business on the operations floor (this
 does not include casual visitors) who do not possess an "RCMP Reliability Status" security
 clearance will be subject to a Criminal Records check, which includes but is not limited to
 CPIC, CNI, PRIME, LEIP and MVB database checks.
- All phone and radio records of the Dispatch Customer's events are the property of the Dispatch Customer and will be maintained at E-Comm on behalf of the Dispatch Customer within the secure E-Comm facility.
- 4. The E-Comm building has security monitoring on site 24/7. The facility is fenced, and access controlled by proximity card readers' at all internal/external doors and vehicle gates.
- 5. Any first stage fire alarms at E-Comm are responded to with a full first alarm assignment from Saanich Fire Department.
- 6. All employees working at E-Comm will be subject to the terms of the Corporate Security Policy as laid out and approved by the E-Comm Security Committee.



SCHEDULE "C"

CHANGE REQUESTS

1.1 Request by Dispatch Customer - Procedure

The following provisions and flowchart attached to Schedule "C" apply to any change in the scope of Dispatch Services provided under this Agreement:

- (a) If the Dispatch Customer wishes to request a change to the scope of Dispatch Services provided (whether to add a new service as part of the Dispatch Services, or otherwise), then it must deliver a Change Request to E-Comm setting out the proposed change in reasonable detail, including the Dispatch Customer's reasonable estimate of the time period required to complete the work.
- (b) The Dispatch Customer must provide E-Comm with a Change Request no less than 60 days prior to the Dispatch Customer's proposed effective date of any material or substantial change specified therein.
- (c) E-Comm will evaluate and respond to any Change Request with a detailed estimate of the work required ("Proposal for Implementation") within a reasonable period.
- (d) E-Comm's response to a Change Request will include an estimate of the additional resources for and costs of the Dispatch Services as a whole in light of the proposed change, as well as the amount of any increase to the Dispatch Levy and an estimate of any other known costs that will be incurred by the Dispatch Customer as a result of such change.
- (e) Within 7 days of the Dispatch Customer's receipt of E-Comm's response to a Change Request, the Dispatch Customer, at its option, will either give written notice to E-Comm stating that the Dispatch Customer will proceed with the change to the scope of the Dispatch Services or that it will not proceed with the change. If the Dispatch Customer fails to give such notice within such 7 day period then it will be deemed to have determined not to proceed with the change and the Change Request will expire.
- (f) Upon receiving written authorization from the Dispatch Customer, E-Comm will proceed with the requested change upon the terms set forth in the Proposal for Implementation, and this Agreement, including the Dispatch Services and the amount of the Dispatch Levy payable hereunder, will be deemed to be amended accordingly.

1.2 Matters beyond scope of Dispatch Services

If any of the following occurs:

- (a) E-Comm provides a recommendation to the Dispatch Customer for the resolution of an incident and the Dispatch Customer does not implement such recommendation;
- (b) the Dispatch Customer directs E-Comm to implement a change to any component of the Dispatch Services contrary to written advice from E-Comm to the Dispatch Customer regarding the proposed change;
- (c) a software or hardware conflict arises as a result of third party products installed or resident on any part of an internal network of the Dispatch Customer; or

(d) E-Comm determines in good faith that the root cause of source of the incident is on an internal network of the Dispatch Customer,

and, as a result of such an event, E-Comm intends in good faith to:

- (e) classify future activity relating to such matters as beyond the scope of the contracted Dispatch Services;
- (f) except as otherwise set out in Schedule "A", claim that hours of work in excess of certain amounts will be beyond scope of contracted Dispatch Services; or
- (g) claim that E-Comm has no further obligation with respect to such matters,

then E-Comm will provide the Dispatch Customer with written notice of such determination, and any activity so performance shall be subject to supplementary charges pursuant to Section 5.2 hereof.

1.3 Changes to Platform – Procedure

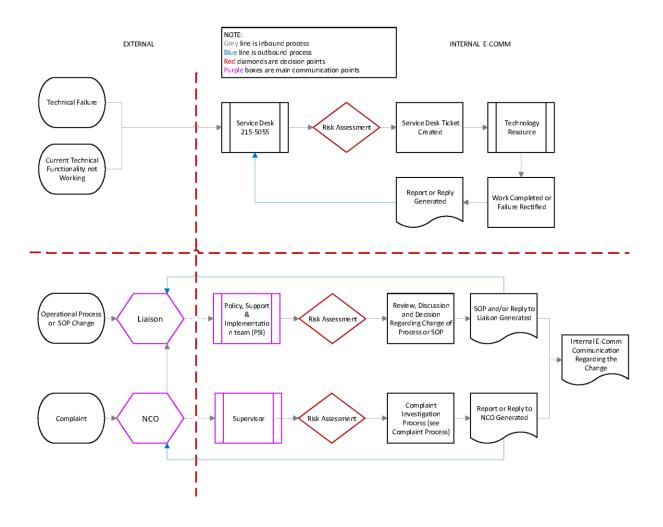
- (a) E-Comm shall be entitled to make periodic modifications to the Dispatch Platform and is not required to notify the other party unless the change results in a degradation of a service or quality or a requirement to change Standard Operating Procedures. If such a change is made, no less than 30 days' notice of such will be provided.
- (b) In the event of any Dispatch Platform changes outside of E-Comm's control E-Comm will make reasonable commercial efforts to mitigate the impact to our customers.
- (c) It is understood that if costs are incurred to mitigate the impact of Dispatch Platform changes made outside of E-Comm's control E-Comm has the right to adjust the Dispatch Levy on a cost recovery basis.

1.4 Process for Urgent Changes

If the Dispatch Customer requests that E-Comm implement an urgent change set out in a Change Request E-Comm may impose charges in addition to the rates set forth in Schedule "C" as compensation for the additional personnel or system resources required to implement that change by that earlier date.

1.5 Flowchart

(a) E-Comm will accept operational (SOP related) change requests, or complaints, and process them as detailed in the flowchart below.



- (b) PRIME CAD and RMS and RCMP CPIC and IT related technical and process concerns must go to the RCMP Central Help Desk.
- (c) Changes to the scope of services provided by E-Comm to the Dispatch Customer (as outlined in this document) may be made upon mutual agreement.

SCHEDULE "D"

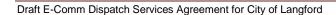
DISPATCH LEVY

The Dispatch Levy will be within the following range:

Apr - Dec 2025

	Low Range		High Range
Langford	\$	1,296,527	\$ 1,474,352

The actual Dispatch Levy is subject to approval by the board of directors of E-Comm and will be communicated to the Dispatch Customer by E-Comm by written notice in or about January 2025.





Staff Report to Council

DATE: Monday, May 20, 2025

DEPARTMENT: Planning

SUBJECT: Official Community Plan Bylaw No. 2022

EXECUTIVE SUMMARY:

In October 2023, Council directed staff to undertake a comprehensive "refresh" of Langford's 2008 Official Community Plan (OCP) to reflect emerging community priorities and to respond to evolving Provincial legislation. The resulting refreshed and reimagined OCP is the product of a multi-phase planning process shaped by three rounds of meaningful public engagement, input from subject matter experts, and a strong commitment to inclusive, transparent policy development. The purpose of this report is to outline this process, key findings, and present the proposed OCP Bylaw for Council's consideration.

The refresh process unfolded over four key phases, each designed to progressively build on public feedback and technical analysis to deliver a plan that is both visionary and grounded in community values. At every stage of the planning process, public engagement was not just a component—it was the foundation. The resulting proposed OCP captures input from thousands of voices, ranging from casual conversations at pop-up events to formal submissions from community partners. It connects what matters most to residents with the policies that will guide how Langford grows and prospers. The refreshed plan is action-oriented, measurable, and reflective of a shared vision for a sustainable, equitable, and thriving city. These four phases included:

- Phase 1: Community Vision and Priorities (Summer 2024)
- Phase 2: From Big Ideas to Initially Preferred Options (Fall 2024)
- Phase 3: Building the Draft OCP (Winter 2024/2025)
- Phase 4: Preparing the OCP Bylaw (Spring 2025)

Throughout this process, the conversation has been built around developing an OCP for 100,000 residents that strategically meets their needs while addressing the challenges of affordability, housing,

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climate change, social equity, rising infrastructure costs, and improved transportation options (referred to as the Big Ideas and the Five Crises).

Council is now presented with a plan that represents the best of collaborative planning: one rooted in community, guided by evidence, and prepared to meet the challenges of the future.

BACKGROUND:

In October 2023, Council adopted Langford's first Council Strategic Plan, which identified the "refresh" of the City's Official Community Plan (OCP) as a priority initiative. The purpose of this project was to respond to evolving community priorities and meet new legislative requirements from the Province.

City staff led the development of the project with valuable input from external planning experts and extensive community engagement. Public consultation was a cornerstone of the process, ensuring community voices were consistently and meaningfully incorporated at every step. Through a mix of inperson events and online surveys hosted on Let's Chat Langford, residents played a vital role in shaping the proposed OCP. This inclusive approach helped build trust, reflect a diversity of perspectives, and directly informed both the vision and detailed policy directions.

The process was carefully paced to avoid being too lengthy—risking public and key partner burnout—or too brief, which could leave participants feeling unheard. The following section outlines the extent of this process and the steps taken to move the process from defining a vision to testing ideas, refining policies, and, ultimately, drafting the proposed OCP.

COMMENTARY:

Phase 1: Community Vision and Priorities (July-September 2024)

This first phase invited residents to share their vision for Langford's future and their priorities and values around key planning and growth management issues. Community input during this phase was essential in shaping the overall direction of the plan. Engagement levels were strong, with residents participating via in-person events, online surveys, and social media, including:

- Over 600 in-person interactions at five different pop-up events
- 404 survey responses
- 3,260 visits to the project webpage on Let's Chat Langford



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This phase also introduced several key concepts, including building the OCP around a population outcome of 100,000 residents rather than a timeframe, and a series of "Big Ideas" that could be used to strategically meet the needs of these residents.

Planning for a population of 100,000 does not represent a population target for Langford, but it isn't an arbitrary number either. Langford has experienced steady growth for more than two decades, with population projections suggesting that the city could reach 100,000 residents within 15 to 20 years, although the exact timing remains uncertain. What is certain is that growth will continue. The Langford Housing Needs Report also identifies that approximately 17,000 new homes will be needed to address Langford's projected housing needs.

Rather than planning for the next 5, 10, or 20 years, this OCP plans for the kind of city Langford will be when it reaches 100,000 residents. Planning for outcomes, rather than fixed timeframes, is considered a best practice in smart, successful plan making. The key decisions in this OCP focus on where and how Langford will grow.

The Big Ideas introduced in this Phase include strategies for enhancing urban design and amenity expectations, establishing a vibrant downtown, improving mobility options, developing a "made-in-Langford" approach to new Provincial housing requirements, and addressing the challenges expressed by the Five Crises (the Climate Crisis, Housing and Affordability Crises, Equity Crisis, Public Health Crisis, and Infrastructure Cost Crisis).

The feedback gathered through this Phase provided critical insight into the community's aspirations and concerns, and laid the foundation for the next stage of policy development.

See Phase I Engagement Report for additional details.

Phase 2: From Big Ideas to Initially Preferred Options (October–December 2024)

The second phase involved integrating the feedback from Phase 1 with city-building best practices, technical expertise, and considerations specific to the Langford context to develop the *Ideas Paper*. This paper discussed and proposed a series of *Initially Preferred Options* - policy ideas that could be further developed and incorporated into the Draft OCP to achieve the vision and priorities identified by the community.

The public's continued participation was key to shaping these directions, and included:

- 737 survey submissions from 347 individuals across four surveys
- Attendance by approximately 85 people at an open house



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• 3,690 visits to the project webpage on Let's Chat Langford

What did we learn in Phases 1 and 2?

Through these first two phases, the community expressed strong support for several priorities:

- Directing growth to already built-up areas
- Expanding transportation options
- Establishing clear urban design expectations to support livable urban density
- Creating broader public space policies, including urban plazas and transformed streets
- Bringing local amenities like shops, cafés, and green spaces closer to where people live
- Providing more clarity around building densities and heights

See Phase 2 Engagement Report for additional details.

Phase 3: Building the Draft OCP (December 2024-April 2025)

The third phase involved building the Draft OCP from the strong foundation of the 2008 Plan and the extensive community input gathered in Phases 1 and 2. While retaining much of the original policy intent, the Draft OCP consolidated, reorganized, and clarified previously overlapping or ambiguous policies.

More specifically, several key policies from the 2008 Plan have been retained:

- A sustainable and complete community vision underpins all policies
- The mode-share goal of 42% of trips made by walking, rolling, cycling, and transit was retained and aligned with the population outcome of 100,000 residents, rather than a date
- A modal hierarchy prioritizing: 1) Pedestrians and mobility aid users 2) Cyclists and micromobility 3) Public transit 4) Shared vehicles 5) Commercial vehicles and 6) Single-occupant vehicles
- Social community uses (parks, gardens, daycares) permitted city-wide on public and private lands
- A wide range of housing types, sizes, and tenures are permitted in residential and mixed-use areas



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The Draft OCP also resolved uncertainty around the location and extent of permitted development. The 2008 Plan was developed to maximize flexibility, deferring the determination of land-use, height, and density to the rezoning stage. While the general policy intent for land use and density was expressed, there were no real limits to height or density within any of the land-use designations. This has posed challenges for staff to administer, for residents trying to understand potential changes to their neighbourhoods, and for the development community in determining what may be supportable. The Draft OCP combined the policy intent of the 2008 Plan with the Initially Preferred Options tested through the Ideas Paper into a new Land Use and Growth Management Strategy with specific, geographically defined height and density limits.

The resulting Draft OCP is primarily a mid-rise plan, with heights of three to six storeys permitted throughout the majority of the City, and targeted, strategically important areas designated for buildings over six storeys. In fact, approximately 88% of the intended growth areas specifically enabled by this Plan are now limited to buildings of six storeys or less. This reflects Langford's identity as a predominantly mid-rise community, while ensuring the integration of vibrant, transit-supportive, mixed-use centres in strategically important areas, particularly downtown Langford.

To ensure this successful integration, taller buildings are subject to heightened design and amenity expectations and have been enabled in locations that are strategically aligned with current and future transit corridors, including potential higher-order transit routes (such as light rail) and hubs. These new policies will direct density to areas that successfully contribute to community goals and priorities, while enhancing quality-of-life for both new and existing residents.

Further to this, the following represent the most significant changes or additions in the Draft OCP:

- Clearly defined building heights and permitted land uses
- Focus on infill development in already zoned and built-up areas with transit access
- Defined uses for Employment Lands that protect industrial lands
- Identification of Future Policy Areas, to be revisited as part of a future OCP review
- New City Centre boundaries and policies that include:
 - A reduced City Centre footprint, redefined Downtown, Moderate High-Rise Residential,
 Mid-Rise Residential, and Industrial Innovation Area
 - o Inclusion of the City Centre map in the OCP (instead of the Design Guidelines)
- New Heights are as follows:
 - City Centre Downtown: 28–30 storeys, mandatory ground-floor commercial



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- o City Centre Moderate High-Rise: 12 storeys, optional ground-floor commercial
- o City Centre Mid-Rise: 6 storeys, optional ground-floor commercial on corners
- o Urban Centres: 22–24 storeys, mandatory street-facing commercial
- Corridors: 6 storeys, optional mixed uses
- Complete Communities: 3 storeys residential, with:
 - Neighbourhood Villages (6 storeys, mandatory ground-floor activation)
 - Corner Convenience (4 storeys, mandatory ground-floor commercial)
- o Employment Lands: 3 storeys

Additional updates include:

- Design expectations for taller buildings: massing, floor plate size, tower separation, and amenities
- Expanded public space policies: courtyards, plazas, transformed streets, and integrated urban nature
- Enhanced arts, culture, and economic development policies

Phase 3 engagement included an online survey to assess how well feedback from the first two phases had been integrated into the Draft Plan, as well as to gather input on any suggested revisions. The Draft Plan was also reviewed as part of key partner workshops and meetings, which included representatives from Island Health, BC Transit, School District 62, active transportation and placemaking advocates, developers, and affordable housing providers. As part of this process, the City received:

- 144 survey responses
- Over 2,100 visits to the project webpage on Let's Chat Langford

The key results and suggestions for revisions from this phase included (but were not limited to):

- General to strong support for the draft plan
- Concerns about building height, mobility options, and greenspace protection
- Requests for greater transparency, accountability, and implementation
- Suggestions for stronger policies on public health, affordable housing, and climate resilience



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See Phase 3 Engagement Analysis for additional details.

Phase 4: Preparing the OCP Bylaw (April–May 2025)

Transforming the draft into its final form involved a detailed review of Phase 3 feedback from the public and key partners. Notable policy updates include:

- Inserting reporting measures to improve implementation and transparency
- Changing a portion of the land-use designation for Sooke Road from Urban Centre to Corridor, with required mixed-use fronting Sooke Road
- Exempting affordable housing from podium requirements in certain zones/conditions
- Adding commitments to pre-zone and eliminate minimum off-street parking requirements for affordable housing in key locations, and to develop a future housing strategy
- Inserting clarified rationale for tall buildings, including linkages to public benefit goals
- Strengthening policies for transitions between density levels (tree planting, landscaping)
- Adding new vegetation and sound mitigation standards for homes near busy roads to improve health outcomes
- Inserting additional support for new neighbourhood villages in South Langford
- Clarifying connections between climate resilience and design (urban heat island mitigation)
- Strengthening commitments to child and youth-friendly spaces within walkable, active neighbourhoods
- Improving support for local food systems, including value-added processing and farm-to-table initiatives

Bylaw No. 2229

The Proposed OCP integrates updated City Centre policies that are currently contained in the Design Guidelines. As such, Bylaw No. 2229 has been drafted to delete the redundant and outdated policy language from the Guidelines concurrently with the OCP Bylaw. Should Council proceed with First Reading of OCP Bylaw No. 2220 at this meeting, they may also wish to direct staff to prepare the necessary notifications for Bylaw No. 2229, such that it can receive consideration of 1st, 2nd and 3rd readings at the same meeting that the OCP Bylaw will receive consideration of 2nd and 3rd readings.



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FINANCIAL IMPLICATIONS:

Implementing the OCP depends on full integration with strategic, organizational, budgeting, and work planning processes. As such, this OCP includes a commitment to ensure OCP priorities, measurable targets, and implementation actions are incorporated into annual, financial, strategic, and legislated decision-making frameworks and reporting processes. As a result, Council will be able to assess progress, consider new initiatives in the context of OCP implementation, and provide direction to staff accordingly. This will ensure ongoing accountability and transparency in the City's actions toward the goals and commitments set out in the OCP.

LEGAL IMPLICATIONS:

The statutory steps for OCP adoption are set out in Division 4 of the *Local Government Act*. Final approval remains subject to a Public Hearing and further input. If Council directs any changes to the OCP Bylaw with respect to land use or density after the Public Hearing, a new public hearing is required.

First reading of the bylaw formally announces Council's intention to proceed with the new Plan. This triggers referrals to the Agricultural Land Commission (ALC), the Capital Regional District (CRD), and a review of potential conflicts with financial and waste management plans.

STRATEGIC PLAN ALIGNMENT:

1a -Refresh the Official Community Plan (OCP)

OPTIONS:

Option 1

THAT Council:

1. Proceed with consideration of "Official Community Plan Bylaw No. 2200, 2025" and give First reading as drafted;

AND

- 2. Direct staff to refer "Official Community Plan Bylaw No. 2200, 2025" to the:
 - a. Provincial Agricultural Land Commission (ALC) for comment; and



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b. Capital Regional District (CRD) Board for the purpose of accepting the Regional Context Statement;

AND

3. Direct staff to provide public notification that Council will consider 1st, 2nd, and 3rd readings of "Langford Zoning Bylaw, 1999, Amendment No. 749 (Text Amendment to Update Appendix J), Bylaw No. 2229, 2025.

OR Option 2

THAT Council:

1. Proceed with consideration of "Official Community Plan Bylaw No. 2200, 2025" and give First Reading with the following amendments:

a	;
b	;
с.	

AND

- 2. Direct staff to refer "Official Community Plan Bylaw No. 2200, 2025" to the:
 - a. Provincial Agricultural Land Commission (ALC) for comment; and
 - b. Capital Regional District (CRD) Board for the purpose of accepting the Regional Context Statement;

AND

3. Direct staff to provide public notification that Council will consider 1st, 2nd, and 3rd readings of "Langford Zoning Bylaw, 1999, Amendment No. 749 (Text Amendment to Update Appendix J), Bylaw No. 2229, 2025.

SUBMITTED BY: David Sametz, RPP, MCIP, Senior Planner

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: Matthew Baldwin, RPP, MCIP, Director of Development Services **Concurrence:** Katelyn Balzer, P.Eng., Director of Engineering and Public Works



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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:

1. OCP Bylaw No. 2200

2. Bylaw No. 2229

3. Phase 1 Engagement Report

4. Phase 2 Engagement Report

5. Phase 3 Engagement Report



CITY OF LANGFORD BYLAW NO. 2200

A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN FOR THE ENTIRE MUNICIPALITY PURSUANT TO S.472 OF THE *LOCAL GOVERNMENT ACT*

The Council for the City of Langford in open meeting assembled and having observed the relevant provisions of the *Local Government Act*, enacts the following:

1. Title

This Bylaw may be cited as "Langford Official Community Plan Bylaw 2200, 2025".

2. The City of Langford Official Community Plan

The document entitled "Official Community Plan", annexed hereto and marked Schedule "A" is adopted as the Official Community Plan of the City of Langford.

3. Severability

No provision of this Bylaw depends for its validity on any other provision and the provisions of this Bylaw shall remain in full force and effect, save and except only those specific provisions of the Bylaw which may for any reason be held to be invalid.

4. Repeal

City of Langford Bylaw No. 1200 "Langford Office	cial Community Plan Bylaw, 2008" is repealed.
READ A FIRST TIME this day of, 2025.	
PUBLIC HEARING HELD this day of, 2025.	
READ A SECOND TIME this day of, 2025.	
READ A THIRD TIME this day of, 2025.	
ADOPTED this day of, 2025.	
PRESIDING COUNCIL MEMBER	CORPORATE OFFICER

Schedule "A"

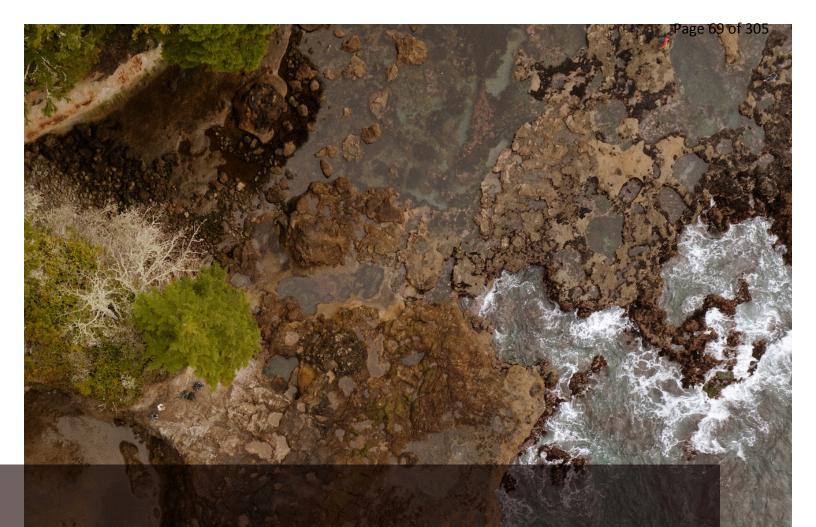
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BYLAW NO. 2200

Längford

LET'S PLAN LANGFORD. FOR 100,000.



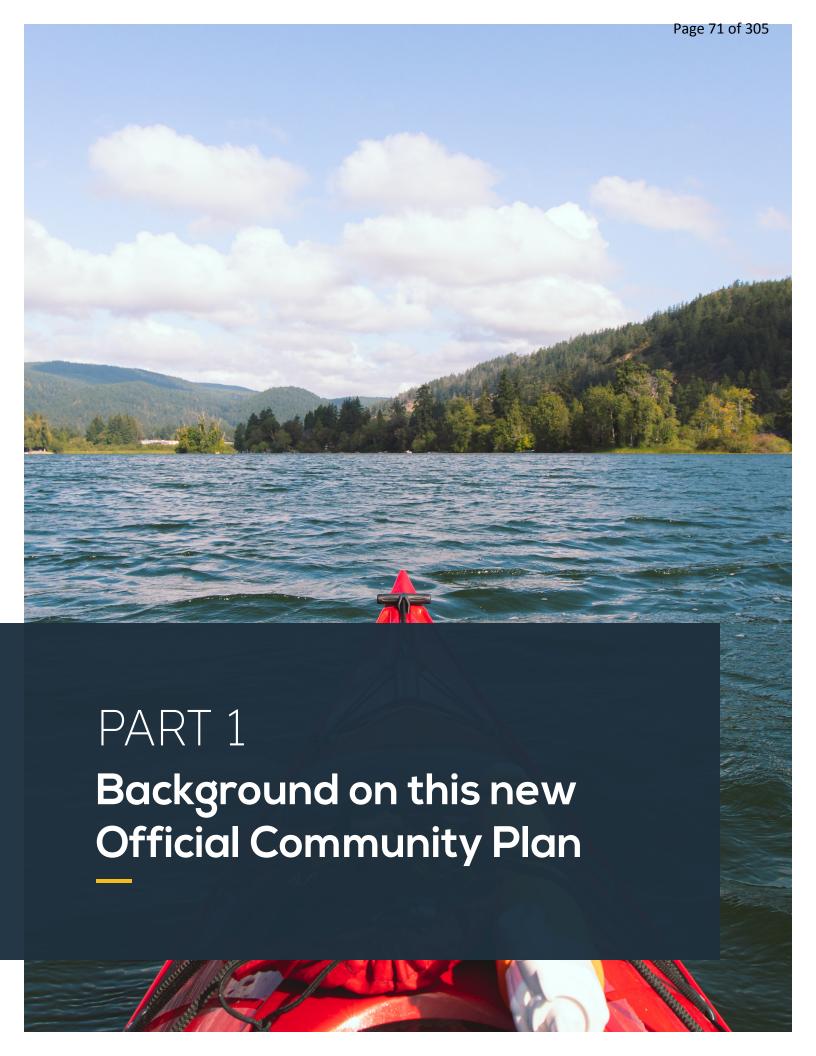
Land Acknowledgement

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

The City of Langford acknowledges and honours the importance of listening, understanding, and engaging meaningfully and intentionally with local First Nations. The City is committed to building strong relationships with the local Nations and is committed to ensuring this work is a priority and approached in a good way. While there is much work to do, and will be an ongoing evolving process, the City is going to start by understanding the priorities of all local First Nations on a one-on-one basis. This Plan may be enhanced to honour what we learn and will keep the City accountable to our commitments. This approach to building relationships with local First Nations will be applied to all City projects and initiatives with the commitment of being accountable partners, and strong allies to the Indigenous community.

The City will work to implement the actions specific to local government as outlined in the Truth and Reconciliation Commission of Canada: Calls to Action

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PART3	Targets and Commitments
PART 4	Emphasizing Urban Infill
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	Land-Use Designations
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PART10	Protecting Ecological Systems and Biodiversity 72
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Background on this new Official Community Plan

Introduction

The City of Langford is a rapidly growing community that has been transitioning from a primarily suburban municipality to a vibrant urban destination in the heart of the capital region. With a population increase of nearly 60% over the past two census periods, Langford continues to be one of the fastest growing cities in Canada.

Generally, growth and change has been accepted and even embraced by Langford residents, as it brings numerous benefits to the community. For instance, increased tax revenues from new development has been reinvested into enhancing public spaces, improving amenities, and building new facilities. Additionally, new development has created jobs, expanded services, and provided affordable housing options, along with a more diverse housing market.

Throughout this change, Langford has remained one of the most affordable cities in the region.

At the same time, many residents have been calling for a more strategic, purposeful and proactive approach to community planning and development. This OCP lays the groundwork for future development by strategically aligning community objectives with best practices in city planning and prioritizing the direction of future growth. This new Plan is intended to address the multiple challenges facing our community while providing greater clarity on the location and nature of new development as Langford enters a new era of growth.



What is an Official Community Plan?

An Official Community Plan (OCP) is a long-term land use plan and policy document that guides a municipality's growth and development. The vision set by an OCP reflects the input of residents, community partners, professionals, and municipal staff who contributed to its creation. It also incorporates best practices in city planning, tailored to the local context. By integrating land use, transportation, economy, environment, urban design, quality of life, community needs, and services, the OCP provides a comprehensive strategy for decision-making and dialogue about the city's future.

An Official Community Plan is a long-term land use plan and policy document that guides a municipality's growth and development.

This OCP outlines how the city will grow to address both current and future challenges while ensuring accountability, transparency, and follow-through on community objectives. Rather than replacing the previous OCP entirely, many of its valuable policies have been retained and enhanced. This "refresh" approach allows the City to build on existing strengths while incorporating bold new ideas. In this way, key sections have been strategically consolidated, reorganized, and refined to make meaningful progress while optimizing public time and resources.

A significant shift in this OCP is its emphasis on implementation and outcomes. Rather than planning for a fixed number of years with uncertain outcomes, the refreshed OCP plans for a population of 100,000 residents. This approach offers the key advantage of zeroing in on what Langford needs to support this milestone, no matter how long it takes to get there. It's an example of "planning for outcomes rather than timeframes;" a best practice that keeps the city's growth strategies relevant over time with unknown variables.

The strategic direction of this OCP is organized around "desired outcomes," which serve as specific goals for the future. Each desired outcome is supported by a range of policies that guide implementation, resourcing, and strategic planning. By focusing on outcomes, this OCP provides a flexible, forward-thinking framework that adapts to changing conditions while keeping the City on course toward its long-term vision.

It is acknowledged that conditions and public priorities can shift as new opportunities and challenges emerge. For this reason, the *Local Government Act* states that an OCP does not commit or authorize a municipality to implement policies specified in the Plan. However, any new or amended bylaws or works undertaken by a Council must align with the OCP. In this way, an OCP serves as a high-level guide for growth and development, while other municipal plans, bylaws, and policies work in coordination to implement its objectives.

The next critical step in achieving the OCP's desired outcomes is the completion of several key projects, including a Transportation Master Plan, an Active Transportation Plan, a Climate Action Master Plan, a Parks and Trails Master Plan, an Arts and Culture Strategy, and an Economic Development Strategy. These initiatives will outline specific actions to support community-wide objectives, such as updating City Bylaws—including the Zoning Bylaw and the Subdivision and Development Servicing Bylaw to shape future development and infrastructure improvements. They will help to establish how new amenities and community benefits are integrated into developments, guide strategic property acquisitions and capital investments, and identify opportunities to enhance transportation networks with active transportation and transit-priority infrastructure. As these implementation measures take shape, the OCP will be updated to ensure a cohesive, integrated plan for Langford's future.

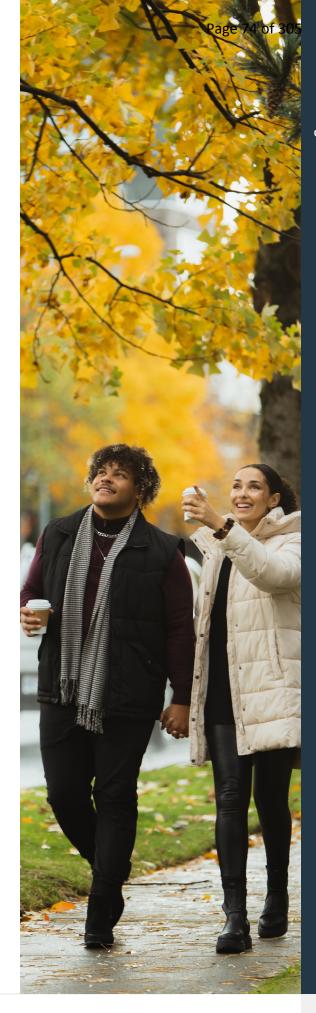
What do we mean by a Plan for 100,000 residents?

The reference to 100,000 residents in this OCP does not reflect a population goal for Langford, but it isn't a random number either. Langford has been growing quickly and consistently for the last two decades. In fact, Langford was the third fastest growing city in Canada between 2016 and 2021 – and shows no signs of slowing. Past projections have suggested that Langford could reach 100,000 residents within 15-20 years, but we can't know with real certainty when we will hit this number. What we do know is that growth is expected to continue.

Expectations outlined in the Capital Regional District's (CRD) Regional Growth Strategy and the new Provincial housing legislation point to the need for Langford to accommodate regional growth expectations. In fact, Provincial housing legislation now requires local governments to calculate the five- and 20-year housing needs for their community using standardized methodology and data sources, and account for the identified number of new homes in both their OCPs and Zoning Bylaws.

For Langford, the 20-year housing need is projected to be nearly 17,000 new homes, which will add approximately 42,000 new residents to Langford's 2024 population of just over 58,000. The projected housing needs of the city must be reviewed and adjusted every five years to account for changing needs and the actual pace of new growth. For the time being, this housing needs projection roughly aligns with the 100,000 residents accounted for in this OCP.

To be clear, Langford's growth isn't expected to be "finished" when we reach 100,000 people. Rather, that would signify the ending of this Plan's tenure, and the beginning of the next planning phase for the city. In other words, 100,000 is not a new density decision, but density that is already expected, and required to be planned for through the Provincial housing legislation. The key decisions in this new OCP involve where and how we grow.



Tackling the Five Crises

In 2023, the City's first Five-Year Strategic Plan was adopted. This is different from the OCP in that it is a separate Council Plan that outlines their vision, core values, and key priorities to guide decision making on a range of topics over a five-year period. In the Strategic Plan, Council identified and prioritized many strategic objectives around the "Five Crises" that are

facing all cities, including Langford. These crises are so significant and daunting that they require a shared set of goals and actions if they are to be comprehensively and successfully addressed. The Five Crises, and how the City can address the complex challenges they represent through this OCP, are emphasized in this OCP.

THE FIVE CRISES



1 - Climate Crisis

The way we plan and build our cities and suburbs will determine a large part of our success or failure in mitigating the climate crisis. How far and how fast we go with the decisions contained in the new OCP, particularly our land-use and transportation decisions, will be the most important step our community will take toward this goal.



2 - Housing and Affordability Crises

Housing and transportation represent the two biggest costs in determining how affordable or unaffordable our city will be as it grows. The new OCP decisions around density, land-use mix, community completeness, housing types and tenures, and mobility options will either greatly support or hinder our affordability goals.



3 - Equity Crisis

The extent to which our city and its opportunities are equitable and accessible for all citizens, now and in the future, is strongly influenced by our city-building practices and policies. Such policies and practices guide decisions that support creating more housing options, the availability of viable transportation choices, and how the community's many needs are met. The new OCP policy choices seek to enable a more equitable city throughout every part of the Plan.



4 - Public Health Crisis

The way we build cities and suburbs dramatically affects our individual health and the overall public health system. This is due to the health implications of designing opportunities for regular activity and environmental quality into our communities. The land-use and transportation policies that guide the new OCP will be the bedrock for a healthier city as we grow.



5 - Infrastructure Cost Crisis

Where and how we grow has a powerful effect on overall urban economics, and particularly the infrastructure, services, amenities, and municipal taxes that residents and the City can or can't afford. In short, some types and locations of growth cost a lot more public funding, both initially and over the long term, than others. Growth that positively contributes to the local economy, and even subsidizes more expensive growth, both immediately and in the long term, will be emphasized in this OCP.

Designing the Plan around Big Ideas

An effective Official Community Plan (OCP) begins with a strong, community-driven vision for the future. To ensure this vision was accurately captured, community feedback was actively sought and integrated in multiple phases throughout the planning process.

In addition to public input, one of the most common best practices in OCP development is to centre the Plan around "Big Ideas." These Big Ideas, shared with the public during the engagement process,

are designed to strategically address the needs of a growing population of 100,000, while tackling critical challenges such as climate change, housing affordability, social equity, public health, and rising infrastructure costs—the 'Five Crises'.

Some of these Big Ideas are reflected as distinct policy sections within the OCP, while others serve as the foundational principles that underpin all policies and land-use strategies.

OCP BIG IDEAS



All policies put forth in the OCP will either directly or indirectly address one or more of the Five Crises.



Use clear and quantifiable measurables wherever possible in the OCP to strengthen accountability, transparency, and follow-through.



Strengthen, clarify, and consolidate our urban design, amenities, mobility, and parks/urban nature policies by creating a new section of the OCP focused entirely on high quality city-building.



Explore what new or expanded role the City Centre, and a clearly defined downtown within it, will play in accommodating new development.



Parks, People-Places, and Urban Nature Coordinate our parks and urban nature policies, while improving our understanding and approaches to urban people-places (including squares, plazas, and transformed streets) that aren't necessarily parks.



Centres, Corridors, and Complete Communities Review how we manage growth, along with the type, number, location, and size of urban centres and corridors.

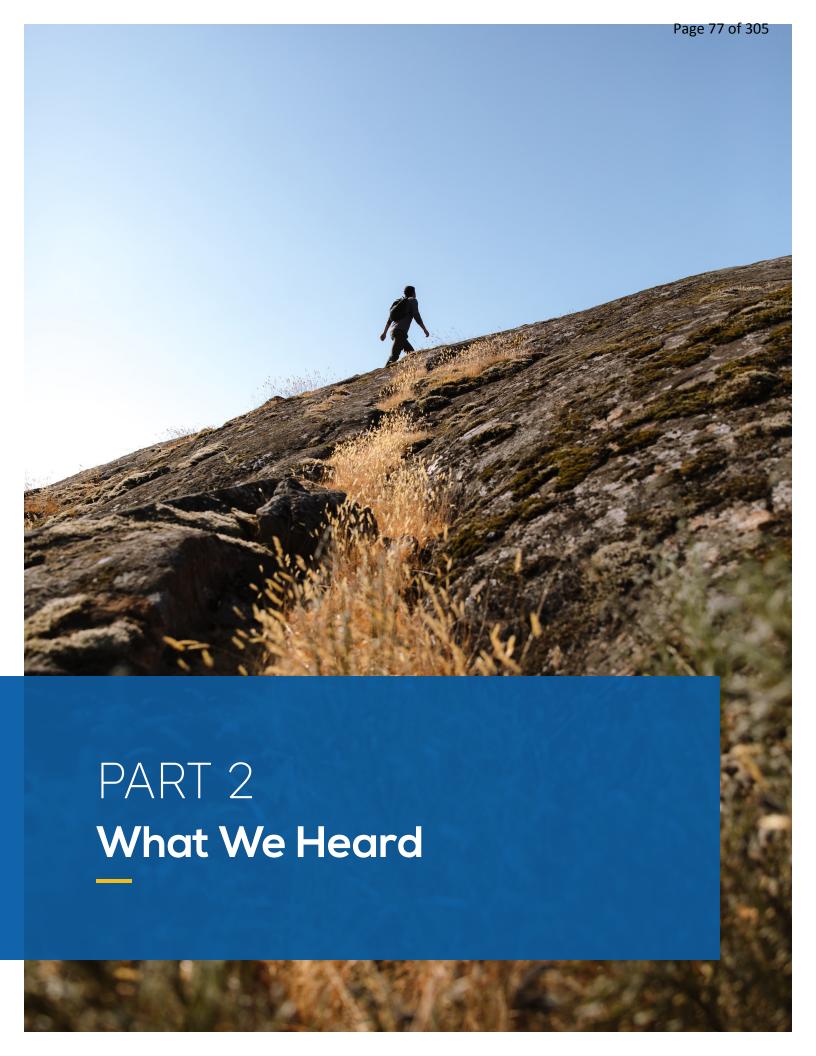


Mobility

Emphasize more sustainable and equitable transportation options to provide more choice in how we get around, and explore how 42,000 new residents will move around the city without needing a lot more cars.



A "Made in Langford" Approach Apply a local lens to ensure we address the new Provincial housing legislation in a way that strategically benefits the future of Langford while addressing the Five Crises.





Engagement Activities and Reach

The public engagement process was divided into two main phases, each involving various consultation methods:

Phase 1 (Summer 2024):

- Online Survey
 404 responses collected.
- In-Person Engagement
 Five community pop-up events reaching
 600+ residents.
- Social Media & Digital Outreach
 Over 5,000 views on Facebook and Instagram, advertisements in local newspapers, and digital platforms.
- Total Project Website Visits 3,260 visitors.

Phase 2 (Fall 2024):

- Online Surveys
 741 responses collected from 347 individuals across four surveys.
- In-Person Engagement
 Open House event at Ruth King Elementary
 School, attended by approximately 85 residents.
- Social Media & Digital Outreach
 25,000+ views across digital campaigns, print ads in Times Colonist and Goldstream Gazette.
- Total Project Website Visits 3,691 visitors.

The City of Langford launched a multi-phase engagement process to update its Official Community Plan (OCP), involving extensive public outreach, including online surveys, inperson events, and digital media campaigns, to gather input on key community planning priorities.

Engagement efforts focused on themes such as housing, transportation, sustainability, and community livability.

Key Themes Across the Public Engagement Process



Housing and Urban Growth

- Strong preference for higher-density housing near transit corridors and urban centers while minimizing urban sprawl.
- Support for mixed-use developments that integrate residential, commercial, and green spaces.
- Concerns over rapid development, construction impacts, and the need for more family-sized housing options.



Transportation and Mobility

- Widespread support for improved public transit.
- Calls for enhanced pedestrian and cycling infrastructure to promote active transportation.
- Concerns about congestion and inadequate infrastructure to support new development.



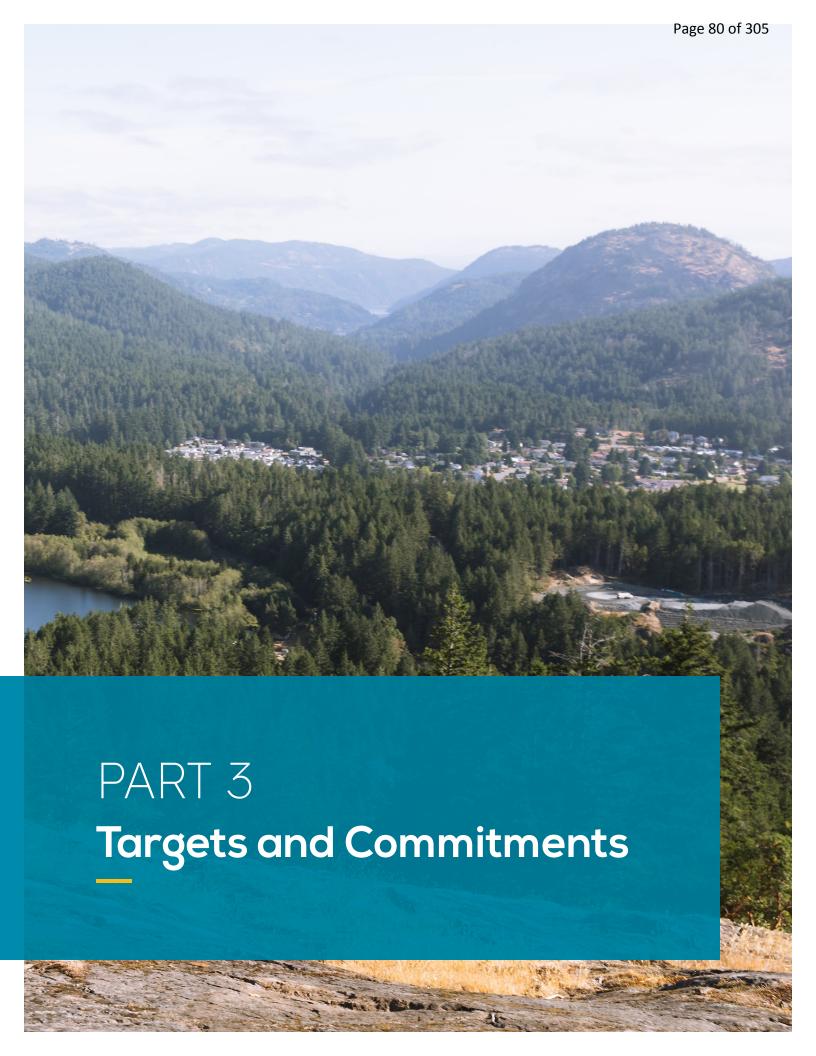
Community Livability and Green Spaces

- Strong support for policies to increase parks, trails, and urban forests.
- Demand for vibrant, walkable neighbourhoods with access to local shops, services, and amenities.
- Emphasis on community gathering spaces, such as urban plazas and public markets, to foster social interaction.



Balanced
Development and
Infrastructure

- Calls for development that aligns with infrastructure upgrades, including roads, schools, and healthcare.
- Mixed opinions on building height limits, with some favouring mid-rise development (four to six storeys) and others preferring higher density in strategic areas.
- Concerns about ensuring new developments contribute to public amenities and community improvements.





Commitments

A key objective of this OCP is to enhance accountability, transparency, and follow-through to effectively achieve the community's long-term goals. In support of this commitment, all measurable targets from each section of the OCP are consolidated and tracked to ensure they remain a central focus throughout the Plan's implementation.

The success of the OCP implementation depends on maintaining strong alignment with Corporate (Five-Year) Financial Planning, Council Strategic Plans, departmental work programs, and the availability of funding. To advance the OCP's objectives, capital planning must be coordinated with the Plan's priorities to guide investments and resource allocation that support the community's vision.

To uphold accountability and transparency, these targets will be reviewed annually. This review will assess progress on key actions and measurable targets, consider updates to corporate planning documents, and identify any emerging trends, risks, or opportunities. Staff will prepare an annual report to Council summarizing implementation progress, outcomes, and any recommended adjustments to maintain alignment with both corporate priorities and the OCP.

The Commitment

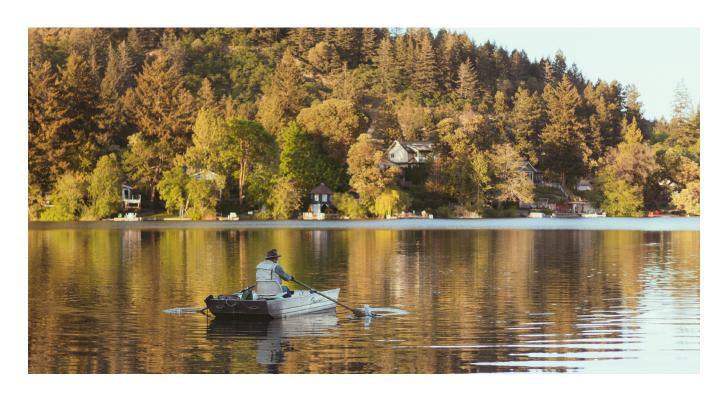
Ensure OCP priorities, measurable targets, and implementation actions are included in annual financial, strategic, and legislated decisionmaking frameworks and reporting processes.

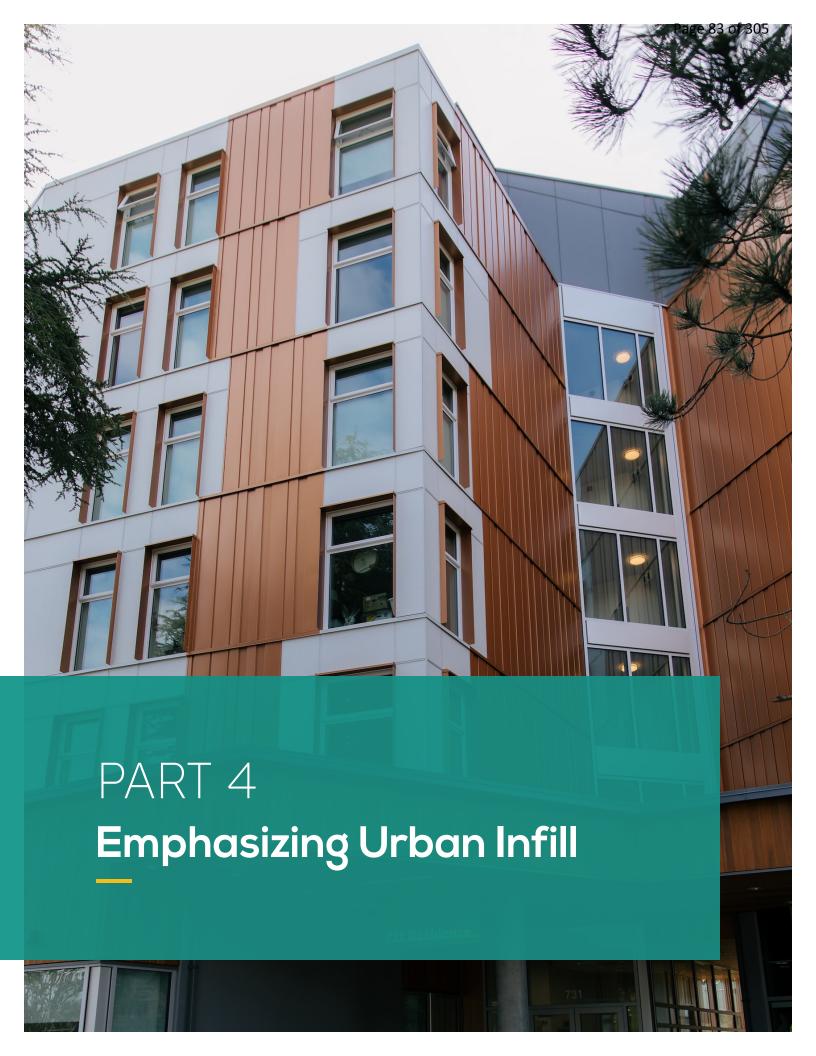


Targets and Commitments

- Continue to work with Indigenous partners, celebrate Indigenous culture, and ensure that our work is grounded with the intentional lens of truth and reconciliation.
- Achieve a multi-modal transportation system that sees 42% of all trips made by walking, rolling, cycling, and/or public transit by 100,000 residents.
- 3. Work with BC Transit to increase the public transit mode-share target for Langford beyond their current target of 10% by 2050.
- 4. Ensure all areas of Langford's City Centre and Urban Centres have a walk score of 70 or higher by the time we reach 100,000 residents (indicating most errands can be accomplished within a short walk, roll, or bike ride).
- 5. Achieve a minimum of 5,081 new homes by 2030 and 16,942 new homes by 2045.
- Reduce the number of households experiencing Core Housing Need to below 10% by the 2026 census.

- 7. Reduce the City's corporate emissions by 50% (from 2007 levels) by 2030, and achieve net zero emissions by 2050.
- 8. Decrease community-wide GHG emissions by 61% from 2007 levels by 2038.
- 9. Ensure an urban forest canopy of at least 40% in 2050.
- 10. Plant at least 300-600 new trees (excluding replacement trees) per year on public and private property.
- 11. Establish a minimum of one community garden per neighborhood by the time we reach 100,000 residents.
- 12. Increase the amount City-owned parkland by 50% by the time we reach 100,000 residents.
- 13. Ensure 95% of residents live within 400m of a usable park or public space by the time we reach 100,000 residents.







As noted, about 17,000 new homes will be needed to support a population of 100,000 and meet Langford's Housing Needs Report requirements. Significantly, approximately 40%-50% of this housing is already accounted for through previous zoning approvals. These zoned lands include considerable areas of lower-density development that are generally cardependent today, although it is anticipated that new commercial and mixed-use areas will emerge to improve access to shops, services, amenities, and public transit as build-out occurs.

To support growth based on the Big Ideas of this OCP and the sustainable vision of the community established through public engagement, the new housing approvals enabled by this OCP focus on denser, multi-modal, multi-family "infill" development in the City Centre, existing and new Urban Centres, Corridors, and Complete Communities (see Part 6 – Land Use and Growth Management Strategy).

In the context of this OCP, infill refers to compact urban development generally located within the built-up urban areas that are supported by walking, rolling, biking, and transit. This is distinct from "greenfield" development, which generally refers to lower density, car-dependent sprawl usually (but not always) located on the edge of the built-up area. It is important to note that from a purely location-based perspective, not all infill is beneficial (as it can be single-use, low density and lacking mobility choice), and not all greenfield development is detrimental (as it can be dense, mixed-use, and multi-modal). Thus, the crucial factors are mobility choice, mixed-use spaces, and density.

The Commitment

The majority of new growth, except for the completion of existing zoned approvals for greenfield developments, will be through urban multi-modal infill development, with no new car-dependent greenfield rezoning permissions given in the city relative to this OCP to 100,000 residents.

Multi-modal infill is a strategic, economically viable, and socially and environmentally responsible approach that is essential to realizing the vision outlined in this OCP. By prioritizing key areas that can accommodate increased residential and commercial land uses while enabling greater choices in housing, jobs, transportation, and services, this approach is a significant way of addressing the Five Crises. It supports critical mode-shift targets by reducing traffic congestion while accommodating a growing number of trips, and promotes high-quality, cost-effective urban development with broad public benefits. These benefits, strongly supported by the community during public engagement, include the efficient use of infrastructure, thoughtful urban design, improved access to a variety of amenities, a diverse mix of housing for all ages and life stages, and convenient access to a range of active transportation options for daily commutes and errands.

In this way, multi-modal infill aligns land-use and transportation planning, adding homes, jobs, and services without significantly increasing vehicle congestion in order to support a more sustainable and efficient city that prioritizes quality of life and overall well-being.

This OCP identifies ample urban locations for beneficial infill growth near key infrastructure, including anticipated expansions to public transit. Therefore, proposals to develop greenfield locations in a more urban way would not be considered necessary, strategic, or beneficial.

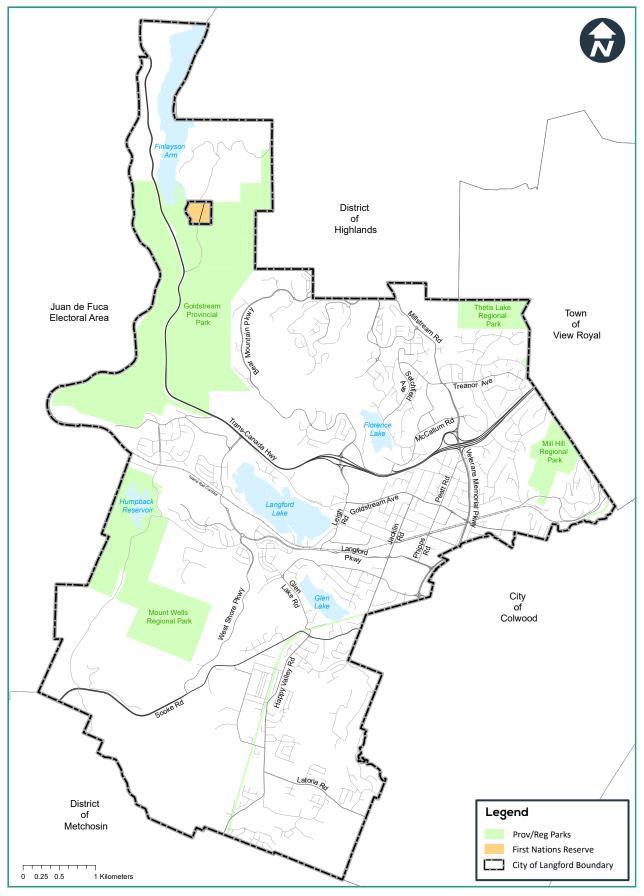
Moving forward with this approach is essential. If additional car-dependent greenfield development is enabled through approvals during the life of this Plan beyond the already committed 40-50%, the many stated policy goals and targets of both this OCP, and its predecessor, will not be achievable.

Regional-level goals and policy objectives would similarly not be achievable. Aligning planning with action is crucial to realizing the City's vision effectively and authentically. By ensuring this alignment, the City can avoid significant costs and create a thriving environment for both current and future residents.

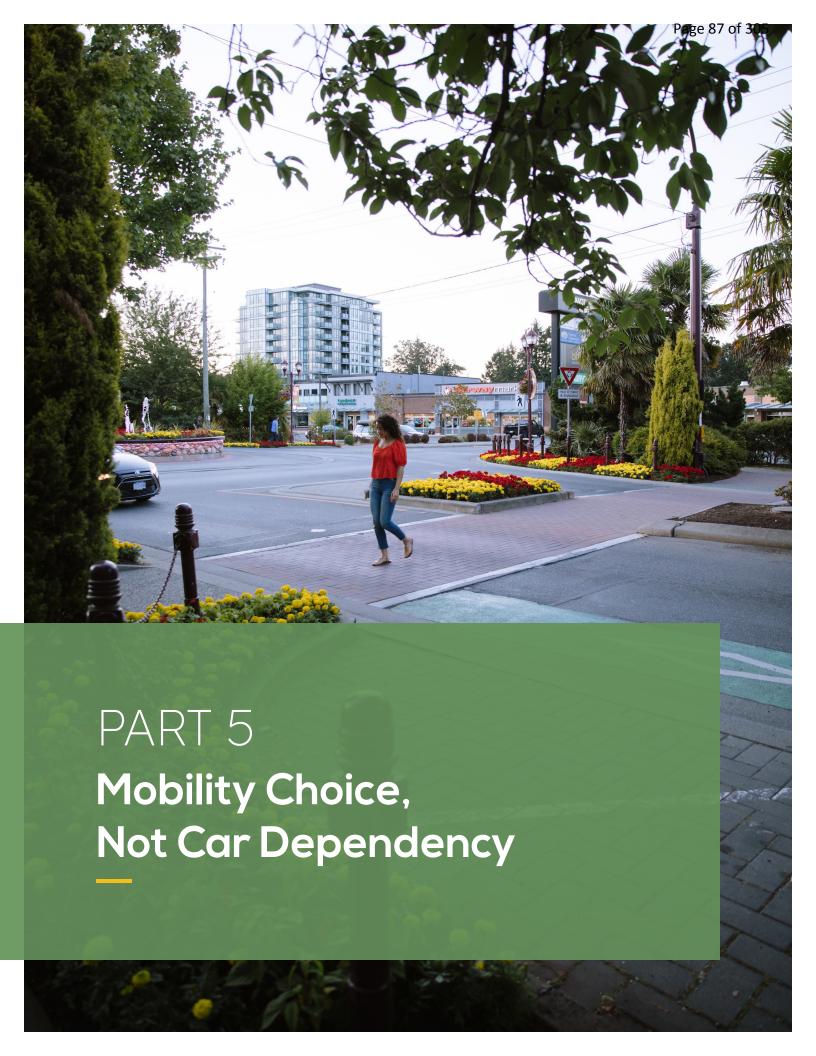
While this strategy incorporates best practices in city planning, it is also driven by community input. During public engagement, Langford residents strongly supported the BIG Ideas shaping this Plan, including tackling the housing and affordability crisis, enhancing social equity, responding to the climate emergency, promoting active living, and making more efficient land use and infrastructure decisions. Prioritizing multimodal infill over greenfield development is essential to turning these ideas into action.







MAP 1: PLANNING AREA





Not Car Dependency

This OCP prioritizes greater mobility choice by reducing reliance on cars and supporting transportation options that lower costs, cut emissions, reduce pollution, use space more efficiently, and improve overall public benefits.

Experience from other cities shows that building additional or wider roads does not reduce congestion. Instead, it encourages more driving, leading to increased costs, environmental impacts, and continued traffic issues, an effect known as "induced demand" or the "fundamental law of congestion."

The best solution is a range of reliable and accessible transportation options, combined with smart land-use and safe, connected infrastructure. Success depends on ensuring that homes, shops, services, parks, and amenities are located near multiple transportation choices. A well-planned network benefits everyone, including those who need or prefer to drive, by reducing congestion and offering more flexibility in daily travel.



The Challenge

Langford remains highly dependent on automobiles, with the lack of comfortable and accessible infrastructure identified as the top barrier preventing residents from choosing active transportation. How do we support a growing population and increasing numbers of visitors while improving mobility and avoiding greater vehicle congestion and its consequences?

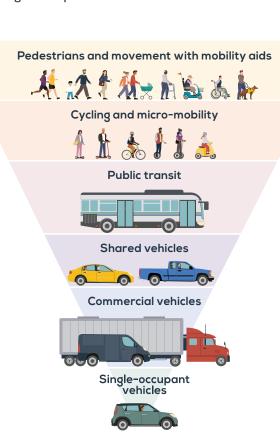
Desired Outcomes

- 1. The city's multi-modal transportation system will reflect the Modal Hierarchy.
- 2. Langford will have an integrated multi-modal transportation network that serves all ages and abilities.
- 3. A balanced policy between ridership and coverage will ensure reliable public transit access for all residents through the City's strong partnership with BC Transit.
- 4. All city-building policies and bylaws will contain a clear and strong synergy between smart land use planning and enhanced mobility options.



Desired Outcome #1: The city's multi-modal transportation system will reflect the Modal Hierarchy.

- 5.1. Direct all transportation infrastructure improvements and guide all aspects of the Active Transportation Plan, Transportation Master Plan, and integrated land-use decisions according to the following Modal Hierarchy:
 - A. Pedestrians and movement with mobility aids.
 - B. Cycling and micro-mobility.
 - C. Public transit.
 - D. Shared vehicles.
 - E. Commercial vehicles.
 - F. Single-occupant vehicles.









- 5.2. Incentivize active transportation modes such as walking, rolling, and cycling by creating a convenient, comfortable, accessible, and attractive experience.
- 5.3. Support and facilitate multi-modal trips involving more than one mode, such as biking, transit and walking in a single trip.
- 5.4. Improve bike and active transportation parking/storage and end-user facilities.
- 5.5. Implement vehicle parking maximums where considered strategic in existing or planned highly urban and multimodal areas.
- 5.6. Reduce or remove parking minimums in the City Centre and key Urban Centres and Corridors, while improving bike and active transportation parking/storage and end-user facilities.
- 5.7. Eliminate minimum parking requirements for affordable housing built or operated by non-market housing providers in the City Centre or other key Centres and Corridors.
- 5.8. Advocate to other levels of government to prioritize their improvements to the multi-modal network in key growth areas, with a focus on the Modal Hierarchy.
- 5.9. Work with other levels of government and external agencies, such as BC Transit, the Capital Regional District, the Sooke School District, and the Ministry of Transportation and Transit to align their long-term plans with this OCP, the Transportation Master Plan, and the Active Transportation Plan to collaboratively achieve the mode shift target.
- 5.10. Assist the CRD in meeting the Regional Growth Strategy's 2038 target by aligning, where possible, key policies, plans, and bylaws.



Streets, paths, and public spaces designed to support different ways of getting around—like walking, biking, taking the bus, and driving.



Desired Outcome #2: Langford will have an integrated multi-modal transportation network that serves all ages and abilities.

- 5.11. Create a complete active transportation network of corridors, that are physically separated from vehicular traffic where possible, to link neighbourhoods to Urban Centres and Corridors, transit hubs, and regional active transportation corridors.
- 5.12. Improve the existing Galloping Goose and E&N Rail Trail corridors by supporting paving initiatives and street crossing visibility improvements at major road network crossings.
- 5.13. Wherever possible, the principles of AAA (all ages and abilities) infrastructure will be applied to the design of new streets, and when retrofitting existing streets.
- 5.14. Strategically implement traffic diversion strategies that allow for pedestrian and cycling passage but not vehicles.
- 5.15. Improve safety measures along streets and intersections by ensuring adequate lighting, incorporating raised crossings where appropriate, ensuring audio and visual signals to indicate safe crossing, and other similar measures where warranted.
- 5.16. Enhance wayfinding signage across the city to help residents and visitors navigate key areas and landmarks more easily.

- 5.17. Ensure accessible parking and loading spaces are appropriately dimensioned to accommodate different types of accessible vehicles, are located near building entrances, and incorporate ramps or let-downs to ensure safe and convenient access from the parking space to sidewalks and pathways.
- 5.18. Implement traffic calming strategies consistent with the intended function of the street.
- 5.19. Where appropriate, implement traffic calming measures that use design techniques to reduce vehicle traffic speeds and discourage throughtraffic while improving safe and direct passage for other users.
- 5.20. Ensure safe interactions between all modes along streets and at intersections. Where volumes and conflicts are high, prioritize physical separations where possible.
- 5.21. Improve active transportation facilities by such means as reducing unnecessary barriers, increasing convenient and prioritized opportunities for crossing busy roads safely, and providing direct routes where possible.
- 5.22. Work with neighbouring municipalities and other levels of government to align improvements to the multi-modal network to create a seamless transition for all street users as they cross municipal borders and different jurisdictions.
- 5.23. Prioritize connectivity for multi-modal transportation between North and South Langford.







Desired Outcome #3: A balanced policy between ridership and coverage will ensure reliable public transit access for all residents through the City's strong partnership with BC Transit.

- 5.24. Work with BC Transit to prioritize transit service investment and the installation of new transit-rider amenities along key transit corridors and transit hubs, including bicycle storage facilities, sidewalks, bus stop shelters, and washrooms.
- 5.25. Support BC Transit in initiatives to improve operational efficiencies and reliability of transit service, particularly along identified Frequent and Rapid Transit corridors.

 Measures may include queue jumpers, bus priority at traffic signals, and dedicated transit lanes, where appropriate.
- 5.26. Ensure street design and private development integrates accessible transit stops into or adjacent to the site and provides high quality transit-rider amenities such as street furniture, lighting, shelters, and retail opportunities where appropriate.
- 5.27. Make provisions for transit rights-of-way where appropriate to support the implementation of planned transit corridors and new transit hubs.





Desired Outcome #4: All city-building policies and bylaws will contain a clear and strong synergy between smart land use planning and enhanced mobility options.

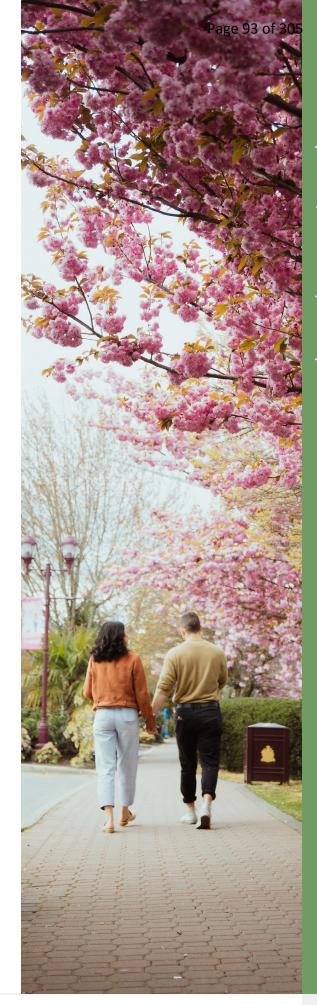
5.28. Ensure the City Centre, Urban Centres, and key Corridors have densities and land-use mixes that specifically support walking, biking, rolling, and public transit, and can become locations for future transit-oriented areas.





To achieve the desired outcomes, Langford will:

- 5.29. Continue to assess the option of replacing bus rapid transit (BRT) with light rail transit (LRT) during the life of this plan. The growth and land use strategies in this OCP support successful BRT, but also provide the basis for future considerations of LRT.
- 5.30. Achieve a multi-modal transportation system that sees 42% of all trips made by walking, rolling, cycling, and/or public transit by the time we reach 100,000 residents (2022 data identified the current trip share for these modes at 13%).
- 5.31. Work with BC Transit to increase the public transit mode-share target for Langford beyond their current target of 10% by 2050.
- 5.32. Work with BC Transit to consider policy options that address the tension between transit ridership and coverage. Possible policies include ensuring that 50% of residents are within a five-minute walk of frequent transit and 90% of residents are within a five-minute walk of all transit in alignment with the regional targets.
- 5.33. Ensure all areas of Langford's City Centre and Urban Centres have a walk score of 70 or higher by the time we reach 100,000 residents (indicating most errands can be accomplished within a short walk, roll, or bike ride).
- 5.34. Continue to implement safe routes to schools programs and encourage students to walk, roll, and bike to school.
- 5.35. Establish and maintain a Transportation Master Plan (TMP) and Active Transportation Plan (ATP) to guide upgrades and improvements to Langford's multi-modal transportation network. These plans will include:
 - 5.35.1. Measures that would achieve the city's mode-split target of 42% with key partners.
 - 5.35.2. Specific strategies and actions to create a multimodal transportation network that will significantly improve transportation choices within and through the city and achieve the stated mode shift target and modal hierarchy in a safe, inclusive, and accessible manner.



- 5.35.3. A long-term network plan for the City Centre and other designated Urban Centres and Corridors to define a finely-grained and connected multi-modal network that facilitates greater densities and transportation choices in key targeted growth areas.
- 5.35.4. The location of preferred and viable transit priority corridors for expanded frequent and rapid bus service and future higher-order transit service.
- 5.35.5. The location of a viable active transportation corridor network that would successfully connect North Langford to the City Centre and connect neighborhoods to Urban Centres and the Galloping Goose or E&N Rail Trail corridors.
- 5.35.6. A "Complete Streets" strategy that increases transportation choices within planned and current streets, and which:
 - Ensures safe, accessible, attractive, and comfortable active transportation facilities that are buffered from vehicular traffic as much as feasible through the use of separated boulevards or bollards, and includes street trees or street furniture.
 - ii. Aligns improvements with neighbouring municipalities as well as regional and provincial standards to create seamless connectivity at borders.
 - iii. Identifies pedestrian priority areas in Urban Centres where pedestrian environments are to be especially encouraged.
 - iv. Ties in best practices of urban design, functionality, place-making, and weather protection into the public realm.
- 5.35.7. A recommended implementation plan that will include:
 - i. High-level cost estimates and potential funding sources.
 - ii. A phasing strategy for short-, mid-, and long-term priorities. Short- and mid-term priorities will include improvements in the City Centre as well as other Urban Centres and Corridors to ensure a multi-modal network in high density areas.
 - iii. Recommended amendments to other City plans, bylaws, and policies to incorporate Complete Streets principles into mandated road crosssections.



- 5.36. Develop a Transportation Demand Management (TDM) strategy with specific and achievable TDM goals and objectives for new developments as well as existing developed areas, which may include the following:
 - 5.36.1. Require new development proponents to develop site-specific TDM strategies and ensure implementation of agreed TDM measures, such as exceeding minimum bicycle parking standards and providing bike amenities (such as a repair and wash station).
 - 5.36.2. Advocate to implement TDM measures in existing developed areas by working with key partners, such as BC Transit, shared micromobility operators, and carshare operators to expand or establish additional mobility options.
 - 5.36.3. Work with key partners and transit agencies to implement transit pass programs for major workplaces, schools (all levels), and/or existing residential buildings.

- 5.37. In addition to strategic and proactive action in the context of capital budgets, work collaboratively with key partners to secure public right of way dedications as a condition of rezoning, subdivision, and/or building permit approval to create a multi-modal network in alignment with the TMP and ATP, including:
 - 5.37.1. Road widening to facilitate active transportation infrastructure, dedicated bus lanes, and transit-rider amenities.
 - 5.37.2. Road or right-of-way dedication to establish new transit hubs.
 - 5.37.3. New pathways to shorten distances to walk, roll, or bike to transit, parks, shops and services.
- 5.38. Continue to discuss opportunities to maximize alignment between the City's OCP and BC Transit's Victoria Regional Transit Plan.
- 5.39. Commit to making the Langford Exchange transit station more comfortable and accessible, so that everyone feels welcome and secure. These may be interim improvements until a permanent station is established, or the current site is fully redesigned.







Land-Use and Growth Management Strategy

The Plan at a Glance

The land-use and growth management strategy is the heart of an OCP, as it guides land use decisions and defines where and how the city will grow as we plan to meet the needs of 100,000 residents.

The "4Cs" concept of place hierarchy—City
Centre, Urban Centres, Corridors, and Complete
Communities—is the foundation of this Part. It
establishes a hierarchy of designations where different
types of development will be enabled in order to direct
the desired land-use mix and density into the right
areas of the city and support the desired outcomes
of the OCP. The remaining urban fabric of the city
consists of distinct focal points for employment, parks,
agricultural uses, as well as a diversity of existing
zoned areas.

The following table summarizes the land use and density permitted within the designations covering the intended growth areas of this Plan:

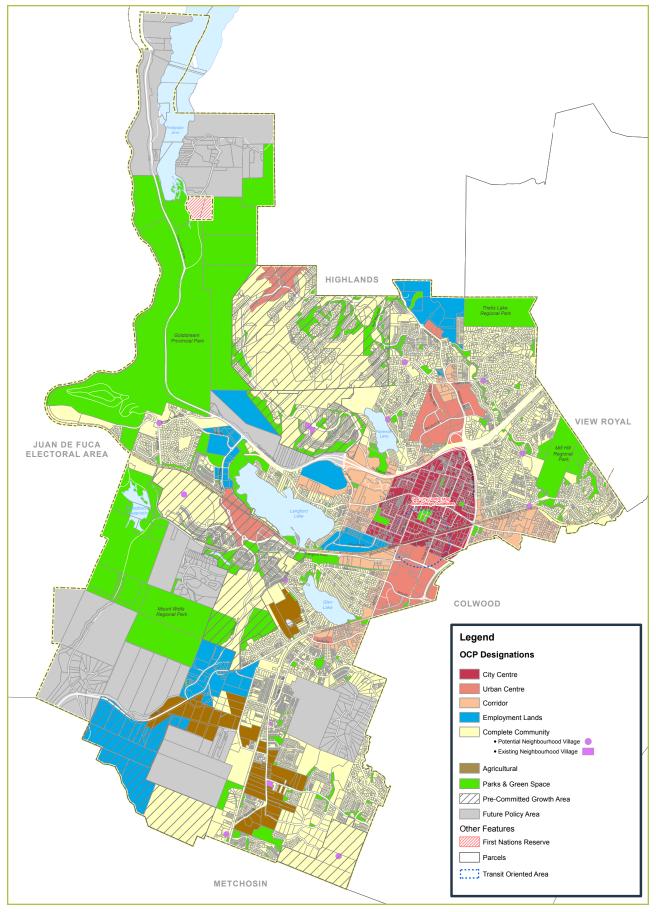
Density Bonusing

A system where developers are allowed to build more (like extra floors or units) in exchange for providing public benefits, like parks, affordable housing, libraries, etc.



LAND-USE DESIGNATION	LAND-USE AND DENSITY
City Centre - Downtown	Multi-family residential, commercial, and institutional uses are permitted.
	Mandatory ground floor commercial uses are required throughout this area.
	 On Goldstream Avenue and portions of Peatt Road, highly street activating retail/ restaurant/commercial uses are required.
	Maximum height of 28 storeys,* including the mandatory ground floor commercial.
	 An additional two storeys are permitted for additional non-residential floors, to a maximum of 30 storeys.*
City Centre – Moderate High-Rise	Multi-family residential, commercial, and institutional uses are permitted.
	Maximum height of 12 storeys,* including optional ground floor commercial.
City Centre – Mid-Rise	Multi-family residential, commercial, and institutional uses are permitted.
	 Maximum height of six storeys,* including optional ground floor commercial on corner lots.
Urban Centres	Multi-family residential, commercial, and institutional uses are permitted.
	 Maximum height of 22 storeys,* including mandatory ground floor commercial fronting the street.
	 An additional two storeys are permitted for additional non-residential floors, to a maximum of 24 storeys.*
Corridors	 Multi-family residential, commercial, institutional, and compatible light industrial uses are permitted.
	 Maximum height of six storeys,* including choice of residential and/or non- residential uses.
Complete Communities	Throughout the designation
	 Walk-up residential buildings are permitted, including a range of housing types to a maximum height of three storeys.
	Neighbourhood Villages
	Multi-family residential, commercial, and institutional uses are permitted.
	 Maximum height of six storeys, including mandatory ground floor retail, restaurants/ cafes and street-activating services.
	Located at key intersections.
	Corner Convenience
	Multi-family residential, commercial, and institutional uses are permitted.
	 Maximum height of four storeys, including mandatory ground floor retail, restaurant/ cafe, or neighbourhood services.
	Located at intersections.
Employment Lands	 Limited to light industrial land uses and limited accessory or small-scale retail and office space.
	Maximum height of three storeys.*

^{*}This is height subject to continuing density bonusing considerations (see section 7 – High Quality City Building) and thus may not be permissible without additional expectations relating to public benefits.



MAP 2: CITY OF LANGFORD - GROWTH MANAGEMENT & LAND USE STRATEGY

6. Land-Use Designations

6.1. City Centre with a Defined Downtown

Langford's City Centre is envisioned as a high-density, highly mixed, vibrant, and walkable area with convenient multi-modal connections to a range of transportation options, regional hubs, and other neighbourhoods. The City Centre is divided into a defined Downtown, plus three downtown-supporting sub-areas: Moderate High-Rise, Mid-Rise, and an Industrial Innovation Area. Each area plays a key role in the function and overall success of the larger City Centre and a vibrant, thriving downtown.

The Downtown will be the economic, social, arts, cultural, and entertainment core of the city, featuring the highest density and tallest buildings, with mandated mixed-use including a high concentration of active pedestrian-oriented uses along Goldstream Avenue and Peatt Road, which represent the downtown area's "main streets." Goldstream Avenue is intended to be the heart of downtown Langford; the "centre of the centre."

Development density will generally extend outward from the Downtown, incorporating urban nature, people-centered spaces, and high-quality urban design. The City Centre areas immediately adjacent to the Downtown shall be highly walkable, interconnected, and architecturally diverse areas with housing that supports and is supported by the Downtown. The City Centre will create community cohesiveness through civic features, mixed-use, and walkable high-density residential developments.



Desired Outcomes

- The long-term development pattern of the City Centre will include a vibrant, mixed-use Downtown that supports and is supported by surrounding neighbourhoods.
- 2. The City Centre will be a well-established regional growth, employment, and transportation hub, serving as the heart of the West Shore.
- 3. A distinct, people-centered Downtown will provide a safe and inviting environment for all, featuring core shopping and service needs as well as a livable urban neighbourhood with vibrant streets, civic uses, and accessible, well-used public spaces.



Desired Outcome #1: The long-term development pattern of the City Centre will include a vibrant, mixed-use Downtown that supports and is supported by surrounding neighbourhoods.

6.1.1. To integrate land-use and transportation priorities, Map 3 (City Centre Map) establishes the long-term development pattern for the City Centre, and includes three main subareas, described below, plus an Industrial Innovation Area, described in Section 6.2. All policy areas are subject to the design provisions provided by Part 7 – High Quality City-Building, including podium requirements and other public benefits. Community supporting spaces such as parks, community gardens, and schools are permitted throughout as stand-alone uses.

i. Downtown

- » This is a high density, mixed-use area permitting a range of multi-family residential, commercial, and institutional land uses.
- » Buildings up to 28 storeys,* including mandatory ground floor commercial uses, are permitted.
- » An additional two storeys containing non-residential uses are permitted, for a maximum of 30 storeys.*
- » Buildings fronting Goldstream Avenue or Peatt Road between Brock Avenue and Station Road must incorporate ground floor commercial uses that are highly active and pedestrian-oriented, such as restaurants, retail shops, and personal services (e.g. hair salons). Uses such as financial institutions, office space, and service uses that typically provide blank walls at the street edge should be located on the second floor.

ii. Moderate High-Rise Residential

» This is a primarily multi-family residential area surrounding the Downtown.

- » A range of optional commercial and institutional uses are permitted on the ground floor.
- » Buildings up to 12 storeys* are permitted.

iii. Mid-Rise Residential

- » This is a primarily multi-family residential area around the edges of the City Centre.
- » When buildings are located on a corner, a range of optional commercial and institutional uses are permitted on the ground floor.
- » Buildings up to 6 storeys* are permitted.

iv. Industrial Innovation Area

- » This distinctive area within the City Centre will blend the existing industrial uses with the added benefit of creative place-making and "third spaces" public and commercial areas outside of homes and workplaces where people can gather, network, create art, and socialize.
- 6.1.2. Council may, at their discretion, consider rezoning applications that deviate from the City Centre Map as outlined below:
 - i. Where a land assembly proposes to consolidate parcels within multiple subareas of the City Centre, the higher density policies may be applied to the entire land assembly, provided that the design maintains the intent to locate the tallest portion of the building along the street in the higher density sub-area, and provides an appropriate transition to the lower density sub-area.

^{*}This is height subject to continuing density bonusing considerations (see section 7 – High Quality City Building) and thus may not be permissible without additional expectations relating to public benefits.

Why tall buildings?

Tall buildings continue to be enabled by this Plan to help Langford achieve a range of important and intentional public policy goals. While high-rise buildings can generate diverse and often strong opinions, decisions in this Plan regarding increased building height and density have been guided by openly discussed and widely supported public interest objectives identified during the planning process.

It is important to clearly state that this Plan is primarily a low-rise and mid-rise plan, with towers enabled only in select and strategic locations across the city. It's also important to note that one of the most significant changes compared to the previous OCP is that building heights are now clarified through specific height limits, which represent a strategic reduction in permissible height from what was previously allowed. Unlike the earlier approach, which did not include height limits, this Plan offers greater clarity and predictability while continuing to support density-related public policy objectives.

The inclusion of tall and dense buildings directly supports the City's response to all Five Crises that have shaped this Plan, based on strong public support (see Page 5 – Tackling the Five Crises). Enabling higher-density, community-oriented development in well-connected urban areas supports more efficient and sustainable use of land, expands housing choices; reduces car dependency by increasing mobility options such as walking, rolling, biking, and public transit to meet daily needs; supports alignments for future higher-order transit, including light-rail; and contributes to a strong, vibrant, and successful downtown and other urban centres.

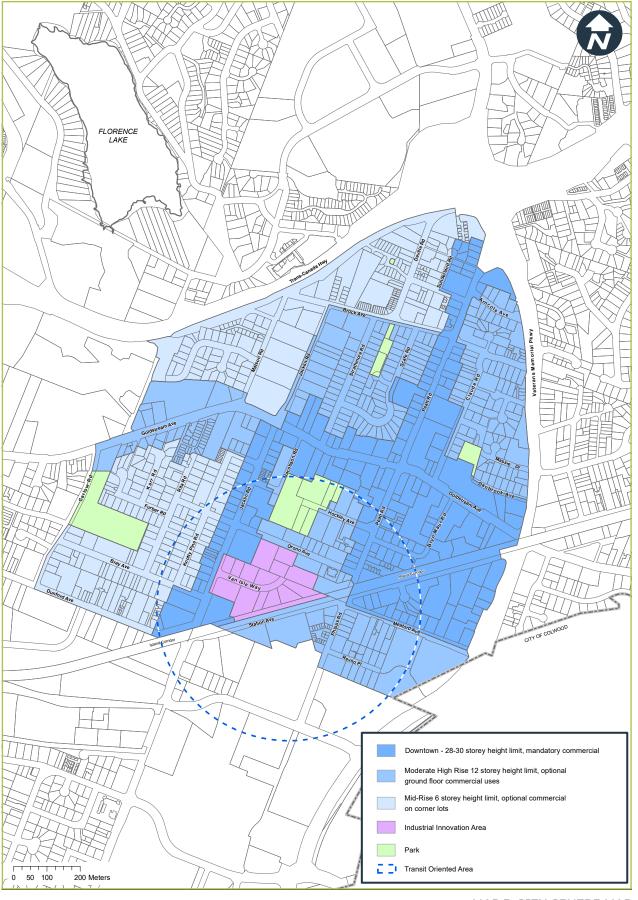
Beyond policy considerations, there is a clear and growing demand for high-density, multi-family housing in walkable, transit-connected communities, with many people actively choosing these living environments.

This Plan emphasizes doing building height and density in the right places, incorporating design and livability elements strategically and successfully. The highest and clearest design expectations in this Plan are applied to tall buildings (see High Quality City Building).





Examples of mid-rise and tall buildings.



MAP 3: CITY CENTRE MAP



Desired Outcome #2:The City Centre will be a well-established regional growth, employment, and transportation hub, serving as the heart of the West Shore.

- 6.1.3. Ensure commercial, office, and institutional uses (including community services such as health care, childcare, social service supports, education) are incorporated into new development to improve access to shops, services, and amenities for local residents and the region.
- 6.1.4. Create and secure through-block walkways, people-places including plazas, squares, and parks, using tools like road dedication, conditions of rezoning, and density benefits bylaws to secure public amenities and better connect Downtown to the surrounding neighbourhoods.
- 6.1.5. Encourage the use of active and alternative transportation by improving connections to multi-modal infrastructure and promoting higher-density, mixed-use development around Goldstream Avenue, Jacklin Road, Peatt Road, and Station Avenue.



Example of a mixed-use development with through-block walkways and people-places.



Desired Outcome #3: A distinct, people-centered Downtown will provide a safe and inviting environment for all, featuring core shopping and service needs as well as a livable urban neighbourhood with vibrant streets, civic uses, and accessible, well-used public spaces.

- 6.1.6. Establish the Downtown as a vibrant community gathering place, with civic, academic, and public buildings acting as prominent landmarks.
- 6.1.7. Integrate urban nature and people-places in a manner that contributes to the overall livability of the City Centre and all of Langford (see Part 7 High Quality City Building and Part 14 Parks, Places, and Services for People).
- 6.1.8. Require new development to incorporate active building frontages facing the street. This can be in the form of individually accessed shops, services, and/or residential "front doors" with a slight grade change, as required or enabled through Section 6.1.1.
- 6.1.9. Establish well-designed public space features, including wide, comfortable sidewalks, pedestrian walkways, transformed streets, and frequently spaced street trees.
- 6.1.10. Ensure developments achieve, where possible and strategic, qualitative factors that improve the design and comfort of sidewalks and bus stops through frontage improvements.
- 6.1.11. Develop strategies to acquire and create key public spaces, such as urban plazas, squares, and parks throughout the City Centre.
- 6.1.12. Create animated streetscapes, featuring engaging and interactive public art and thoughtfully designed people-places to celebrate the city's cultural and natural history.



6.2. City Centre Sub-Area: Industrial Innovation Area

The City Centre Industrial Innovation Area is designed to foster cross-sector collaboration that drives creativity, innovation, research, development, arts, culture, and job creation. This distinctive area within the City Centre will blend the existing industrial uses with the added benefit of creative place-making and "third spaces"—public and commercial areas outside of homes and workplaces where people can gather, network, create art, and socialize. These spaces will serve as hubs for connection, collaboration, and innovation, offering creative individuals and entrepreneurs opportunities to meet, exchange ideas, and work together (refer to Part 12 - Embracing the Creative City).

The Industrial Innovation Area will be underpinned by sustainable infrastructure, high-performance buildings, public art/murals, access to rapid transit, and a culture of creativity and innovation.

- 6.2.1. Explore mechanisms to provide affordable, non-profit arts and cultural spaces within the Industrial Innovation Area.
- 6.2.2. Establish Van Isle Way as a mid-block walkway connecting Jacklin Road to Orono Avenue.
- 6.2.3. Where possible, create a pedestrian through-fare linking Van Isle Way to the rapid transit station on Station Avenue.
- 6.2.4. Prioritize the completion of sidewalks and planting of street trees.
- 6.2.5. Maintain sufficient truck movement for goods and services, loading, and heavy equipment.
- 6.2.6. Allow for expanded commercial/light industrial uses, including breweries, brewpubs, coffee roasters, distilleries, and other pseudo-industrial activities, contributing to the vibrancy of the area.
- 6.2.7. Improve the design of public spaces to foster a more unique and creative urban environment.
- 6.2.8. Where appropriate, certain housing types that do not significantly increase land values or create land use incompatibilities will be considered. Proposals will be evaluated with attention to access to green space, services, active and public transportation routes, and the suitability of the site in relation to noise and environmental hazards.
- 6.2.9. Engage business operators that work in the area, as well as local artists, developers, and consultants to establish a specific land-use strategy.





6.3. Urban Centres and Corridors

In the context of planning, Centres are like convergence points and Corridors are like connections. Both can be walkable, bikeable, and transit-supported destinations – places and areas where people meet and spend time amongst street-oriented uses.

Taking an Urban Centres and Corridors approach to development provides an effective solution for supporting growth and density while alleviating traffic congestion. This is achieved by redeveloping or "intensifying" key existing areas with mixed landuses, including housing, offices, retail stores, services, schools, and parks.

By prioritizing compact, mixed-use development in these areas, we can lower infrastructure costs and increase housing and mobility choices while fostering more complete communities—places where residents can shop, work, and play within a 15-minute walk, roll, or bike ride from home.

Urban Centres are planned to feature the second-highest density levels (after the Downtown) and a diverse mix of land-uses, including a range of employment, services, and housing, supported by multi-modal transportation routes. These areas are mandated mixed-use with a blend of medium and high-rise building types. Urban Centres are connected to the City Centre by Corridors and complete streets (see Part 5 – Mobility Choice, Not Car Dependency), and are ideal locations for future transit hubs.

Corridors offer "choice of use" opportunities, meaning development can consist of multi-family residential, commercial, or a mix of both. Typical building forms are low-rise to mid-rise buildings (up to 6-storeys) or standalone commercial. Corridors play a key role in supporting the city's transit and multi-modal transportation network.

Together, the Urban Centres and Corridors will create a critical mass of housing that generates the foot traffic and demand necessary to support employment opportunities, shops, services, amenities, and higher frequency transit—fostering a vibrant and dynamic complete community.



Desired Outcomes

- Urban Centres and Corridors will serve as key transit-supported areas with densities and land-use mixes that actively support walking, biking, rolling, and public transit.
- 2. Existing auto-oriented commercial sites, including mid- and big-box stores and strip malls, will be redeveloped over time into dense, well-designed, multi-modal, mixed-use residential communities.



Desired Outcome #1: Urban Centres and Corridors will serve as key transitsupported areas with densities and land-use mixes that actively support walking, biking, rolling, and public transit.

- 6.3.1. Urban Centres permit a range of land uses, including multi-family residential, commercial, and institutional.
- 6.3.2. Urban Centres are the second-highest growth areas within the City. Buildings up to 22 storeys,* including mandatory ground floor commercial uses fronting the street, are permitted.
 - i. An additional two storeys containing non-residential uses are permitted, for a maximum of 24 storeys.*
 - ii. Design provisions shall be provided in accordance with Part 7 – High Quality City-Building, including podium requirements and other public benefits.
- 6.3.3. Mandatory ground-floor commercial uses in Urban Centres may be waived for affordable housing buildings, subject to consideration of location/context and incorporation of design outcomes.
- 6.3.4. Corridors support and/or connect Urban Centres and the City Centre along key arterial streets, collector streets, and transit routes. Corridors permit a range of land uses, including multi-family residential, commercial, institutional, and light industrial uses that are compatible with and appropriate to co-locate with residential uses.
- 6.3.5. Buildings up to 6 storeys* are permitted, and may include single-use buildings (e.g. multi-

- family residential only or commercial only) or mixed-use buildings, except that buildings fronting Sooke Road must include mandatory ground floor commercial uses.
- 6.3.6. Urban Centres and Corridors are ideal locations for new transit hubs.
- 6.3.7. Strengthen Urban Centres and Corridors by incorporating finely grained and connected multi-modal infrastructure, including sidewalks, mid-block pedestrian connections, and protected bike lanes, a range of parks and people-places (e.g. public squares, plazas, and transformed streets), recreational facilities, and community services (e.g. health care, childcare, community-based social service supports, education).
- 6.3.8. Ensure new developments enhance new transit initiatives, make provisions for transit rights-of-way where appropriate, and support the implementation of planned transit corridors.
- 6.3.9. Incorporate additional vegetation and design approaches that mitigate sound and pollution to enhance livability and support a healthy environment in Urban Centres and Corridors.

^{*}This is height subject to continuing density bonusing considerations (see section 7 – High Quality City Building) and thus may not be permissible without additional expectations relating to public benefits.



Desired Outcome #2: Existing auto-oriented commercial sites, including midand big-box stores and strip malls, will be redeveloped over time into dense, well-designed, multi-modal, mixed-use residential communities.

- 6.3.10. Where high-density development within Urban Centres directly abuts lower-density uses across a policy area boundary, strategic tree planting and enhanced landscaping should be used to support appropriate transitions. These measures must not compromise the viability or strategic policy objectives of the Urban Centre.
- 6.3.11. Light industrial uses that are compatible with residential uses may be considered in the appropriate zoning categories within the Corridors designation.
- 6.3.12. Existing auto-oriented commercial sites, including mid- and big-box stores and strip malls, will be redeveloped over time into dense, well-designed, multi-modal, mixed-use residential communities.

- 6.3.13. Support the conversion of surface parking lots associated with existing auto-oriented commercial sites into people-places (see Part 14 Parks, Places, and Services for People) and/or new high density mixed-use developments.
- 6.3.14. Require stand-alone retail buildings to incorporate small-scale retail frontages if the user is large-format (i.e. mid- or big-box stores), where possible and strategic.
- 6.3.15. Consider financial incentives (e.g. revitalization tax exemptions for a period of up to 10 years) for new mixed-use residential development on existing auto-oriented commercial sites.



Example of a mixed-use residential development.

6.4. Complete Communities

"Complete Community" is a term used to describe neighbourhoods that tick all, or at least most, of the boxes: relatively easy to get around without a car, a diversity of housing types for all ages and stages of life, places to work, places to play, and plenty of shops and services all within a relatively short walk, roll, or bike ride. This combination of housing type diversity and proximity to services and amenities correlates to generally greater density of development, although still significantly lower than those found in Urban Centres and Corridors.

Offering a range of housing options within neighbourhoods can provide many important public interest benefits, including supporting the ability of residents to "age-in-place," encouraging healthy, active transportation choices, maintaining local services and amenities, and enhancing quality of life. Existing and evolving neighbourhoods can play a key role in shaping Langford's future housing needs.





Example of diverse housing options.



- A diverse range of housing options—
 including various types, sizes, bedroom
 counts, ownership, and rental choices—will
 be available in neighbourhoods.
- 2. Shops, services, and amenities will be easily accessible within a short walk, roll, or bike ride from homes and supported by a well-connected network of streets, pathways, and public spaces.



Desired Outcome #1: A diverse range of housing options—including various types, sizes, bedroom counts, ownership, and rental choices—will be available in neighbourhoods.

- 6.4.1. A range of ground-oriented homes up to three storeys in height are permitted everywhere in this designation, subject to servicing. These include: single-detached homes, duplexes, townhomes (including rowhouses and multi-plexes), and three-storey apartments. Accessory suites in attached and detached forms will be enabled as appropriate in the Zoning Bylaw.
- 6.4.2. The number of homes achievable with these various permitted housing types will be identified in the Zoning Bylaw, having regard to site design criteria such as setbacks, landscaping, and floor area ratio.



Example of a three storey multi-plex.



Desired Outcome #2: Shops, services, and amenities will be easily accessible within a short walk, roll, or bike ride from homes, and supported by a well-connected network of streets, pathways, and public spaces.

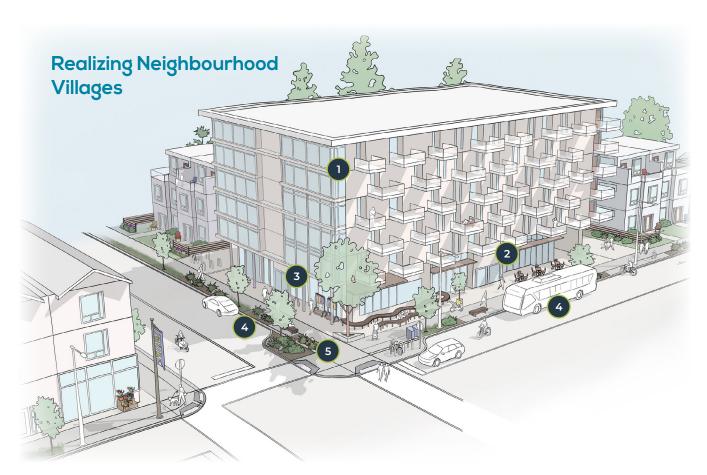
- 6.4.3. Neighbourhood Villages are permitted in this designation and can emerge or expand specifically at key intersections as identified on Map 2, or other intersections meeting similar access criteria.
- 6.4.4. Additional opportunities to create Neighbourhood Villages in South Langford will be considered, where strategically advantageous and based on community needs.
- 6.4.5. Buildings up to six storeys in height, including mandatory street-activating and neighbourhood-serving retail stores, restaurants/cafés, and local-serving community services on the ground floor, are permitted in Neighbourhood Villages.
- 6.4.6. Ground floor uses in buildings within Neighbourhood Villages will be individually small-scale, and will wrap around the corner of the building along the side-street frontage, have no or limited on-site parking, and are encouraged to incorporate a patio or plaza at the corner.
- 6.4.7. Corner Convenience is permitted in this designation and can emerge at any intersection.



Example of a corner store in Langford.

- 6.4.8. Buildings up to four storeys in height, including mandatory street-activating and neighbourhood-serving retail stores, restaurants/cafés, and local-serving community services on the ground floor, are permitted in Corner Convenience.
- 6.4.9. Ground floor uses in buildings within Corner Convenience will be small-scale, both individually and cumulatively, and have no associated commercial on-site parking.
- 6.4.10. When Corner Convenience includes homes above, the inclusion of one or more additional lot(s) may be considered. Parking for residential uses must be located behind the building, opposite the commercial frontage.

- 6.4.11. Land assemblies for Corner Convenience developments must maintain proximity to the original corner location. Standalone commercial must be on the original corner lot(s).
- 6.4.12. Create active transportation corridors to link neighborhoods to each other, to Urban Centres, and to public transit routes where appropriate.
- 6.4.13. Obtain new mid-block pedestrian connections where appropriate.
- 6.4.14. Integrate community-supporting spaces, such as parks, community gardens, schools, and childcare, into neighborhoods as essential permitted uses.



- Buildings up to 6-storeys in height
- Mandatory ground floor street-activating and neighbourhood-serving commercial and local-serving community services
- Individual small-scale and wrap around commercial

- 4 No or limited on-site parking
- 5 Encouraged patio or plaza on corner

6.5. Employment Lands

While much of the City's economic growth can be attributed to commercial, retail, and other sectors, industrial uses also play a crucial role in Langford's economic prosperity and resilience. The policy intention for this designation is to protect the long-term viability of employment lands for such uses, to attract and retain a diverse range of industries in the city, and to ensure that Langford remains competitive, resilient, and capable of adapting to changing economic conditions. Ensuring a long-term supply of local employment-generating lands also supports the ability of residents to live close to work, thereby enhancing overall quality of life and reducing the need to commute to other parts of the region for employment.

Employment Lands are areas in the city that focus on the industrial uses that are critical for job creation. In order to support businesses and employees, a limited amount of stand-alone retail, restaurant, and office uses are also permitted. However, these uses must be small-scale (both individually and cumulatively), and specifically exclude developments that resemble midbox or big-box retail power centres or general office parks, which can significantly drive up land prices and ultimately pressure, and even push out, industrial uses.



- 1. Employment areas will be protected from the encroachment of and conversion to non-industrial uses.
- 2. Employment Lands will be well connected, sustainable, and climate resilient.



Desired Outcome #1: Employment areas will be protected from the encroachment of and conversions to non-industrial uses.

- 6.5.1. Employment Lands permit a range of industrial land uses, including contractor services, processing and manufacturing of goods, research and technology, warehouse storage and distribution, recycling facilities, wholesaling, and similar uses.
- 6.5.2. Accessory office or retail space may be incorporated into buildings, provided they are small in relative scale, and directly related and subordinate to the primary industrial use.
- 6.5.3. Small-scale, stand-alone commercial uses (e.g., coffee shops and restaurants) can be incorporated into multi-tenant developments to specifically serve the local convenience needs of customers and employees.

- 6.5.4. Multi-storey industrial buildings up to three storeys in height are permitted to meet long-term demand.
- 6.5.5. Develop and maintain an inventory of industrial floor space and remaining capacity to ensure a long-term supply of Employment Lands.
- 6.5.6. Protect the needs of region-serving and tradeoriented activities.
- 6.5.7. Ensure that Employment Lands are accessible by a range of mobility options, including public transit.



An example of a warehouse and distribution facility.



Desired Outcome #2: Employment Lands will be well connected, sustainable, and climate-resilient.

- 6.5.8. Incorporate outdoor amenity areas, including parks and landscaped seating areas, to serve customers and employees.
- 6.5.9. Integrate landscaped areas into parking lots to reduce heat island effect.
- 6.5.10. Where residential and employment policy area designations meet, opportunities to improve transitions through trees, planting, and other landscaping will be considered. Separation distances may also be applied where appropriate, but should not compromise the reasonable and viable development of industrial or employment uses.
- 6.5.11. Ensure Employment Lands are connected to the regional truck route network.

- 6.5.12. Support and encourage high-quality, environmentally responsible, and sustainable development of Employment Lands, including considerations such as alternative rainwater management, green buildings, and renewable and district energy supply systems (see Part 6 Climate Action and Sustainable Infrastructure).
- 6.5.13. Consider the importance of environmentally significant features adjacent to Employment Lands to ensure an appropriate interface, sufficient environmental protection, and suitable tree protection (see Part 10 Protecting Ecological Systems and Biodiversity).



Example of integrated landscaped areas in a parking lot.

6.6. Pre-Committed Growth Areas

Langford contains several large, comprehensively planned neighbourhoods that will continue to emerge over the life of this OCP, including Bear Mountain, South Skirt Mountain, Westhills, Olympic View, and Centre Mountain. They consist of unique zoned areas created through the rezoning of larger sites, and within which land-use, density, and associated amenity contributions have already been determined. Specific registered agreements, known as "Development Agreements," outline commitments related to urban design, parkland dedication, transit access, energy efficiency, and more. As a result of these previous approvals and associated agreements, many of the principles in this Part are not intended to apply to these areas.

- 6.6.1. In addition to the conditions provided in each Comprehensive Development Zone and registered Development Agreement, the following will apply:
 - Allow Urban Centres and Neighbourhood Villages to emerge in order to improve access to shops, services, and amenities.
 - Ensure new roads incorporate space for new and expanded transit service and multi-modal infrastructure.
 - iii. Retain a minimum 40% of the lands as park or greenspace on an area wide basis.
 - iv. Cluster development on hillside sites to facilitate the protection of all or a significant portion of green space and/or environmentally sensitive areas.
 - v. Integrate public or private green space and/or preserved environmentally sensitive features into ground-oriented housing sites.
 - vi. Permit higher building forms to maximize green space, provided some of the following conditions are achieved:
 - » Parking for residents is structured or covered.
 - » The podium (or base building) contains active uses at grade subject to topography. Acceptable active uses include retail shops, commercial, private amenity space, or ground-oriented dwelling units.
 - vii. Negotiate the amendment of the Comprehensive Development Zones and Development Agreements to implement the outcomes of the underlying Land-Use designation (e.g. Complete Communities or Urban Centre) as part of future rezoning applications.



6.7. Parks and Greenspace

Parks and greenspaces are vital public amenities, playing a key role in the livability of the city. These designated lands include Provincial, Regional, and City parks and greenspaces to ensure residents retain access to a variety of natural areas, active parks, and recreation spaces that enhance both individual and community well-being, while also supporting the health of our natural and built environments. The outcomes and policies for lands within this designation are guided by Part 14 – Parks, Places, and Services for People and Part 10 – Protecting Ecological Systems and Biodiversity.

6.8. Agricultural

Lands designated as Agricultural are currently farmed or part of the Agricultural Land Reserve (ALR), and have the potential for a wide range of agricultural production. The long-term sustainability of our agricultural lands relies significantly on policies that support farming, safeguard farmlands, and reduce conflicts with other land uses. The outcomes and policies for lands within this designation are guided by Part 13 – Food Systems and Security.

6.9. Future Policy Areas

Much of Langford's development has historically extended outward into greenfield lands. While this has resulted in the creation of a significant amount of new housing, jobs, and community amenities, the economic, health, and environmental costs of outward expansion are increasing, as expressed through the Five Crises as a whole, and specifically the Infrastructure Cost Crisis. The additional development enabled through this OCP to guide Langford's next phase of growth must focus on development that occurs in ways that utilizes existing infrastructure, is located in already built-up areas as much as possible, that positively contributes to the tax base and financial positioning of the City, and that supports the many public interest goals of this OCP.

The land-uses and densities enabled in the Complete Communities, Neighbourhood Villages, Urban Centres, Corridors, and City Centre designations are expected to accommodate all or more of the homes needed for 100,000 residents in ways that successfully reflect the goals and policies of this OCP. However, as noted in Part 1, Langford's growth will not be "finished" when we reach 100,000 residents.

The lands identified as Future Policy Areas have various constraints, including appropriate access to roads, transit, and municipal servicing, and have other significant considerations including interface fire hazard risk. While this phase of Langford's growth focuses on further densifying the existing serviced and built-up areas, as well as completing the growth already enabled in the Pre-Committed Growth Areas, the role that the Future Policy Areas may play in Langford's future may be considered as part of a future OCP review, if it is deemed strategically necessary to successfully meet the goals of this OCP.

6.10. Utility Services

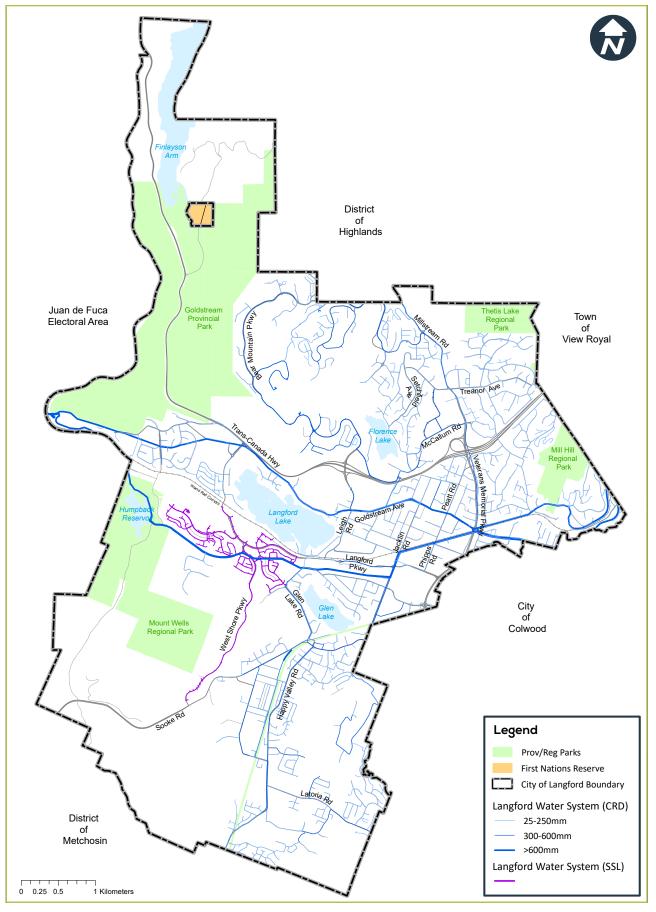
In order to meet the objectives of this OCP and ensure the right development occurs in the right places at the right time, the following applies:

- 6.10.1. Subdivision and development must be connected to community sewer and water services.
- 6.10.2. Work with CRD Water and West Shore
 Environmental Services to prioritize expansions and upgrades to community water and sewer services to accommodate the growth expected in this Plan, with an emphasis on the City Centre, Urban Centres, and Corridors.
- 6.10.3. Build other critical infrastructure to support new growth and development in accordance with the desired outcomes and policies as presented throughout the OCP (e.g. Part 9 Climate Action and Sustainable Infrastructure).

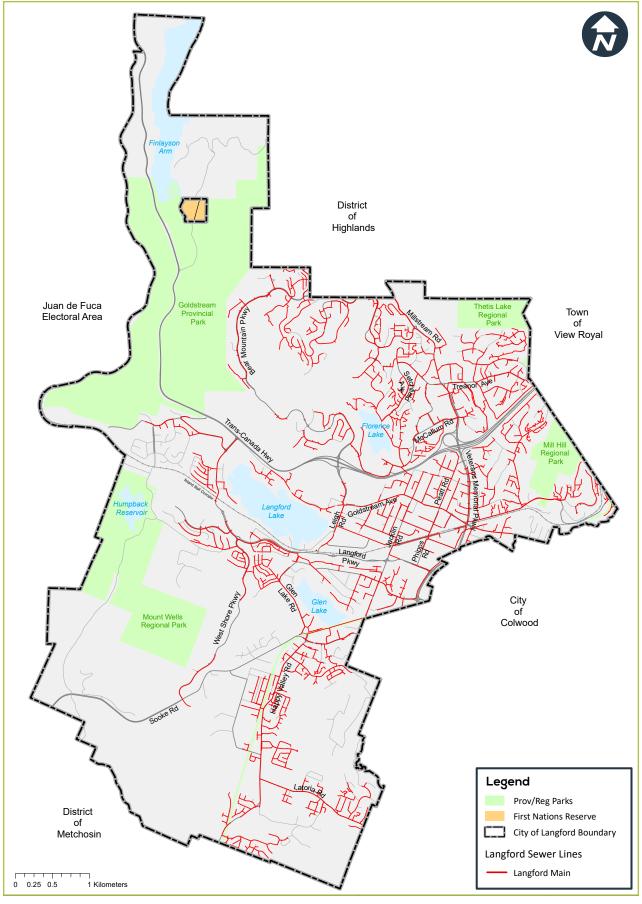
6.11. Sand and Gravel Deposits

6.11.1. Sand and gravel deposits suitable for extraction in the City of Langford are shown on Map 19, in Appendix C.





MAP 4: WATER INFRASTRUCTURE INVENTORY



MAP 5: SANITARY SEWER INVENTORY





High Quality City-Building

Achieving Langford's vision for high-quality city-building requires a coordinated approach that strengthens and connects the policies and guidelines that make dense urban development successful. Aligning these efforts will support effective decision-making and ensure Langford grows in a way that is livable, sustainable, and well-designed.

The densities anticipated and enabled in this OCP are based on the assumption that strategic amenities will be successfully integrated into new development, a variety of mobility options will reduce the need for personal vehicles, and high-quality design will support the success of high-density livability.

Embedding these principles into Langford's OCP requires thoughtful policy alignment and clear implementation strategies. This approach provides consistency in development expectations while advancing the community's vision for a vibrant and climate-resilient city.

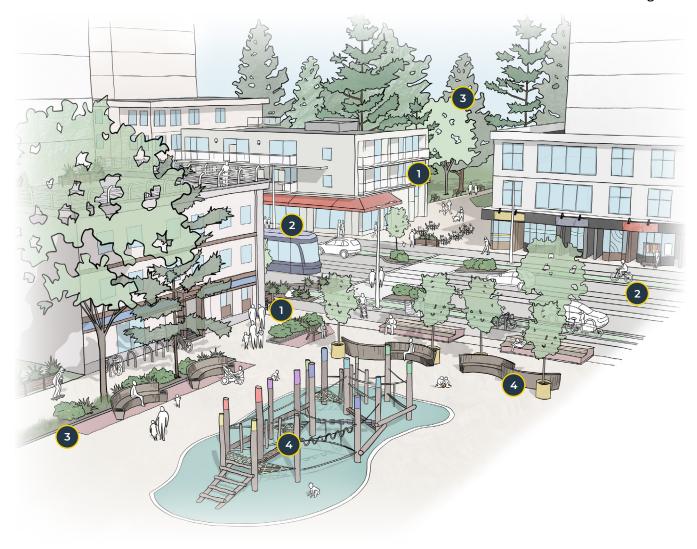
The Challenge

In order to ensure all aspects of "density done well" are achieved as Langford grows and densifies, the following key elements will define high-quality city-building:

- 1. People-focused urban design, especially as density increases.
- 2. Multi-modal transportation, with more active mobility options.
- 3. Stronger integration of urban nature.
- 4. Well-designed amenities that enhance daily life and create a sense of place.

These elements are not just desirable, they are essential. They support sustainability, multi-mobility, equity, urban health, and other public interests outlined in this Plan. Langford must ensure that as the city grows, it remains a model of successful, people-focused urban development.

- Clear and integrated urban design expectations will guide development to achieve "density done well", ensuring smart, sustainable, and successful urban outcomes.
- 2. Multi-modal movement with more active mobility choices will provide multiple options for travel within and between neighborhoods.
- 3. Increased and improved integration of urban nature will make Langford more climate-resilient and beautiful.
- 4. Every neighborhood will offer amenities that help make them livable and lovable.



High-Quality City Building

To ensure "density done well" as Langford grows, these key elements are essential to high-quality city-building, as they support sustainability, multi-mobility, equity, urban health, and other public interests.

- People-focused urban design, especially as density increases
- 3 Stronger integration of urban nature
- Multi-modal transportation, with more active mobility options
- Well-designed amenities that enhance daily life and create a sense of place



Desired Outcome #1: Clear and integrated urban design expectations will guide development to achieve "density done well", ensuring smart, sustainable, and successful urban outcomes.

- 7.1. Ensure tall buildings over six storeys incorporate a podium and tower design that addresses the following:
 - 7.1.1. Podiums will be a minimum of three storeys and a maximum of six storeys in height.
 - 7.1.2. For affordable housing in the City
 Centre and Urban Centres, the podium
 requirement for buildings up to 12 storeys
 may be waived.
 - 7.1.3. Towers must step back from the podium to incorporate amenity space.
 - 7.1.4. A minimum 24.4m (80 ft) separation must be provided between towers (face to face). Balconies may project into this area.
 - 7.1.5. Towers shall have a maximum floorplate size of 790 m² (8,500 ft²).
 - 7.1.6. Affordable housing projects in the City Centre and Urban Centres are exempt from the podium requirement for buildings up to 12 storeys.
 - 7.1.7. Other building forms specifically intended to facilitate sustainable building innovations such as mass timber may be considered.
- 7.2. Development applications should demonstrate how the proposed architectural design contributes to a visually engaging streetscape, particularly in areas with multiple mid-rise buildings or long frontages.
- 7.3. Activate private amenity spaces through creative design within buildings and on roofs to effectively frame spaces and support/promote the use of social spaces and lively social connections.

- 7.4. Encourage the incorporation of architectural variety—such as changes in materials, massing, or articulation—where it can help reduce visual monotony and enhance the character of the block. It's recognized that both architectural variety and architectural consistency can have merit, depending on the design quality approach and context. Applicants should show how their design responds thoughtfully to its setting, balancing visual interest with overall cohesion.
- 7.5. Require active, engaging, and pedestrianoriented uses on the ground floor facing streets and public places. These uses may include commercial units or individually accessed residential units with slightly raised entrances and other design approaches to support a sense of privacy, as specified in Part 6 – Land Use and Growth Management Strategy.
- 7.6. Activate the spaces between and in front of buildings with vibrant people-places that reflect a variety of urban roles and intentions, including urban squares, plazas, community gardens, and transformed streets. Such places should be supported and strengthened through the use of strategic architectural massing to frame spaces, along with active edges and uses that can extend into and add life to such spaces.

Podium

The lower floors of a building that usually sit right at the sidewalk and often includes commercial uses such as shops and restaurants. Taller parts of the building sit above and are set back from this base.

- 7.7. Emphasize a people-oriented placemaking approach, with a focus on flexible rather than single-purpose public spaces that support programmed or spontaneous gatherings, art and activity installations, and play.
- 7.8. Where possible and strategic, make extensive use of regulatory and non-regulatory tools to ensure that streets in the city are designed to include public and design amenities such as:
 - 7.8.1. Street trees, yard trees, and landscaped areas working together (including potential double rows of street trees on strategic streets).
 - 7.8.2. Sidewalks and/or pedestrian trails with effective widths and designs to successfully achieve all relevant urban functions.
 - 7.8.3. Street furniture such as seating areas, planters, garbage receptacles, and bicycle racks.





Desired Outcome #2: Multi-modal movement with more active mobility choices will provide multiple options for travel within and between neighborhoods.

- 7.9. Require safe, comfortable and well-designed bicycle parking, and end-of-trip facilities where appropriate, that anticipate and accommodate innovation and changes to bicycle design, function, and size.
- 7.10. Secure public right-of-way dedications as a condition of rezoning, subdivision, or building permit to implement Complete Streets objectives (See Part 5 Mobility Choice, Not Car Dependency) and create mid-block pathways where appropriate.
- 7.11. Ensure all streets are pedestrian-friendly with attractive and comfortable pedestrian facilities buffered from fast-moving vehicles.
- 7.12. Where increased concentrations of land-use mix and density are proposed, minimize the need for corresponding increases in private vehicle use and ownership through the provision of smart infrastructure networks providing ample and attractive mobility choices, including walking, rolling, biking, public transit, car-share, and shared micro-mobility options.
- 7.13. Ensure space allocated to private vehicle storage and movement is organized, designed, and managed to provide ample and prioritized opportunity for multi-modal infrastructure and quality public realm design.



Desired Outcome #3: Increased and improved integration of urban nature will make Langford more climate-resilient and beautiful.

- 7.14. Integrate green and natural elements into site design, wherever practical and strategic in highly urban and urbanizing contexts by using comfortable, livable architecture and urban design. Examples include street tree canopies, landscaped courtyards and plazas, green roofs and walls, and "green street" infrastructure designs. Such integration shouldn't be at the expense of well-considered and strategic density, but rather should be a method of supporting the successful realization of such density.
- 7.15. Ensure public realm design standards accommodate large canopy trees when the private realm cannot.
- 7.16. Prioritize tree planting in areas of low tree equity identified in the Urban Forest Management Plan.
- 7.17. Create opportunities for combining amenities with climate resilience and urban nature, such as stormwater capture zones that double as playgrounds or seating areas.



Example of integrating green and natural elements into developments.



Desired Outcome #4: Every neighborhood will offer amenities that help make them livable and lovable.

- 7.18. Support increases in density with the provision of community amenities and public benefits that successfully enhance livability for diverse populations, including families with children, seniors, and low income individuals.
- 7.19. Support and enhance local-level livability with community features such as parks, playgrounds, community centres, libraries, schools, daycares as well as local shops, services, grocery stores, and restaurants within a 15-minute walk or roll of all homes.
- 7.20. New multi-family residential developments will include common amenity spaces to support social connections and urban quality of life, which may include rooftop decks, courtyards, community or shared gardens, gyms, BBQ spaces, playgrounds, indoor gathering or entertainment spaces, or similar features. A focus will be placed on ensuring these spaces have access to natural light and are designed to foster social connections between neighbours.
- 7.21. Capital budgets, urban design regulations, and municipal expectations of development should be strategically used together to ensure the successful realization of urban amenities necessary for higher density urban livability.



Example of a rooftop amenity space.



To achieve the desired outcomes, Langford will:

- 7.22. Develop a strategy to use various available tools to secure urban amenities and public benefits, including voluntary community amenity contributions, density bonusing, and Amenity Cost Charges (ACCs).
- 7.23. Amend the Zoning Bylaw to exclude well-designed and strategic common amenity areas from Floor Area Ratio calculations.
- 7.24. Collaborate with residents and community partners to identify priority amenities and improvements within different areas of Langford.
- 7.25. Track progress on targets for urban nature, amenities, and multimodal infrastructure, and regularly update policies based on performance metrics and community feedback.
- 7.26. Ensure supporting information appropriate to assess development applications is submitted at each stage of the development process to ensure focused and efficient approvals. This should include:
 - 7.26.1. At the rezoning stage: information necessary to confirm that the proposed land use and density can be achieved successfully on the site. This may consist of: a written description outlining how the proposal addresses the four outcomes of this Part and aligns with the City's Official Community Plan (OCP) objectives; conceptual architectural and site plans; conceptual landscape plans; assessments as may be necessary to determine impact to sensitive ecosystems or the urban forest; reports as may be required to confirm impact to the road network, stormwater management, and site servicing; and other information as deemed necessary.
 - 7.26.2. At the Development Permit stage: information necessary to confirm compliance with the Zoning Bylaw, Subdivision and Development Servicing Bylaw, and the Development Permit Area Guidelines. This may consist of a full set of dimensioned architectural drawings; a landscape plan prepared by a registered landscape architect; environmental impact assessments, including mitigation and compensation measures; drawings and reports prepared by a registered professional engineer; and other information as deemed necessary.







Significant progress has been made in increasing housing diversity in Langford, particularly with the rise of purpose-built rental apartments. During the 2016 census period, Langford's population grew by 31.8%, resulting in the following shifts to the housing mix:

- Single-family homes declined from 40% to 35%.
- Renter households increased from 30% to 35%.
- The number of households experiencing core housing need decreased from 12% to 10.7%.

Langford's Housing Needs Report (created in 2020 and updated in 2024) identifies the key areas of housing need to be addressed and planned for as part of this next phase of growth. Creating additional rental and ownership options in a variety of housing types will continue to improve housing choice and equitable access to housing suitable for residents of all ages, abilities, and life stages.

Equally important is ensuring that housing is well-connected to transportation options, services, and amenities. Homes located within walking or cycling distance of daily needs contribute to the viability of local businesses, improve transit service, reduce traffic congestion, lower emissions, and enhance quality of life. Integrating housing with mobility options is crucial for creating a complete and sustainable community.

The Challenge

Similar to the wider Capital Regional District (CRD), Langford has experienced a rapid rise in housing costs. This has made renting and homeownership increasingly unaffordable, placing pressure on residents and limiting options for many.

How do we expand housing choices and improve affordability while ensuring homes are located in well-connected areas as Langford grows to 100,000 residents? The challenge is not just to build more housing, but to ensure it contributes to a livable, sustainable, and economically resilient city.

- 1. Langford will offer a diverse range of housing choices that meet the needs of all residents.
- 2. Homes addressing key areas of housing need will be prioritized, significantly reducing core housing need in the city.
- 3. All new homes will be well-connected to transportation options, services, and amenities.

Defining Affordable Housing

- Affordable housing costs less than 30% of total before-tax household income.
- Adequate housing is reported by their residents as not requiring any major repairs.
- Suitable housing has enough bedrooms for the size and makeup of the household.
- Core housing need occurs when people live in housing that is not affordable, adequate, or suitable.
- Special needs housing is housing for people with disabilities, seniors, or others who may benefit from on-site support services, including social housing.
- The housing continuum is the range of housing types and tenures, reflecting that people's housing needs change throughout their life cycle and through changing circumstances in their lives.
- The key areas of housing need identified in the Langford Housing Needs Report includes housing types across the housing continuum, including affordable housing, rental housing, and special needs housing.



The Housing Continuum

Emergency Shelters

Transitional /Supportive Housing Supportive /Subsidized Housing Below Market Rental Housing Below Market Home Ownership

Rental Market

Home Ownership

SOCIAL HOUSING

BELOW MARKET HOUSING

MARKET HOUSING



Desired Outcome #1: Langford will offer a diverse range of housing choices that meet the needs of all residents.

- 8.1. Continue to increase the diversity of housing types and sizes to ensure housing choice for all ages, abilities, and stages of life across the housing continuum, including social housing, below-market housing, and market housing.
- 8.2. Support a variety of tenure options, including ownership, rental, non-profit, co-housing, and cooperative housing.
- 8.3. Increase housing choice in existing low-rise neighbourhoods at a ground-oriented scale, including single-detached dwellings, duplexes, townhomes, and three storey apartments.

 Accessory suites in attached and detached forms will be enabled as appropriate in the Zoning Bylaw.
 - 8.3.1. Additional density to create Neighbourhood Villages and Corner Convenience is encouraged in the Complete Communities designation in accordance with the associated policies (See Part 6 The Land Use and Growth Management Strategy).

- 8.4. Ensure housing for seniors as well as housing that can accommodate larger households (including two or more bedrooms) is integrated into multifamily developments in the City Centre, Urban Centres, and Corridors. Such developments should also incorporate appropriate supporting amenities.
- 8.5. To create "eyes on the street" and active street presence, multi-family developments with residential uses on the ground floor will incorporate individually accessed, walk-up homes and/or active public spaces fronting onto streets, where possible (see figure below).
 - 8.5.1. Ground floor homes are encouraged to be oriented towards larger households and/or accessible.
- 8.6. Ensure accessible, adaptable, and universal design features are an important aspect of housing to support the ability of residents to age in place and address mobility challenges.



Example of a corner townhouse development.

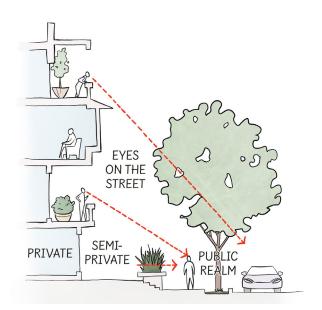


Figure: "Eyes on the Street."



Desired Outcome #2: Homes addressing key areas of housing need will be prioritized, significantly reducing core housing need in the city.

- 8.7. Integrate new housing that addresses the key areas of housing need, including affordable housing, rental housing, and special needs housing, throughout the city, with an emphasis on integrating such housing into the City Centre, Urban Centres, and Corridors.
- 8.8. Seek partnerships with other levels of government and non-profit housing providers to access funding and housing programs to deliver affordable housing and special needs housing.
- 8.9. Prioritize the use of municipal land and/or other resources to deliver housing in key areas of housing need and to maximize opportunities to co-locate such housing with other community spaces.

- 8.10. Continue to support the development of Indigenous-led housing through partnerships and use of other municipal tools and resources, such as permissive tax exemptions and grants.
- 8.11. Maintain a density benefits strategy to incentivize the inclusion or cash-in-lieu of affordable, rental, and special needs housing in new developments, particularly in the City Centre, Urban Centres, and Corridors.
- 8.12. Streamline development approval processes, provide financial cost reduction, and/or reduce municipal requirements such as parking for development applications delivering housing in key areas of need.
- 8.13. Ensure ongoing efficient delivery of development approvals to ensure housing supply can keep pace with housing demand.



Desired Outcome #3: All new homes will be well-connected to transportation options, services, and amenities.

- 8.14. Locate new housing, particularly higher-density housing and housing that addresses the key areas of housing need, near transportation infrastructure that supports walking, rolling, cycling, public transit, and other alternative forms of transportation that provide access to jobs, shops, services, and amenities.
- 8.15. Prioritize higher density housing in proximity to the Langford Bus Exchange Transit-Oriented Area on Station Avenue, in the City Centre along the bus rapid transit route, and along future transit priority corridors.

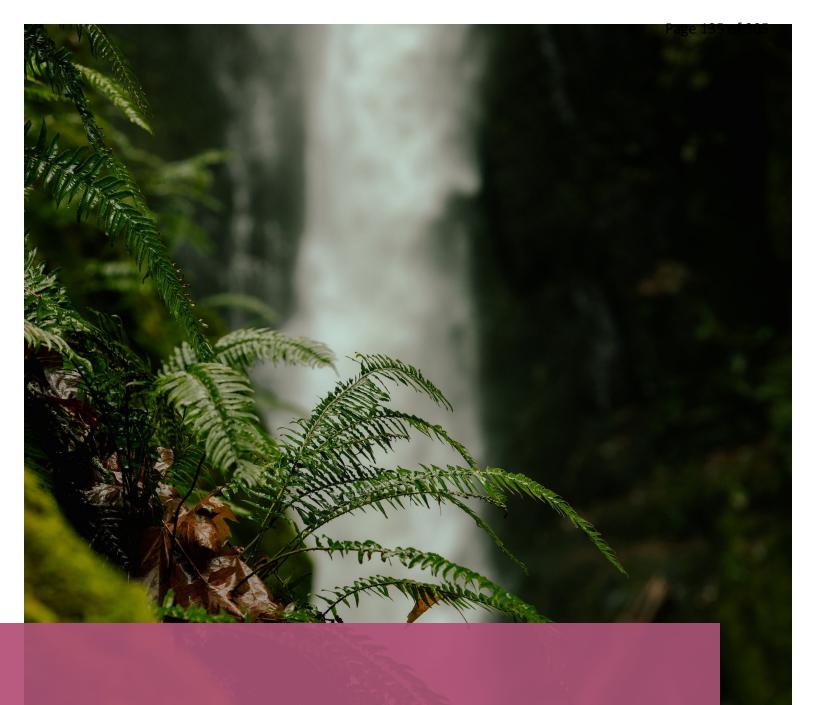




To achieve the desired outcomes, Langford will:

- 8.16. Achieve a minimum of 5,081 new homes by 2030 and 16,942 new homes by 2045.
- 8.17. Reduce the number of households experiencing Core Housing Need to below 10% by the 2026 census.
- 8.18. Pre-zone for affordable housing in the City Centre, Corridors and Urban Centres
- 8.19. Conduct a land capacity analysis and ensure the Zoning Bylaw accommodates the 20-year housing need by 2026.
- 8.20. Update the Housing Needs Report in 2028.
- 8.21. Provide annual reporting of the number and type of new homes approved and completed.
- 8.22. Improve the tracking of Building Permit data to include the tenure and size of new homes.
- 8.23. Following each Housing Needs Report update, review the policies of this section to ensure the key areas of housing need are prioritized and the targets are updated to reflect any changes to the five-year and 20-year housing need projections.
- 8.24. Create a Housing Strategy to provide direction on how the City can improve housing choice and affordability, remove barriers to housing in the key areas of housing need, and implement measures to achieve the outcomes of this Part.





PART 9

Climate Action and Sustainable Infrastructure



Infrastructure

A successful climate action strategy requires careful integration into all aspects of city planning. Some cities include a dedicated climate section in their OCP to highlight its importance, while others embed climate priorities throughout their land-use and transportation policies, recognizing its role as a guiding principle. Langford's OCP does both.

Every section of this Plan is developed with the climate crisis in mind, alongside the four other major challenges expressed by the Five Crises. At the same time, this dedicated section highlights priorities beyond land use and transportation, reinforcing Langford's commitment to reducing greenhouse gas (GHG) emissions, improving energy efficiency, and adapting to climate change. These efforts not only help prevent the severe consequences of inaction but also bring economic, social, and environmental benefits to the community.

Canada's national goal is a 40% reduction in GHG emissions by 2030, with net-zero emissions by 2050. Achieving this requires coordinated action at all levels of government—federal, provincial, regional, and local. British Columbia's Local Government (Green Communities) Statutes Amendment Act ('Bill 27', 2008) mandates local governments to set GHG reduction targets in their OCPs and outline the actions needed to achieve them.

Langford is committed to climate action and sustainable infrastructure. By advancing energy-efficient buildings, waste reduction strategies, and adaptive infrastructure, the City will build a low-carbon, resilient future that benefits generations to come.

The Challenge

Langford must contribute to global and national climate goals while ensuring local sustainability, resilience, and livability. How can the city align its efforts with federal and provincial targets while meeting community-specific needs?

The challenge is twofold: first, reducing emissions through better planning, infrastructure, and energy use; and second, adapting to climate impacts such as extreme weather, heatwaves, and water shortages. Balancing these priorities will be key to building a thriving, future-ready Langford.

- 1. The energy and carbon performance of all new and existing buildings will align with the City's Climate Action Plan.
- 2. The City will successfully implement a zerowaste strategy.
- 3. Resilience to the effects of climate change will be supported by incorporating green infrastructure systems, including trees, soil, and shrubs.
- 4. Water conservation and sustainable wastewater management practices will be fully integrated into the City's community and corporate operations.
- 5. Renewable energy adoption and efficient energy systems will be actively encouraged and widely implemented.



Desired Outcome #1: The energy and carbon performance of all new and existing buildings will align with the City's Climate Action Plan.

- 9.1. Promote and support the development of energy-efficient, high-performing, and low-carbon buildings (both new and existing) to meet the City's climate action targets.
- 9.2. Lead by example and ensure that the performance of all new and existing municipal and public buildings aligns with the City's climate action targets.
- 9.3. Encourage, and where feasible regulate, sustainable building design and construction practices in new developments and retrofits of existing buildings, including but not limited to: low-carbon building materials, reduced water consumption, increased energy-efficiency, renewable energy systems, minimized construction and demolition waste, and elements that contribute to reduced urban heat island effect.
- 9.4. Require technology and charging stations for electric cars and other electric micro-mobility devices (e.g. scooters, e-bikes, etc.) in new multi-unit residential buildings.



Example of a new high-performance and low-carbon building.



Desired Outcome #2: The City will successfully implement a zero-waste strategy.

- 9.5. Implement construction waste diversion targets and incentives for deconstruction and recycling.
- 9.6. Work with other agencies or businesses to develop a local construction waste recycling and reuse program.
- 9.7. Support education and community outreach programs to encourage waste reduction, reuse, and recycling.
- 9.8. Promote and support policies and programs to minimize waste generation and encourage waste diversion from landfills.
- 9.9. Promote incorporation of circular economy principles in local businesses and industries.
- 9.10. Promote reduction of kitchen and yard waste through composting programs.

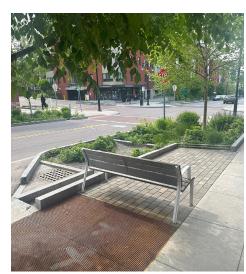


Example of a home being deconstructed.



Desired Outcome #3: Resilience to the effects of climate change will be supported by incorporating green infrastructure systems, including trees, soil, and shrubs.

- 9.11. Develop natural asset management policies and rainwater management strategies to maintain and replace aging infrastructure and create a more climate-resilient urban environment.
- 9.12. Invest in technology and creative design to plant trees in low equity areas and areas particularly subject to the urban heat island effect, as determined through the Urban Forest Management Plan (e.g. convert underutilized road ends, install bump outs, use soil cells, etc).
- 9.13. Promote sustainable site design strategies that reduce runoff and recharge groundwater (e.g. permeable hardscapes, on-site retention, stormwater infiltration systems, green spaces, rain gardens, bioswales, etc.) in new developments, municipal buildings, and public lands.
- 9.14. Implement low-impact development and green infrastructure practices in municipal buildings, parks, streets, schools, and parking lots through requirements and/or incentives.
- 9.15. Maximize opportunities to harvest waste heat, generate energy, and reuse treated wastewater for irrigation.
- 9.16. Promote rainwater harvesting for non-potable uses (e.g. toilet flushing, irrigation).
- 9.17. Ensure infrastructure adapts to future demands and a changing climate.
- 9.18. Provide shading trees in rights-of-way and areas with extensive hard surfaces, and encourage the use of light-coloured materials for paving and roofing in new developments, to reduce urban heat island effect, especially in low tree equity areas as determined through the Urban Forest Management Plan.
- 9.19. Educate residents about the benefits of keeping stormwater infrastructure (e.g. catch basins) free of sediments and dry leaves to ensure drainage systems function as intended during flood events.



Example of a green infrastructure system.



Desired Outcome #4: Water conservation and sustainable wastewater management practices will be fully integrated into the City's community and corporate operations.

- 9.20. Support reduced water consumption through green building policies.
- 9.21. Provide incentives for water-efficient fixtures and dual piping systems.
- 9.22. Encourage selection of low-water or no-water demand plant species for landscaping.
- 9.23. Promote integrated wastewater management technologies that provide social, economic, and environmental benefits.
- 9.24. Require site-scale wastewater management systems for private developments.
- 9.25. Investigate and implement neighborhood-scale wastewater treatment solutions.
- 9.26. Support education and community outreach programs to encourage water conservation practices.

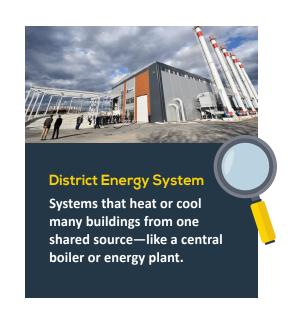


Example of a site-scale wastewater management system.



Desired Outcome #5 - Renewable energy adoption and efficient energy systems will be actively encouraged and widely implemented.

- 9.27. Secure commitments for geo-exchange, solar energy, wind systems, and other on-site renewable energy systems as supplemental energy sources in new developments.
- 9.28. Secure agreements for district energy systems where appropriate.
- 9.29. Retrofit streetlights, traffic lights, and public infrastructure with energy-efficient technologies.
- 9.30. Promote the adaptability of site service infrastructure to accommodate future energy system conversions and reduce vulnerabilities to supply disruption (e.g. solar panel installation, wind turbines, smart grids, excess energy storage systems, etc.).

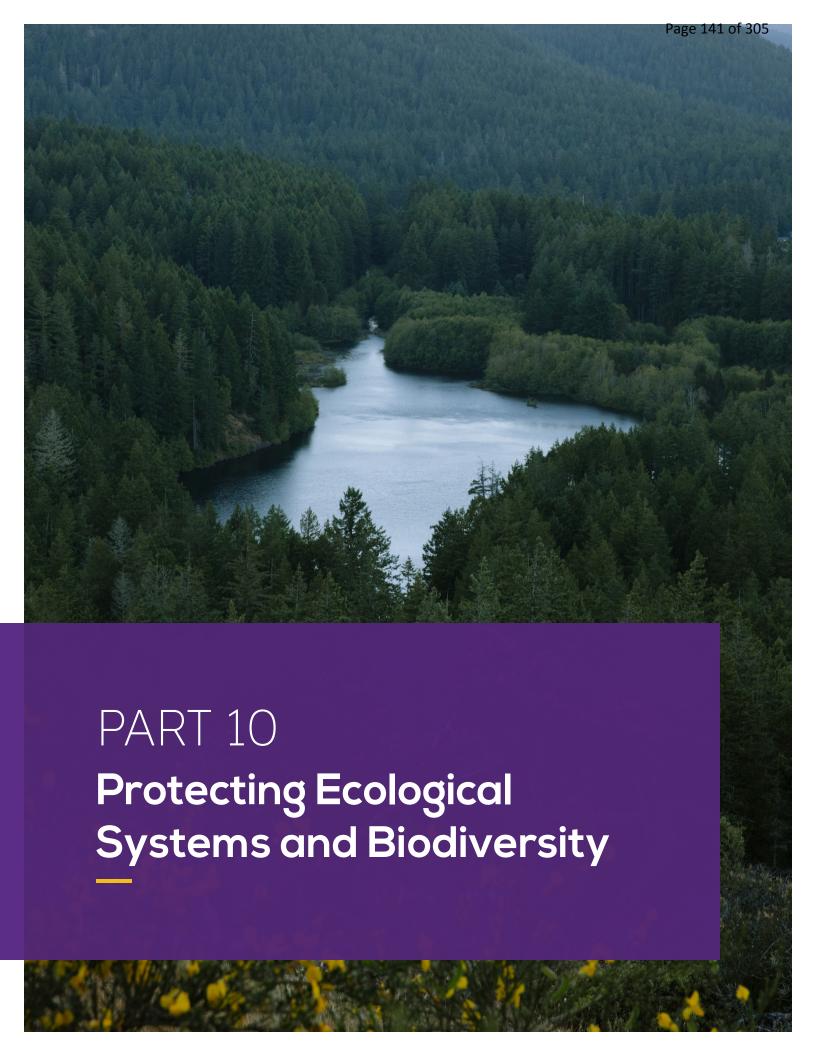




To achieve the desired outcomes, Langford will:

- 9.31. Analyze and implement, where strategic, incentives that promote climate mitigation strategies, while ensuring alignment with and consideration of all other goals outlined in this Plan, including:
 - 9.31.1. Floor Area Ratio exclusions.
 - 9.31.2. Development Cost Charge reductions.
 - 9.31.3. Density bonusing.
- 9.32. Reduce the City's corporate emissions by 50% (from 2007 levels) by 2030, and achieve net zero emissions by 2050.
- 9.33. Decrease community-wide GHG emissions by 61% from 2007 levels by 2038.
- 9.34. Implement policies to support all new construction to be net-zero energy ready by 2032 and to reach zero operational emissions from all new construction by 2030.
- 9.35. Require 100% of residential parking stalls in new developments to be "EV-Ready."
- 9.36. Implement policies that support 25% of all vehicles in Langford to be electric by 2030.
- 9.37. Encourage all new construction projects to lower their embodied carbon emissions (e.g. low carbon materials, design strategies, etc).
- 9.38. Complete and implement a Climate Action Plan.
- 9.39. Incorporate equity principles into climate action planning and policy implementation.
- 9.40. Integrate a climate change mitigation and adaptation lens into all City plans, policies, and projects.
- 9.41. Monitor and report on the progress towards achieving the City's community and corporate climate action targets.

- 9.42. Collaborate with neighbouring municipalities and other external agencies to implement related GHG reduction targets.
- 9.43. Support knowledge dissemination, capacity-building, and market transformation for climate change mitigation, adaptation, and resilience.
- 9.44. Regularly update policies, targets, and actions to incorporate the effect of changing climate projections and to strengthen the community's resilience to climate change impacts.
- 9.45. Revise contracts with vendors and/or service providers to address fundamental sustainability objectives.
- 9.46. Regularly update the Stormwater Master Plan to account for the more intense and frequent precipitation that is expected due to climate change.
- 9.47. Regularly maintain the City's stormwater infrastructure, and upgrade (where necessary) to ensure excess precipitation is managed during extreme weather events.
- 9.48. Continue to work with other levels of government for the coordination of climate action planning.
- 9.49. Establish an integrated utility or enter into agreements with established utilities to develop and deliver services that contribute to sustainability goals.





Protecting Ecological Systems and Biodiversity

A community's natural environment, parks, and greenspaces are essential to sustainability and livability. Langford, located within the Coastal Douglasfir zone in southwestern British Columbia, is home to diverse ecosystems, including mature Douglas fir and Garry oak forests. Major watersheds such as Colwood, Millstream, and Bilston Creek further enrich this unique bio-geoclimatic zone. The city's striking natural features—its coastline, mountains, lakes, creeks, and parks—shape its identity and enhance residents' quality of life. Protecting these ecological systems and ensuring continued public access is a key priority.

Nearly 90% of Langford's urban forest canopy (1,739 ha) lies within the city's forested areas, ranging from small patches to large, contiguous parks and rural lands. Preserving and managing these spaces is crucial to maintaining environmental integrity and supporting biodiversity.

The Challenge

As Langford grows, greenspaces and environmentally sensitive areas face increasing pressure from development and a changing climate. Thoughtful growth management can help protect natural areas while creating new parks and lands for long-term conservation and community trust. At the same time, climate change is amplifying threats such as wildfires, storms, flooding, pests, heatwaves, and drought, placing additional strain on local ecosystems. Addressing these challenges requires careful planning and long-term environmental stewardship.

- 1. Environmentally sensitive areas (ESAs) will be protected and enhanced.
- 2. The urban forest will be healthy, climateresilient, and provide equitable access to the ecosystem services and benefits it provides.
- 3. A thriving culture of collaboration will support ecological conservation and wildfire mitigation efforts.
- 4. A fully interconnected network of greenspaces and habitat corridors will be cherished and actively used by the community.



Desired Outcome #1: Environmentally sensitive areas (ESAs) will be protected and enhanced.

- 10.1. Prioritize placing retained ESAs into public trust or ownership.
- 10.2. Collaborate with developers to ensure retention, enhancement (e.g. invasive species removal), connectivity, and/or compensation for ESAs in and around development areas.
- 10.3. Limit access to ESAs through sensitive design.
- 10.4. Maintain ESAs within the ESA Development Permit Area (see Appendices).
- 10.5. Ensure mapping of ESA Development Permit Area is updated as new information is obtained. ESAs should include, but not necessarily be limited to: endangered and threatened habitats such as Garry Oak ecosystems and/or wildlife corridors, riparian corridors, wetlands, shoreline habitats, and areas of habitat and biodiversity value.

- 10.6. Ensure ESA Development Permit Area guidelines reflect updated technical and scientific data and best practices.
- 10.7. Conserve biological diversity and protect threatened and endangered species and ecosystems, in alignment with provincial or regional conservation planning and priority-setting efforts.



Desired Outcome #2: The urban forest will be healthy, climate-resilient, and provide equitable access to the ecosystem services and benefits it provides.

- 10.8. Ensure every resident has equitable access to the many benefits of the urban forest, including: regulating temperatures and heat island effect, mitigating the impact of storms, sequestering carbon and other pollutants, cleaning air and water, supporting wildlife habitats and biodiversity, improving physical and mental health, and contributing to placemaking and economic prosperity.
- 10.9. Maintain a healthy urban forest that can withstand and adapt to the impacts of climate change.





Desired Outcome #3: A thriving culture of collaboration will support ecological conservation and wildfire mitigation efforts.

- 10.10. Pursue collaborative partnerships with local First Nations, community organizations, and other levels of government to enhance ecological resilience and safeguard the natural environment.
- 10.11. Continue to support and encourage the involvement of individuals and community organizations in managing ESAs, removing invasive species, restoring and enhancing natural habitats, preventing erosion, and installing signs to inform and educate the public.
- 10.12. Proactively adopt initiatives that effectively support the prevention of wildfires and interface fires through the implementation of Langford's Community Wildfire Resiliency Plan, FireSmart principles and climate adaptation strategies.





Desired Outcome #4: A fully interconnected network of greenspaces and habitat corridors will be cherished and actively used by the community.

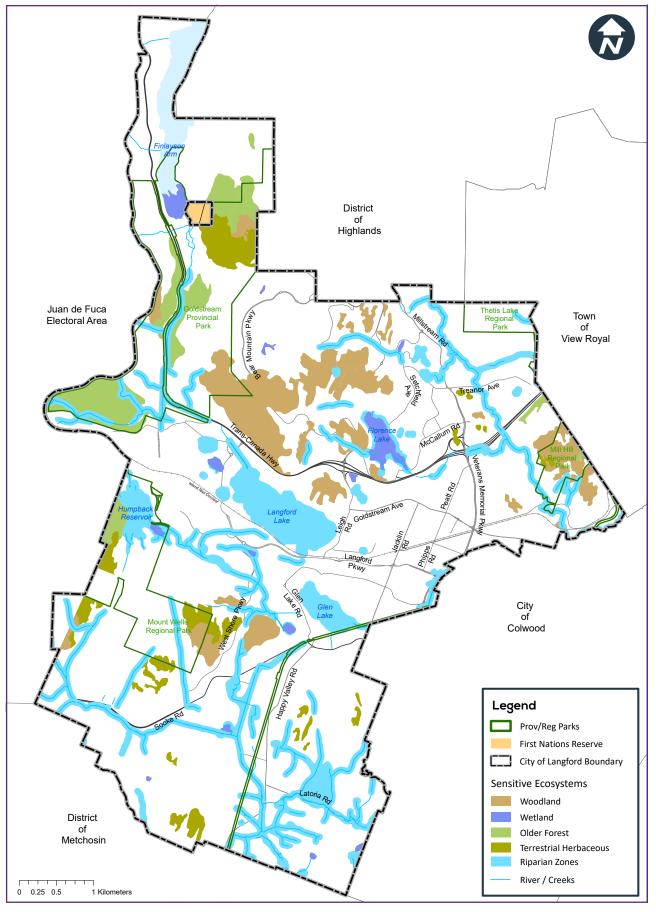
- 10.13. Plan and develop green corridors as networks of connected spaces integrating parks, natural areas, and developed areas with habitat or greenspace value.
- 10.14. Work with neighbouring municipalities and other agencies to plan and develop a collection of regionally connected greenspaces and green corridors that will include parks, natural areas, ESAs, and trails as well as developed areas that have habitat and/or greenspace value.
- 10.15. Protect biodiversity and enhance ecosystem functionality by preserving and connecting greenspaces and ESAs.
- 10.16. Enhance biodiversity within the urban forest, ESAs, and landscaped areas located within private development through the planting of species indigenous to the area, including pollinator-friendly species and climate resilient species.
- 10.17. Ensure the connectivity of the City's ESAs is a priority in land use planning while framing the need for protection, restoration, and connectivity across classes of natural and urban features.





- 10.18. Ensure an urban forest canopy of at least 40% in 2050.
- 10.19. Implement the Urban Forest Management Plan, with an emphasis on the quick start and priority actions, including:
 - 10.19.1. Plant at least 300-600 new trees (excluding replacement trees) per year on public and private property.
 - 10.19.2. Enhance maintenance practices to maximize the urban forest benefits of public trees and to reflect sustainable, evidence-based management practices.
 - 10.19.3. Update regulatory bylaws (such as the zoning bylaw, Development Permit Area guidelines, and development servicing bylaw) to improve tree outcomes.
 - 10.19.4. Review and update the City's "State of the Urban Forest" report every five years to monitor changes and adjust policies as needed to achieve the canopy target.
- 10.20. Update the ESA Development Permit Area maps and guidelines to ensure, as much as possible, that the maps accurately reflect the extent of ESAs and that the guidelines are achieving desired outcomes.
- 10.21. Update bylaws to allow discretionary density bonusing, reorganizing density on-site, or other variances in exchange for the retention of important ESA or urban forest features.
- 10.22. Require lands dedicated as park or greenspace to be treed or otherwise natural ecosystems, as much as possible, unless required for active park uses.
- 10.23. Develop a biodiversity conservation strategy to support the coordinated acquisition, conservation, and enhancement of the City's natural ecosystems.





MAP 6: SENSITIVE ECOSYSTEMS & HABITAT AREAS





Economic Resilience and Prosperity

A strong, resilient economy is essential for a thriving community. Local businesses play a central role not only by providing goods and services but by fostering entrepreneurship, incubating new ventures, and strengthening social connections. As the foundation of the local economy, these businesses contribute to a dynamic, inclusive, and prosperous city.

Equally important is expanding local employment opportunities. Fostering a diverse range of jobs within Langford will reduce the need for commuting to other areas, easing traffic congestion and supporting a sustainable transportation network. This approach builds local resiliency, enhances quality of life, shortens commute times, and keeps economic benefits within the community.

A resilient economy means having the ability to pivot, adapt to, and recover from external disruptions, whether from natural disasters (including the many consequences of climate change), trade tariffs, global conflicts, supply chain disruptions, pandemics, or economic downturns. By fostering a diverse and adaptable economy, Langford can minimize job losses, protect livelihoods, and sustain community well-being in the face of future challenges, both predictable, and unpredictable.

The Challenge

The COVID-19 pandemic taught us a lot about economic resiliency. The impacts of the pandemic highlighted the essential role of certain businesses, including grocery stores, hardware stores, pet supply shops, home-based businesses, and safety suppliers, in maintaining daily life. At the same time, other businesses proved vital to maintaining local jobs, supporting economic recovery, and enhancing community well-being.

As the significant consequences of the climate crisis become more commonly felt and as economic conditions such as long-standing trade relationships become much more difficult to predict and rely on, economic "shocks" become more common. Economic health becomes less about successfully predicting such shocks, and more about embedding resiliency into the fabric of our business community.

How can Langford foster a resilient, innovative, and adaptable economy that supports all businesses and ensures the community remains strong in the face of future disruptions?

Desired Outcomes

- 1. Langford will be economically resilient and capable of swiftly adapting to unexpected economic uncertainty.
- 2. Langford will be a regional destination for the knowledge economy, shopping, and creative-based industries.
- 3. Langford's economic activity will encompass a wide range of sectors to maintain a balanced and resilient economy.



Desired Outcome #1: Langford will be economically resilient and capable of swiftly adapting to unexpected economic uncertainty.

- 11.1. Emphasize innovation and collaboration, as it has become a lot harder, if not impossible, to predict the changes, challenges, and turning points our community will face within the life of this Plan. Change is not only harder to predict, but it is also happening faster. Strategies and policies should reflect this reality.
- 11.2. Assess and identify actions to enhance economic resiliency as part of the Economic Development Strategy.





Desired Outcome #2: Langford will be a regional destination for the knowledge economy, shopping, and creative-based industries.

- 11.3. Work to support the expansion of local and regional serving businesses located in the community.
- 11.4. Ensure the city remains a regionally (and provincially) competitive, attractive, and strategically nimble business destination.
- 11.5. Ensure land-use policies support and enable a sufficient long-term supply of commercial and industrial floor space capacity to meet local and regional demands.
- 11.6. Work with development proponents to attract 'anchor' business tenants through proactive development partnerships.
- 11.7. Collaborate with Royal Roads University to establish an Innovation Studio at the West Shore Campus to promote innovation and entrepreneurship, and to connect students with the business community.

- 11.8. Create people-places, such as public squares, plazas, and transformed streets, in commercial and mixed-use areas that incorporate seating areas, urban nature, and active design elements to attract people, encourage them to linger, and support local businesses.
- 11.9. Support and strengthen arts and cultural activities such as festivals and performances that advance economic development objectives.
- 11.10. Expand local and regional tourism strategies to attract visitors.
- 11.11. Support public realm infrastructure improvements such as new benches, bus shelters, water fountains, and bicycle racks to expand the use of active and alternate modes of transportation to commercial destinations.
- 11.12. Explore collaborative relationships with event holders and businesses to expand the use of alternate and active modes of transportation to commercial destinations and events.



Desired Outcome #3: Langford's economic activity will encompass a wide range of sectors to maintain a balanced and resilient economy.

- 11.13. Conduct a gaps analysis to determine what businesses and services are missing in Langford.
- 11.14. Work with key partners to incorporate shopping amenities (grocery stores, etc.) into new and existing commercial and mixed-use buildings to meet the needs of a growing population within a short walk, roll, or bike ride of homes.
- 11.15. Continue to support opportunities and partnerships for meaningful First Nations tourism and business creation.
- 11.16. Ensure commercial spaces on the ground floor in the downtown core are active uses that generate footsteps, support urban density, and enhance livability.
- 11.17. Permit home-based business in all parts of the community in all dwelling units.
- 11.18. Prioritize and lobby for job-rich industry types.
- 11.19. Encourage developers to work with downtown businesses to collaborate on providing amenities that may not be possible to include on-site (e.g. discounts for gym memberships or local businesses).
- 11.20. Support the development of non-profit organizations in the community, recognizing that they are employers and have access to funding (e.g. from senior governments) that bring new resources to the community.







- 11.21. Adopt an Economic Development Plan that will gather baseline information on Langford's economic sectors, examine current trends and best practices in the context of Langford's strengths and opportunities, and include an action plan specifically addressing economic resilience, including (but not limited to):
 - 11.21.1. Development of business continuity programs.
 - 11.21.2. Support for the development of robust business retention and expansion programs.
 - 11.21.3. Support for social enterprises and innovation that focus on social and environmental outcomes (see Part 12 Embracing the Creative City).
 - 11.21.4. Adoption of a "buy local program" supporting local purchasing and procurement.
- 11.22. Update the zoning bylaw so that only active, pedestrianoriented uses are permitted on the ground floor in key parts of the Downtown.
- 11.23. Establish minimum commercial unit size requirements for mixed-use buildings to ensure new businesses have a viable street presence and floorspace.
- 11.24. Conduct a downtown parking needs assessment with the lens of economic development to ensure public parking areas set appropriate turn around times to support businesses.
- 11.25. Ensure Employment Lands (see Part 6 Land Use and Growth Management Strategy) are maintained to protect the long-term availability and viability of light industrial land uses.
- 11.26. Consider revitalization tax exemptions to attract investment.
- 11.27. Work with other communities and key partners to continue promoting and developing Langford and the West Shore as a regional sport tourism, tourism, arts and culture, and recreation destination.







Creative City

Arts and culture, encompassing language, food, music, cinema, visual art, theatre, dance, and more, play an essential role in fostering social and economic prosperity. The cultural sector contributes approximately \$60 billion to the Canadian GDP annually. Research indicates that participation in arts and cultural activities is directly associated with enhanced health, happiness, and a sense of community belonging. Additionally, arts and culture attract visitors, strengthen local economic networks, and provide individuals with valuable lifelong experiences.

Arts and culture play a significant role in community development and support. Residents have indicated a need for additional cultural infrastructure in Langford, such as a performing arts centre and live music venues of various sizes to encourage creativity and foster social gatherings.

By integrating arts and culture into community planning and urban development, Langford is establishing itself as a "creative city"—a city that thrives on the incorporation of innovation, diversity, and creative expression.

The Challenge

How does Langford ensure that arts and culture are not just supported, but fully integrated into the City's planning decisions, economic and social development, and urban design?

To develop a creative city, Langford must address challenges such as venue shortages, gaps in arts and culture infrastructure, and the need for equity-driven solutions that enable all residents to access and participate in cultural activities.

By prioritizing arts and culture as an essential component of city-building, Langford can reinforce its identity, improve livability, equity, and inclusion, and identify new opportunities for arts, culture, and social connection.

Desired Outcomes

- 1. Local First Nations will be involved in how the City supports their community's arts and culture needs, by fostering meaningful partnerships.
- 2. Langford will host a vibrant and diverse array of cultural spaces.
- 3. Arts and culture will seamlessly integrate into City decision-making, with reduced regulatory barriers that encourage creative expression.
- 4. Creativity and innovation will thrive and help shape the city.



Desired Outcome #1 - Local First Nations will be involved in how the City supports their community's arts and culture needs, by fostering meaningful partnerships.

- 12.1. Engage with local First Nations and urban Indigenous artists to explore the implementation of art features in public and private development projects.
- 12.2. Actively involve First Nations and urban Indigenous community members in public celebrations, gatherings, and intercultural events.
- 12.3. Recognize and honour Indigenous culture, knowledge, and language through public art and community events.
- 12.4. Ensure widespread public awareness and acknowledgment of the true history of Langford's territorial lands and the Nations who have stewarded them.



The Yos Pole: created by Master Carvers Moy Sutherland Jr. from Tla-o-qui-aht First Nation (Tofino) and John Marston from Stz'uminus First Nation (Chemainus) and various Malahat Nation youth.



Desired Outcome #2 - Langford will host a vibrant and diverse array of cultural spaces.

- 12.5. Develop more outdoor music and performance spaces in parks and other public areas.
- 12.6. Explore partnerships with private and non-profit arts and culture community groups and other levels of government to review facilities needs to foster cultural expression (e.g. performing arts centres).
- 12.7. Ensure the availability of affordable venues for artists, arts organizations, and cultural groups.
- 12.8. Encourage the development of private performance and gallery spaces in new developments.
- 12.9. Enable public outdoor places for programmed or spontaneous performances and art installations.
- 12.10. Foster public spaces that are culturally vibrant and support social connection and cultural expression.
- 12.11. Link arts sector initiatives to beautification, revitalization, and development efforts.
- 12.12. Provide funding for arts and culture groups, initiatives, and programs for city-focused activities.
- 12.13. Apply equity, diversity, and inclusion approaches to address barriers to access arts and culture space.







Desired Outcome #3 - Arts and culture will seamlessly integrate into City decision-making, with reduced regulatory barriers that encourage creative expression.

- 12.14. Integrate arts and culture initiatives and programming as part of new development projects.
- 12.15. Create culturally vibrant public spaces that promote social connection and cultural expression, integrating them into amenity expectations or capital projects.
- 12.16. Foster distributed creative-placemaking throughout the city where residents and visitors can experience and enjoy an artful public realm.
- 12.17. Consider providing municipal properties or resources to assist with the upfront capital costs and/or operating endowment for an arts and culture centre.

- 12.18. Enable new or repurposed spaces for professional and community arts and cultural activities in areas well served by public transit and other modes of transportation through zoning amendments.
- 12.19. Reduce excessive parking minimums that create barriers for entertainment businesses in central locations that are accessible by public transit and active modes of transportation.
- 12.20. Create opportunities to showcase local artists in public spaces, prioritizing Indigenous artists.
- 12.21. Support and expand The Langford Station Arts and Cultural District as a public gathering place.



Desired Outcome #4: Creativity and innovation will thrive and help shape the city.

- 12.22. Encourage the utilization of "third spaces" public and commercial spaces outside homes and workplaces for gatherings, networking, and socializing. These spaces should serve as hubs for connection, collaboration, and innovation, providing creative individuals, including entrepreneurs, opportunities to meet, share ideas, and work collaboratively.
- 12.23. Foster, encourage, and support openmindedness, innovative thinking, competent risk-taking, and appreciation for differences and diverse perspectives in a manner that benefits both local and broader public interests.
- 12.24. Embrace a corporate culture that is open to well-designed and evidence-based experimentation by using methods such as pilot projects to test new ideas.
- 12.25. Foster and highlight interculturalism by promoting active engagement and dialogue between diverse cultures, encouraging interaction, mutual understanding, and the development of a shared public culture.



- 12.26. Consult with local First Nations, urban Indigenous peoples, residents, businesses, artists, and other key partners to identify needs and priorities for arts and culture, with a focus on inclusivity, diversity, equity, and accessibility.
- 12.27. Conduct corporate training on the use of Reconciliation language, paired with decolonial actions.
- 12.28. Set a target for cultural space per 100,000 residents.
- 12.29. Create and implement an Arts and Culture Strategy to determine how best to showcase and celebrate the diverse cultures in Langford.
- 12.30. Work with other West Shore communities and key partners to contribute funding to an arts and culture centre (dedicated use and/or multi-use).





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Access to affordable, healthy food is essential to quality of life. Food systems and local food security are becoming increasingly important, as they are linked to human and environmental health, economic resilience, and the ability to withstand climate change and rising energy costs. The availability, quality, and affordability of local food shapes food choices, making a well-functioning food system a foundation of community well-being.

Langford recognizes the importance of localizing food production, processing, and distribution to build a resilient and sustainable food system. As an urban community with limited farmland, Langford's food system relies on a mix of small-scale farms, co-operatives, food distributors, grocery stores, local restaurants, and a farmers' market. However, this infrastructure is not enough to support true food self-reliance.

Rising food prices, supply chain disruptions, and unpredictable global factors such as climate change, trade tariffs and trade restrictions highlight the urgency of expanding local food security. Langford must take strategic action to strengthen food production and distribution while supporting sustainable agricultural practices to build long-term resilience.

The Challenge

Currently, only about 10% of the food consumed on Vancouver Island is locally produced, leaving Langford heavily reliant on imports. This dependence contributes to greenhouse gas emissions, increased traffic, food quality concerns, and lost economic opportunities. Supporting a more self-reliant food system can address these challenges while improving sustainability and resilience. While the Agricultural Land Reserve (ALR) plays a valuable role in protecting land for food production, it offers limited support for promoting active cultivation.

How can Langford tackle these challenges and boost local food production and self-reliance amid unpredictable factors, like fluctuating tariffs and climate change, that threaten food systems and supply chains?

Desired Outcomes

- 1. All residents will have consistent access to affordable, healthy, and locally sourced food within walking distance.
- 2. Agricultural lands will be protected, productive, and harmoniously integrated with urban development.



Desired Outcome #1: All residents will have consistent access to affordable, healthy, and locally sourced food within walking distance.

- 13.1. Support community and non-profit groups to establish or expand food-growing programs, facilities, and activities.
- 13.2. Engage with and support local organizations who are working in the areas of food security, food access, and food self-sufficiency.
- 13.3. Leverage funds from new developments to acquire land and infrastructure for community gardens.
- 13.4. Identify locations for community gardens as part of the Parks and Trails Master Plan, ensuring at least one per neighborhood, particularly in higher-density areas.

- 13.5. Incentivize the inclusion of food growing opportunities into new multi-family development.
- 13.6. Encourage the planting of edible plant species in landscaped areas within new development, parks, and boulevards, where appropriate.
- 13.7. Encourage the development of locally owned and locally sourced grocery stores, markets, corner convenience stores, cafes, and restaurants in new and existing neighborhoods.
- 13.8. Actively promote farmer's markets, food fairs, and celebrations of local food producers.



Langford Spring 2021 Farmers Market.



Desired Outcome #2 – Agricultural lands will be protected, productive, and harmoniously integrated with urban development.

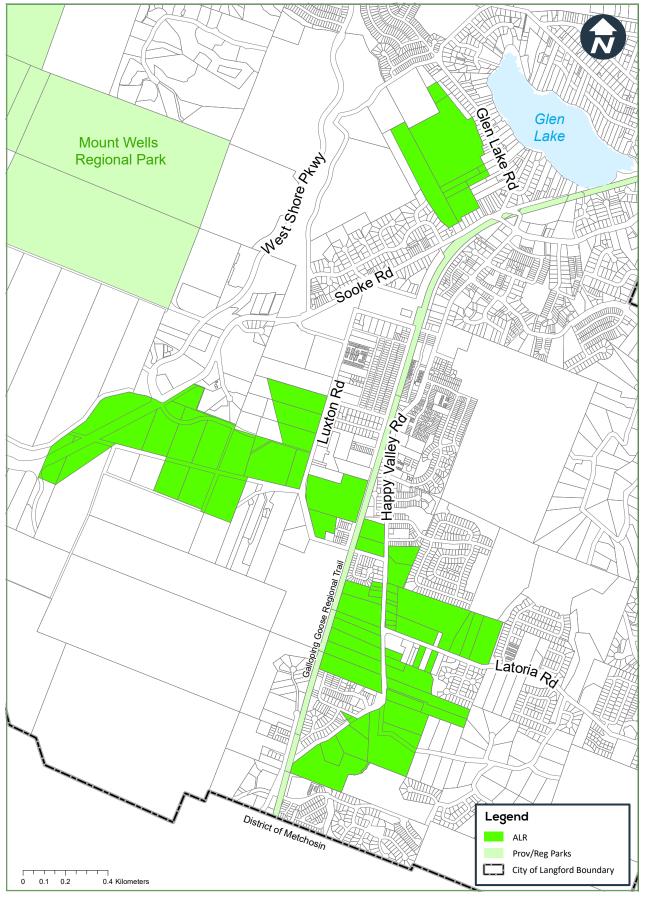
- 13.9. Acquire farmland for community trust management, ensuring long-term agricultural use.
- 13.10. Investigate incentives to promote farming as the primary activity on all agricultural land, including underutilized farmland.
- 13.11. Preserve agricultural land by implementing edge-planning policies to prevent encroachment from development and to minimize potential conflicts.
- 13.12. Support the inclusion of viable agricultural lands into the Agricultural Land Reserve and consider farm tax exemptions to stimulate local farming.
- 13.13. Ensure density targets support a sustainable local food economy.
- 13.14. Support the development of greenhouses, vertical agriculture (indoor growing of crops using stackable shelves), and other advanced agricultural methods.
- 13.15. Encourage farmland under production to expand production, host community events, and establish farm stands to showcase their products and other locally sourced goods.
- 13.16. Focus on enhancing food security by encouraging valueadded processing, greenhouse operations, and farm-totable initiatives.
- 13.17. Facilitate cooperation amongst individuals or groups working towards increasing community agriculture activities.
- 13.18. Promote innovative and sustainable farming practices on underutilized or city-owned lands.
- 13.19. Perform cost-benefit analyses to evaluate new initiatives, such as farm tax exemptions.





- 13.20. Identify and reduce any municipal barriers to increasing the production of food on agricultural lands and the resilience of the food system.
- 13.21. Establish a minimum of one community garden per neighborhood by the time we reach 100,000 people.
- 13.22. Establish targets for local food production.
- 13.23. Permit community gardens in all commercial, residential, and public zones, including parks and utility corridors.
- 13.24. Amend the zoning bylaw to permit farmer's markets on public lands and facilities, including parks and schools.
- 13.25. Ensure all neighborhoods have access to locally owned food outlets and markets.
- 13.26. Include allotment gardens in a density benefits strategy to encourage the incorporation of food growing opportunities into new multi-family development.
- 13.27. Ensure private patios or balconies in new multi-family developments are large enough to place food-growing planter boxes.
- 13.28. Work with regional partners to promote locally grown food, such as Buy Local initiatives.
- 13.29. Develop metrics to track progress on objectives, such as the number of community gardens, local food production rates, the number of households within walking distance of a grocery store, and reductions in food-related GHG emissions.





MAP 7: AGRICULTURAL LAND RESERVE (ALR) INVENTORY





Parks, Places, and Services for People

Public spaces—parks, plazas, squares, and well-designed streets—are vital for creating vibrant, healthy, and inclusive communities. In Langford, these spaces promote physical and mental well-being, foster social connections, support cultural expression, and enhance active transportation networks. By prioritizing equitable access and innovative placemaking, the city can transform its public realm into a dynamic network of gathering places that strengthen community life, economic success, and environmental sustainability.

Strong social infrastructure is also essential to community well-being. Access to urgent and primary care, social services, childcare, and education must keep pace with Langford's rapid growth. Currently, many residents must travel outside the city to meet these needs. Ensuring that essential services are available locally is critical to creating the complete community envisioned in this OCP.

The Challenge

Langford has a shortage of parks and public spaces that serve diverse recreational, cultural, and social needs. Traditional Park planning has not fully addressed the demand for accessible gathering spaces in an increasingly urban city, including public squares, plazas, and streets designed as welcoming places for people. Expanding and reimagining these spaces is key to creating a cohesive and inclusive public realm.

Additionally, the growing population requires more space for essential services such as health care, childcare, social services, and education. While many of these fall outside municipal jurisdiction, the City must work with partners to reduce barriers, integrate space for services into new developments, and advocate for support from higher levels of government.

Desired Outcomes

- Langford will have a connected network of parks and people-places, including plazas, squares, and transformed streets.
- 2. Placemaking will shape vibrant, inclusive parks and people-centered spaces.
- 3. Accessible, safe, and affordable public spaces and services will be available to all.



Desired Outcome #1: Langford will have a connected network of parks and people-places, including plazas, squares, and transformed streets.

- 14.1. Ensure a comprehensive network of parks and people-places is equitably distributed across the city to serve all neighbourhoods, community needs, abilities, and demographics.
- 14.2. Integrate parks and people-places into broader urban planning initiatives, enhancing connections within and between neighbourhoods.
- 14.3. Connect parks and people-places with active transportation corridors and greenways.
- 14.4. Ensure neighbourhoods have access to a range of parks and people-places that serve different functions, including active uses such as playgrounds, sport courts, and passive uses such as natural greenspace and trails.
- 14.5. Use people-places to enhance and strengthen growing urban areas by activating the space between buildings and creating "magnets" that attract and keep people.

- 14.6. Strengthen social connections through the design of transportation networks that prioritize active transportation, equitable mobility, and improved health outcomes for all residents
- 14.7. Work with adjacent municipalities to plan and develop a "West Shore Greenbelt" that connects greenspaces such as parks, trails, and natural areas throughout the region.
- 14.8. Maximize public access to waterbodies such as lakes and creeks, ensuring City ownership and limited access to environmentally sensitive areas (ESAs) where appropriate.





Desired Outcome #2: Placemaking will shape vibrant, inclusive parks and people-centered spaces.

- 14.9. Create meaningful and affordable public gathering spaces for community celebration, civic engagement, and contemplation to strengthen sense of place and community.
- 14.10. Ensure the planning and design of parks and people-places integrate interactive and engaging public art and opportunities for diverse social, cultural, economic, recreational, and celebratory activities.
- 14.11. Promote temporary and seasonal public realm activations, such as opening streets for people/ closing to vehicles and pop-up events, to enhance vibrancy and engagement.

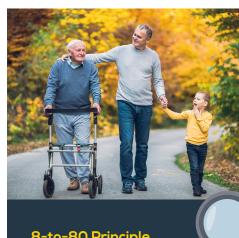
- 14.12. Create opportunities for both spontaneous and programmed activities in parks and people-places.
- 14.13. Encourage community input through surveys, advisory councils, and youth engagement initiatives, ensuring diverse representation in decision-making processes.
- 14.14. Foster community engagement in the design and programming of public spaces to reflect local needs and identities.





Desired Outcome #3: Accessible, safe, and affordable public spaces and services will be available to all.

- 14.15. Adopt the 8-to-80 principle to create a network of parks and people-places that are welcoming for residents of all ages and abilities and are connected by accessible active transportation corridors.
- 14.16. Ensure equitable access to parks and people-places by considering factors such as age, gender, ethnicity, and mobility constraints during planning and design phases.
- 14.17. Maintain an understanding of community needs for recreation, parks, people-places, and social services by conducting needs assessments and collaborating with community groups, external agencies, and other levels of government.
- 14.18. Work with recreation providers to:
 - 14.18.1. Optimize existing facilities, such as West Shore Parks & Recreation and the Langford Aquatic Centre, for both social and recreation programming.
 - 14.18.2. Provide a range of recreational programs for all ages, including indoor and outdoor activities that promote physical and mental health.
- 14.19. Support community groups in the ongoing development and operation of social programs and facilities to serve the needs of residents.
- 14.20. Work with key partners and developers to incorporate space for community groups, libraries, childcare centres, and/or health care offices and social services into new development.
- 14.21. Support the expansion of educational facilities, including pre-schools, K-12 schools, and post secondary institutions to ensure lifelong learning opportunities for all residents.
- 14.22. Encourage new group childcare, public schools, and senior serving facilities to be located in close proximity to each other to foster intergenerational learning opportunities.
- 14.23. Communicate, collaborate, and advocate to other agencies and levels of government to ensure local needs for education, health care, community safety, and social services are adequately addressed as the city grows.



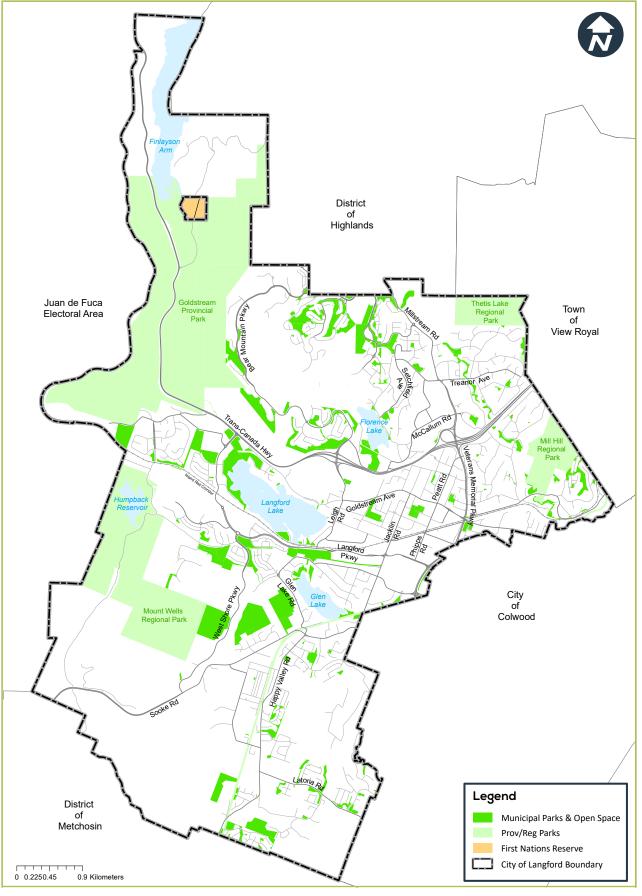
8-to-80 Principle

The 8 to 80 principle recognizes that building a city that is safe and accessible for 8 year olds and 80 year olds will work for everyone.

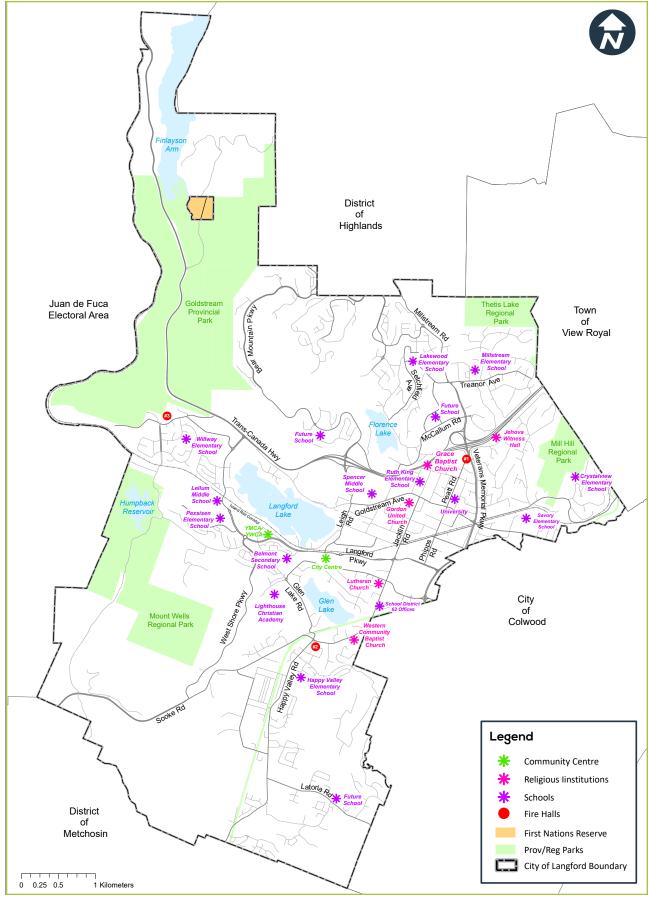


- 14.24. Maintain a Parks and Trails Master Plan in order to guide decisions related to property acquisitions and the planning, design, and delivery of parks and public spaces.
- 14.25. Require lands dedicated as park or greenspace to be treed or otherwise natural ecosystems, provide public access, enable active or recreational uses, or provide expressed benefit to the community.
- 14.26. Increase the amount of City-owned parkland by 50% by the time we reach 100,000 residents.
- 14.27. Ensure that neighbourhoods integrate safe, connected, and nearby natural greenspaces, parks, and play areas for children and youth.
- 14.28. Ensure 95% of residents live within 400m of a usable park or public space by the time we reach 100,000 residents.
- 14.29. Prioritize the acquisition of new parkland in under-served and low equity neighbourhoods.
- 14.30. Universally apply requirements under the Land Title Act that require access to water bodies at the time of subdivision (BC Land Title Act Section 75 (1) (c)).
- 14.31. Maintain density bonusing strategies to secure parkland dedications and the incorporation of community spaces into new development, with the intent of optimizing all available land acquisition and dedication tools.

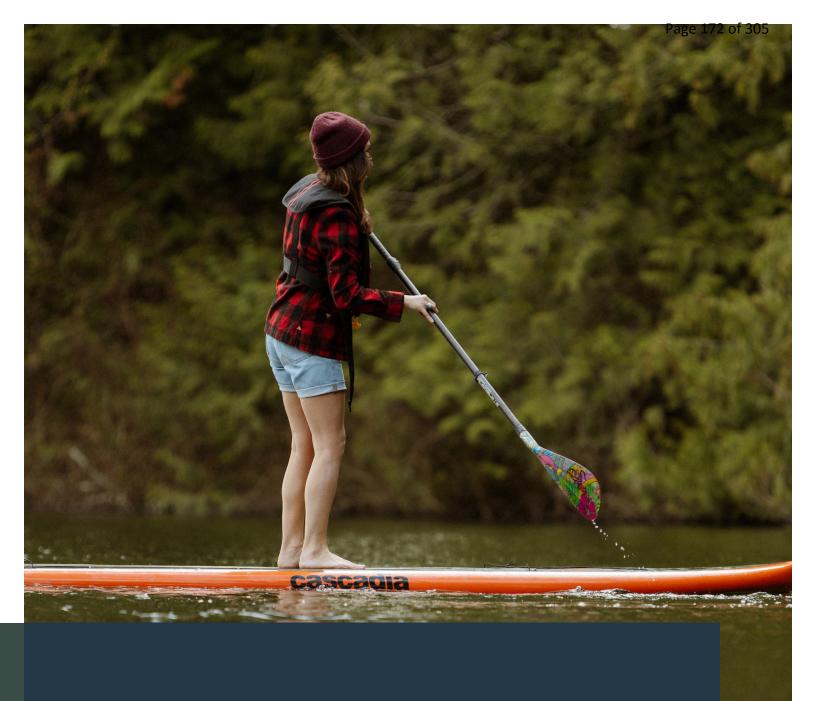
- 14.32. Create and implement a Placemaking Strategy to identify locations and programming opportunities for both temporary and permanent activation of public spaces into people-places.
- 14.33. Support the role of the West Shore Parks & Recreation Society as a major provider of recreational services and programs in the West Shore, while adding local recreational opportunities within Langford.
- 14.34. Work with partners to define and create multi-use facilities such as community centres, areas for events and festivals, sports groups, community groups, and public gathering places as part of development projects.
- 14.35. Collaborate with the Sooke School District in identifying opportunities for new K-12 schools in key growth areas, and to develop additional joint-use agreements to ensure efficient use of public lands.
- 14.36. Ensure maximum potential for the provision of childcare, medical, and school facilities in zoning bylaws.
- 14.37. Advocate to other levels of government and external groups to establish additional urgent and primary care facilities in Langford.



MAP 8: PARK AND GREENSPACE INVENTORY



MAP 9: INSTITUTIONAL USES & INSTITUTIONS INVENTORY



APPENDIX A Development Permit Areas

Appendix A: Development Permit Areas

Applicants are required to provide a checklist or statement indicating how their proposal complies with the development permit area guidelines applicable to their development. Where some element of the proposal or design does not comply with a guideline, a justification identifying the divergence and the reason shall be provided. Council may diverge from any particular development permit guideline where a compelling rationale that preserves the qualitative intent of the guidelines is supplied.

Development Permit and Development Approval Information Areas – General Designations, Objectives and Justifications.

In order to establish objectives for the form and character of new development, the City of Langford designates the following as development permit areas pursuant to Section 488(1)(e) and (f) of the *Local Government Act*:

- a. All Industrial land;
- b. All Commercial land;
- c. All Multi-Family Residential land;
- d. All Two-Family (Duplex) Multi-Family Residential land;
- e. All Intensive Residential land, which is defined as all land within subdivision plans that include more than three lots under 550 m² in area; and
- f. All land containing a Garden Suite or Carriage Suite.

As these areas will be the location of most major development in Langford during the period covered by the official community plan, it is important that the form and character of development be of a high-quality design and a consistent design theme (see High-Quality City Building). The guidelines created pursuant to this section ensure that development incorporates good site planning, safe and convenient multi-modal transportation, articulated and attractive building facades, aesthetically pleasing and usable public/private open space areas, and efficient servicing.

The City of Langford designates all areas identified on Maps 10 - 12 as Development Permit Areas for the purpose of protecting the natural environment, its ecosystems and biological diversity from development pursuant to Section 488(1)(a) of the *Local Government Act*. These are areas of environmental sensitivity.

Notwithstanding the areas shown on Map 10, the Riparian Development Permit Area includes all areas within 43m (141ft) of the high water mark of any watercourse.

In relation to any areas shown on Map 10 comprising or connected to a ravine, the Riparian Development Permit Area includes, despite the appearance of the area on Map 10, an area defined by the following criteria, and for that purpose a "ravine" is a narrow valley with an average grade on either side greater than 3:1 measured between the high water mark of the water body contained in the valley and the top of the valley bank, and the top of the valley bank is the point nearest the water body beyond which the average grade is less than 3:1 over a horizontal distance of at least 15 meters measured perpendicularly to the water body:

- a. For a ravine less than 60 meters wide, an area on both sides of the water body measured from the natural boundary of the water body to a point that is 30 meters beyond the top of the ravine bank; and
- b. For a ravine 60 meters wide or greater, an area on both sides of the water body measured from the natural boundary of the water body to a point that is 10 meters beyond the top of the ravine bank.

The City of Langford designates all areas identified on Maps 13, 14, and 15 as a Development Permit Area for purpose of protecting development from natural hazards, pursuant to Section 488(1)(b) of the *Local Government Act*. These areas include floodplains, steep slopes, and areas of poor drainage.

The City of Langford designates all lands shown as extreme or high hazard on Map 16 as a Development Permit Area for the protection of development from wildfire hazard, pursuant to Section 488(1)(b) of the *Local Government Act*, for the purpose of ensuring that development within high and extreme wildfire hazard risk areas occurs in a way that minimizes the risk to persons and property associated with these hazards.

The City of Langford designates all lands identified on Map 17 as the Sooke Road Commercial Revitalization Development Permit Area, and all lands identified on Map 18 as the City Centre Development Permit Area as commercial revitalization development permit areas pursuant to Section 488(1)(d) of the Local Government Act. The form and character of development in these areas is of particular importance to the City's image. The City has particular objectives to encourage revitalization of older commercial premises to ensure that new development incorporates pedestrian-oriented site planning, articulated and attractive building design, site amenities, and high quality public and private realm landscaping.

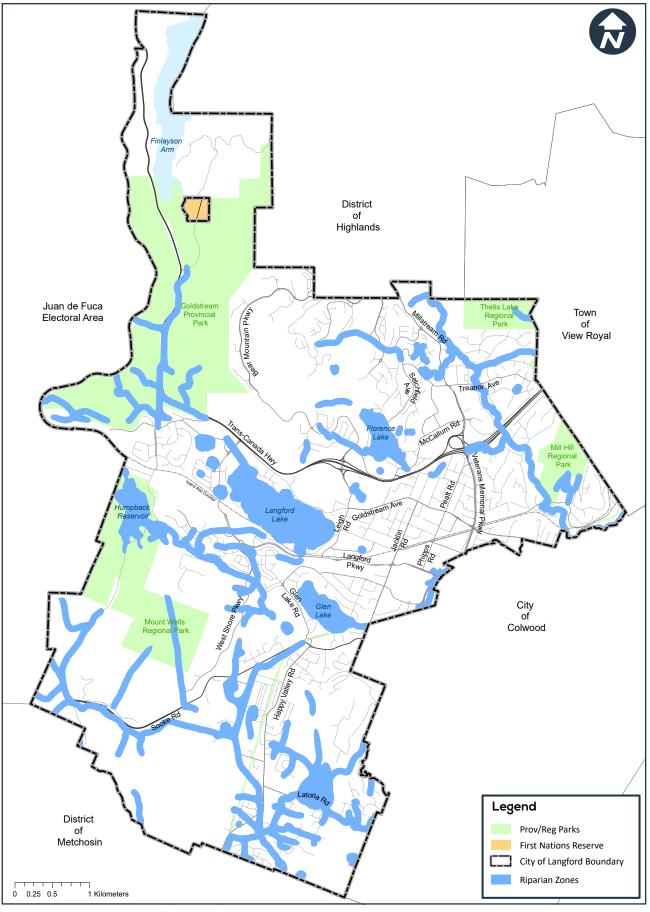
The City further designates all of the lands designated as development permit areas as areas for which development approval information may be required under Section 484 of the *Local Government Act*. The justification for these designations is to ensure that Council has the ability to secure necessary information for considering development applications in order that:

- Traffic and storm water runoff resulting from development are well-managed;
- Rare, endangered, or sensitive ecosystems, plants, and animals are identified and protected and development impacts mitigated;
- Development is protected from hazardous conditions; and
- The density, public realm, and form and character of new development are of high quality and best suited to both the surrounding properties and the vision of community established in the OCP.

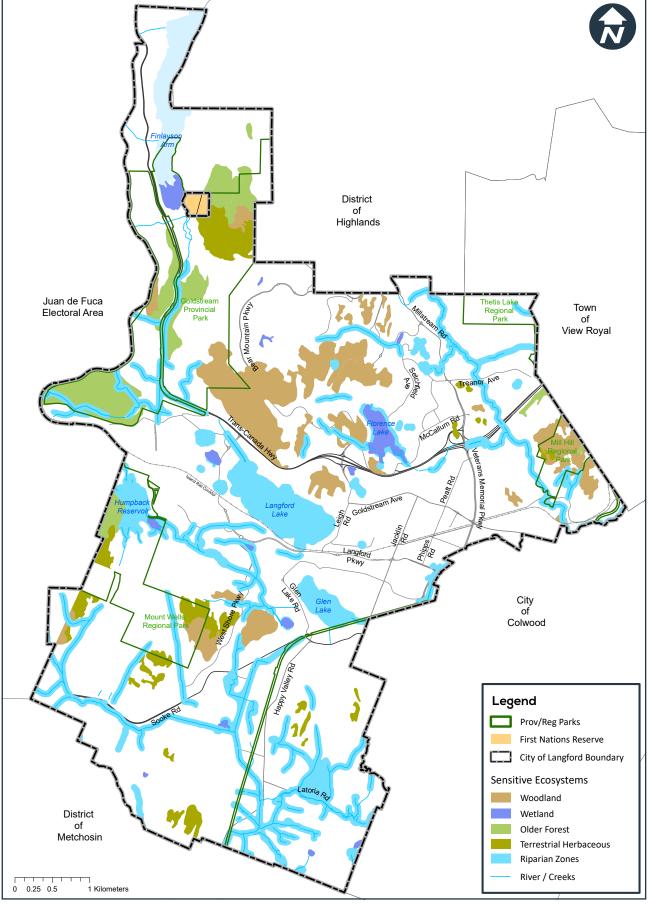
Development permit objectives and guidelines relating to site planning, building form & character, environmental protection and protecting development from hazardous conditions for the development permit areas defined in this section are located in a series of Appendices to the City of Langford Zoning Bylaw.

Council has the authority to issue a Development Permit which may be used to vary bylaw provisions other than the use or density of land or floodplain specifications.

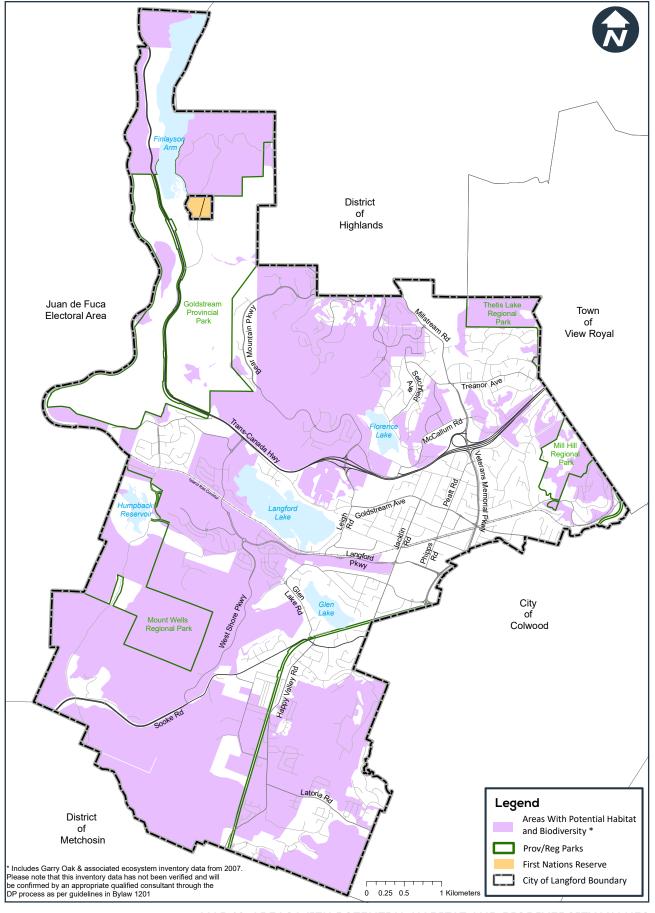
Council may consider requests for relief of bylaw specifications (e.g., height, siting of buildings and parking requirements) where such change is appropriate from an environmental perspective or represents a community benefit.



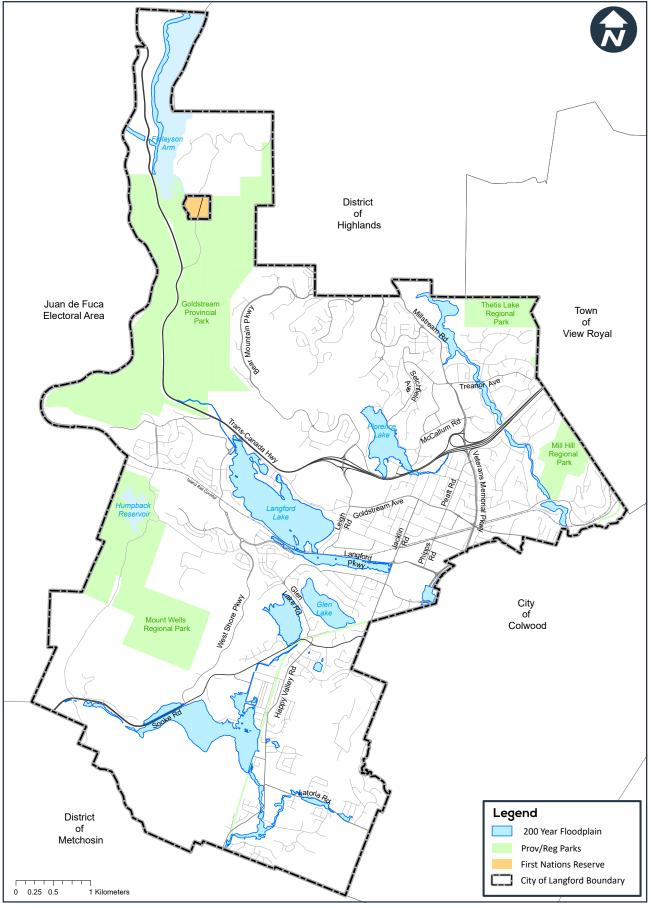
MAP 10: RIPARIAN ZONES



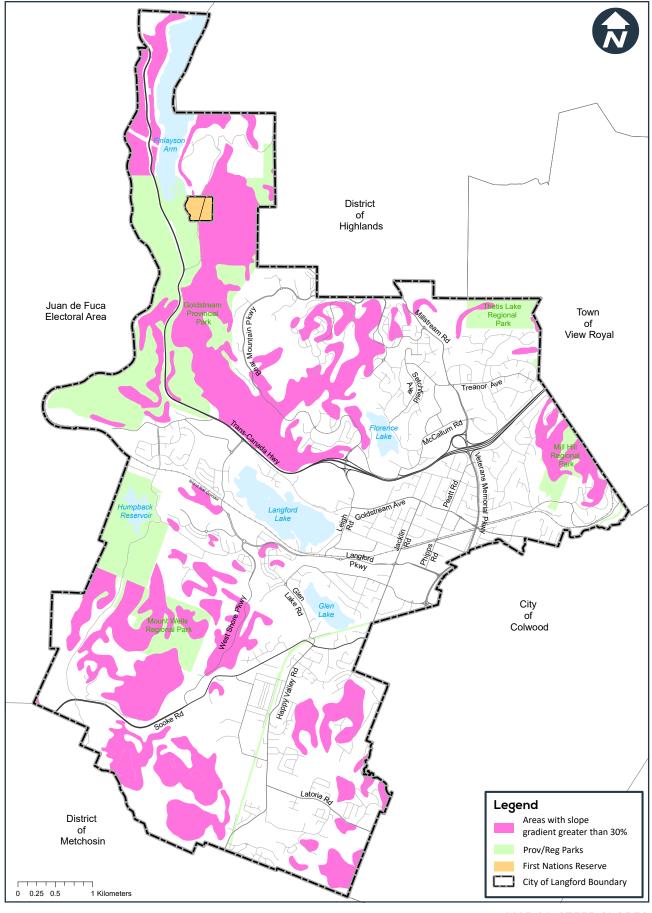
MAP 11: SENSITIVE ECOSYSTEMS



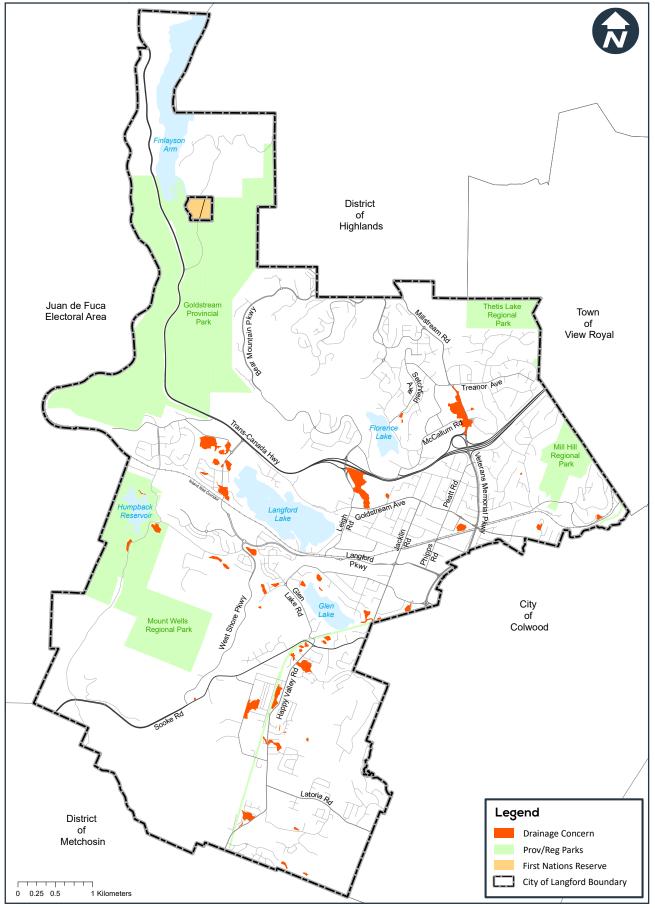
MAP 12: AREAS WITH POTENTIAL HABITAT AND BIODIVERSITY VALUES



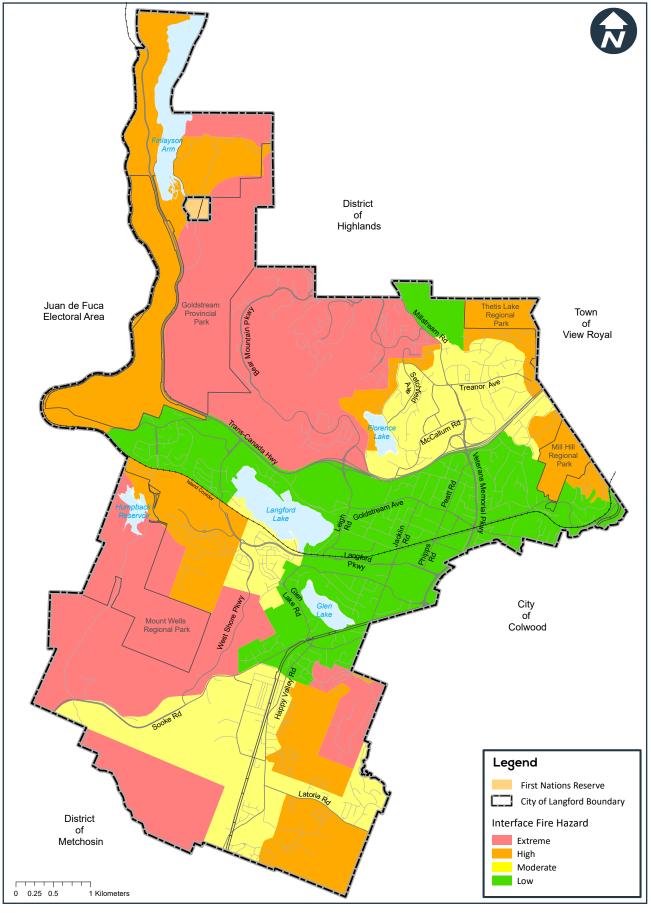
MAP 13: 200 YEAR FLOODPLAIN



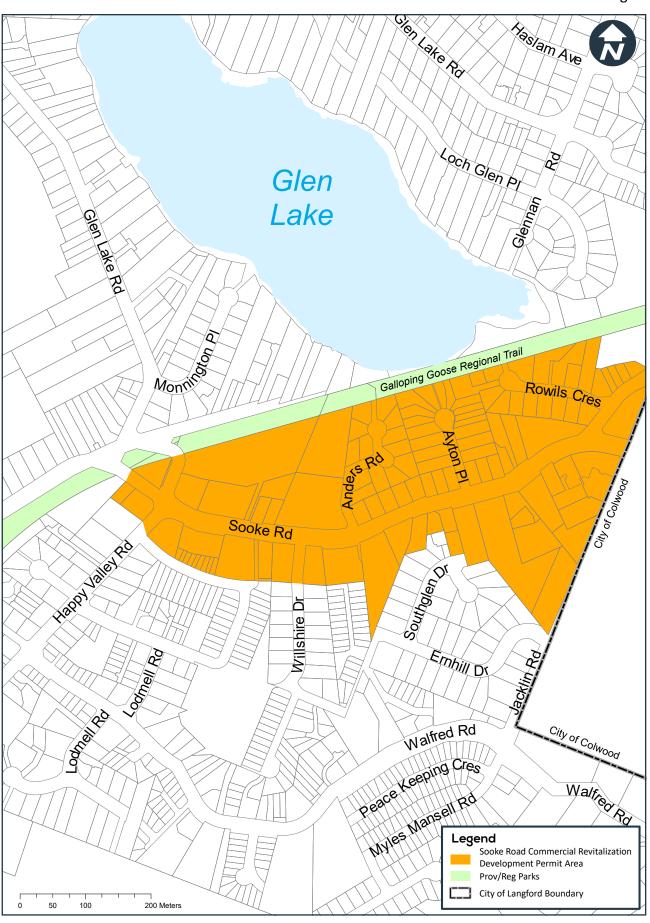
MAP 14: STEEP SLOPES



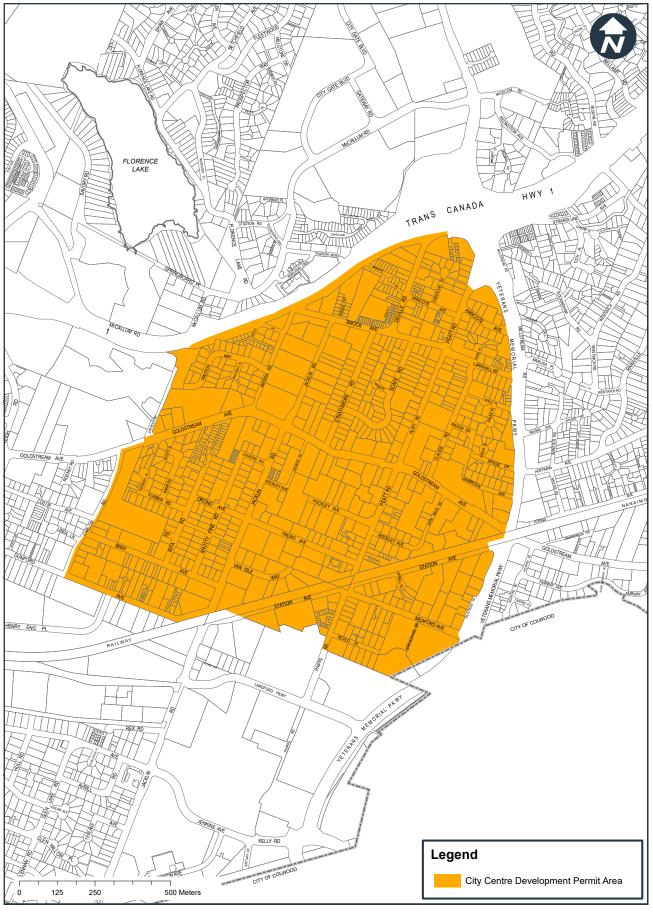
MAP 15: DRAINAGE CONCERNS



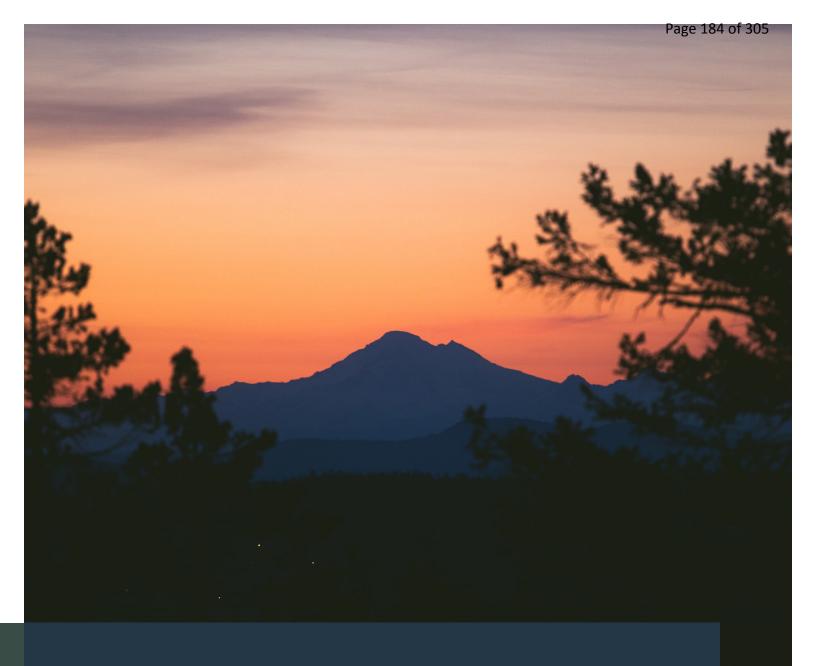
MAP 16: INTERFACE FIRE HAZARD AREAS



MAP 17: SOOKE ROAD DPA



MAP 18: CITY CENTRE DPA



APPENDIX B Regional Context Statement

Appendix B: Regional Context Statement

A Regional Growth Strategy (RGS) is a regional planning framework developed in partnership by the regional district and member municipalities in order to promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land, and other resources (Section 428 of the *Local Government Act*).

The current RGS that applies within the Capital Regional District (CRD) was approved by the CRD Board in March 2018, and amended in 2021. A regional context statement (RCS) must be incorporated in the OCP of all local governments included within a RGS in order to identify the policy links that exist between an OCP and a RGS. This acknowledges that local planning and land use policies are expected to align with and work towards the goals and objectives established in the RGS.

The RGS contains a series of objectives related to managing and balancing growth, environment and infrastructure, housing and community, transportation, economic development, food systems, and climate action. The City of Langford's OCP aligns with and supports these objectives, and contributes significantly to the implementation of this regionally coordinated approach to a successful and sustainable Capital Region. The following sections identify the OCP policies that relate to each objective and demonstrate this alignment.

1. Managing and Balancing Growth

1.1 Keep Urban Settlement Compact

The City of Langford's municipal boundary is coincident with the Urban Containment Boundary designated on Map 3a (Growth Management Concept Plan) of the RGS.

Part 6 (the Growth Management & Land Use Strategy) of this OCP designates areas where growth is intended, controlled, or limited so as to ensure a compact urban settlement. Intended growth areas include a range of land use designations that enable mid- to higher density development, including City Centre, Urban Centres, and Corridors.

The City Centre is identified as one of five "sub-regional nodes" in the RGS Map 3b (Settlement Concept - Detail) in Langford. The density and land-use mix enabled and/ or mandated within the City Centre supports the RGS intention for sub-regional nodes, which states: scale and intensity of development supports the area as a sub-regional employment, commercial and community destination and serves as a commuter destination from within the sub-region. Surrounding areas feature a mix of uses and higher density residential development.

The Westhills Urban Centre is further identified as one of 15 "nodes" in the RGS Map 3b (Settlement Concept - Detail) in Langford. Nodes are intended to enable the following: scale and intensity of development supports local-serving employment, commercial and community services and serves as a destination for residents proximate to the node. Surrounding areas feature residential uses of varying densities. The policies and intent for lands within the Urban Centres designation of this OCP aligns with the objectives of the node designation within the RGS.

While the role of the City Centre and Westhills Urban Centre within the region is specifically acknowledged by the RGS, the development of additional nodes in Langford is not precluded. Langford's OCP does include (and has included in past OCPs) several additional Urban Centres that function at the RGS "node" level in order to enable such destinations in proximity to a wider range of neighbourhoods.

Other intended growth areas include Employment Lands, where industrial uses are protected and further enabled; and Corridors, where mid-rise buildings and a mix of land uses are permitted.

These primary intended growth areas are supported by lands within the Complete Communities designation, the policy intent of which is to enable a range of ground-oriented housing types. This designation also enables mid-rise, mandated mixed-use Neighbourhood Villages and Corner Convenience buildings at locations meeting certain criteria to incentive the incorporation of new shops, services, and amenities within neighbourhoods.

The Pre-Committed Growth Area designation acknowledges where previous approvals for significant, longer-term, master-planned communities have already been granted; and the Future Policy Areas designation identifies those lands where development is not expected to occur in this planning phase due to various constraints such as lack of access to roads, transportation options, and municipal services, and other factors such as interface fire hazard risk.

This OCP further aligns with and supports the 2038 employment and population projections for the West Shore, as stated in Table 1 of the RGS. Part 8 (Emphasizing Housing Action) includes the five- and 20-year housing needs targets from the Langford Housing Needs Report, as well as policies and actions to support these targets. Part 6 (Land-Use and Growth Management Strategy) identifies the areas of Langford where this population growth will occur, as well as the areas where industrial and commercial development is mandated or enabled to support the creation of additional employment opportunities. Part 11 (Economic Resilience and Prosperity), Part 12 (Embracing the Creative City), and Part 14 (Parks, Places, and Services for People) further outline policies and actions to support a robust local economy in a diverse range of sectors. These policies act together to support local resilience, enhance quality of life, shorten commute times, and keep economic benefits within the community.

This OCP is highly focused on implementing RGS Objective 1.1 by focusing new development approvals on urban infill development, further densifying existing serviced and built-up areas, and completing the build-out of the Pre-Committed Growth Areas.

This OCP supports Langford's ongoing alignment with the RGS target to accommodate a minimum of 95% of the region's new dwelling units within the Urban Containment Policy Area.

1.2 Protect the Integrity of Rural Communities

Rural/Rural Residential policies of the RGS do not apply to the City of Langford, as the City is entirely within the Urban Containment Boundary identified on Map 3a of the RGS.

The policies of this OCP with respect to patterns of compact urban settlement within the Urban Containment Boundary should alleviate the pressure to develop areas designated Rural/Rural Residential in the RGS that occur within other municipalities within the region.

2. Environment and Infrastructure

2.1 Protect, Conserve and Manage Ecosystem Health

Areas in the City included in the Capital Green Lands Policy Area include local, regional, and provincially managed park and recreational spaces. Part 14 (Parks, Places, and Services for People) reinforces the recreational and environmental value of connected parks and greenspaces within and beyond the City.

The City of Langford contains numerous significant Regional and Provincial Parks, including Goldstream Provincial Park, Mount Wells Regional Park, Sooke Hills Wilderness Regional Park, Thetis Lake Regional Park, and Mill Hill Regional Park. Adding to this are many regionally significant local parks, including, but not limited to, Centennial Park, Veterans Memorial Park, Langford Lake Park, Glen Lake Park, as well as the Jordie Lunn Bike Park and Langford Gravity Zone.

The protection and acquisition of additional parkland to support Langford's growing population remains a top priority. The creation and implementation of a Parks and Trail Master Plan is a key action identified within this OCP, and this process will consider and support the expansion of regionally connected parks and trail networks, including the seato-sea green/blue belt and the completion of the Regional Trail Network.

Part 10 (Protecting Ecological Systems and Biodiversity) recognizes the value of the urban forest, natural areas, and environmentally sensitive areas. This Part includes policies and actions to ensure these areas continue to provide important community benefits as Langford continues to grow, including mitigating the effects of climate change, and by providing ecosystem services, health benefits, placemaking opportunities, and economic benefits.

The City has development permit area guidelines in place to protect environmental features on public and private property, including wetlands, watercourses, lakes, sensitive plant communities, and natural habitat and biodiversity features. Part 10 includes policies to review and update these guidelines to ensure they are successfully achieving desired outcomes, and to explore other tools to incentivize the retention of natural ecosystems, environmentally sensitive areas, and urban forests.

Part 9 (Climate Action and Sustainable Infrastructure) includes policies that support waste reduction, water conversation, sustainable wastewater management practices, renewable and efficient energy systems, and the expanded use of green infrastructure practices to support sustainable site design strategies.

2.2 Manage Regional Infrastructure Services Sustainably

The City of Langford is entirely within the Urban Containment Policy Area, so all lands within Langford can be connected to the regional water system in line with this Objective. Section 6.10 of this OCP requires all growth and development to be connected to both water and sewer systems, and that the City work with service providers to prioritize any expansions and upgrades to these existing systems to accommodate growth within the intended growth areas, as outlined in Part 6 (Land-Use and Growth Management Strategy). This will support the intention of this objective to promote settlement patterns that are cost effective and efficient to service, and further identifies the priority lands for service expansions.

3. Housing and Community

3.1 Create Safe and Complete Communities

The central framework of this OCP is to create a compact, mixed-use community that offers diverse housing and transportation choices throughout, and enables a variety of shops, services, amenities, and parks within a short walk/bike/roll of where people live. The maps and policies in Part 6 (Land-Use and Growth Management Strategy) set out how and where this will be achieved at different scales throughout the intended growth areas enabled by this OCP.

Part 5 (Mobility Choice, Not Car Dependency), Part 7 (High Quality City-Building), Part 8 (Emphasizing Housing Action), and Part 14 (Parks, Places, and Services for People) provide further policy support and implementation details regarding the City's commitment to the principles of RGS Objective 3.1 and the associated target to increase the number of people living with complete communities.

This OCP designates lands with natural hazards, including the 200-year floodplain and areas of drainage concern, high and extreme interface fire hazard, and steep slopes as development permit areas. The identified hazard must be assessed by a qualified professional and a development permit may identify areas where development may not occur and/or measures to mitigate risk of the hazard to both the development and surrounding lands. Part 9 (Climate Action and Sustainable Infrastructure) includes support to update the City's policies to integrate a climate adaptation and mitigation lens, which will be applied to the development permit area guidelines

3.2 Improve Housing Affordability

Policies in Part 8 (Emphasizing Housing Action) of this OCP incorporate the findings of Langford's Housing Needs Report and support the development of a range of housing choices along the housing continuum to accommodate the needs of all ages, abilities, household sizes, and stages of life. The key areas of housing need identified in the Housing Needs Report, including affordable housing, rental housing, and special needs housing, are enabled throughout the city. This Part also includes policies that emphasize and incentivize the incorporation of these housing types in key growth areas, including the City Centre and Urban Centres. The five-year and 20-year housing need projections are included in this OCP and will be monitored over time.

These policies of this Part align with RGS objective 3.2 and will support the associated targets to increase the supply of affordable housing and reduce the number of people in core housing need or experiencing homelessness within the region.

4. Transportation

4.1 Improve Multi-Modal Connectivity and Mobility

Part 6 (Land-Use and Growth Management Strategy) of this OCP integrates transportation planning and land use planning by directing density to the areas of the City with current or planned multi-modal transportation choices, and where shops, services and amenities can be accessed within a short walk, bike, or roll from homes.

This multi-modal transportation network will link neighbourhoods to the City Centre, Urban Centres, Corridors, transit hubs, and active transportation corridors including the E&N Rail Trail and the Galloping Goose Regional Trail.

Part 5 (Mobility Choice, Not Car Dependency) and Part 7 (High Quality City-Building) also emphasize the alignment of the OCP with RGS objective 4.1 through policies that identify how the City, community partners such as BC Transit, other levels of government, and new development can coordinate and support improvements to the multi-modal network such that the mode-share of all trips made by walking, rolling, cycling, and/or public transit increases to 42% by the time Langford reaches 100,000 residents. This mode-share target for Langford aligns with the associated target of the RGS.

These policies prioritize infrastructure improvements according to the modal hierarchy, incorporate "complete streets" and all ages and abilities design objectives, support transportation demand management, and highlight the critical role of collaborative advocacy and regional coordination to improve public transit ridership and coverage.

5. Economic Development

5.1 Realize the Region's Economic Potential

The RGS goal of strengthening the regional economy is supported by multiple sections of this OCP, including Part 6 (Land-Use and Growth Management Strategy), Part 11 (Economic Resilience and Prosperity), and Part 12 (Embracing the Creative City).

Part 6 aligns with this objective by designating and protecting employment lands for industrial activities and by enabling, mandating, and incentivizing commercial land uses in the intended growth areas of the city. The OCP supports a variety of economic uses that add to the interesting and dynamic fabric of the community, from home-based businesses to large scale mixed-use Centres. An important objective of this OCP is to provide suitable land areas for industrial, commercial, and business activities to provide local job opportunities and strengthen the City's tax base.

Part 11 emphasizes the City's commitment to supporting and expanding Langford's role as a regional shopping and tourism destination, fostering a diverse and adaptable economy that includes a wide range of sectors, and supporting innovation and entrepreneurship. Part 12 acknowledges that arts and culture are an important economic driver, and an essential component of city-building that promotes social connections and cultural expression.

The Renewable Resource Lands identified in the RGS include areas that are within the Agricultural Land Reserve and privately held forested lands. Through Part 6, the ALR lands are designated for agricultural use (see additional alignment below) and the forested lands are within a block of lands designated as Future Policy Areas that will be further assessed in the future, and act as a buffer between more rural areas and existing or intended settled areas in the meantime.

Through these policies, this OCP will help achieve this RGS objective and the associated jobs/population ratio target.

6. Food Systems

6.1 Foster a Resilient Food and Agriculture System

Policies in Part 13 (Food Systems and Security) of this OCP align with this objective of the RGS by promoting and supporting food production and access to locally sourced food. This Part highlights the City's intention to protect and encourage the active farming of agricultural lands, including through innovative and sustainable methods. Policies also incentivize the inclusion of food growing opportunities into new developments, enable community gardens in all neighbourhoods, and support the expansion and celebration of a local food economy. The Agricultural land-use designation of Part 6 (Land-Use and Growth Management Strategy) reinforces the protection of agricultural lands, while Part 7 (High Quality City-Building) further supports the incorporation of community or private gardens into the design of new developments.

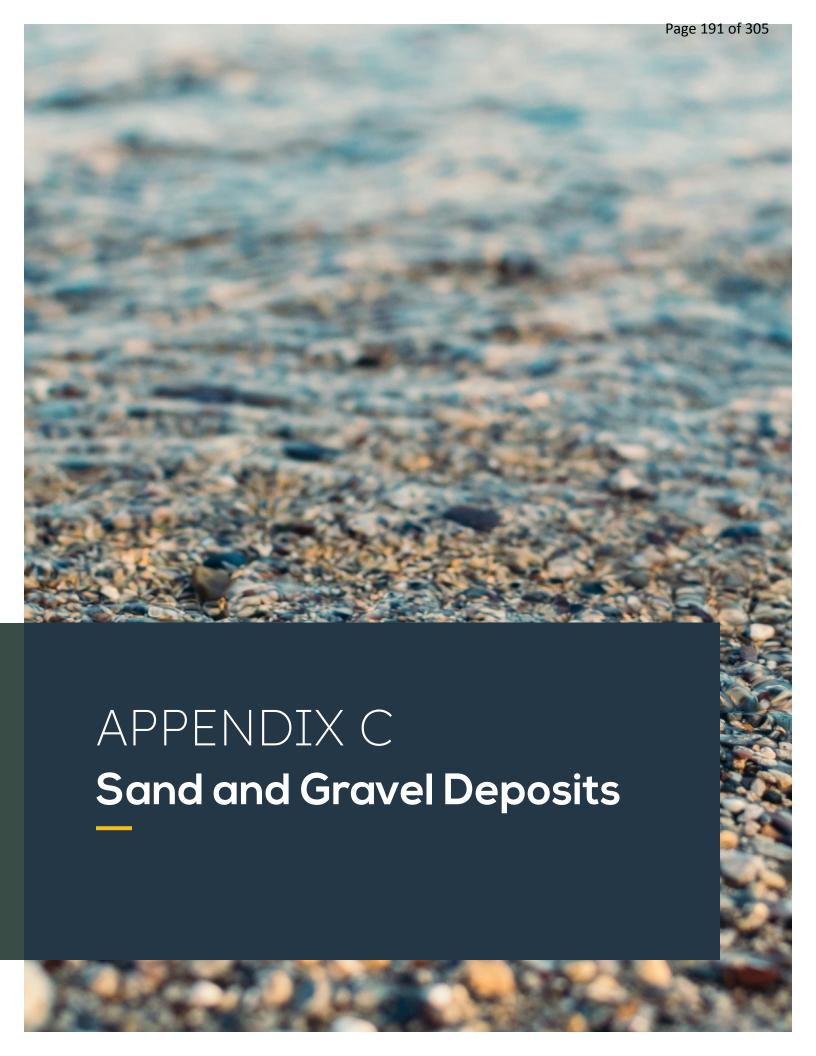
These policies aim to increase the amount of agricultural land in food production and support urban agriculture throughout the city. While the OCP doesn't include a municipal target for increasing agricultural land in food production, it does include a target to establish one community garden in each Langford neighbourhood as well as a commitment to establish a local food production target.

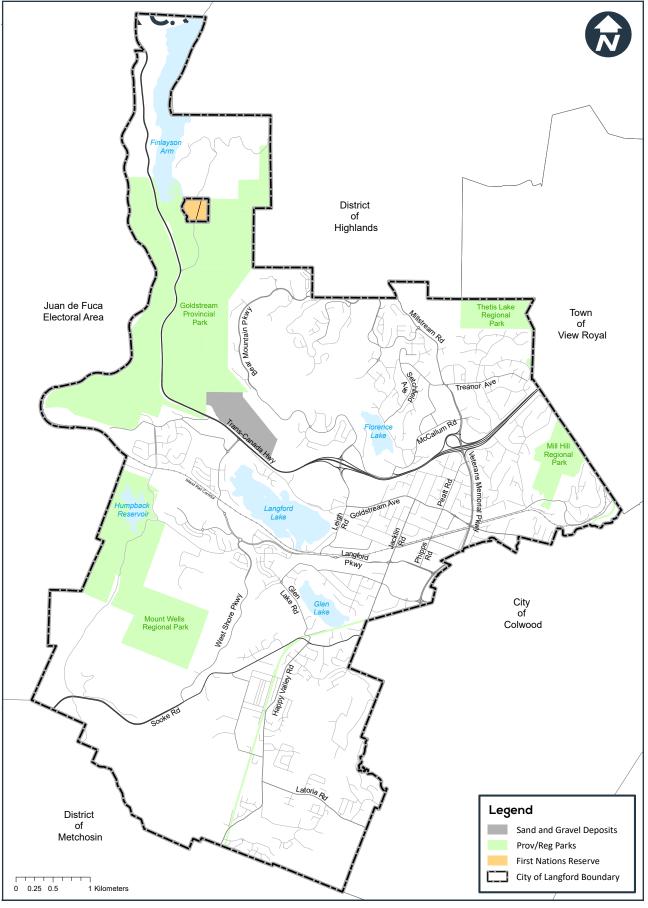
7. Climate Action

7.1 Significantly Reduce Community Based Greenhouse Gas Emissions

Part 9 (Climate Action and Sustainable Infrastructure) aligns with RGS objective 7.1 through policies that promote the development of energy-efficient, high-performance, and low-carbon buildings, including both new buildings and retrofits to existing buildings. Policies further support incorporating climate resilience considerations into asset management and infrastructure practices and seek opportunities to increase use of renewable, efficient, and clean energy sources. The development of a climate action plan to identify climate-related risks and a strategy to adapt to and mitigate the effects of these changes and risks is identified as an action to implement components of this OCP.

The central framework of this OCP is to create a compact, mixed-use city that offers diverse housing and transportation choices throughout, protects local employment lands, and enables a variety of shops, services, amenities, and parks within a short walk/bike/roll of where people live. In addition to many other public benefits, the integration of land-use and transportation decisions in conjunction with the policies of Part 9 provide a solid foundation from which the City can make progress towards reducing GHG emissions locally and regionally. The OCP supports the policies of this objective and aligns with the RGS target to reduce GHG emissions within the region by 61% (from 2007 levels) by 2038.





MAP 19: SAND AND GRAVEL DEPOSITS

CITY OF LANGFORD BYLAW NO. 2229

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

The	Council of the City of Langford, in open me	eeting assembled, hereby enacts as follows:					
A.	Langford Zoning Bylaw No. 300, 1999 is amended as follows:						
	1. By deleting Section 6 – City Centre Nei	ghbourhoods of Appendix J.					
В.	This Bylaw may be cited for all purposes as Amendment to Update Appendix J), Bylaw	s "Langford Zoning Bylaw, 1999, Amendment No. 749 (Text No. 2229, 2025".					
RE	AD A FIRST TIME this day of, 2025.						
RE	AD A SECOND TIME this day of, 2025.						
RE	AD A THIRD TIME this day of, 2025.						
ΑD	OPTED this day of, 2025.						
PR	ESIDING COUNCIL MEMBER	CORPORATE OFFICER					

Phase 1 Engagement Summary

- Langford's Official Community Plan Refresh -

OCTOBER 2024











Engagement Results at a Glance





Respondents envision a transformed Langford characterized by enhanced parks, green spaces, and urban forests, alongside diverse housing options and community amenities. They prioritize a vibrant local economy and a well-defined downtown, as well as improved traffic conditions and public transportation to Victoria.

Key land use and building priorities include increasing community amenities, expanding green spaces, adding more parks and shade trees, promoting higher density throughout the city, ensuring better quality developments, and minimizing urban sprawl.



Addressing the 'Crises'

Respondents largely supported addressing the 'crises' with most support for:

- · Land-use planning that supports improved public health, including supporting active living, reducing pollution, providing access to green spaces, and more.
- Policies to ensure housing, amenities (greenspaces, parks), and services (recreation and community facilities) are available to everyone in a fair and equitable way.
- Growth strategies that help to mitigate rising infrastructure costs, both now and in the future (infrastructure includes "hard infrastructure" such as streets, pipes, and sidewalks, and "soft infrastructure" such as libraries and schools).



Housing

Respondents advocate for increased housing near major transit corridors and urban centres, emphasizing the need for active transportation infrastructure, amenities, and green spaces. Concerns about urban sprawl were frequently raised, with a strong desire to enhance density in already-developed areas rather than expanding outward. Respondents expressed a need for a diverse range of housing options, particularly family-sized units. Additionally, some respondents voiced frustration over excessive construction and the ongoing development in the city.

Engagement Results at a Glance





Results on the location of urban centres are unclear. Under half (43%) of the respondents indicated that urban centres are currently in the right place with a large proportion (32%) unsure. There is a strong desire for a centre in South Langford, particularly in Happy Valley, and a preference for small, walkable urban centres distributed throughout the city.

Respondents emphasize the need to redevelop existing urban areas, such as downtown Langford, while expressing concerns about high-density, tall buildings being developed in locations lacking adequate infrastructure, green space, and connectivity. Additionally, there is a preference for supporting local businesses in urban centres over chain stores and strip malls.



Transportation + Mobility

Most trips by respondents were made by car, followed by walking, biking, and public transit. Respondents identified several barriers to active transportation, including unsafe sidewalks and bike lanes, inconsistent public transit services, and limited access to transit options, particularly in hilly areas.

To promote walking, biking, and public transit use, respondents suggested improving sidewalks and developing more mixed-use neighborhoods. There is a strong desire for increased walkability and better accessibility, with calls for more green spaces, benches, and safer pedestrian routes. Safety concerns are prominent, as many respondents feel that current conditions make walking, cycling, and using public transit unsafe.

Engagement Results at a Glance



Livability and a Sense of Place

Respondents identified key elements for enhancing livability and fostering a strong sense of place, including local parks, green spaces, walkable neighborhoods, diverse shops, and community safety.

To create more people-friendly streets and encourage gatherings, they expressed a desire to transform underutilized spaces into community hubs, hosting events and markets, while also improving lighting for safety and ambiance. There is a strong preference for having amenities such as parks, grocery stores, restaurants, and trails close to home, alongside a call for more community-oriented spaces and events. Additionally, concerns were raised about affordable housing diversity and homelessness, with a strong emphasis on the need for thoughtful urban design that balances density with livability.

Notably, 76% of respondents supported policies allowing small-scale, locally-oriented convenience stores and cafes in neighborhood corners.



Final Thoughts

Respondents called for a well-structured plan that emphasizes sustainable growth, effective traffic management, and strict adherence to zoning regulations to prevent haphazard development.

There is a strong desire for increased green spaces, parks, and community gardens, along with meaningful engagement with residents to ensure their input is considered in planning decisions. Additionally, they advocate for promoting small, locally-owned businesses and services, suggesting a shift away from large commercial developments in favor of cultivating a vibrant, neighborhood-focused economy.

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4.2. Engagement Results

1. Report Overview

1.1. Report Structure

This report provides an overview of the engagement results for Phase 1 on Langford's OCP refresh project.

The Report is structured as follows:

Section 2

Provides an overview of the consultation activities to date, including online and in-person opportunities.

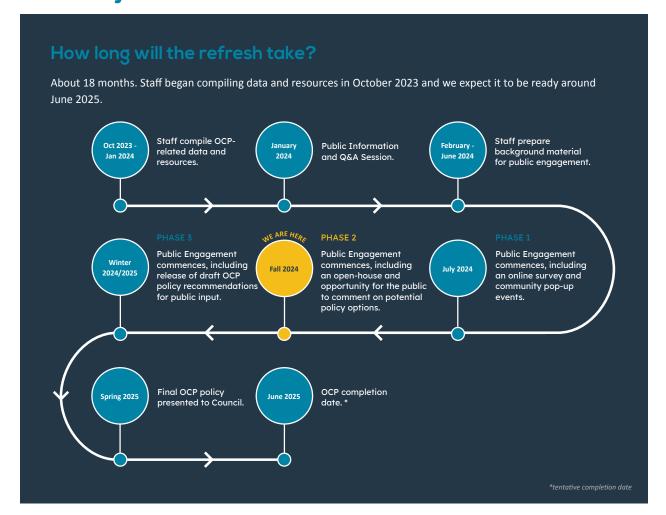
Section 3

Provides an overview of survey demographics, including which groups were over and under-represented in the survey results.

Section 4

Provides an overview of engagement results including a synthesis of both online and in-person engagement, broken down by OCP topics.

1.2. Project Overview Timeline



2. Consultation Overview

Generally, this phase of engagement focused on various OCP topics, including:

- · Langford's Vision
- Transportation and Mobility
- Housing
- Responding to Crises (e.g., infrastructure, housing)
- Urban Centres (e.g., locations of retail, services, and housing)
- Livability and a Sense of Place

Respondents were asked multiple qualitative (e.g., open-ended) and quantitative (e.g., multiple-choice) questions for online and in-person engagement.



2.1. Online Engagement

Survey

404 individuals completed the online survey ("A Shared Vision for 100,000"). An overview of the demographics of respondents is in Section 3, including a comparison of the respondents' statistics compared to the population of Langford in order to determine over- and underrepresented groups.

Mapping

As part of online engagement and the OCP Update Survey, respondents to:

- A. "Place a pin on the location for new housing"
- B. "Place a pin on the location for centres"

2.2. In-person Engagement

In summer 2024, staff conducted four in-person "pop-up" engagement events at various times and locations in Langford, including:

- July 18th Community Fun Day at Ruth King Elementary: 11 a.m. 7 p.m., over 200 people engaged directly on OCP content
- July 19th Fridays at the Station: 4 p.m. 8 p.m.: approx. 75 people engaged directly on OCP content
- July 20th Goldstream Farmers' Market: 10 a.m. 2 p.m.: approx. 125 engaged directly on OCP content
- July 21st Music in the Park: 2 p.m. 5 p.m.: approx. 25 people engaged directly on OCP content
- Aug 21st August Community Fun Day at Happy Valley School approx. 175+ people engaged directly on OCP content

2.3. Social, Print, and Digital Media

An extensive social, print, and digital media campaign was conducted to promote the OCP update process and direct community members to the project webpage and survey. A high-level overview of the campaign is presented below.

Facebook and Instagram

- Platforms were used to advertise in-person events and advertise the project/process, driving individuals to the project webpage and survey.
- Posts to these platforms were highly successful, and viewed by over 5,000 individuals on certain days.

Times Colonist

- Let's Plan Langford ads ran in the paper on July 17th, 18th, 23rd, and 24th
- Paper Readership: 68,500 readers per day for print edition and e-edition

Black Press Media

- Online advertisements ran from Jul 16th to September 6th, 2024
- Clicks on the advertisement: 29
- Total month page views: 121,670

Island Social Trends

- Three Langford ads during August 1st to September 15th, 2024
- Ads for public engagement: OCP, Population 100K, Urban Forest Management Plan
- Total visitors to the site in August: 14,840









2.4. Consultation at a Glance



3. Who We Heard From

This section provides an overview of survey demographics, including which groups were over and under-represented in the survey results and other demographic or response characteristics questions.

3.1. Representation in the Survey Results

The online survey collected demographic and household data. The project team compared the results with Langford's most recent census information (2021) to determine what groups were over and under-represented in the survey results.

Category	Metric	Langford OCP Refresh Phase 1 Survey Participants	Langford Population Statistics (2021)	Analysis
Age	Under 18 years	1.0%	**	Children and youth were likely underrepresented in the survey Those aged 35 - 64 were overrepresented in the survey results Those aged 25-34 and older than 64 were accurately represented
7.50	18 to 24 years	1.7%	**	
	25 to 34 years	17.9%	16.2%	
	35 to 44 years	30.1%	16.6%	
	45 to 54 years	19.2%	13.2%	
	55 to 64 years	16.7%	12.2%	
	65 and older	11.7%	13.7%	
Structure Type	Single detached house or duplex	63.7%	41.5%	Households living in single detached houses and duplexes and townhouse / row House were overrepresented Those living in apartments/condos and suites in a house were underrepresented in the survey results.
.,,,,,	Townhouse / Row House	15.0%	5.4%	
	Apartment / Condo	15.5%	27.7%	
	Suite in a house	3.0%	25.3%	
	Laneway Home	0.3%	**	
	Other	2.5%	**	
Owner	Own	81.7%	64.8%	Owners of their homes were over- represented in the survey results Renters of their homes were under- represented in the survey results
vs. Renter Occupied	vs. Renter Rent	14.7%	35.2%	
Gender	Man	48.0%	48.7%	Those who identify as men and women are accurately represented in the survey results.
Identification	Woman	52.0%	51.3%	

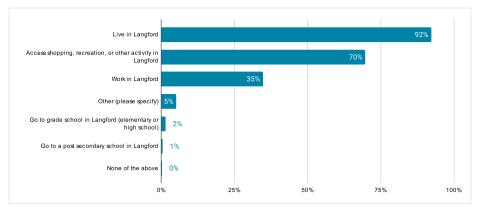
^{**}Direct comparisons could not be obtained as the OCP Refresh Survey question were structured differently than census questions.



3.2. Other Demographic and Information Request Responses

Relationship to Langford

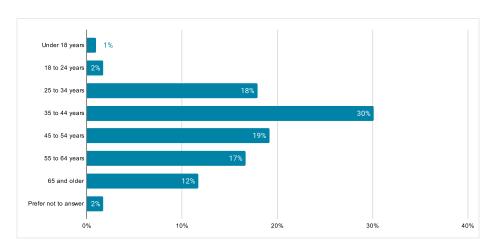
The vast majority of respondents indicated they live, work, shop, or attend school in Langford. Few respondents indicated 'Other' or 'None of the above'.



Note: percentages above reflect the response rate for each option.

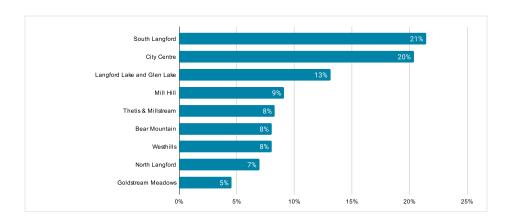
Age

Most respondents were in the 35 to 44 year age category, followed by the 45 to 55 years and 25 to 34 year age categories.



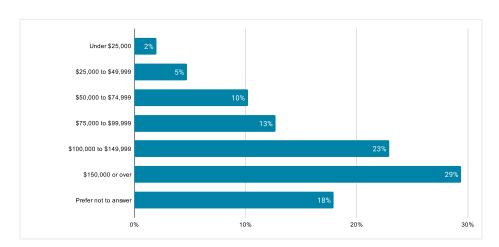
Respondents by Neighbourhood

Most respondents were from South Langford, the City Centre, and Langford Lake and Glen Lake. Fewer respondents were from Bear Mountain, Westhills, North Langford, and Goldstream Meadows.



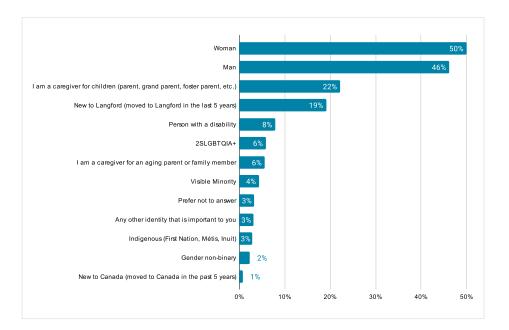
Income

Most households total annual income was \$150,000 or over, followed by \$100,000 to \$149,000 and \$75,000 to \$99,999.



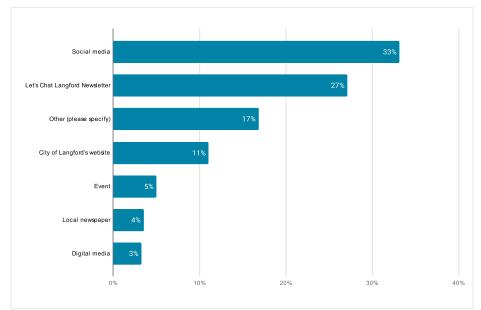
Gender Identity / Other Identities

Most respondents identified themselves as woman or man. Other notable identities included caregivers of children, new to Langford, persons with a disability and 2SLGBTQIA+. Notably, few individuals identifying as new Canadians, gender non-binary, and Indigenous individuals completed the survey.



How Respondents Heard About the Project

Many of the respondents learned about the project through social media and the Let's Chat Langford Newsletter. Fewer respondents learned from local newspapers or digital media.





4. Engagement Results

This section provides an in-depth overview of engagement analysis methodology and results including a synthesis of both online and in-person engagement, broken down by OCP topics.





4.1. Methodology

The engagement results were organized by OCP Topics (e.g., housing, transportation and mobility) and then were analyzed as followed:

Quantitative Analysis

- Descriptive Statistics:
 - » Frequency counts for categorical data (e.g., rank order) presented in percentages of selection (e.g., response rate).

Qualitative Analysis

- Thematic Analysis:
 - » Identify and categorize themes or patterns in open-ended responses which were then ranked by most common to least common.
 - » Select quotes are presented that most accurately reflect the themes heard.

Finally, validation through a review of the results between peers (e.g., peer review) was undertaken to ensure the reliability and validity of the analysis.

4.2. Engagement Results

Vision For Langford

Key Takeaways

- Respondents envision a Langford with more parks, green space, and urban forest, supporting residents through various housing forms and community amenities, a strong local economy and a proper downtown, and better traffic, improved public transportation to Victoria.
- Top Land use and building priorities include community amenities, green space, parks, and shade trees, additional density across the city, better quality developments, and reducing sprawl.

Vision For Langford and Top land Use Priorities

What is your vision for Langford when 100.000 residents live here?

Describe how a thriving, livable, and sustainable Langford works and looks to you.

Top themes from comments:

1. Sustainable Planning and Infrastructure

Many respondents expressed the need for well-planned infrastructure to support population growth, including better transportation systems, more parks and green spaces, and adequate public services like schools and healthcare. Reducing traffic congestion, improving transit options, and creating walkable neighborhoods are key priorities.

2. Balanced Growth and Development

A desire for a balanced approach to development, ensuring that commercial, industrial, and residential areas coexist harmoniously. Many are concerned about maintaining green spaces and preserving the environment while also addressing housing needs and preventing overdevelopment.

3. Community Livability and Accessibility

A common goal from respondents is to create a thriving, livable community where residents can access jobs, recreational facilities, shopping, and services easily. Emphasis is placed on creating a community that is welcoming, walkable, and provides various transit and transportation options to reduce reliance on cars.

What are the top land-use and city-building priorities you believe the City should focus on to achieve your vision for Langford?

Top themes from comments:

1. Green Spaces and Parks

There was a strong emphasis on maintaining and increasing green spaces, parks, and recreational areas. Many suggestions focus on incorporating green areas into new developments, preserving existing parks, and ensuring that all neighborhoods have access to nature.

2. Mixed-Use Development

A recurring theme was the need for more mixed-use developments that combine residential, commercial, and recreational spaces to create vibrant, walkable neighborhoods where people can live, work, and play in close proximity.

3. Transportation and Infrastructure

The need for improved transportation infrastructure was frequently mentioned. This includes expanding transit options, creating bike lanes, sidewalks, and pedestrian overpasses, and addressing traffic management issues to support the growing population and reduce congestion.

Note: responses include both survey and in-person (e.g., pop-up) engagement.

Crises



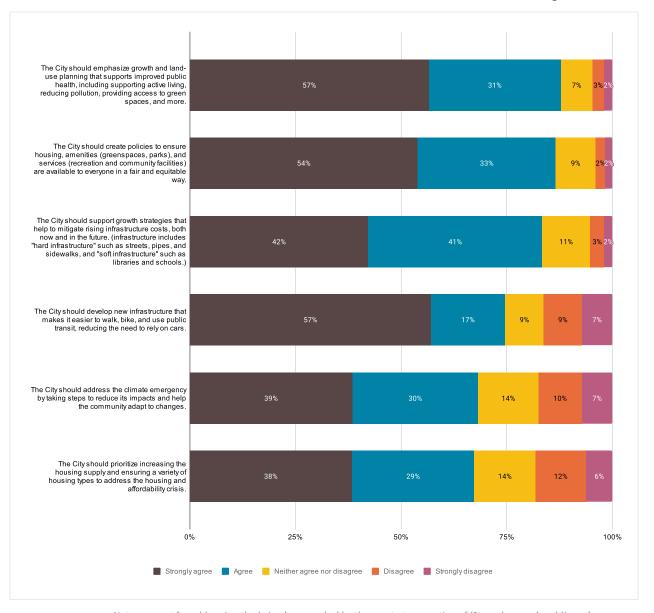
Key Takeaways

- Respondents largely supported addressing the 'crises' with most support for:
 - » Land-use planning that supports improved public health, including supporting active living, reducing pollution, providing access to green spaces, and
 - Policies to ensure housing, amenities (greenspaces, parks), and services (recreation and community facilities) are available to everyone in a fair and equitable way.
 - Growth strategies that help to mitigate rising infrastructure costs, both now and in the future (infrastructure includes "hard infrastructure" such as streets, pipes, and sidewalks, and "soft infrastructure" such as libraries and schools).

Housing

Key Takeaways

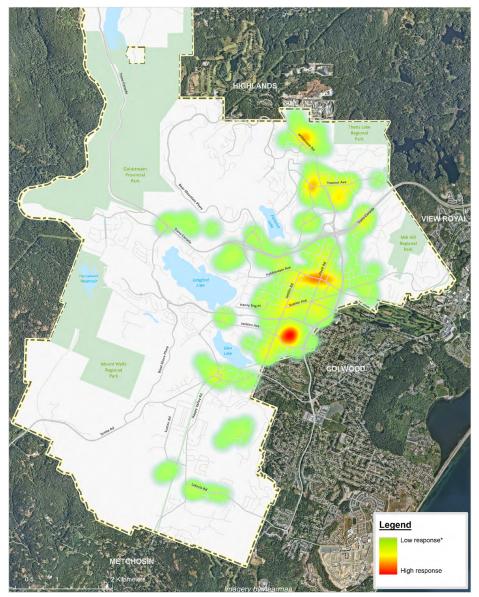
- Respondents support more housing around major transit corridors, active transportation infrastructure, urban centres, amenities and services, and parks and green space.
- Sprawl was often cited as an issue by respondents, including a desire to reduce sprawl and provide density in already-developed areas.
- A variety of housing was desired by residents including more family-sized units.
- Some respondents cited undesired overconstruction and constant construction.



Note: support for addressing the 'crises' was ranked by the greatest proportion of 'Strongly agree' and 'Agree' responses.

Mapping Excercise Results: Housing

Where Should New Homes in Langford be located?



Note: results are based on clusters of 4 or more responses

Housing Locations and Big Ideas

Do you have any other thoughts on where the City should support more housing?

[Housing] What's important to you?

[Housing] What's your big Idea? How can we accomplish it?

Top themes from comments:

1. Transit-Oriented Development

There was strong emphasis on locating new housing and developments near existing or planned transit routes. Key areas for this include major traffic corridors and near transit hubs.

2. Infill and Redevelopment

Respondents advocate for increasing density in already developed areas rather than expanding into green spaces. Ideas included redeveloping underutilized commercial spaces like shopping malls into mixed-use areas and converting existing single-family homes into multi-family units.

3. Sustainable Growth and Infrastructure

There was a focus on managing growth sustainably by integrating new housing with existing infrastructure. Ideas included careful planning to avoid overloading current road systems and ensuring that new developments are well-serviced by amenities and transportation.

4. Concerns About Overdevelopment

There was a heightened concern about overdevelopment and its impact on current residents, infrastructure, and the environment. Some respondents advocate for a slowdown or moratorium on new developments until current issues are resolved.

5. Diverse Housing Needs

The responses also addressed a variety of housing needs, including affordable options, smaller units, and mixed-income developments. There was a call for more diverse housing types to cater to different demographics, including families, individuals, and the elderly.

Note: responses include both survey and in-person (e.g., pop-up) engagement.

Urban Centres

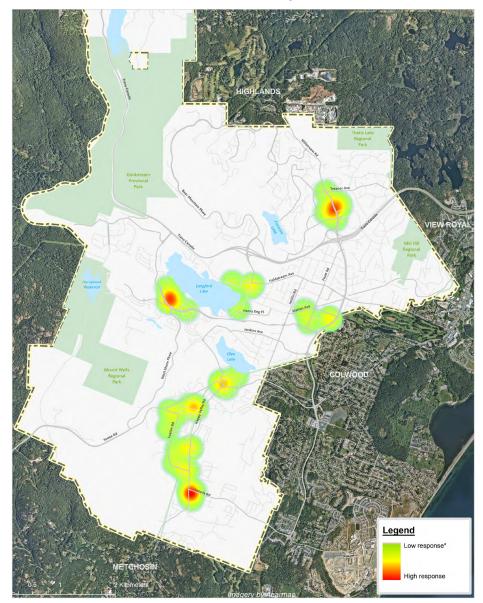


Key Takeaways

- Less than 50% of respondents believed they are currently in the right places while 32% were unsure.
- Desire for a centre in areas of South Langford including Happy Valley.
- Preference for small, walkable urban centres spread throughout Langford.
- Focus on redeveloping existing urban areas like downtown Langford.
- Feedback expresses concern over the development of high-density, tall buildings in areas that lack sufficient infrastructure, green space, and connectivity.
- Preference for fostering local businesses in urban centres, rather than relying on chain stores and strip malls.

Mapping Excercise Results: Urban Centres

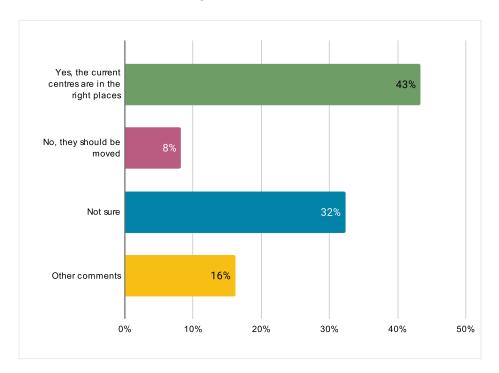
Where Should New Urban Centres in Langford be located?



Note: results are based on clusters of 4 or more responses

Urban Centre Locations

Are Urban Centres in the right locations? (please choose one)



Do you have any other thoughts on where Urban Centres should be located?

Top themes from comments:

1. Desired Areas and Services for Centres

Multiple comments emphasized the lack of amenities in certain areas like Happy Valley, South Langford, and Bear Mountain, particularly calling for more grocery stores, health care, and recreational facilities.

2. Distributed Urban Centres for Walkability

There was a clear preference for small, walkable urban centres spread throughout Langford. Multiple respondents suggest creating areas that are within walking distance of residential neighborhoods to reduce car dependency. Some notable mentions include Happy Valley, South Langford, and areas near Millstream, where residents feel underserved by existing amenities.

3. Sustainability and Development of Existing Areas

Several comments push for focusing on redeveloping existing urban areas like downtown Langford. Suggestions include replacing outdated shopping malls with mixed-use developments that combine retail spaces with residential units above. Some respondents call for denser, more sustainable urban centres, with parks, transit access, and high-density living to accommodate growth without expanding into undeveloped areas.

4. Concerns Over High-rise Towers and Infrastructure

Some feedback expresses concern over the development of high-density, tall buildings (such as 25-story towers) in areas that lack sufficient infrastructure, green space, and connectivity. Respondents felt that development should align with the available infrastructure and avoid overwhelming local streets and services.

5. Local Businesses Over Chain Stores

There was a preference for fostering local businesses in urban centres, rather than relying on chain stores and strip malls.

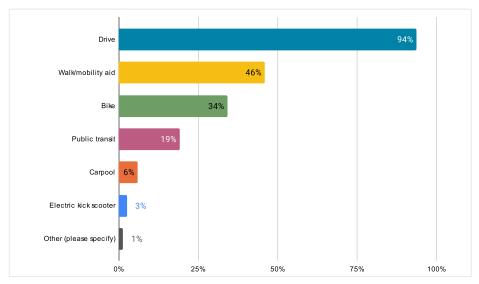
Transportation + Mobility



Key Takeaways

- Most trips in Langford are taken by driving, followed by walking, biking, and public transit.
- The main barriers for choosing active transportation included a lack of safe sidewalks and bike lanes, inconsistent or infrequent public transit, and limited access to public transit.
- Geography is a significant barrier to active transportation in areas with steep hills.
- To make it easier and/or more appealing to walk/roll, bike, use public transit or choose other forms of active transportation, the City should improve sidewalks, and develop more mixed-use neighbourhoods.
- Desire for increased walkability and improved accessibility and mentions of the need for more green spaces, benches, and safer pedestrian routes.
- Strong emphasis on safety, with many respondents expressing that current conditions make walking, cycling, and using public transit unsafe.

How do you usually travel around Langford? (Select all that apply)



Note: percentages above reflect the response rate for each option.

Do you have any other thoughts to share on how you move around the City?

Top themes from comments:

1. Transportation Infrastructure and Efficiency

There was significant concerns about the current state of transportation infrastructure. Issues include poor traffic management, inefficient public transit, and a lack of safe biking and walking routes. Respondents called for improvements like better traffic light coordination, more reliable public transit, dedicated bike lanes, and safer pedestrian paths.

2. Walkability and Accessibility

Many respondents expressed a desire for increased walkability and improved accessibility. There were mentions of the need for more green spaces, benches, and safer pedestrian routes. Additionally, the lack of sidewalks and the challenges faced by those with mobility issues are highlighted as major concerns.

3. Safety Concerns

There was a strong emphasis on safety, with many respondents expressing that current conditions make walking, cycling, and using public transit unsafe. Concerns about interactions with unhoused individuals, inadequate bike lanes, and incomplete sidewalks are prevalent. There is a desire for more protected bike lanes and safer pedestrian crossings from respondents.

4. Public Transit Issues

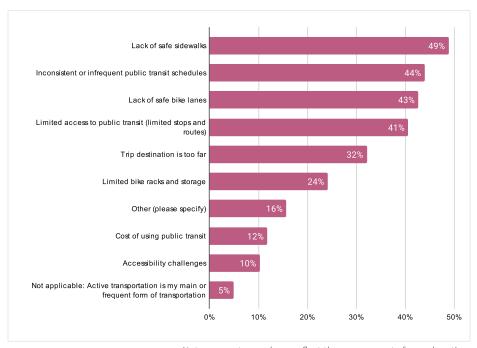
The current state of public transit was frequently criticized. Many respondents find it unreliable, infrequent, or poorly connected. Improvements in service frequency, reliability, and route coverage were major requests by respondents. Ideas included more direct routes, smaller buses for narrower streets, and potential solutions like light rail or ferries are frequently mentioned.

5. Active Transportation Challenges

The difficulty of using active transportation (walking and cycling) was highlighted, particularly due to traffic congestion, lack of bike infrastructure, and incomplete sidewalks. Many respondents felt that the city's design is too car-centric, making biking and walking less feasible and less safe.

Barriers to Active Transportation

What are the main barriers preventing you from choosing to walk, bike, use transit, or other forms of active transportation more often in your daily life? (Select all that apply)



Note: percentages above reflect the response rate for each option.

Do you have any other thoughts to share on barriers to active transportation?

Top themes from comments:

1. Lack of Infrastructure

Respondents indicated that they believe there is a lack of safe cycling infrastructure, such as bike lanes, bike racks on transit, and public bike share programs. Additionally, the state of the roads with debris and aggressive traffic further discourages cycling was mentioned.

2. Topography and Physical Challenges

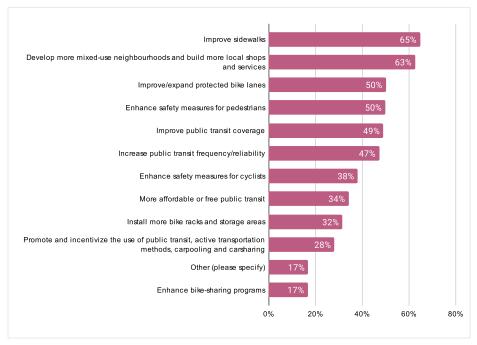
Respondents indicated that hills and steep terrain make walking or biking difficult, particularly when carrying groceries or other items.

3. Convenience and Practicality

Respondents highlighted the need for a vehicle to manage daily tasks like grocery shopping, transporting children, and carrying equipment outweighs the perceived benefits of alternative modes of transport. Respondents felt that vehicles provide greater convenience, storage capacity, and flexibility compared to biking or public transit.

Making Active Transportation Easier and/or More Appealing

How do you think the City could make it easier and/or more appealing to walk/roll, bike, use public transit, or choose other forms of active transportation? (Select all that apply)







Livability and a Sense of Place

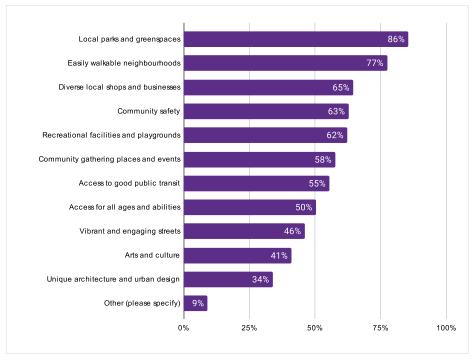


Key Takeaways

- The most important elements for improving livability and a 'sense of place' included local parks and green spaces, easily walkable neighbourhoods, diverse local shops and businesses, and community safety.
- To create more people-friendly streets and encourage community gathering, respondents desired transformation of underutilized spaces into gathering spots, creating spaces for community events and markets, and improved lighting for safety and ambiance.
- Respondents indicated that they desire amenities close to their homes including parks, green spaces, and people places, grocery stores and local shops, restaurants and cafes, and trails and pathways.
- Strong emphasis on the need for more community-oriented spaces and events.
- Concerns about affordable housing diversity and addressing homelessness.
- Comments stress the need for thoughtful urban design that balances density with livability.
- 76% of respondents support policies that allow more small-scale, locally-orientated convenience stores, coffee shops, and services on corners in neighbourhoods.

Improving Livability and a Sense of Place

What are the most important elements for improving livability and a 'sense of place' in the community? (Select all that apply)



Note: percentages above reflect the response rate for each option.

Do you have any other thoughts to share about livability and sense of place?

Top themes from comments:

1. Lack of Recreational and Green Spaces

Many comments expressed concern about the insufficient recreational facilities, green spaces, and community gathering areas. There are mentions of few pickleball or tennis courts, inadequate parks, and the need for more green and dog-friendly spaces.

2. Traffic and Accessibility Issues

Traffic congestion and the lack of pedestrian-friendly infrastructure were cited as recurring issues. Comments highlight the need for improved sidewalks, traffic calming measures, and better public transit to alleviate these problems and enhance accessibility.

3. Community and Social Spaces

There was a strong emphasis on the need for more community-oriented spaces and events. Suggestions include creating third spaces for social interaction, improving public areas for gatherings, and integrating more arts and cultural elements into the community.

4. Affordable Housing and Homelessness

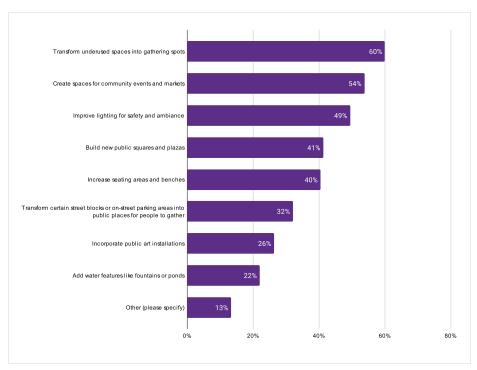
Concerns about affordable housing diversity and addressing homelessness. There were calls for a variety of housing options and specific accommodations for the homeless, reflecting a desire for comprehensive solutions to these issues.

5. Urban Design and Development

Comments stress the need for thoughtful urban design that balances density with livability. There is concern about maintaining aesthetic and functional quality in high-density areas and ensuring that development does not overwhelm existing neighborhoods.

People-friendly Streets and Community Gathering Spaces

How should the City create more people-friendly streets and encourage residents to spend more time in community gathering spaces in Langford? (Select all that apply)



Note: percentages above reflect the response rate for each option.

Do you have any other thoughts to share on people-friendly streets and gathering spaces?

Top themes from comments:

1. Green Space and Nature

There was a strong emphasis on the need for more green spaces, including parks, trees, and water features. Respondents frequently mention the importance of shade, tree canopies, and natural elements to enhance public spaces and improve quality of life.

2. Community Amenities and Accessibility

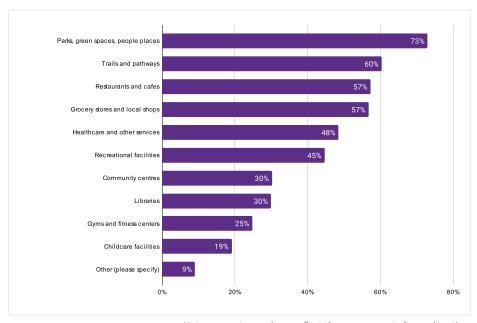
Many responses highlight the need for better community amenities like bathrooms, picnic tables, and playgrounds. There was also a focus on making spaces accessible for all, including those with mobility challenges and families with young children. Ensuring spaces are petfriendly and inclusive is also a recurring theme.

3. Public Space Design and Utilization

Respondents express a desire for well-designed public spaces that are people-friendly, including wider sidewalks, outdoor cafes, and gathering areas. Concerns about traffic, parking, and noise are also mentioned, along with suggestions for improving street design to encourage walking and reduce vehicle dependence.

Amenities to Support a Better Quality of Life

What amenities would you most like to see within a walkable distance from your home in order to support a better quality of life? (Select all that apply)



Note: percentages above reflect the response rate for each option.

Do you have any other thoughts to share about neighbourhoodbased amenities that could support a better quality of life?

Top themes from comments:

1. Green Spaces and Nature Integration

Many responses highlight the need for more parks, green spaces, trails, and natural areas. This includes preserving existing green spaces, creating new ones, and ensuring that urban development includes ample green elements.

2. Community and Social Spaces

There was a strong emphasis on the need for community centres, meeting spaces, and third places where people can gather and engage with one another. This also included affordable or free community activities and amenities.

3. Walkability and Accessibility

Numerous suggestions focused on improving walkability and accessibility, such as better sidewalks, pedestrian paths, and safe transit options. This also includes making sure amenities and services are within walking distance and connected by easy-to-navigate routes.



What amenities or services do you feel are currently missing or need improvement in your neighbourhood?

Top themes from comments:

Recreational Facilities

Pools, skating rinks, gyms, playgrounds, running tracks.

Green Spaces

Parks, trails, off-leash dog parks.

Local Amenities

Grocery stores, cafes, restaurants, corner stores.

Transportation

Sidewalks, bike lanes, crosswalks, bus services, parking solutions.

Arts & Culture

Libraries, public arts centres, live theater.

Healthcare

Clinics, hospitals.

Community Spaces

Gathering plazas, community centres, farmers markets.

Safety

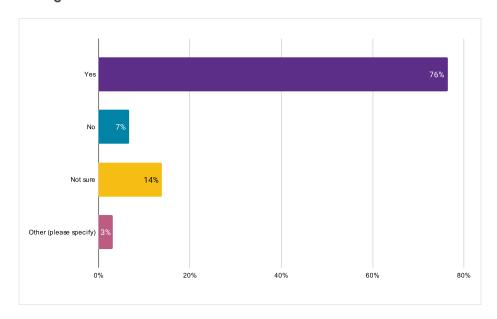
Street lighting, security cameras.

Miscellaneous

Public washrooms, garbage/recycling services, post offices.

Support for Corner Stores in Neighbourhoods

Should the City consider policies that allow more small-scale, locally-orientated convenience stores, coffee shops, and services on corners in neighbourhoods? (Please choose one)



Final Thoughts

Key Takeaways

- Respondents advocate for a well-structured urban plan that prioritizes sustainable growth, effective traffic management, and adherence to zoning regulations to avoid haphazard development.
- Strong desire for more green spaces, parks, and community gardens, alongside meaningful engagement with residents to ensure their voices are heard in planning decisions.
- Interested in promoting small, locally-owned businesses and services, suggesting a shift away from large commercial developments in favor of fostering a vibrant, neighborhood-focused economy.

Do you have any additional comments you'd like to share with the OCP project team?

Top themes from comments

1. Planning and Infrastructure

This theme encompasses discussions about the need for proper planning, traffic management, zoning, and overall urban design (e.g., "Get a plan," "Quit spending money and get the traffic moving better," "Narrow residential streets," "Over-building concerns").

2. Community and Green Spaces

Many comments emphasized the importance of community engagement, green spaces, and amenities like parks and community gardens (e.g., "Add community gardens and trees," "Ensure nature has an equal voice," "Safer walking and biking").

3. Support for Local Businesses

There was a recurring calls for fostering local businesses and services, including small shops and cafes (e.g., "More small corner stores," "Support small business by quick, flexible zoning")





Phase 2 Engagement Summary

- Langford's Official Community Plan Refresh -

DECEMBER 2024

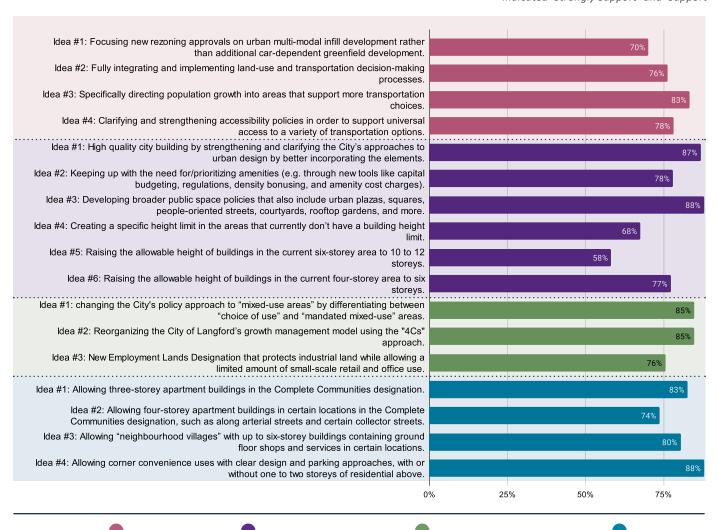


Support for Various OCP Refresh Ideas

Note: the percentages in the chart below reflect the percentage of respondents who indicated 'Strongly Support' and 'Support'

Key Takeaways

- The City of Langford received 737 survey submissions from 347 individuals across four surveys.
- Most OCP Refresh Ideas received high levels of support with the most support for:
 - » Allowing corner convenience uses with clear design and parking approaches, with or without one to two storeys of residential above (88%); and
 - Developing broader public space policies that also include urban plazas, squares, people-oriented streets, courtyards, rooftop gardens, and more (88%); and
 - » High quality city building by strengthening and clarifying the City's approaches to urban design by better incorporating the elements (87%).



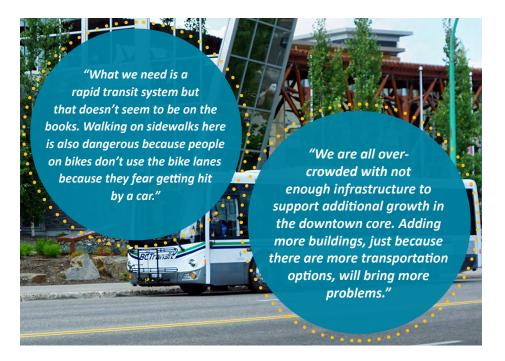
OPICS

Growth Through Urban Infill and Mobility

Choice

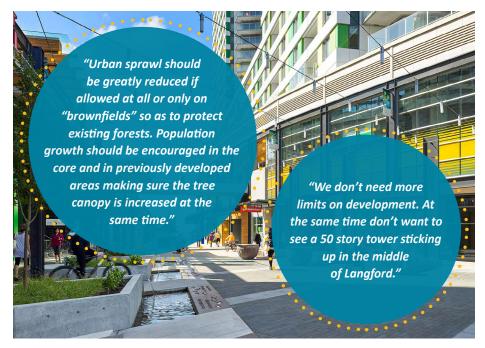
High Quality City-Building & New City Centre Policy Mixed Use and Choice of Use Centres, The "4Cs" of Growth Management, New Urban Hierarchy of Places & Urban Employment Lands Achieving Complete Communities, Realizing Neighbourhood Scale Villages, Corner Conveniencew

Themes from the written responses:



Transit, Infrastructure, and Accessibility

- Strong support for improving public transit (light rail, buses), active transportation (bike lanes, sidewalks), and walkable communities.
- Concerns about existing infrastructure's ability to handle growth, with calls for upgrades to roads, schools, and healthcare facilities.
- Emphasis on accessible and safe transportation for all, including mobilitychallenged residents, seniors, and families.



Balanced Development and Growth Management

- Preference for densification in urban areas over greenfield development to preserve natural spaces.
- A desire for strategic growth tied to infrastructure upgrades and amenities to avoid congestion and strain on resources.
- Support for mixed-use, mid-rise developments (up to 4–6 storeys) in appropriate locations while respecting neighbourhood character.



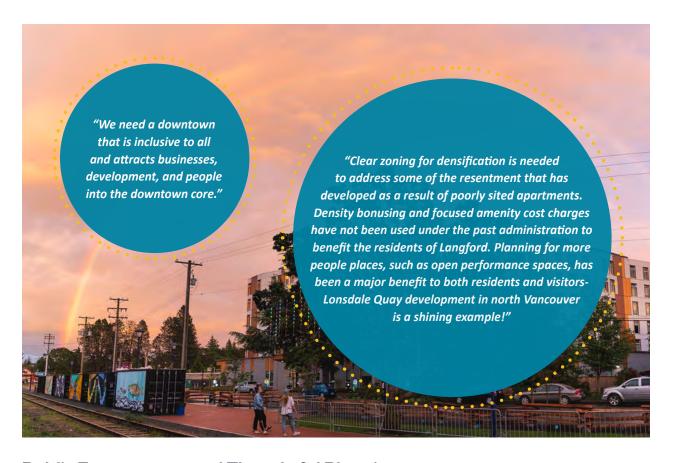


- Support for complete communities with mixed-use spaces offering walkable access to shops, parks, and community services.
- Advocacy for sustainable designs incorporating green spaces, rooftop gardens, and climate-resilient features.
- Concerns about affordability, with a focus on diverse, family-friendly housing options and maintaining Langford's character.



Developer Accountability and Economic Considerations

- Broad agreement on holding developers accountable for including public amenities and contributing to community needs.
- Mixed opinions on balancing development costs with affordability, ensuring housing remains accessible while avoiding overburdening taxpayers.



Public Engagement and Thoughtful Planning

- Strong support for transparent, inclusive planning processes that reflect diverse community needs.
- Emphasis on clear zoning rules, strategic placement of high-density developments, and community-driven decisions to avoid over-densification and protect neighbourhood character.

1. Report Overview 1 1.1. Report Structure 1 1.2. Project Overview Timeline 1
2. Consultation Overview.22.1. Online Engagement
3. Who We Heard From
4. Engagement Results 6 4.1. Methodology 6 4.2. Engagement Results 7

1. Report Overview

1.1. Report Structure

This report provides an overview of the engagement results for phase 2 of Langford's OCP refresh project.

The Report is structured as follows:

Section 2

Provides an overview of the consultation activities to date, including online and in-person opportunities.

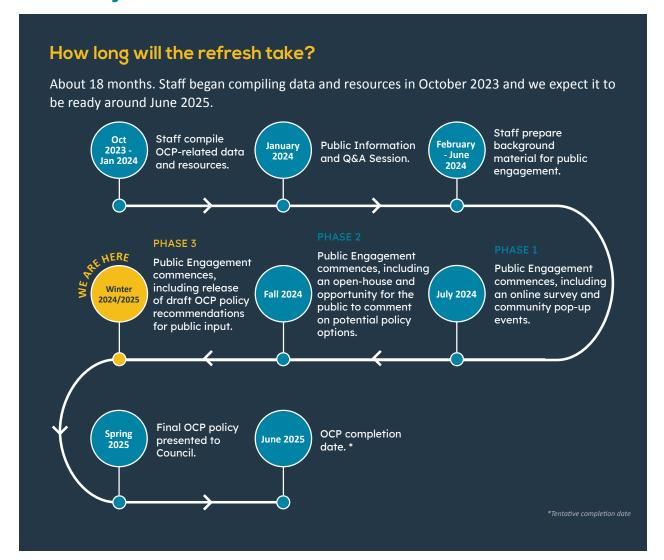
Section 3

Provides an overview of survey demographics, including which groups were over and under-represented in the survey results.

Section 4

Provides an overview of engagement results including a synthesis of both online and in-person engagement, broken down by OCP topics.

1.2. Project Overview Timeline



2. Consultation Overview

Generally, this phase of engagement focused on various OCP Ideas organized around topics, including:

- Growth Through Urban Infill and Mobility Choice
- High Quality City-Building & New City Centre Policy
- Mixed Use and Choice of Use Centres, The "4Cs" of Growth Management,
 New Urban Hierarchy of Places & Urban Employment Lands
- Achieving Complete Communities, Realizing Neighbourhood Scale Villages, Corner Convenience

Respondents were asked multiple qualitative (e.g., open-ended) and quantitative (e.g., multiple-choice) questions for online and in-person engagement.

2.1. Online Engagement

Survey

The City of Langford received 737 survey submissions were received across four surveys from 347 individuals. An overview of the demographics of respondents is in Section 3, including a comparison of the respondents' age compared to the population of Langford to determine over- and underrepresented of age groups.

2.2. In-person Engagement

On November 2nd, 2024, staff conducted an in-person Open House event at Ruth King Elementary School. The event was widely publicized through social media posts, the City of Langford website, media releases (e.g., Times Colonist, Goldstream Gazette), and digital signs. **Approximately 85 people were engaged through the Open House.**

2.3. Social, Print, and Digital Media

An extensive social, print, and Digital media campaign was conducted to promote the OCP update process and direct community members to the project webpage and survey. A high-level overview of the campaign is presented below.

Facebook and Instagram

- Platforms were used to advertise in-person events and advertise the project/process, driving individuals to the project webpage and survey.
- Posts to these platforms were highly successful, and viewed by over 1,000 individuals on certain days and approximately 25,000 throughout the campaign.

Times Colonist:

Let's Plan Langford ads that ran in the paper on November 1st and 8th,
 2024

Goldstream Gazette

 Online advertisements ran on October 30th, November 6th, 15th, and 20th, 2024

Island Social Trends:

• Online advertisements ran from October 31st to November 20th, 2024.

2.4. Traffic to the Project Webpage

Between October 22nd and November 21st, 3,691 individuals visited the project page. An overview of visitors and their level of engagement with the project page broken down by sources is presented below.

Traffic Channel	Aware Visits*	Informed Visits**	Engaged Visits**
Direct	1300	587	97
Referrals - from another platform (e.g., LinkedIn, Digital advertisements)	377	266	39
Search Engines (e.g., Google, Bing)	218	126	15
Email (e.g., newsletters)	899	655	164
Social (e.g., Facebook, Instagram)	897	309	32
Total	3,691	1,943	347

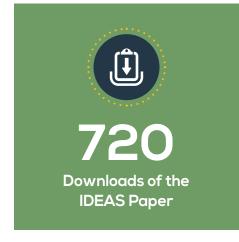
*Visited the project page.

2.5. Consultation at a Glance











^{**} Downloaded project material or engaged with a tool (e.g., survey).

*** Submitted responses to an engagement tool.

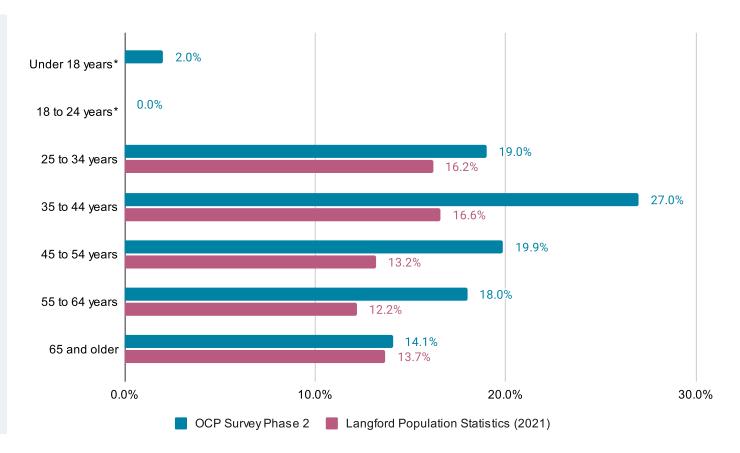
3. Who We Heard From

This section provides an overview of survey demographics, including age groups that were over and under-represented in the survey results and other demographic or response characteristics questions.

3.1. Over-and-Under Representation in the Survey Results

Age

- Children and youth were underrepresented in the survey
- Those aged 35 64 were over-represented in the survey results
- Those aged 25-34 and older than 64 were accurately represented
- Most respondents were in the 35 to 44 year age category, followed by the 45 to 55 years and 25 to 34 year age categories.

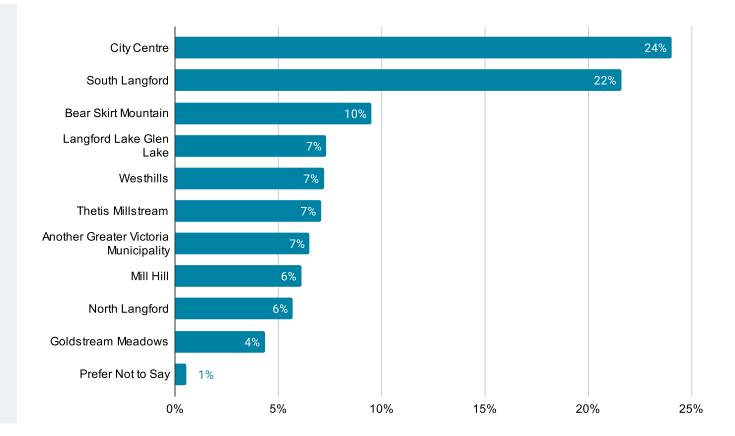


*Direct comparisons could not be obtained as the OCP Refresh Survey question were structured differently than census questions.

3.2. Other Demographic and Information Request Responses

Respondents by Neighbourhood

Most respondents were from the City Centre, and South Langford. Fewer respondents were from Mill Hill, Westhills, North Langford, and Goldstream Meadows.





4. Engagement Results

This section provides an in-depth overview of engagement analysis methodology and engagement results including a synthesis of both online and in-person engagement, broken down by OCP topics.



4.1. Methodology

The engagement results were organized by OCP Survey Topics (e.g., 'Growth Through Urban Infill and Mobility Choice') and then were analyzed as follows:

Quantitative Analysis

- Descriptive Statistics:
 - » Frequency counts for categorical data (e.g., rank order) presented in percentages.

Qualitative Analysis

- Thematic Analysis:
 - Jentify and categorize themes or patterns in open-ended responses (e.g., survey, open house boards) which were then ranked by most common to least common.
 - » Select quotes are presented that most accurately reflect the themes heard.

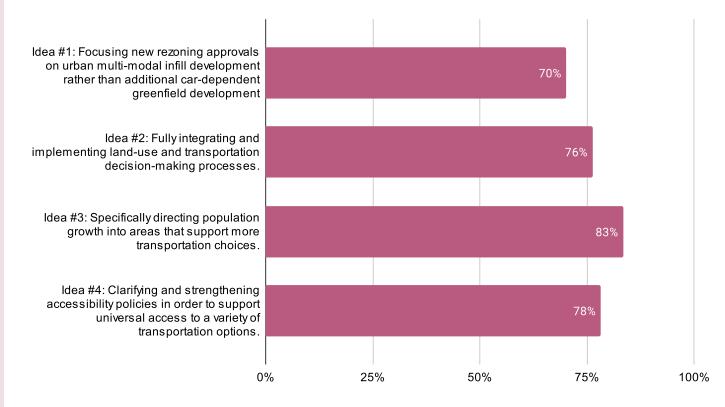
Finally, validation through a thorough review of the results between peers (e.g., peer review) was undertaken to ensure the reliability and validity of the analysis.

4.2. Engagement Results

Topic 1

Growth Through Urban Infill and Mobility Choice

All Ideas received high levels of support from respondents with the most support for 'Clarifying and strengthening accessibility policies in order to support universal access to a variety of transportation options.'



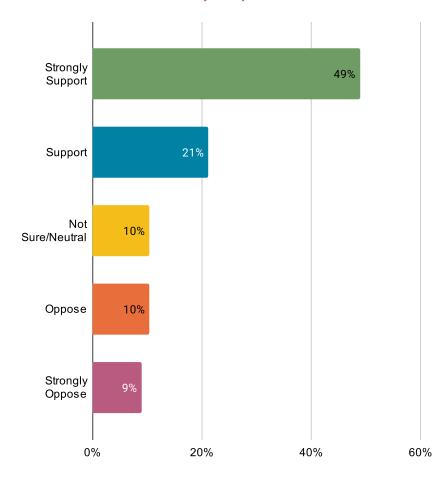
Note: the percentages in the chart above reflect the percentage of respondents who indicated 'Strongly Support' and 'Support'





Idea 1: Focusing new rezoning approvals on urban multi-modal infill development rather than additional car-dependent greenfield development

Quantitative Results - Survey Responses



Qualitative Results - Comment Themes

1. Improved Transit and Active Transportation

Many respondents support enhancing public transit, including light rapid transit to Victoria, and improving infrastructure for walking, biking, and rolling.

2. Walkable, Mixed-Use Communities

There is strong interest in creating walkable neighbourhoods with accessible amenities, such as shops, cafes, and green spaces, while ensuring minimal parking requirements to discourage car dependency.

3. Balanced Development with Infill Priority

Respondents prefer focusing on densification in existing urban areas (brownfields) rather than expanding into undeveloped greenfield sites.

4. Parking and Car Infrastructure Concerns

Many express skepticism about the feasibility of a car-free future, citing the current transit system's limitations and the need for parking in new developments to prevent overflow onto neighbourhood streets.

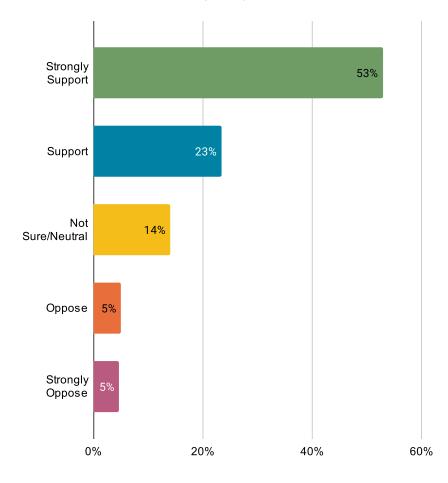
5. Community and Environmental Preservation

Emphasis on protecting Langford's character through thoughtful urban planning, maintaining green spaces, incorporating trees into new developments, and limiting high-rise buildings to designated areas to avoid over-densification and congestion.



Idea 2: Fully integrating and implementing land-use and transportation decision-making processes

Quantitative Results - Survey Responses



Qualitative Results - Comment Themes

1. Balanced Approach to Transportation

There is strong demand for alternative transit options such as rail, ferries, and improved bus services, alongside recognition of the practical need for cars in certain situations.

2. Investment in Walking and Biking Infrastructure

Respondents highlighted safer sidewalks, consistent lighting, protected bike lanes, and bike storage as high priorities to encourage non-car transportation methods.

3. Addressing Practical and Logistical Challenges

Respondents highlighted concerns about car dependency in less dense areas, public transit reliability, and the feasibility of car-free lifestyles, emphasizing the need for practical solutions tailored to diverse community needs.

4. Environmental and Community Integration

Respondents emphasized the importance of sustainability, integrating transportation and land use planning, and supporting 15-minute communities, aligning these priorities with climate goals and improved livability.

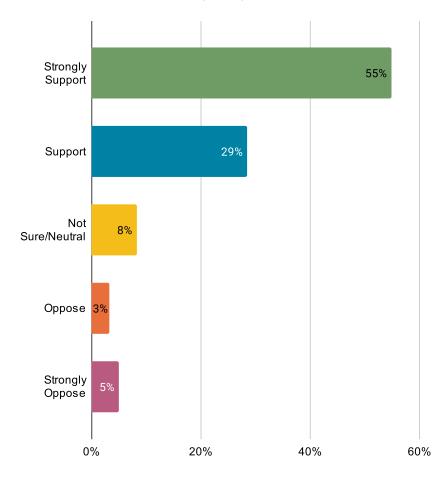
5. Consultation and Transparency

Respondents noted inclusive and transparent planning processes, alongside careful execution to avoid replicating issues seen in other areas, are seen as essential for public trust and policy success.



Idea 3: Specifically directing population growth into areas that support more transportation choices

Quantitative Results - Survey Responses



Qualitative Results - Comment Themes

1. Transportation Infrastructure Needs Improvement

Respondents highlighted that current transportation options, including buses, are often unreliable and inconvenient.

2. Density and Growth Management

There are concerns about overcrowding, traffic congestion, and infrastructure strain. Respondents noted that strategic planning for higher density should focus on areas with existing transit corridors and be balanced with sufficient infrastructure upgrades.

3. Public and Active Transportation Solutions

A shift toward walkable, bikeable communities is supported for health and environmental benefits, but respondents noted challenges in making biking and walking viable for everyone, particularly in harsh weather or where car use is essential for daily tasks like grocery shopping.

4. Balance Between Development and Green Space

There's a desire from respondents to balance development with the preservation of green spaces, particularly in Langford's southern areas like Bear Mountain and Dewdney Flats.

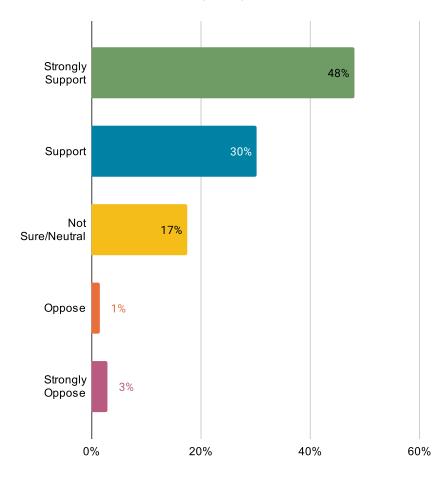
5. Community-Specific Needs

Respondents highlighted that different neighbourhoods have unique transportation needs, with some areas requiring better transit service (e.g., Royal Bay and Goldstream Meadows).



Idea 4: Clarifying and strengthening accessibility policies in order to support universal access to a variety of transportation options

Quantitative Results - Survey Responses



Qualitative Results - Comment Themes

1. Support for Accessible Transportation

There is broad support for improving accessibility in transportation infrastructure, such as better sidewalks, bike lanes, and transit options that accommodate people with mobility challenges, seniors, and parents with strollers.

2. Concerns About Infrastructure and Traffic

Many respondents called for better roads, more lanes, and dedicated bus lanes to address traffic congestion and support public transit. Widening roads and improving connections to key areas were frequently mentioned.

3. Accessibility and Safety Issues in Langford

The need for improved accessibility in Langford was highlighted, with concerns about unsafe sidewalks, snow removal, and inadequate access for people with disabilities in certain areas, particularly during winter months.

4. Cost and Impact on Housing

Several respondents voiced concerns about the cost of implementing accessibility measures, particularly the potential increase in housing prices due to stricter building codes, and the financial burden these could place on homeowners and developers.

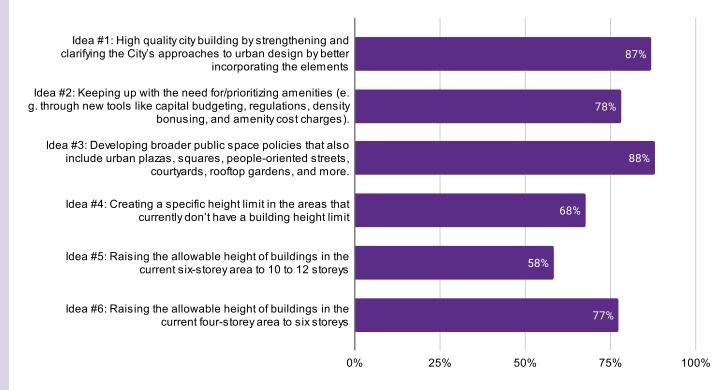
5. Clarification and Specificity Needed

Respondents expressed confusion about vague or ambiguous survey questions, emphasizing the need for clear, detailed explanations before forming opinions or offering support.

Topic 2

High Quality City-Building & New City Centre Policy

All Ideas received high levels of support from respondents with the most support for 'Developing broader public space policies that also include urban plazas, squares, peopleoriented streets, courtyards, rooftop gardens, and more.'



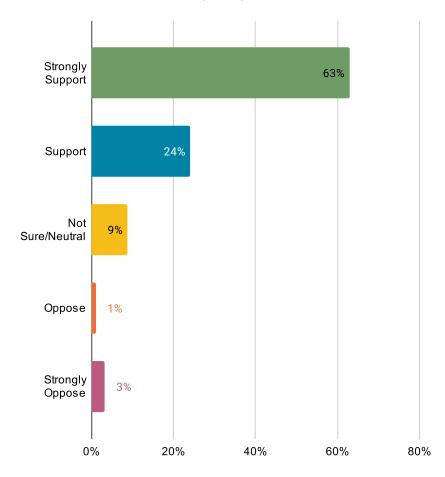
Note: the percentages in the chart above reflect the percentage of respondents who indicated 'Strongly Support' and 'Support'





Idea #1: High quality city building by strengthening and clarifying the City's approaches to urban design by better incorporating the elements

Quantitative Results - Survey Responses



Qualitative Results - Comment Themes

1. Community Infrastructure Concerns

Many respondents expressed frustration with the lack of basic amenities and green spaces in Langford, especially in newer areas like Whirlaway Crescent.

2. Sustainability and Development Priorities

There is a strong desire from respondents for more environmentally sustainable practices in new developments, including better insulation, solar and wind energy options, and the incorporation of green roofs and community gardens.

3. Support for Public Spaces and Gathering Areas

Respondents highlighted the need for more public spaces such as urban plazas, pedestrian-friendly streets, and community hubs (e.g., a multifunctional library or community center).

4. Importance of Green Spaces and Nature Integration

There is a clear demand for more natural areas within urban development, including parks, trees, and green infrastructure like pocket parks and green roofs.

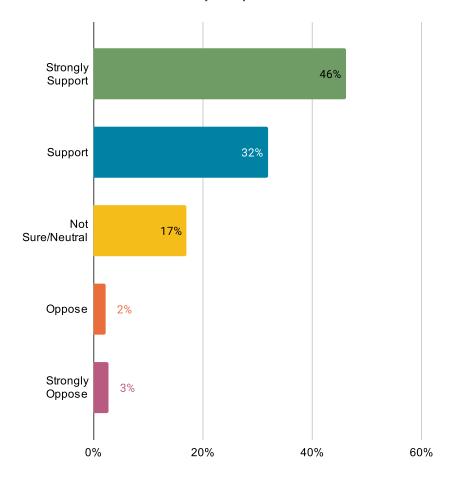
5. Calls for Better Planning and Zoning

There is concern from respondents about poorly planned density increases, especially in already crowded areas. Some respondents want clearer zoning regulations, focused amenity charges, and more thoughtful integration of amenities in new developments.



Idea #2: Keeping up with the need for/prioritizing amenities (e.g. through new tools like capital budgeting, regulations, density bonusing, and amenity cost charges)

Quantitative Results - Survey Responses



Qualitative Results - Comment Themes

1. Development and Amenities

Respondents emphasized the importance of tying development to useful public amenities, such as green spaces and recreation centers, while respecting private neighbourhoods and ensuring that growth is sustainable.

2. Funding and Cost Sharing

Many felt developers should contribute more to amenity costs, but caution was expressed that excessive charges could discourage development. Respondents also voiced concerns about rising taxes and wanted costs to be managed carefully.

3. Public Involvement and Governance

There was strong support for stronger regulations and clearer policies, with some suggesting a referendum for tax increases. Respondents agreed that amenities should be planned to serve the entire community, not just new developments.

4. Growth Management

While respondents recognized the need for more amenities, they raised concerns about the speed of development, potential tax hikes, and the impact on homeownership costs. There was a call for more thoughtful and sustainable growth.

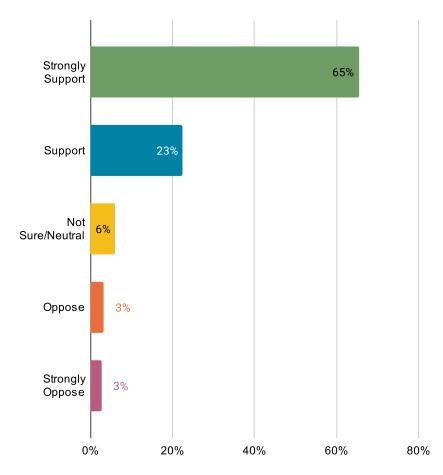
5. Private Sector Role

Several respondents advocated for greater involvement of private enterprises in providing amenities, suggesting that this could reduce the financial burden on taxpayers and lower government costs.



Idea #3: Developing broader public space policies that also include urban plazas, squares, people-oriented streets, courtyards, rooftop gardens, and more

Quantitative Results - Survey Responses



Qualitative Results - Comment Themes

1. Support for Public Spaces and Community-Building

Respondents expressed strong support for creating people-oriented streets, urban plazas, and gathering spaces to enhance community connection.

2. Emphasis on Safety and Accessibility

There was a consistent call for designing public spaces with safety and accessibility in mind, including features like wider sidewalks, seating, and shade from trees.

3. Integration with Nature and Climate Resilience

Respondents stressed the need for more green spaces, including tree planting and nature-based designs, to enhance the city's resilience to climate change.

4. Concern About Costs and Taxes

While respondents supported these ideas, many expressed concern about the financial implications, particularly in terms of rising property taxes.

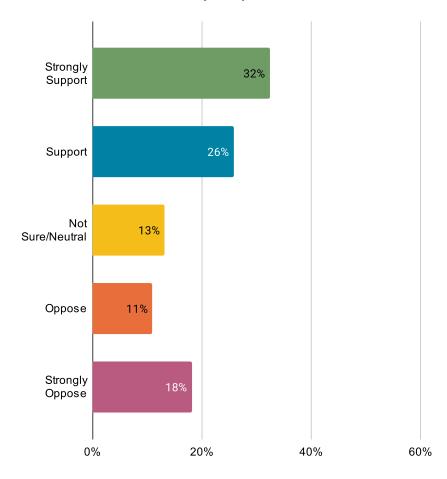
5. Diverse Ideas for Urban Spaces

A range of suggestions were made for enhancing public spaces, from arts and cultural hubs to interactive features like splash parks, public pools, and community centers. Some respondents also recommended involving local Indigenous communities in the design and naming of public spaces to reflect a broader, inclusive vision.



Idea #5: Raising the allowable height of buildings in the current six-storey area to 10 to 12 storeys

Quantitative Results - Survey Responses



Qualitative Results - Comment Themes

1. Height and Density Preferences

Some respondents support allowing taller buildings in downtown areas, suggesting limits of 30-40 stories to attract people to the core. However, others argue that 6-12 stories are more appropriate, emphasizing the importance of a gradual transition in building height from the core outward.

2. Infrastructure and Services

A significant number of respondents are concerned that Langford's current infrastructure (roads, schools, healthcare) cannot accommodate rapid growth. They advocate for infrastructure upgrades before allowing higher density development.

3. Impact on Neighborhoods

Many respondents express concern about the potential impact of taller buildings on existing neighborhoods, particularly single-family homes. Issues raised include loss of sunlight, increased traffic congestion, and the potential for the area to lose its current character.

4. Affordable Housing and Livability

Respondents generally agree on the need for more affordable housing but emphasize that new developments should include green spaces, social amenities, and be pet-friendly. Some stress that affordability should be a top priority alongside increased density.

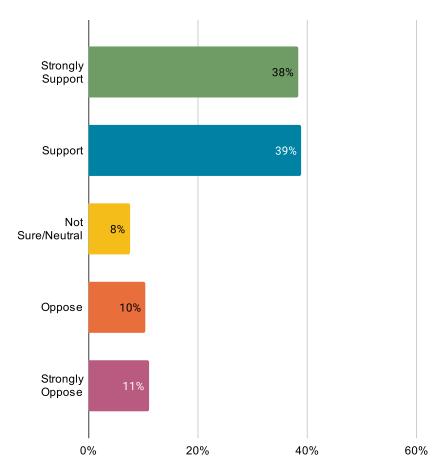
5. Design and Environmental Concerns

Some respondents support taller buildings as a means to reduce urban sprawl but insist that these buildings should be well-designed with green spaces and high-quality construction. Others are concerned about environmental impacts, such as wind tunnels, heat sinks, and increased energy consumption.



Idea #6: Raising the allowable height of buildings in the current four-storey area to six storeys

Quantitative Results - Survey Responses



Qualitative Results - Comment Themes

1. Building Height Preferences

Many prefer a 4-story limit to maintain a neighborhood feel, with some open to 5-6 stories. Concerns arise over taller buildings (6+ stories) impacting community culture, light, and livability, with some advocating for taller buildings only in central areas.

2. Infrastructure and Traffic Concerns

Respondents worry that Langford's infrastructure (roads, parking, services) can't support higher density. There's a strong call for infrastructure upgrades before further development to avoid traffic and service overload.

3. Need for Housing and Affordable Options

While there's agreement on the need for more housing, many stress the importance of providing affordable, family-friendly options, such as townhouses, and ensuring development is well-planned.

4. Impact on Community and Neighborhoods

Tall buildings near single-family homes are seen as disruptive. Respondents favour lower heights in suburban areas, with taller buildings concentrated in the downtown core to maintain neighbourhood balance.

5. Development Strategy and Economic Impact

Some support taller buildings to attract developers and reduce taxes but highlight the need for density bonuses and financial incentives. Others caution about the environmental and social impacts, advocating for balanced urban growth.

Topic 3

Mixed Use and Choice of Use Centres, The "4Cs" of Growth Management, New Urban Hierarchy of Places & Urban Employment Lands

All Ideas received high levels of support from respondents with the most support for 'changing the City's policy approach to "mixed-use areas" by differentiating between "choice of use" and "mandated mixed-use" areas' and 'reorganizing the City of Langford's growth management model using the "4Cs" approach.'

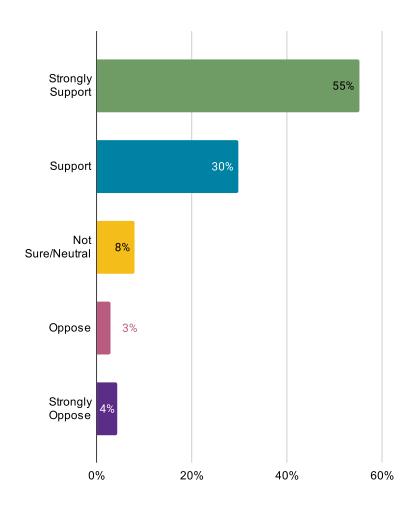


Note: the percentages in the chart above reflect the percentage of respondents who indicated 'Strongly Support' and 'Support'





Idea #1: changing the City's policy approach to "mixed-use areas" by differentiating between "choice of use" and "mandated mixed-use" areas



Qualitative Results - Comment Themes

1. Balanced Development

Feedback emphasizes the need for a deliberate balance in planning to ensure green spaces, recreational facilities, and community amenities are included alongside residential and commercial developments. Incentives for these non-residential elements are recommended to encourage developers to contribute to complete communities.

2. Mixed-Use and Community Integration

Mandating mixed-use developments is broadly supported to prevent developer-driven decisions that prioritize profits over community needs. The inclusion of essential amenities like grocery stores, community centers, and recreational areas within walking distance is seen as critical to fostering livable neighbourhoods.

3. Design and Accessibility

Several contributors advocate for child- and family-friendly designs, such as walkable paths, shared green spaces, and car-free interiors in housing developments, which support safety, social interaction, and ecological integration.

4. Tailored Approaches

Respondents suggest flexibility in implementing mixed-use mandates, recognizing that not all areas are suitable for this model. They advocate for context-sensitive planning, clear guidelines for developers, and public input to ensure long-term benefits for the community.

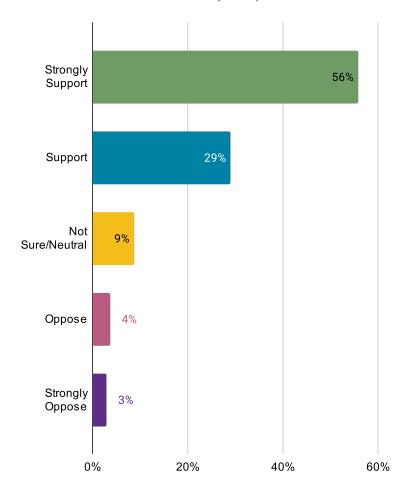
5. Developer Accountability

Concerns are raised about developers prioritizing profit over community needs, with calls for city planning to define clear expectations and mandates. Suggestions include bonus incentives for mixed-use projects and stricter oversight to ensure alignment with the city's vision.



Idea #2: Reorganizing the City of Langford's growth management model using the "4Cs" approach.

Quantitative Results - Survey Responses



Qualitative Results - Comment Themes

1. Support for Complete Communities

Many respondents support the idea of complete communities with mixed-use spaces that allow residents to live, work, and access amenities without heavy reliance on cars. However, the success of these communities depends on critical population mass, strategic planning, and transit connections to surrounding areas.

2. Flexibility and Accessibility

Suggestions include permitting small businesses in non-corner locations, providing better support for mobility-challenged residents, and incorporating public transit and parking to ensure broader accessibility. Walkable neighbourhoods are widely supported, but realistic execution is necessary, considering human nature and logistical challenges.

3. Concerns About Density and Infrastructure

While some support increased density, others express concerns about excessive building heights, sprawl, and poorly planned industrial-residential mixes. Respondents emphasize the need for green spaces, libraries, and infrastructure upgrades to accommodate growth effectively.

4. Developer Mandates and Incentives

There's a strong call for clear mandates to ensure developers include community-focused amenities. Suggestions include density bonuses for mixed-use developments and limiting commercial/industrial uses like car dealerships in residential areas.

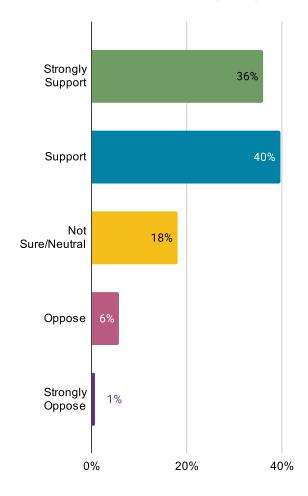
5. Equity and Community Integration

Respondents highlight potential challenges such as homelessness, affordability, and community equity. Some fear these plans could prioritize aesthetics and idealism over inclusivity and practical needs, risking exclusion and long-term sustainability.



Idea #3: New Employment Lands Designation that protects industrial land while allowing a limited amount of small-scale retail and office use.

Quantitative Results - Survey Responses



Qualitative Results - Comment Themes

1. Balance and Strategic Zoning

Respondents highlight the importance of protecting industrial land while balancing it with residential and commercial development. Mixed-use zoning, such as light industrial with residential or retail components, is proposed as a way to optimize land use, improve efficiency, and create dynamic communities.

2. Infrastructure and Planning

Respondents stress the need for sidewalks, proper traffic accommodations, and ensuring that industrial areas are situated away from residential neighborhoods to avoid conflicts such as noise and safety concerns.

3. Preserving Industrial Land

Many emphasize the importance of preserving industrial land to support long-term employment opportunities and reduce commuter traffic to other cities. Examples from Vancouver and elsewhere are cited as cautionary tales of losing industrial land to residential use.

4. Integration and Livability

Suggestions include "jazzing up" industrial areas with greenery, retail, and small-scale amenities to make them more appealing and functional for workers and nearby residents. Proximity to transit and residential density near employment areas are also seen as critical to reducing car dependency and fostering livability.

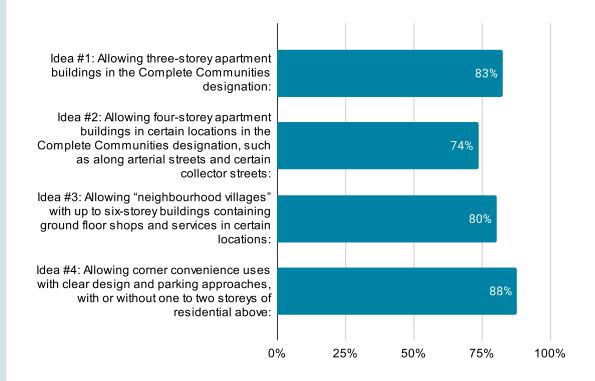
5. Flexibility and Future-Proofing

Respondents call for forward-thinking strategies that allow industrial lands to evolve with the city's growth. Ideas include adding vertical density to industrial zones, rethinking urban containment boundaries, and incorporating office space and science-related employment hubs. There's caution, however, about over-prioritizing industrial land at the expense of green spaces and other community needs.

Topic 4

Achieving Complete Communities, Realizing Neighbourhood Scale Villages, Corner Convenience

All Ideas received high levels of support from respondents with the most support for 'Allowing corner convenience uses with clear design and parking approaches, with one or two storeys of residential above'.



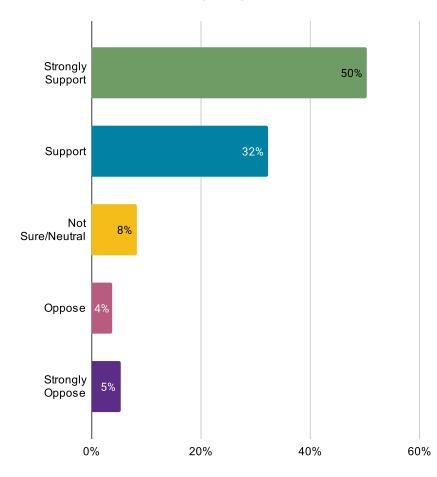
Note: the percentages in the chart above reflect the percentage of respondents who indicated 'Strongly Support' and 'Support'





Idea #1: Allowing three-storey apartment buildings in the Complete Communities designation

Quantitative Results - Survey Responses



Qualitative Results - Comment Themes

1. Balanced Density

Respondents emphasized the importance of balancing housing types, and supporting options like single-family homes, townhouses, and apartments. Many felt that 3-4 storey buildings could work if they fit the neighbourhood's character and offered more affordable housing options.

2. Infrastructure Alignment

Many noted that infrastructure like schools, daycare, roads, and transit must keep pace with increased density to avoid traffic issues and maintain community accessibility.

3. Community Integration

Participants highlighted the need for thoughtful design elements, such as setbacks, rooftop gardens, storage spaces, and green buffers, to ensure new developments blend with existing neighbourhoods and enhance livability.

4. Flexibility in Zoning

Respondents supported flexible zoning to allow diverse housing forms, including micro-units and mixed-use developments, while ensuring changes respect the context of existing neighbourhoods.

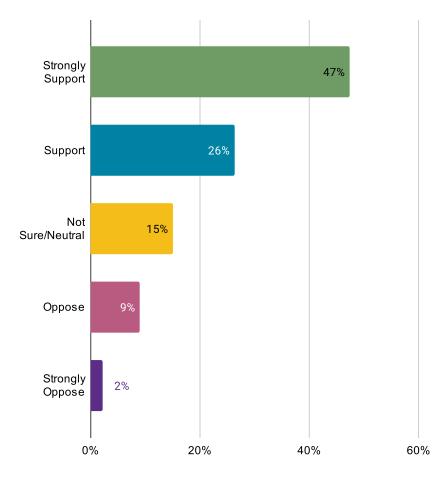
5. Sustainable Growth

Feedback emphasized urban densification over sprawl, with suggestions to include medical facilities, urban food-growing spaces, and traffic calming measures in new developments to create complete, sustainable communities.



Idea #2: Allowing four-storey apartment buildings in certain locations in the Complete Communities designation, such as along arterial streets and certain collector streets

Quantitative Results - Survey Responses



Qualitative Results - Comment Themes

1. Support for Moderate Height Increases

Respondents generally supported up to four-storey buildings in appropriate areas, provided there are sufficient setbacks, green buffers, and privacy considerations. Some suggested stepped designs or integrating taller buildings into less intrusive locations.

2. Community Engagement and Infrastructure

Many emphasized the need to engage with neighbourhoods and ensure infrastructure like schools, daycare, sidewalks, and bike lanes are in place to support higher-density housing.

3. Flexibility in Design

Respondents called for zoning flexibility to allow a mix of building heights and types, such as townhomes, condos, and rentals. Ideas like ground-floor commercial spaces, rooftop gardens, and shared courtyards were popular to enhance livability.

4. Affordability and Housing Options

A significant focus was on creating more affordable rental and ownership options, particularly family-friendly units like three-bedroom condos and townhomes, to meet diverse needs.

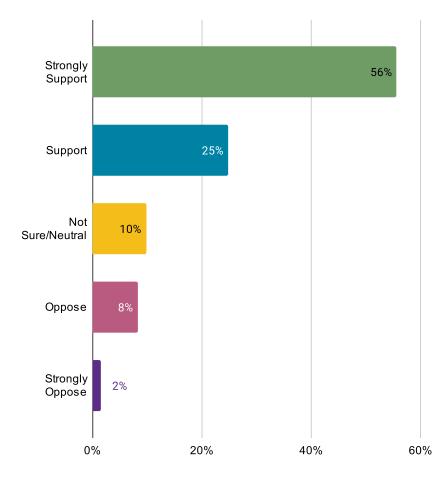
5. Consistency and Clarity

Respondents urged Langford to create clear and consistent zoning rules to manage density effectively while preserving community character, avoiding "all high-rise" development, and incorporating thoughtful urban design.



Idea #3: Allowing "neighbourhood villages" with up to six-storey buildings containing ground floor shops and services in certain locations

Quantitative Results - Survey Responses



Qualitative Results - Comment Themes

1. Support for Mixed-Use Villages

Respondents widely supported the idea of neighbourhood villages with ground-floor shops and services to enhance walkability and community vibrancy. Many emphasized the need for locally-owned businesses, outdoor café seating, and spaces for community gatherings.

2. Height Limit Preferences

Most respondents favoured limiting buildings to four storeys in neighbourhood villages, citing concerns about six-storey buildings overwhelming residential areas, blocking sunlight, and altering neighbourhood character.

3. Strategic Placement

Respondents highlighted the importance of carefully selecting locations for denser development, such as along arterial roads or intersections, while avoiding inappropriate sites like small residential streets.

4. Infrastructure and Accessibility

Concerns were raised about ensuring sufficient parking, road safety, and transport options alongside walkable and cyclable infrastructure. Respondents also noted the need for green spaces, rooftop gardens, and thoughtful urban design to maintain livability.

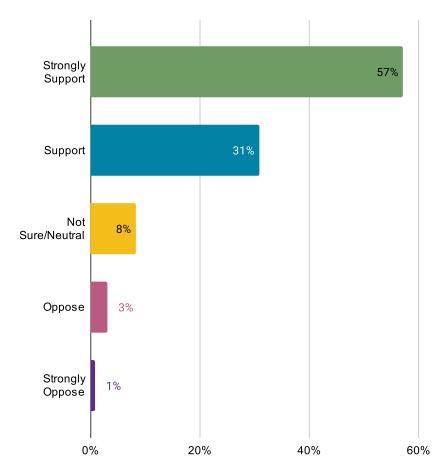
5. Diverse Housing and Services

Many supported a mix of housing and commercial options, including midrise buildings with ground-floor retail, to meet various community needs while preserving Langford's unique character and fostering a more self-sufficient lifestyle.



Idea #4: Allowing corner convenience uses with clear design and parking approaches, with or without one to two storeys of residential above

Quantitative Results - Survey Responses



Qualitative Results - Comment Themes

1. Strong Support for Mixed-Use Development

Respondents widely favoured corner stores and mixed-use spaces, emphasizing the benefits of walkability, local services, and community connections, especially in underserved areas like Bear Mountain and Happy Valley.

2. Incorporating Residential Above Retail

Many supported combining commercial spaces with residential units above, ideally up to two to four storeys, to create vibrant, integrated neighbourhoods and maximize land use.

3. Parking and Accessibility

Opinions were split on parking; some wanted parking to accommodate Langford's car reliance, while others argued walkable stores shouldn't require parking, pushing for pedestrian-friendly infrastructure instead.

4. Thoughtful Planning and Design

Respondents highlighted the need for careful location selection, attractive designs, and limits on building heights to fit neighbourhood character, while also encouraging green spaces and sidewalks.

5. Economic Feasibility and Community Needs

Concerns were raised about supporting small businesses through incentives or subsidies, ensuring commercial spaces meet local needs, and avoiding vacant or underused storefronts.



OFFICIAL COMMUNITY PLAN UPDATE

PHASE 3 ENGAGEMENT ANALYSIS

City of Langford

May 14, 2025





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INTRODUCTION

The Langford OCP Phase 3 survey was conducted online from March 20 to April 6, 2025. A total of 144 individuals completed the survey.

ANALYSIS METHODOLOGY

The engagement results were organized by question and then analyzed as follows:

Quantitative Analysis

Descriptive Statistics

Frequency counts for categorical data are presented in percentages.

Qualitative Analysis

Thematic Analysis

- 1. Each survey response was treated as an individual unit of analysis.
- 2. Responses were systematically reviewed to identify recurring themes using a keyword-driven thematic coding process.
- 3. Themes were developed based on commonly mentioned topics (e.g., building heights, environmental protection, traffic concerns) and were assigned through manual keyword matching and qualitative interpretation.
- 4. Each response was coded against one or more themes depending on its content.
- 5. The final themes were ranked by frequency of mention, allowing for a representation of the most to least commonly cited issues.
- 6. Themes that had few frequencies (e.g., under 2) were generally not included.
- 7. Responses that did not align with commonly identified themes were categorized as "Uncoded."
- 8. Finally, validation through a thorough review of the results between peers (e.g., peer review) was undertaken to ensure the reliability and validity of the analysis.



ENGAGEMENT ANALYSIS

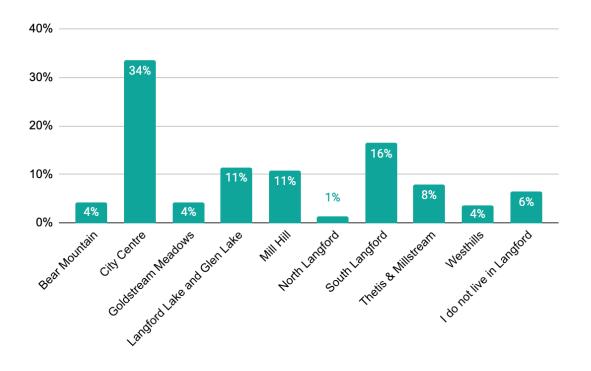
The following section presents an analysis of the engagement results by survey questions.

DEMOGRAPHICS

What neighbourhood do you live in?

Key Takeaway

The largest proportion of survey respondents resided in the City Centre (34%), followed by South Langford (16%), Langford Lake and Glen Lake (11%) and Mill Hill (11%).

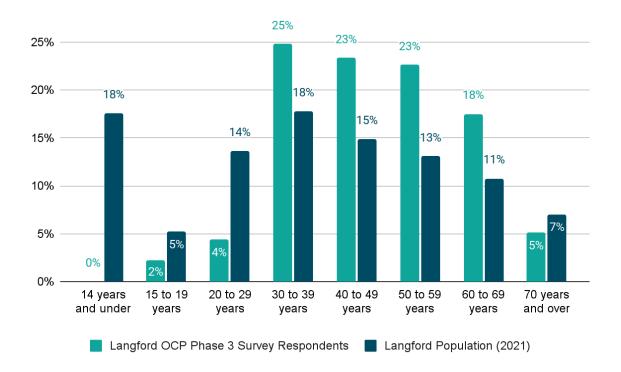




Please indicate your age group

Key Takeaways

- Children and youth (under 14 years old and up to 19 years old) and those aged 20-29 were under-represented in the survey responses.
- Those aged 30-69 years of age were over-represented in the survey results.
- Those aged 70 years and older were accurately represented.

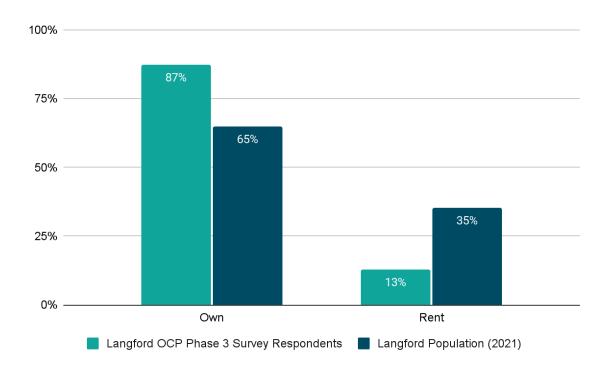




Do you own or rent your home?

Key Takeaway

Owners were over-represented in the survey results, while renters were under-represented.





WHETHER WE GOT THE DRAFT OCP RIGHT

Survey Question:

 Please provide your comments on whether or not you believe we got the draft Official Community Plan right, and if there is anything you would change?

Top themes from the responses included:

1. **General and Strong Support for the Plan** (37 Mentions)

A significant number of respondents expressed general and strong support, stating the draft OCP represents a positive vision for Langford's future and is moving in the right direction.

2. **Building Heights and Density** (34 Mentions)

Many responses raised concerns about excessive building heights, density, and towers. Some called for lower height limits either generally or in specific areas, such as the downtown, urban centres including Sooke Road, or near established neighbourhoods and lakes.

3. Community Character and Identity (27 Mentions)

Respondents emphasized preserving Langford's unique character and identity, with calls for more thoughtful integration of new developments into existing neighbourhoods and ensuring growth feels community-oriented.

4. **Environmental Protection and Green Spaces** (25 Mentions)

Many respondents stressed the need to protect lakes, trees, and green spaces. Concerns were raised about environmental degradation from overdevelopment and land clearing.

Transportation and Traffic Concerns (25 Mentions)

Traffic congestion, road network limitations, and insufficient active transportation options (walking, biking) were frequent concerns. Many highlighted the need for better infrastructure to support current and future populations.

5. **Affordable Housing** (20 Mentions)

Affordability remained a strong theme, with many respondents urging the City to prioritize affordable, accessible housing options over luxury condos or high-end developments.

6. **Managing Growth and Development** (19 Mentions)

Comments reflected tensions around rapid growth and urban sprawl. Some respondents called for more controlled, phased, and thoughtful expansion rather than unchecked development.

7. Climate Action (14 Mentions)

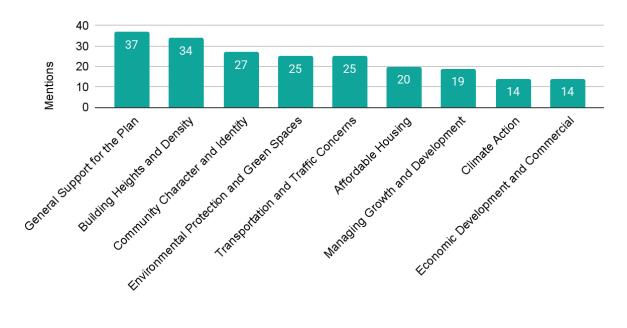
Several respondents mentioned climate change and carbon reduction, asking the City to align land use decisions with stronger environmental and sustainability goals.

Economic Development and Commercial Areas (14 Mentions)

There were mixed views about commercial development: some called for expanded commercial hubs to create local jobs and services, while others feared over-commercialization could erode community character.



WHETHER WE GOT THE DRAFT OCP RIGHT: MENTIONS PER THEME



Theme



MOBILITY CHOICE, NOT CAR DEPENDENCY

Survey Question:

 Share your thoughts on how chapter 'Mobility Choice, Not Car Dependency' covers the topic and prepares the city for the future. Include any suggested revisions for the final version.

Top themes from the responses included:

Support for Transit and Shared Mobility (24 Mentions)

Many respondents emphasized the importance of expanding transit options and car/ride-share programs. This includes calls for better public transit, first/last-mile connections, and mobility options beyond private vehicles.

2. Support for Bike Infrastructure (19 Mentions)

Strong support was expressed for protected bike lanes and safer cycling infrastructure. Many view cycling as a key part of reducing car dependency and improving mobility for all ages and abilities.

3. **Traffic and Congestion Concerns** (18 Mentions)

Residents voiced concerns about existing traffic issues and congestion. Some felt the plan does not adequately address the current state of road network capacity or peak-hour bottlenecks.

4. **Car Dependency and Realistic Needs** (17 Mentions)

Several respondents highlighted the reality that many people still rely on cars, due to commuting patterns, family needs, or limited alternatives. Some viewed the plan as overly optimistic or impractical without stronger infrastructure in place.

5. **Support for Long-Term Planning** (16 Mentions)

Respondents appreciated the future-oriented vision, particularly efforts to move away from car-centric development. However, some cautioned that implementation must be phased and responsive to real community needs.

Pedestrian Infrastructure and Walkability (16 Mentions)

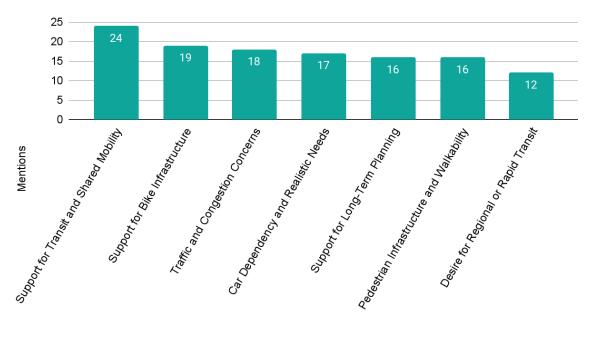
Support was also strong for better sidewalks, crossings, and walkable community design. Many emphasized the value of complete streets and walkability for health, safety, and equity.

6. **Desire for Regional or Rapid Transit** (12 Mentions)

Some respondents called for investment in high-capacity, regional options like rail or rapid transit. These were seen as necessary to truly shift mobility patterns at scale.



MOBILITY CHOICE, NOT CAR DEPENDENCY: MENTIONS PER THEME



Theme

Total Responses: 64



LAND-USE AND GROWTH MANAGEMENT STRATEGY

Survey Question:

Share your thoughts on how chapter 'Land-Use and Growth Management Strategy' covers the topic and prepares the city for the future. Include any suggested revisions for the final

Top themes from the responses included:

Building Heights and Density (21 Mentions)

Many respondents expressed concern or strong opinions about proposed building heights and densities. Several comments suggested height limits or careful transitions to protect community character.

2. Environmental Protection and Green Spaces (18 Mentions)

There was significant emphasis on protecting natural areas, lakes, trees, and overall environmental health while managing new growth.

3. **Public Engagement and Clarity of Plan** (16 Mentions)

Respondents called for clearer communication of the growth strategy, more transparent engagement, and a plan that is easier for the public to understand and trust.

4. **Affordable Housing** (11 Mentions)

Affordability emerged as a key issue, with requests for more diverse and attainable housing types across all neighbourhoods, not just high-end units.

5. **Community Character and Identity** (9 Mentions)

There was a consistent theme of protecting the identity, feel, and distinctiveness of existing neighbourhoods amid new growth and development.

6. **Managing Growth and Preventing Sprawl** (6 Mentions)

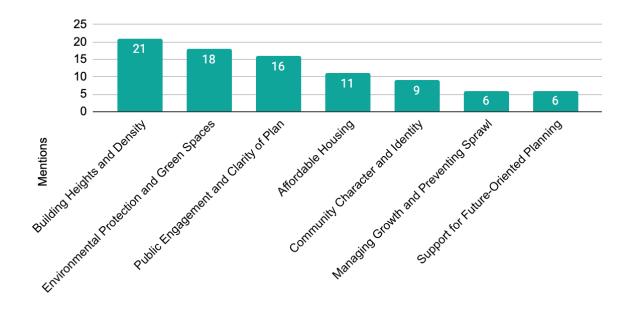
Respondents supported thoughtful growth management strategies that limit urban sprawl and promote compact, walkable forms of development.

Support for Future-Oriented Planning (6 Mentions)

Some responses supported the idea of a visionary, long-term plan, but emphasized that it needs to be realistically phased and community-sensitive.



LAND-USE & GROWTH MANAGEMENT STRATEGY: MENTIONS PER THEME



Theme



HIGH-QUALITY CITY-BUILDING

Survey Question:

Share your thoughts on how chapter 'High Quality City-Building' covers the topic and prepares the city for the future. Include any suggested revisions for the final version.

Top themes from the responses included:

Support for High-Quality Urban Design and Architecture (12 Mentions) Respondents frequently emphasized the importance of requiring high-quality materials,

thoughtful architectural design, and a focus on creating beautiful, enduring buildings.

2. **Preserving Community Character** (9 Mentions)

Many respondents expressed the need to ensure new development complements and preserves the existing character of Langford's neighbourhoods.

Affordable and Inclusive Housing (9 Mentions)

There was strong support for integrating more affordable and diverse housing types to ensure new development benefits a wide range of residents.

3. Green Spaces and Public Realm (7 Mentions)

Respondents highlighted the need for more parks, trees, and public gathering spaces alongside new development to enhance livability and promote community life.

4. Concerns About Building Heights (6 Mentions)

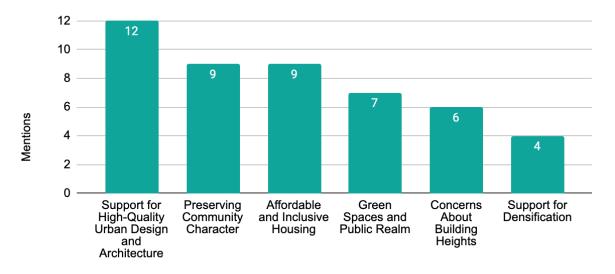
Concerns were raised about overly tall buildings, with some requesting limits on height to maintain a human-scaled, community-friendly feel.

5. **Support for Densification** (4 Mentions)

Several respondents supported the idea of more compact, efficient urban growth, provided it is balanced with quality design and community amenities.



HIGH-QUALITY CITY-BUILDING: MENTIONS PER THEME



Theme



EMPHASIZING HOUSING ACTION

Survey Question:

Share your thoughts on how chapter 'Emphasizing Housing Action' covers the topic and prepares the city for the future. Include any suggested revisions for the final version.

Top themes from the responses included:

Affordable Housing Emphasis (12 Mentions)

The dominant theme was the need for greater emphasis on genuinely affordable housing, not just market-rate developments.

2. **Support for Future Housing Strategy** (6 Mentions)

Several respondents expressed general support for the City's proactive focus on housing action and long-term housing strategies.

3. Concerns About Market Housing Focus (5 Mentions)

There were concerns that too much attention is still being placed on market-priced housing, rather than delivering a wider mix that meets community needs.

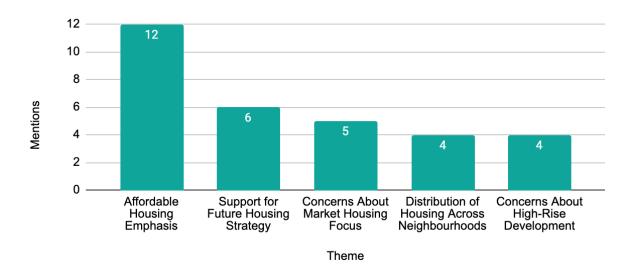
4. **Distribution of Housing Across Neighbourhoods** (4 Mentions)

Some respondents stressed the importance of spreading new housing across different parts of the city, not just concentrating it downtown or in specific corridors.

Concerns About High-Rise Development (4 Mentions)

Concerns were raised about the reliance on high-rise forms, with some questioning whether they align with Langford's character or affordability goals.

EMPHASIZING HOUSING ACTION: MENTIONS PER THEME





CLIMATE ACTION & SUSTAINABLE INFRASTRUCTURE

Survey Question:

Share your thoughts on how chapter 'Climate Action and Sustainable Infrastructure' covers the topic and prepares the city for the future. Include any suggested revisions for the final

Top themes from the responses included:

Green Buildings and Infrastructure (10 Mentions)

The most common theme was the importance of sustainable buildings and infrastructure, including energy-efficient construction and climate-adaptive design.

2. Support for Climate Action (5 Mentions)

Several respondents affirmed the importance of bold climate action and long-term planning to ensure resilience and sustainability.

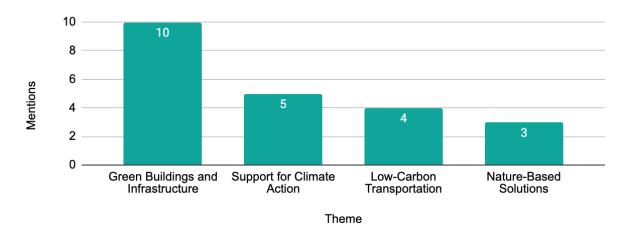
3. Low-Carbon Transportation (4 Mentions)

Respondents advocated for reductions in vehicle emissions and stronger investment in transit and active transportation as part of the climate solution.

4. **Nature-Based Solutions** (3 Mentions)

Some responses emphasized the importance of preserving trees, green infrastructure, and natural systems in climate planning.

CLIMATE ACTION & SUSTAINABLE INFRASTRUCTURE: MENTIONS PER THEME





PROTECTING ECOLOGICAL SYSTEMS & BIODIVERSITY

Survey Question:

Share your thoughts on how chapter 'Protecting Ecological Systems and Biodiversity' covers the topic and prepares the city for the future. Include any suggested revisions for the final

Top themes from the responses included:

Natural Areas and Tree Protection (9 Mentions)

Many respondents emphasized the importance of protecting forests, natural spaces, and mature trees within the city to preserve ecological health and community livability.

2. **Protection of Water Bodies and Riparian Areas** (7 Mentions)

There was strong support for protecting lakes, creeks, and riparian ecosystems, which are viewed as vital ecological and recreational assets.

Biodiversity and Wildlife Habitat (6 Mentions)

Respondents highlighted the need to protect habitats that support biodiversity and sustain a variety of species, especially in light of development pressure.

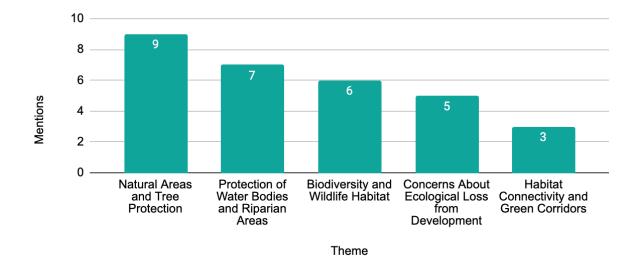
4. Concerns About Ecological Loss from Development (5 Mentions)

Numerous comments reflected concern that recent or future development may damage or destroy important ecological features and systems.

5. Habitat Connectivity and Green Corridors (3 Mentions)

Some respondents stressed the importance of connected green corridors and wildlife movement routes to ensure ecological resilience.

PROTECTING ECOLOGICAL SYSTEMS & BIODIVERSITY: MENTIONS PER THEME





ECONOMIC RESILIENCE & PROSPERITY

Survey Question:

Share your thoughts on how chapter 'Economic Resilience and Prosperity' covers the topic and prepares the city for the future. Include any suggested revisions for the final version.

Top themes from the responses included:

Need for Diverse Employment and Industry (7 Mentions)

Respondents expressed concern about Langford's lack of industrial and job diversity, calling for more employment options to strengthen the local economy.

Support for Local Business (7 Mentions)

There was strong support for investing in and promoting local businesses as a way to boost economic self-reliance and community prosperity.

2. **Affordability and Income Equity** (4 Mentions)

Several comments pointed to rising living costs and the need to support lower and middle-income households to maintain economic balance.

Support for Economic Resilience Strategy (4 Mentions)

Some respondents appreciated the City's focus on long-term economic resilience and planning for future prosperity.

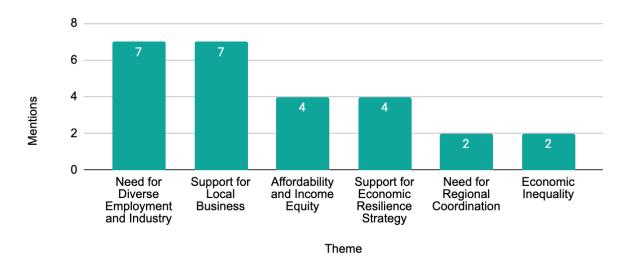
3. **Need for Regional Coordination** (2 Mentions)

A few respondents highlighted the importance of regional collaboration in economic development and planning.

Economic Inequality (2 Mentions)

Concerns were raised about growing economic disparity, with a few comments critiquing wealth concentration and inequitable growth.

ECONOMIC RESILIENCE & PROSPERITY: MENTIONS PER THEME





EMBRACING THE CREATIVE CITY

Survey Question:

• Share your thoughts on how chapter 'Embracing the Creating City' covers the topic and prepares the city for the future. Include any suggested revisions for the final version.

Top themes from the responses included:

Support for Arts and Culture (16 Mentions)

The most common theme was strong support for public investment in arts, culture, and creative expression as essential to community vibrancy and identity.

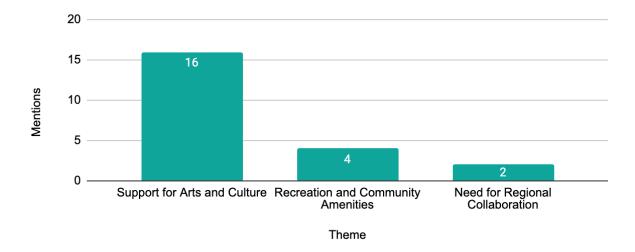
2. **Recreation and Community Amenities** (4 Mentions)

Several responses emphasized the importance of recreational spaces like sports fields and community centers as complementary components of a creative, livable city.

3. **Need for Regional Collaboration** (2 Mentions)

Some respondents suggested that creative infrastructure would be more effective if planned and delivered at a regional scale, not solely within Langford.

EMBRACING THE CREATIVE CITY: MENTIONS PER THEME





FOOD SYSTEMS & SECURITY

Survey Question:

Share your thoughts on how chapter 'Food Systems and Security' covers the topic and prepares the city for the future. Include any suggested revisions for the final version.

Top themes from the responses included:

Support for Food Security and Resilience (7 Mentions)

Many respondents voiced support for long-term food security efforts and resilience planning in the face of global and local uncertainties.

2. Local Food Access and Community Gardens (3 Mentions)

Several comments emphasized the importance of neighbourhood-based food solutions such as community gardens and accessible produce.

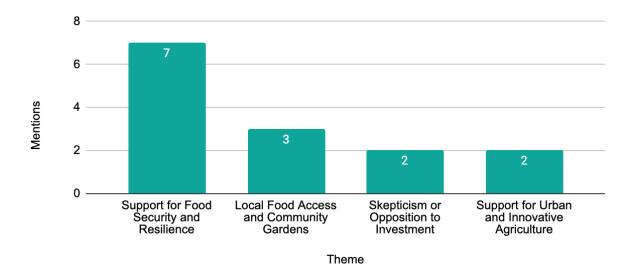
3. **Skepticism or Opposition to Investment** (2 Mentions)

A few respondents questioned the need for municipal investment in food systems, considering it outside the city's core responsibilities.

Support for Urban and Innovative Agriculture (2 Mentions)

Some respondents supported vertical farming and new technologies as tools to enhance local food production in limited urban space.

FOOD SYSTEMS & SECURITY: MENTIONS PER THEME





PARKS, PLACES, & SERVICES FOR PEOPLE

Survey Question:

Share your thoughts on how chapter 'Parks, Places, and Services for People' covers the topic and prepares the city for the future. Include any suggested revisions for the final version.

Top themes from the responses included:

Protection and Expansion of Green Spaces (24 Mentions)

The most frequent theme was a strong emphasis on protecting existing green spaces and adding more parks and open spaces to serve a growing population.

2. Need for More Recreation Facilities (8 Mentions)

Several comments called for additional recreation centers, ball fields, and sports facilities to meet community demand.

3. Access to Parks and Active Transportation (3 Mentions)

Respondents mentioned the importance of accessible parks connected by walkable, bike-friendly networks and trails.

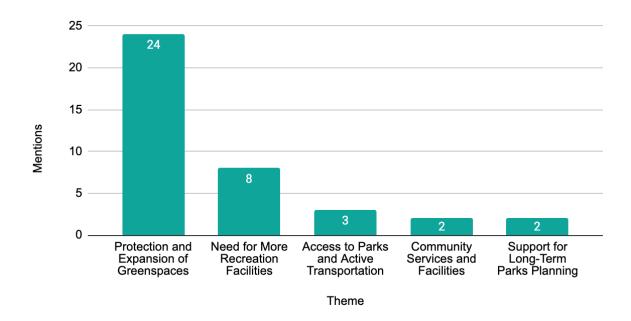
4. **Community Services and Facilities** (2 Mentions)

Some respondents emphasized the need for expanding broader community services and facilities beyond parks alone.

Support for Long-Term Parks Planning (2 Mentions)

A few comments recognized and supported the City's long-term planning for future parks, amenities, and recreation investments.

PARKS, PLACES, & SERVICES FOR PEOPLE: MENTIONS PER THEME



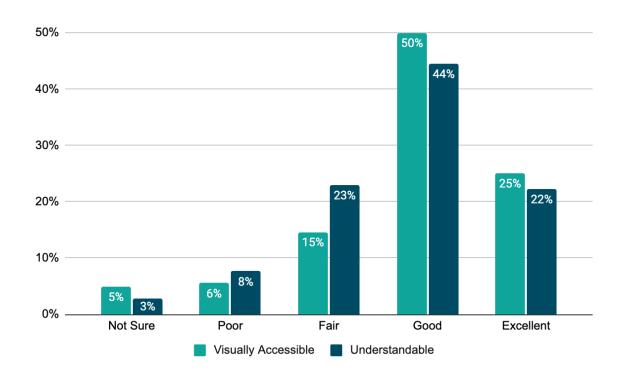


LEVEL OF SATISFACTION WITH THE OVERALL DESIGN OF THE OCP DOCUMENT

Please rate the following aspects: Visually Accessible & Understandable

Key Takeaways

• Most respondents found the OCP document visually accessible and understandable.





Staff Report to Council

DATE: Tuesday, May 20, 2025

DEPARTMENT: Planning

APPLICATIO NO.: Z24-0018 - Omnibus No. 67

SUBJECT: Adoption of Bylaw No. 2213 – Text Amendment to various parts of Zoning Bylaw

No. 300.

BACKGROUND:

At their Regular meeting of April 22, 2025, Council passed the following resolution with respect to this Omnibus No. 67 Bylaw No. 2213:

THAT Council consider bringing forward Bylaw No. 2213 for first, second and third readings at a future Council meeting in order to amend Zoning Bylaw No. 300 in accordance with Omnibus No. 67.

COMMENTARY:

The Public Hearing for this application was waived in accordance with the Local Government Act and in accordance with the City's Public Notification Procedures Bylaw.

Council gave first, second, and third readings of Bylaw No. 2213 on May 5th, 2025. The information considered in relation to this Bylaw as well as the video recording of the Meeting can be found at the following link of the City's website: Council Meeting - May 05, 2025.

As there are no outstanding conditions required at this time, Council may wish to proceed with bylaw adoption.

OPTIONS:

Option 1

That Council adopt Bylaw No. 2213 as presented.

OR Option 2

That Council take no action with respect to adopting Bylaw No. 2213.

SUBMITTED BY: Anastasiya Mysak, Planner I

Langford.ca



Z24-0018 – Omnibus No. 67 – Adoption Report 20250520 - Council Page **2** of **2**

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

Concurrence: Melisa Miles, Manager of Legislative Services

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		
Home occupation daycare	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 occu	pation	, subi	ect to	Section	3.09	;"
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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".
RE	AD A FIRST TIME this 5 th day of May, 2025.
RE	AD A SECOND TIME this 5 th day of May, 2025.
RE	AD A THIRD TIME this 5 th day of May, 2025.
AD	OPTED this day of , 2025.
PR	ESIDING COUNCIL MEMBER CORPORATE OFFICER



Staff Report to Council

DATE: Tuesday, May 20, 2025 DEPARTMENT: Planning

SUBJECT: 948 Bray Avenue - Housing Agreement Bylaw No. 2230

EXECUTIVE SUMMARY:

In February 2023, Council directed staff to proceed with developing a rental stream option for the Attainable Home Ownership Program Policy. Since that time, the policy has not been created and Council has been requiring developments commit to providing attainable rental units in their developments as a condition of rezoning, on a case by case basis.

As with the ownership stream, any terms and conditions applied to the occupancy of a rental unit must be secured through a Housing Agreement registered on title of the property, which in turn must be authorized through the adoption of a Housing Agreement Bylaw. Staff have worked with City solicitors to draft the standard terms of the Housing Agreement, which include definitions on how the below-market rent is to be calculated, income limits, residency requirements, among others. The purpose of this report is for Council to consider first, second, and third reading of Bylaw No. 2230.

BACKGROUND:

At the Regular Meeting held January 13, 2025, Council adopted Bylaw No. 2199, which rezoned the properties at 948 Bray Avenue (formally known as 2870 Rita Road, 2866 Rita Road and 950 Bray Avenue) to allow for the development of a six-storey apartment. The following was applied as a condition of rezoning:

That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that requires either 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 or that a minimum of 5% of the units constructed be directed to and sold in accordance with the terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN). The developer shall identify the Attainable Units on the plans submitted for the required Development Permit application.



948 Bray Avenue, Bylaw No. 2230 20250520 - Council Report Page 2 of 3

COMMENTARY:

The owners of 948 Bray Avenue are preparing to apply for their Building Permit and wish to register the Housing Agreement on title. The Housing Agreement must be registered and authorized by the Housing Agreement Bylaw before the building permit can be issued.

As drafted, the Housing Agreement attached to Bylaw No. 2230 includes a requirement that eight of the units developed at 948 Bray Avenue shall be rented and used in accordance with the proposed terms of the Agreement, as required by Council through the rezoning approval.

The terms of the Housing Agreement ensure that these eight units shall be rented at 10 percent below market rent for a period of no less than 25 years. Below market rent will be determined by using a third-party source, the Canadian Mortgage and Housing Corporation's (CMHC's) Housing Market Information Portal. Using CMHC's data, the owner shall rent the units in accordance with the corresponding bedroom type in the City of Langford for the year the tenancy is entered into, or if the data has not been established for the year, the owner shall use the most recent year that CMHC has posted.

To ensure that the affordable units are being rented to the households that need them, tenants must have a gross household income equal to or less than the most recent Affordable Housing Program Housing Income Limits for the "Victoria Planning Area" published by BC Housing (subject to change), which are summarized in the table below:

Planning Area	1 Bedroom or Less	2 Bedroom	3 Bedroom	4+ Bedroom
Victoria	\$50,000	\$65,000	\$82,000	\$95,000

Additionally, prospective tenants must already reside in Langford, must not own any land, and may not be an immediate family member of the owner as defined in the terms of the attached Agreement. The 2021 Census completed by Statistics Canada states that 20.7% of renters in Langford are living in core housing need which is defined as households spending more than 30% or more of its before-tax income on rent and utilities. Due to this large percentage of renters in core housing need, staff recommend limiting the requirement for this program to current residents of Langford.

To confirm that the owner and tenant meet the requirements in the Agreement, the City is permitted to inspect the units and confirm that the terms are being met by requesting the owner provide written proof of compliance.

The Housing Agreement will expire following the 25th anniversary of the date the City of Langford issues an occupancy permit for the below-market units. Upon expiry, the owner may provide to the City a discharge, which the City will execute and return to the owner to file with the Land Title Office.



948 Bray Avenue, Bylaw No. 2230 20250520 - Council Report Page **3** of **3**

FINANCIAL IMPLICATIONS:

There are no known financial implications at this time.

LEGAL IMPLICATIONS:

Pursuant to Section 483 of the *Local Government Act*, a Housing Agreement specifying that certain terms and conditions apply to the occupancy of housing units must be authorized by a Housing Agreement Bylaw.

Should Council wish to move forward with this proposal as described, they may wish to give the first three readings to Bylaw No. 2230 as drafted.

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. 2230.

OR Option 2

THAT Council take no action at this time with respect to Bylaw No. 2230.

SUBMITTED BY: Matt Notley, Planner II, Community Planning and Climate Change

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: Matthew Baldwin, RPP, MCIP, Director of Development Services **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. 2230



CITY OF LANGFORD BYLAW NO. 2230

A BYLAW TO AUTHORIZE A HOUSING AGREEMENT

WHEREAS 1341378 B.C. Ltd. is the owner of the land legally described as: Lot A, Section 79, Esquimalt District, Plan EPP141237, PID: 032-410-964 (the "Property");

WHEREAS the City and 1341378 B.C. Ltd. have agreed to enter into a housing agreement under s.483 of of the *Local Government Act* to establish restrictions on the occupancy of the dwellings unit to be constructed on the Property as set out in Appendix "A" to this Bylaw;

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 enter into a housing agreement, attached as Appendix "A", with respect to the Property to be registered as a covenant against the Property.
- 2. The Mayor and Corporate Officer of the City are authorized to execute the Form C Housing Agreement;
- 3. The Corporate Officer is authorized to sign and file in the Land Title Officer 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. The Bylaw may be cited as "City of Langford Housing Agreement (948 Bray Avenue) Bylaw No. 2230, 2025".

PRESIDING COUNCIL MEMBER	CORPORATE OFFICER
ADOPTED this day of, 2025.	
READ A THIRD TIME this of, 2025.	
READ A SECOND TIME this day of, 2025.	
READ A FIRST TIME this day of, 2025.	

TERMS OF INSTRUMENT - PART 2

HOUSING AGREEMENT AND SECTION 219 COVENANT

(Section 483 Local Government Act and 219 Land Title Act)

THIS AGRE	EMENT dated for reference the day of, 20, is
BETWEEN:	
	1341378 B.C. Ltd., Inc. No. BC1341378 942 Park Royal South West Vancouver, BC V7T 1A1 (the "Owner")
AND:	
	CITY OF LANGFORD 2 nd floor, 877 Goldstream Avenue Langford, B.C. V9B 2X8
	(the "City")

WHEREAS:

- A. The Owner is the registered owner in fee simple of the lands and premises in the City of Langford, British Columbia which are legally described in Item 2 of the Form C attached hereto (the "Lands");
- B. Section 483 of the *Local Government Act* permits the City to enter into and note on title to lands housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units, and rent that may be charged for housing units;
- C. Section 219 of the *Land Title Act* permits the registration of a covenant of a positive or a negative nature in favour of the City in respect of the use of, construction on, and subdivision of land:
- D. 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*; and
- E. The City and the Owner wish to enter into this Agreement to provide long-term affordable rental housing on the terms and conditions set out in this Agreement.

In consideration of one dollar (\$1.00) and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises

exchanged below, the Owner and the City covenant and agree pursuant to section 483 of the *Local Government Act* and section 219 of the *Land Title Act* as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

- **1.1 Definitions** In this Agreement, the following words have the following meanings:
 - (a) "Affordable Rent" means a rent payment amount equal to 10% below the "Private Apartment Average Rents" for the corresponding bedroom type in the City of Langford as established by CMHC's Housing Market Information Portal for the year the tenancy is entered into, or if that amount is not yet established for the year the tenancy is entered into, then for the most recent year for which that amount has been established;
 - (b) "Below-Market Rental Unit" has the meaning set out in clause 2.2;
 - (c) "CMHC" means Canada Mortgage and Housing Corporation;
 - (d) "Eligible Tenant" means a tenant who, at the time they enter into a Tenancy Agreement, has a gross household income equal to or less than the most recently published Housing Income Limits;
 - (e) "**Dwelling Unit**" means a dwelling unit as defined in the City of Langford's "Langford Zoning Bylaw, 1999" as amended or replaced from time to time;
 - (f) "Housing Income Limits" means the Housing Income Limits for affordable housing programs (for each category of dwelling unit) established by the British Columbia Housing Management Commission, from time to time, for the "Victoria Planning Area" as shown in the annual Housing Income Limits report published by the British Columbia Housing Management Commission;
 - (g) "LTO" means the Victoria Land Title Office;
 - (h) "Site Plans" mean the site plan drafted by Alan Lowe Architect Inc. dated October 8th, 2024, a copy of which is attached as Schedule A;
 - (i) "Subdivide" means to divide, apportion, consolidate or subdivide the Lands or any building on the Lands, or the ownership or right to possession or occupation of the Lands or any building on the Lands, into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the Land Title Act, the Strata Property Act, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or a "shared interest in land" as defined in the Real Estate Development Marketing Act (British Columbia);
 - (j) "Tenancy Agreement" means a tenancy agreement, lease, license or other agreement granting rights to occupy a Below-Market Rental Unit;
 - (k) "Tenant" means an occupant of a Below-Market Rental Unit by way of a Tenancy

Agreement.

1.2 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) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (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, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes a Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", or "year" is a reference to a calendar day, calendar month, or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2 USE AND CONSTRUCTION OF LANDS AND BELOW-MARKET RENTAL UNITS

2.1 Use and Construction of Lands – The Owner covenants and agrees that the Lands will not be used except in accordance with the terms of this Agreement and will not be developed and no building or structure will be constructed or used on the Lands unless as part of the development, construction, or use of any such building or structure, the Owner also designs and constructs to completion, in accordance with a building permit issued by the City, any development permit issued by the City and, if applicable, any rezoning consideration applicable

to the development on the Lands, no less than eight (8) Dwelling Units to be used as Below-Market Rental Units.

- **2.2 Rental Units** The Owner covenant and agrees that the Lands must not be used for any purpose whatsoever unless the Dwelling Units labelled on the Site Plan as "Rental", or such other Dwelling Units as the parties may agree to in writing, (the "**Below-Market Rental Units**") are used or available for use as residential rental units and such use is pursuant to this Agreement.
- **2.3 Short-term Rentals Prohibited** The Owner agrees that no Below-Market Rental Unit may be rented to or tenanted by any person for a term of less than thirty (30) days.
- **2.4** Requirement for Statutory Declaration The City may, from time to time request the Owner to provide written proof of compliance with this Agreement, and such Owner agrees to provide, or cause an operator of the Lands to provide the City with such proof in a form reasonably satisfactory to the City, including as a declaration made under oath.
- **2.5 City Authorized to Make Inquiries** The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- **2.6 Discharge of Housing Agreement** Subsequent to a construction of the Below-Market Rental Units and subdivision of the Lands which creates individual lots for each Dwelling Unit, the Owner may provide to the City a discharge of this Agreement from any portion of the Lands other than the Below-Market Rental Units, which the City will execute and return to the Owner for filing with the LTO.
- **2.7 Expiry of Housing Agreement** This Agreement will cease to apply from and after the 25th anniversary of the date the City of Langford grants an occupancy permit for the Below-Market Rental Units. Upon expiry, the Owner may provide to the City a discharge of this Agreement, which the City will execute and return to the Owner for filing in the LTO.

ARTICLE 3 USE OF BELOW-MARKET RENTAL UNITS

- **3.1** Occupancy and Tenure of Below-Market Rental Units The Owner must not rent, lease, license or otherwise permit occupancy of any Below-Market Rental Unit except in accordance with the additional conditions:
 - (a) the Below-Market Rental Units must be used or occupied only for residential rental purposes pursuant to a Tenancy Agreement;
 - (b) each Below-Market Rental Unit may only be tenanted to an Eligible Tenant, who:
 - (i) at the time of entering into the tenancy, resides in Langford; and
 - (ii) at the time of entering into the tenancy, does not own any land as defined by the *Interpretation Act*.
 - (c) the Owner, and/or any immediate family member (spouse, parent, sibling, child by blood, marriage, or adoption), will not reside in a Below-Market Rental Unit:

- (d) the Owner will enter into a minimum 1-year Tenancy Agreement for each of the Below-Market Rental Units which will convert to a month-to-month tenancy at the end of the first-year term;
- (e) the Owner will not require the Tenant or any permitted occupant to pay any extra charges or fees for sanitary sewer, storm sewer, water or property or similar tax;
- (f) the Owner will attach a copy of this Agreement, or at a minimum Articles 2 and 3 of this Agreement, to every Tenancy Agreement;
- (g) the Owner will notify the City when a Tenancy Agreement terminates for any reason and will notify the City when the Owner enters into a Tenancy Agreement; and
- (h) the Owner will forthwith deliver a true copy of any Tenancy Agreement to the City upon demand.
- **3.2 Tenant Screening and Records** The Owner covenants and agrees as follows:
 - (a) the Owner will review income of each prospective Tenant at the commencement of each tenancy to determine whether the prospective Tenant is an Eligible Tenant;
 - (b) prior to entering to a Tenancy Agreement with a prospective Tenant, the Owner must confirm that the prospective Tenant is an Eligible Tenant and that they meet the requirements of clause 3.1(b); and
 - (c) the Owner must maintain a system of records indicating the incomes of each past and current Tenant.
- **3.3 Rental Rates of Below-Market Rental Units** The Owner will not charge or set rental rates for Below-Market Rental Units at the start of a tenancy that exceed Affordable Rent. The Owner may increase rental rates during the term of a tenancy in accordance with the *Residential Tenancy Act*.

ARTICLE 4 MISCELLANEOUS

- **4.1 Housing Agreement** The Owner acknowledges and agrees that:
 - (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act* and covenants under section 219 of the *Land Title Act*;
 - (b) the City may file notice of, and register, this Agreement in the LTO pursuant to section 483(5) of the *Local Government Act* against the title to the Lands.
- **4.2 Modification** –This Agreement may be modified or amended from time to time, by written consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.
- **4.3 Management** The Owner covenants and agrees with the City that:

- (a) the Owner will furnish good and efficient management of the Below-Market Rental Units;
- (b) the Owner will permit representatives of the City to inspect the Below-Market Rental Units at any reasonable time, subject to the notice provisions of the Residential Tenancy Act;
- (c) the Owner will maintain the Below-Market Rental Units in a good state of repair and fit for habitation in accordance with the requirements of the *Residential Tenancy Act*, reasonable wear and tear excepted; and
- (d) without restricting the foregoing, the Owner will comply with all applicable provisions of the *Residential Tenancy Act* and any other provincial or municipal enactments imposing obligations on landlords in relation to residential tenancies.
- **4.4** Release and Indemnity As an integral part of this Agreement, the Owner hereby releases, indemnifies and saves harmless the City, its elected or appointed officials, officers, employees or agents:
 - (a) from and against any and all liability, actions, causes of action, claims, suits, proceedings, judgements, damages, expenses (including legal fees), demands, and losses at any time suffered or incurred by, or brought against, the City, or any of its elected or appointed officials, officers, employees or agents, arising from or in connection with the granting or existence of this Agreement, the performance of any of the Owner's obligations under this Agreement, the operation or existence of a Tenancy Agreement or other lease made pursuant to this Agreement, the issuance of any permit or approval by the City or any officers or employee of the City, or any breach of any provision under this Agreement; and
 - (b) for all costs, fees and expenses, including legal fees, incurred by the City in the enforcement of this Agreement as a result of any breach of any provision of this Agreement by the covenantor.
- **4.5 Survival** The indemnity and release set out in this Agreement will survive termination or discharge of this Agreement.
- **4.6 Costs** The Owner agrees to reimburse the City for all legal costs reasonably incurred by the City for the preparation, execution and registration of this Agreement. The Owner will bear their own costs, legal or otherwise, connected with the preparation, execution or registration of this Agreement. The Owner further agrees that the Owner will perform its obligations under this Agreement at its own expense and without compensation from the City.
- **4.7 City's Powers Unaffected** This Agreement does not:
 - (a) affect, fetter or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands:
 - (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.
- **4.8** Agreement for Benefit of City Only The Owner and the City agree that:
 - (a) this Agreement is entered into only for the benefit of the City;
 - (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future Owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Below-Market Rental Units; and
 - (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.
- **4.9 No Public Law Duty** Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.
- **4.10 Notice** Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered,
 - (a) to the postal address of the Owner set out in the records at the LTO, and
 - (b) to the postal address of the City set out on the first page of the terms of this Agreement and to the attention of the Director of Planning and Subdivision:

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

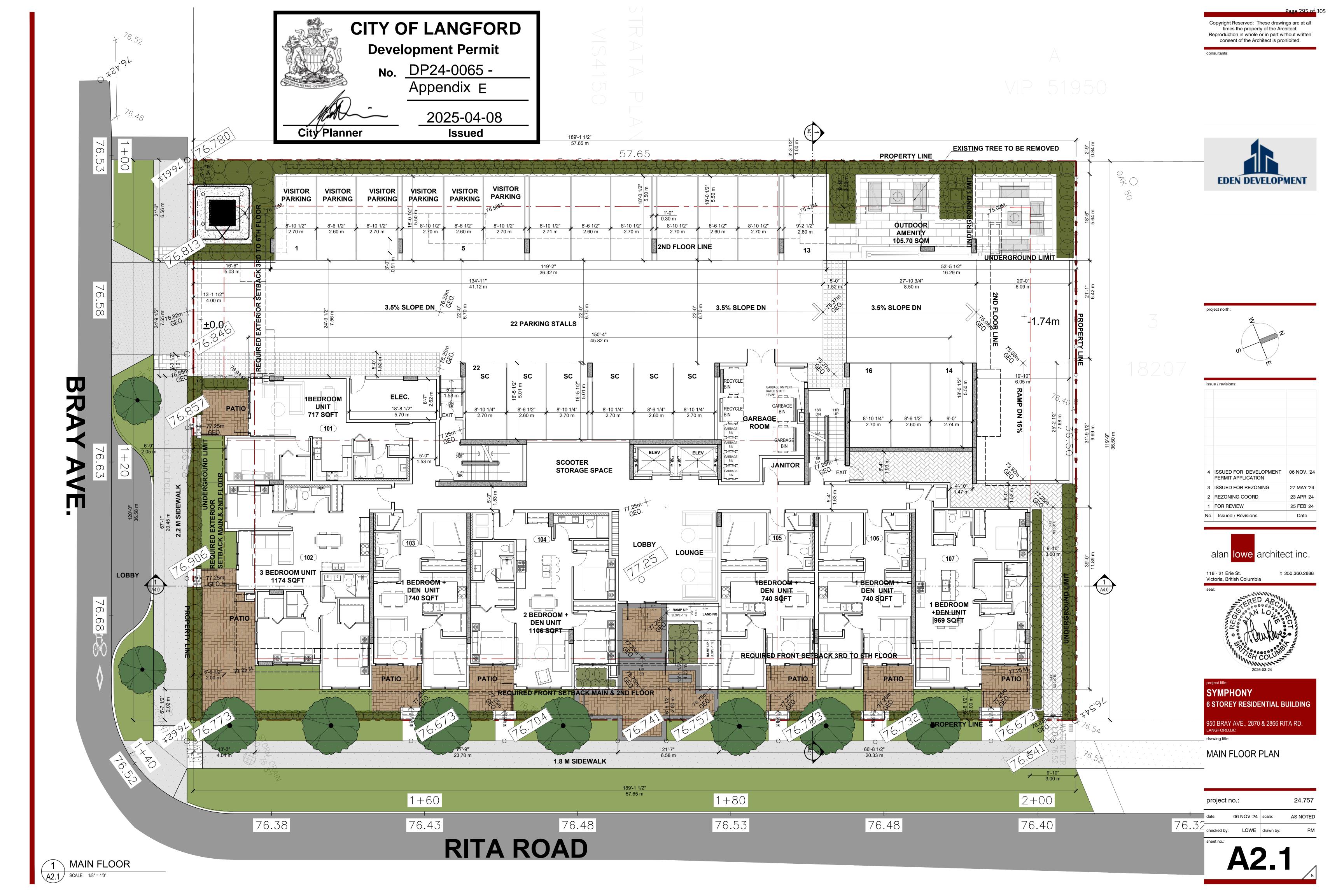
- **4.11 Enduring Effect** This Agreement will extend to and be binding upon and endure to the benefit of the parties hereto and their respective successors and permitted assigns.
- **4.12** Severability If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.
- **4.13 Waiver** All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.
- 4.14 Entire Agreement This Agreement, and any documents signed by the Owner

contemplated by this Agreement, represent the entire agreement between the City and the Owner respecting the use and occupation of the Below-Market Rental Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in or contemplated by this Agreement.

- **4.15** Further Assurances Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.
- **4.16 Governing Law-** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia, which will be deemed to be the proper law hereof.
- **4.17 Priority** The Owner must cause this Agreement to be registered in the applicable land title office against title to the Lands 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.
- **4.18 Limitation on Owner's Liability** The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands.
- **4.19 Agreement Runs with Lands** This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement acquire an interest in the Lands.
- **4.20 Equitable Remedies** The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
- **4.21 No Joint Venture** Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.
- **4.22 Applicable Law** The laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the *Land Title Act* Form C which is attached to and forms part of this Agreement.

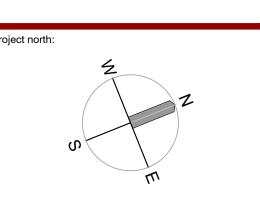
Schedule A – Site Plan

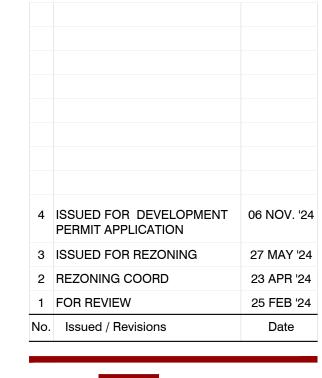


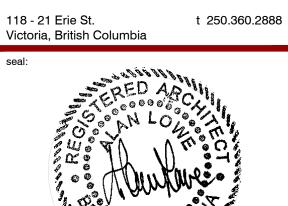
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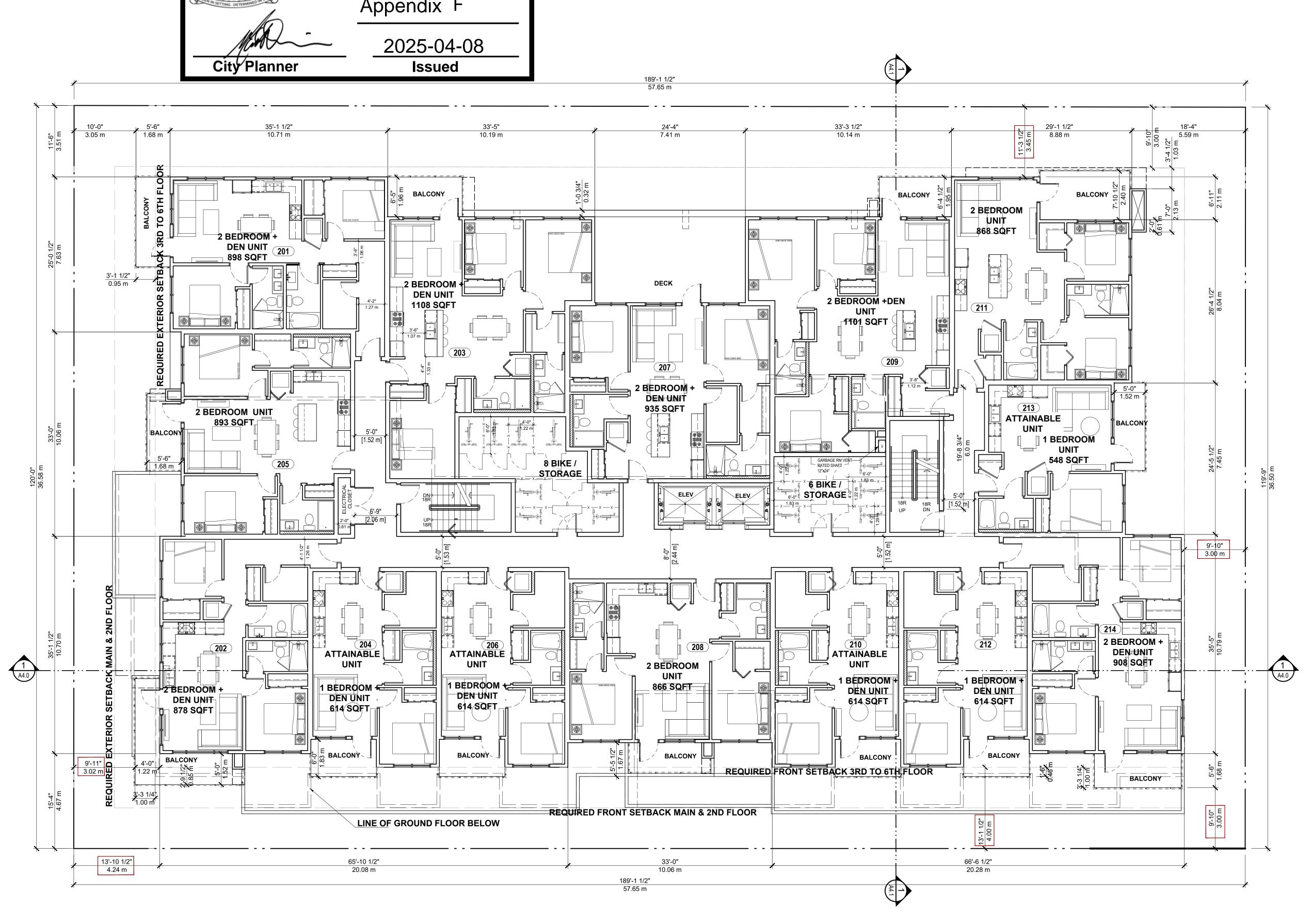


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SECOND FLOOR PLAN

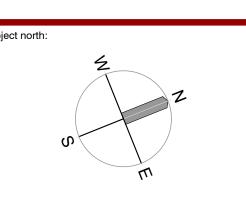
project no.:			24.757
date:	06 NOV '24	scale:	AS NOTED
checked by:	LOWE	drawn by:	RM

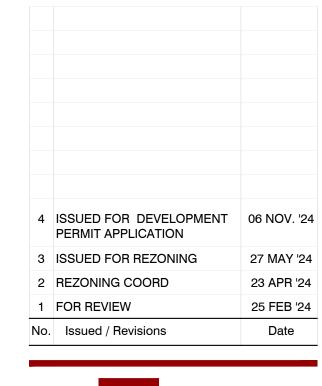


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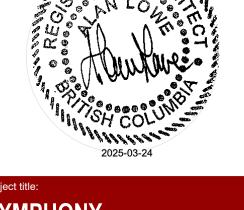








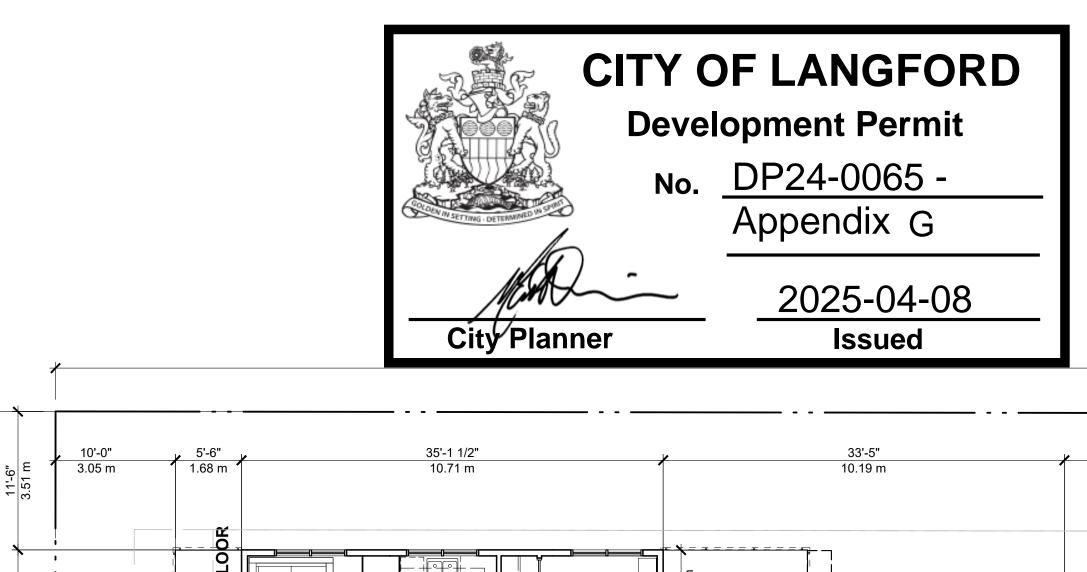
alan lowe architect inc.

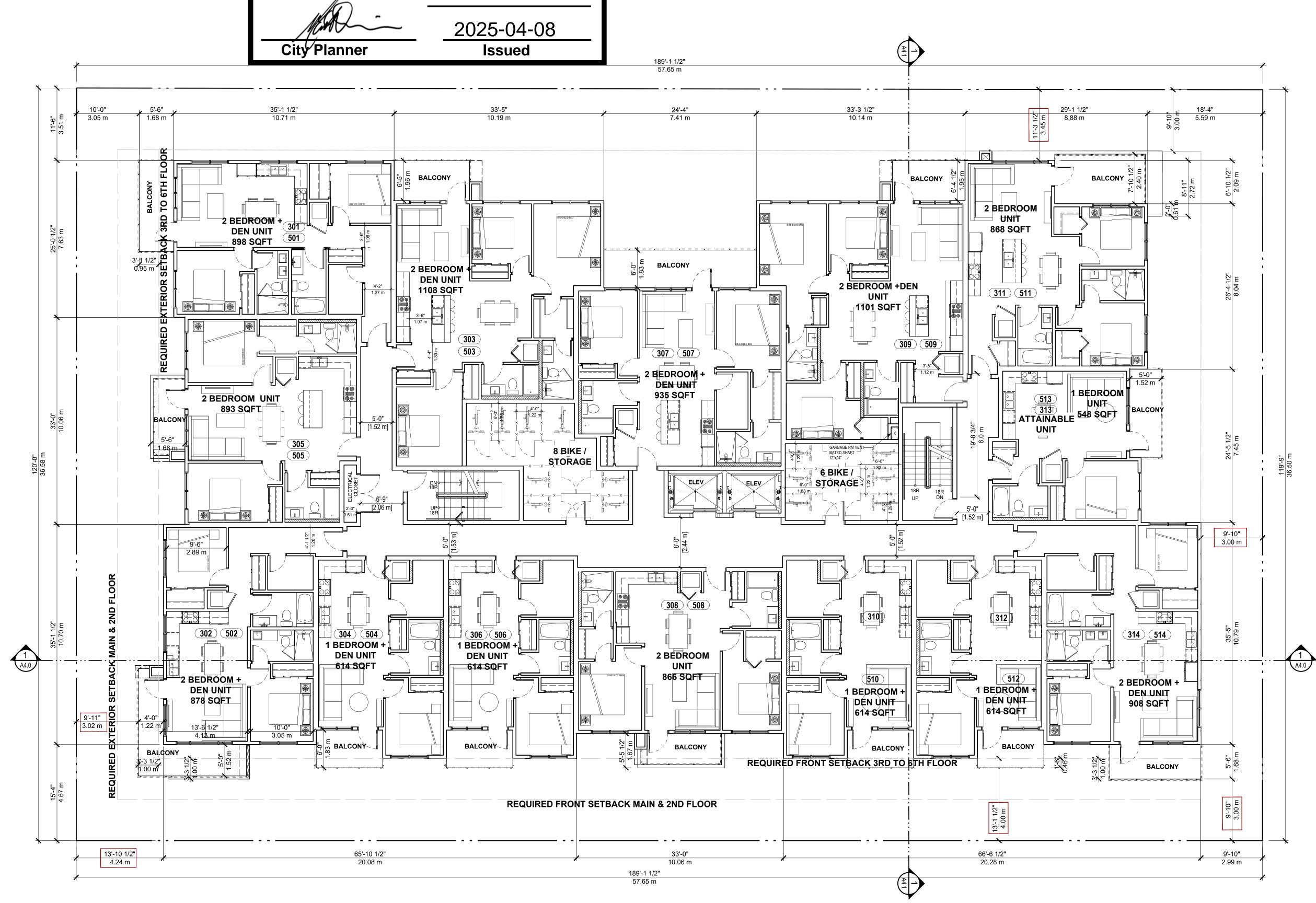




THIRD & FIFTH FLOOR PLAN

project no.:			24.75	
date:	06 NOV '24	scale:	AS NOTE	
checked by:	LOWE	drawn by:	NA, R	





REQUIRED FRONT SETBACK MAIN & 2ND FLOOR

33'-0" 10.06 m

189'-1 1/2" 57.65 m 66'-6 1/2" 20.28 m

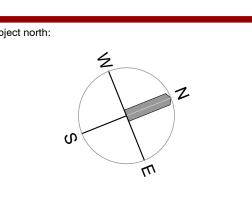
65'-10 1/2" 20.08 m Page 298 of 3

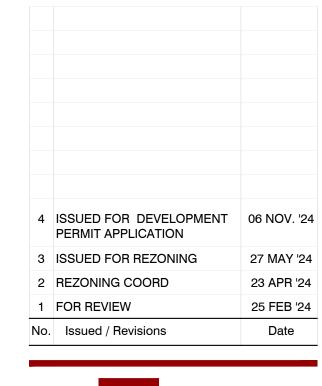
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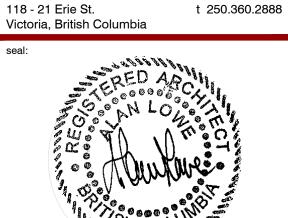
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consultants:

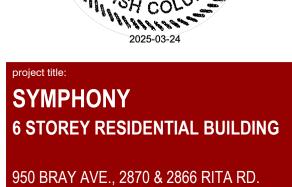








alan lowe architect inc.



FOURTH & SIXTH FLOOR PLAN

LANGFORD,BC drawing title:

project r	24.757		
date:	06 NOV '24	scale:	AS NOTED
checked by:	LOWE	drawn by:	NA, RM

A2.4



A4.0

13'-10 1/2" 4.24 m

PRIORITY AGREEMENT

WHEREAS:

- A. COASTAL COMMUNITY CREDIT UNION INCORPORATION NO. FI-114 (the "Chargeholder") is the holder of a mortgage and assignment of rents (collectively, the "Financial Charge") encumbering the lands described in Item 2 of Part 1 of the Form C General Instrument to which this Priority Agreement is attached and which is registered in the Victoria Land Title Office as CB47118 and CB47119 respectively; and
- B. A covenant pursuant to section 219 of the *Land Title Act* is being granted pursuant to Part 2 of the Form C General Instrument to which this Priority Agreement is attached (the "City's Charge") which is or will be registered against title to the lands.

NOW THEREFORE for one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder, the Chargeholder hereby grants to the City priority for the City's Charges over all the Chargeholder's right, title and interest in and to the lands as if the City's Charges had been executed, delivered and registered prior to the execution and registration of the Financial Charge and prior to the advance of any monies pursuant to the Financial Charge. The grant of priority is irrevocable, unqualified and without reservation or limitation.

END OF DOCUMENT

Declaring Housing as a Human Right

WHEREAS recognizing housing as a human right fundamentally shifts government motivations by adding critical urgency and responsibility to ensure access to affordable housing (meaning housing costs are aligned with income) through policies that prevent homelessness, address the escalating housing and homelessness crisis, eliminate discrimination, and prioritize the needs of vulnerable and marginalized populations;

AND WHEREAS the Government of Canada affirmed the right to housing as a matter of international law and enshrined it domestically through the *National Housing Strategy Act* (2019), recognizing housing as a human right and establishing mechanisms for accountability and inclusion;

THEREFORE, BE IT RESOLVED that the UBCM call for the BC Government to enshrine housing as a human right in legislation and forthcoming housing and homelessness strategies, ensuring that housing policy in British Columbia is grounded in principles of equity, accessibility, accountability, and the inherent dignity of all people.

Identifying the Issue: Why Housing as a Human Right?

British Columbia is in the midst of an ongoing housing crisis. From skyrocketing rents to expanding encampments, the failure to provide adequate and affordable housing has become one of the Province's most pressing human rights issues. While the federal government enshrined the right to housing in 2019, BC has yet to follow suit – despite mounting evidence that recognition of housing as a human right leads to more effective, equitable housing policy.

Housing as a Human Right has been legislated in Canada at the federal level since 2019 and is included in the National Housing Strategy. This legislation is Canada's commitment to recognizing the right to housing under international human rights law. According to the United Nations, this means recognizing that all people have the right to not only a roof over their heads but a place to live in security, peace, and dignity. Without corresponding recognition at the provincial level, the federal right to housing remains a promise without a pathway. Provinces hold the primary responsibility for housing policy and funding. Until BC enshrines this right in law, it will be difficult to ensure that housing strategies are guided by rights-based principles and accountable to those they affect most.

All provincial and territorial human rights codes include protections against the denial of housing and/or discrimination in the housing sphere. Yet, no Canadian province or territory currently enshrines housing as a stand-alone right in its human rights code or other laws.

¹ National Housing Strategy Act: https://laws-lois.justice.gc.ca/eng/acts/n-11.2/FullText.html

² United Nations. Special Rapporteur on the Right to Adequate Housing. "The Human Right to Adequate Housing. https://www.ohchr.org/en/special-procedures/sr-housing/human-right-adequate-housing#:~:text=The%20United%20Nations%20Committee%20on,in%20security%2C%20peace%20and%20dignity Aspects for enacting and evaluating housing as a human rights from the UN Special Rapporteur on Housing include: security of tenure, affordability, habitability, accessibility, non-discrimination, participation, empowerment, safety, and reconciliation.

Access to housing is a crisis in British Columbia. Rates of homelessness and those living in precarious or inadequate housing continue to rise. The housing crisis and housing precarity impacts everyone and disproportionately impacts persons with disabilities, Indigenous peoples, racialized people, new Canadians, women leaving domestic violence, queer and trans youth, sex workers, and seniors.

As noted by the BC Office of the Human Rights Commissioner, homeless encampments "are a result of structural conditions, including the failure of all levels of government to uphold the right to adequate housing." If homelessness is viewed as a measure of systemic failure, then the experiences of people living in encampments should be seen as an even more acute indicator of multi-system failure.

It is crucial that the Government act not only to build more housing but also to build housing that is actually affordable to the people who need to access it and specifically addresses the needs of systematically marginalized and disadvantaged groups. For example, The Village in Duncan, BC is a model that provides wrap-around care for people experiencing homelessness that is so successful that communities across the country have expressed interest in replicating it and have sent delegations to Duncan to learn more about it. In 2023, UBCM passed a resolution (2023-NR26) that urged the province to implement Duncan's Village model as part of its supportive housing continuum to be funded through BC Housing.

At the Intersections: Right to Housing, Indigenous rights, and Gender-inclusive Housing

Housing is not a one-size-fits-all solution. We need a diversity of housing options to respond to the specific needs and rights of BC residents experiencing the impacts of the housing crisis⁵ in different ways and across the whole housing spectrum.

Although Indigenous peoples make up 2.2% of Vancouver's population, they compose approximately 39% of people experiencing homelessness. As the province plans to build new housing, legislation and policy must ensure that social and market housing development includes meaningful consultation and inclusion of Indigenous peoples. The needs of Indigenous women, trans, and Two-Spirit peoples, who are uniquely impacted by homelessness and housing precarity, must be considered in provincial housing plans and actions through the application of the Indigenous GBA+ model. Upholding housing as a human right at the provincial level compliments

³ BC Office of the Human Rights Commissioner. "Responding to Homeless Encampments: Local Governments' Human Rights Obligations." https://bchumanrights.ca/wp-content/uploads/2023.09.13_Encampment-Brief.pdf

⁴ According to CMHC, housing is considered "affordable" if it costs less than 30% of a household's before-tax income. The term "affordable housing" is a very broad term that can include housing provided by the private, public and non-profit sectors. It also includes all forms of housing tenure: rental, ownership and co-operative ownership, as well as temporary and permanent housing.

⁵ The Federal Housing Advocate released a document outlining the human rights and calls to action regarding encampments and residents of encampments. https://www.housingchrc.ca/sites/housing/files/2024-02/Final%20report%20-%20Federal%20Housing%20Advocate%27s%20review%20of%20encampments%20-%20EN_1.pdf

⁶ According to data from the Homeless Hub, Indigenous rates of homelessness occur at 82% in Prince George in 2021; 35% in Victoria in 2020; 47% in Kamloops in 2021. https://homelesshub.ca/community_profile/abbotsford/

⁷ Chastity Davis and Natalie Clark. "Indigenous Gender Based Analysis Plus (IGBA+) Toolkit." https://www2.gov.bc.ca/gov/content/governments/indigenous-people/minister-s-advisory-council-on-indigenous-women-maciw/gender-bases-analysis

the legislative commitments made through BC's DRIPA action plan to ensure social, cultural and economic well-being of Indigenous people in BC. It would also support the fulfillment of the BC Urban, Rural, and Northern Indigenous Housing Strategy.

Data from the Women's Legal Education and Action Fund, women and gender-diverse people who experience inadequate or precarious housing become more vulnerable to exploitation, as well as intimate and domestic violence.⁸ When trying to leave abusive and violent relationships, women experience significant barriers in accessing safe shelter. The National Women's Housing and Homelessness Network has submitted a human rights claim that identifies a number of gender-based housing inequities and discriminatory outcomes which stem from a common systemic issue: the invisibilization of unique circumstances, needs, dignity, and rights as women, girls, and gender-diverse people. This has resulted in violations of women's right to housing and substantive equality. ⁹

What Housing as a Human Right Means to BC

When we recognize Housing as a Human Right, it motivates governments to allocate the maximum of resources to address the problem. Of Governments are required to deliver on housing units and ensure that housing is adequate and appropriate to people's unique needs. For example, ensuring that housing is affordable based on income and shelter rates, that homes are safe during extreme weather, that housing is accessible and meets the standards of universal design, and that housing accommodates family circumstances like family size, pets, proximity to essential services and community supports.

Acknowledging housing as a human right at the federal level contributed to the creation of housing funds and the Federal Housing Advocate; however, the Advocate has said that this needs to be replicated at the provincial and municipal levels to break down barriers between jurisdictions and create a commitment that motivates whole-government action.¹¹

Recognizing housing as a human right lays the groundwork for rights-based housing legislation. Within a rights-based legislative framework, governments must fulfill their obligations to meet their communities' housing needs.

Early lessons from Manitoba's Housing First policies demonstrate that a rights-based housing policy framework can lead to myriad positive outcomes, including:

- Clarity around responsibilities for housing and responding to homelessness;
- Analysis of how policies, programs, planning decisions, and budgets affect access to adequate housing;

⁸ Legal Education and Action Fund. "*Gender and Poverty Backgrounder.*" https://www.leaf.ca/wp-content/uploads/2023/08/Gender-and-Poverty-Backgrounder.pdf

⁹ Women's National Homelessness and Housing Network. "The Crisis Ends With Us: Request for Review into the Systemic Denial of the Equal Right to Housing of Women and Gender-Diverse People in Canada. https://womenshomelessness.ca/wp-content/uploads/WNHHN-Claim-15-June-2022.pdf

¹⁰ The National Right to Housing Network. "" *Progressive Realization of the Right to Adequate Housing: A Literature Review.*" https://housingrights.ca/wp-content/uploads/NHC-Progressive-Realization-Paper EN.pdf

¹¹ BC Office of the Human Rights Commissioner. "Beyond the Headlines: Housing and Human Rights." https://bchumanrights.ca/resources/beyond-the-headlines/

- Development and implementation of a plan to ensure the right to housing for every resident, over time, with priority to those who are most vulnerable;
- Coordination of local housing and homelessness service providers to ensure a systemic response to housing is being enacted;
- Meaningful engagement with individuals and communities directly affected when developing, implementing, and monitoring policies and programs on housing and homelessness:
- Integration with higher orders of government to fulfill their obligations and provide the resources and powers municipalities need to end homelessness and ensure access to adequate housing for all residents.

Strategic Plan Alignment:

This resolution supports working with the Province through collaborative advocacy as outlined in the Strategic Plan to advance affordable housing including social housing, non-market housing, supportive housing for seniors, and to support improvements to the conditions faced by unsheltered populations and those at risk of becoming unsheltered. In addition, the resolution supports Strategic Plan efforts to address inequalities and the public health crisis, as well as Strategic Plan Initiative 1m | PURSUE PROGRAMS AND PARTNERSHIPS FOR AFFORDABLE HOUSING.

Conclusion

Enshrining housing as a human right in BC would anchor housing policy in principles of equity, participation, and accountability. It would require the government to measure success not only in units built but also in whether those units meet people's needs. This measure will provide more actionable, nuanced, and localized direction to the province, municipalities, developers, and nonfor-profit housing suppliers on pathways for addressing the housing crisis and encampments.

The provincial government has both the responsibility and opportunity to lead. By enshrining the right to housing in legislation, BC can align itself with national and international human rights standards, address systemic inequalities, and deliver housing that meets the needs of all residents. Now is the time for BC to recognize that housing is not just a commodity – it is a human right.

Previous UBCM Resolutions

2020-NR70: Declaring a Homelessness Emergency: Making an Emergency Plan to Drastically Reduce Homelessness

Whereas British Columbia has at least 7,655 homeless people, and homelessness robs people of their security, dignity, rights and lives, as homeless people have about half the life expectancy as housed people;

And whereas Bill C-97 June 21, 2019 containing the *National Housing Strategy Act*, and the federal right to housing legislation enshrines the need to recognize that the right to adequate housing is a fundamental human right affirmed in international law.

Therefore, be it resolved that the UBCM call upon the Province to declare a Homelessness Emergency and work with all orders of governments, BC Housing and other partners on a Homelessness Emergency Plan to build or find dignified, affordable housing for homeless people across BC.

Provincial Response

Ministry of Attorney General and Minister responsible for Housing Across the Province, homelessness is being exacerbated by the dual public health emergencies of the COVID-19 pandemic and the overdose crisis, as well as an affordable housing crisis. The Province is committed to working with all orders of government, BC Housing, health authorities and community partners to prevent and reduce homelessness, to increase affordable housing and to provide dignified health, cultural and social supports for vulnerable people.

The Province has partnered with the federal government to implement the 70-billion National Housing Strategy, which aims to eliminate chronic homelessness, build 125,000 new homes and bring half a million families out of core housing need over 10 years. In Budget 2018 the provincial government committed to a 10-year affordable housing plan, Homes for BC, which includes partnering to deliver 114,000 new units of affordable housing, including supportive housing, and increasing security for renters.

This plan includes a historic investment of 7 billion over 10 years to build 39,110 units of affordable housing, including 14,350 rental units for low-to-middle income families and individuals; 4,900 new units of supportive housing for individuals who are experiencing or at risk of homelessness; 1,750 units of social housing for Indigenous people; and 1,500 units for women fleeing problematic domestic situations. The 4,900 units of supportive housing for the homeless include 2,000 units funded through the Rapid Response to Homelessness Program, 2,500 units with 247 support services through the Building BC: Supportive Housing Fund, and an additional 200 units funded in Budgets 2019 and 2020. Of these, over 2,600 have been completed so far, with hundreds more in the development phases in communities across the province.

In response to the COVID-19 pandemic, the province has supported the addition of over 80 emergency response centres and 3,500 additional spaces to support safe sheltering, isolation, transitional housing, and the orderly disbanding of several encampments consisting of hundreds of people across the province, including several large encampments in Victoria and Vancouver. Budget 2021 includes an additional 265 million in 2021-22 to extend supports and services for people experiencing or at risk of homelessness. This will maintain 3,000 temporary emergency shelter and hotel spaces made available to these communities during the pandemic.

In November 2020, the Province issued new mandates to ministries to address homelessness. The Ministry of Attorney General and Minister Responsible for Housing is mandated to lead the development of a provincial Homelessness Strategy. In support of this Strategy, the Ministry and BC Housing are planning the transition of the people in these 3,500 spaces to appropriate, permanent options over time when the COVID restrictions are removed. The Ministries of Social

Development and Poverty Reduction, Health, Mental Health and Addictions, Municipal Affairs, and Children and Family Development are co-mandated to support this work. A new Cabinet Working Group on Mental Health, Addictions and Homelessness has been formed to support coordinated efforts. The Ministry of Social Development and Poverty Reduction continues to lead the Poverty Reduction Plan, TogetherBC, released as part of Budget 2019, which includes key actions to reduce poverty long-term and to provide opportunities for jobs and skills training.

Convention Decision: Not Considered - Automatic Referral to Executive

Executive Decision: Endorsed as Amended