



Council Agenda

Monday, June 16, 2025, 7:00 PM

Council Chambers & Electronic Meeting

Electronic Meeting Instructions

To Join a Meeting:

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

Enter the Meeting ID: 897 0956 7061

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

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

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

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

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

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

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1.	CALL TO ORDER	
2.	TERRITORIAL ACKNOWLEDGEMENT	
3.	MEETING CONDUCT RULES	
4.	APPROVAL OF THE AGENDA	
5.	PRESENTATIONS	
5.1	Ukraine Update - Bob Beckett	
5.2	Community Wildfire Resiliency Plan - Chief Chris Aubrey, Tianna Dupuis & Matthew Shields	
6.	PUBLIC PARTICIPATION	
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10. BYLAWS

- | | | |
|------|--|-----|
| 10.1 | BYLAW NO. 2171
"Langford Zoning Bylaw, Amendment No. 721, (2805 Carlow Road), Bylaw No. 2171, 2025". (FIRST, SECOND AND THIRD READINGS)

Staff Report can be found here Council Meeting - May 20, 2025 | 306 |
| 10.2 | BYLAW NO. 2203 (Background report attached)
"Langford Zoning Bylaw, Amendment No. 738 (646 Atkins Avenue), Bylaw No. 2203, 2024". (ADOPTION) | 308 |
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| 10.4 | BYLAW NO. 2227
"Langford Zoning Bylaw, Amendment No. 748 (Text Amendment to the CD2 Zone), Bylaw No. 2227, 2025". (FIRST, SECOND AND THIRD READINGS)

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"Road Closure Bylaw No. 2232 (1488 Flint Avenue), 2025". (FIRST, SECOND AND THIRD READINGS) | 335 |

11. IN CAMERA RESOLUTION

THAT Council close the meeting to the public pursuant to section 90 (1) (a), (e), (i), (j) and (k) of the *Community Charter* to consider:

- personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- 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;
- the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*;
- negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

12. ADJOURNMENT



City of Langford

Council Minutes

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

Council Chambers & Electronic Meeting

PRESENT:

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

ATTENDING:

- D. Kiedyk, Chief Administrative Officer
- B. Hutchins, Deputy Chief Administrative Officer
- M. Watmough, Director of Legislative & Protective Services
- M. Baldwin, Director of Development Services
- L. Stohmann, Director of Community Planning & Climate Change
- M. Dillabaugh, Director of Finance
- K. Balzer, Director of Engineering and Public Works
- Y. Nielsen, Director of Parks, Recreation and Facilities
- K. Dube, Senior Manager of Information Technology and GIS
- D. Petrie, Senior Manager of Business Development and Events
- M. Miles, Manager of Legislative Services
- L. Zetaruk, Analyst
- D. Sametz, Senior Planner – Long Range Planning
- B. Boisvert, Legislative Services Administrative Coordinator
- B. Toderian, Consultant

Meeting available by teleconference.

1. CALL TO ORDER

Mayor Goodmanson called the meeting to order at 7:01 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. MEETING CONDUCT RULES

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

4. APPROVAL OF THE AGENDA

MOVED BY: HARDER
 SECONDED: MORLEY

THAT Council approve the agenda as presented.

Motion CARRIED.

5. PRESENTATIONS

5.1 Official Community Plan Presentation - Brent Toderian

Leah Stohmann, Director of Community Planning and Climate Change and Brent Toderian, Consultant, presented an overview of the proposed Official Community Plan.

6. PUBLIC PARTICIPATION

B. Armstrong, Langford Resident - re: Item 9.1 - The speaker expressed concern regarding the plans available and setbacks for the proposed development. The speaker expressed concern regarding parking availability. The speaker expressed concern regarding available community spaces in their neighborhood. The speaker expressed concern regarding programs that take place in the existing building. The speaker expressed concern regarding the potential of increased traffic in the area.

W. Hobbs, Langford Resident - re: Item 9.1 - The speaker expressed concern regarding parking availability. The speaker expressed concern regarding alternative transportation options.

M. Wignall, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed support for preparing for a population of 100,000. The speaker expressed support for increased density. The speaker expressed concern regarding alternative transportation options.

O. Bradowski, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed support for the proposed Official Community Plan. The speaker expressed gratitude for the inclusion of the community through the public engagement process.

D. Russell, Langford Resident - re: Item 9.1 - The speaker expressed concern regarding the removal of the community centre from the area. The speaker expressed concern regarding the loss of a park in the area. re: Item 5.1 -The speaker requested that Council consider that while doing an Official Community Plan update the rezoning not cause a lack of community centres.

M. Brooke, Langford Resident - re: Items 5.1 & 10.1 -The speaker expressed support for the section of the proposed Official Community Plan regarding food resiliency. The speaker expressed the need for community gardens.

R. Mew, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed support for the section of the proposed Official Community Plan regarding food resiliency.

P. Hamilton, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed concern regarding potential use of ableism, ageism, and segregation language used in the Official Community Plan.

R. Sansom, Highlands Resident - re: Items 5.1 & 10.1 - The speaker expressed support for the proposed Official Community Plan.

Council at 8:38 pm made a motion to extend public participation for first time speakers. See resolution below.

N. Johal, Langford Resident - re: Items 5.1 & 10.1 - The speaker requested clarity regarding a section of mapping within the Official Community Plan. The speaker expressed concern regarding the lack of sports facilities and outdoor field areas.

P. Sternsmith, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed support for expanded bike infrastructure.

S. Plank, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed concern regarding potential development near Langford Lake.

Libras, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed support for the Official Community Plan. The speaker expressed gratitude for the proposed new libraries, community centers, and other public meeting spaces. The speaker expressed support for alternative transportation options.

J. Strauss, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed concerns regarding zoning and heights. The speaker expressed concern regarding 12 storey buildings in the downtown core. The speaker expressed concern regarding the lack of required commercial use in proposed buildings. re: Item 9.1 - The speaker expressed concern regarding the parking variance.

L. Plomp, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed concern regarding the potential height of proposed developments. The speaker expressed concern regarding public engagement. The speaker expressed concern regarding the increase to property taxation as a result of increases to public service.

W. Bowers, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed concern regarding public engagement. The speaker expressed a need for sport fields and facilities.

MOVED BY: HARDER

SECONDED: WAGNER

THAT Council extend public participation for first time speakers.

Motion CARRIED.

7. CONSENT AGENDA

MOVED BY: HARDER

SECONDED: SZPAK

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

- Minutes of the WSPRS Board of Directors Meeting - April 10, 2025 (RECEIVE)
- Minutes of the Special Council Meeting - May 5, 2025 (ADOPT)
- Minutes of the Council Meeting - May 5, 2025 (ADOPT)

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

None were removed.

9. REPORTS**9.1 Bylaw No. 2171 – Application to rezone a portion of 2805 Carlow Road**

MOVED BY: GUIRY

SECONDED: SZPAK

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 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.

Motion CARRIED.

9.2 E-Comm 911 Contract

MOVED BY: YACUCHA

SECONDED: MORLEY

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.

Prior to Consideration of the Main Motion:

Amendment:

MOVED BY: MORLEY

SECONDED: WAGNER

THAT the motion be amended to include that staff be directed to continue to request that the City be provided an invoice or explanation that includes a detailed breakdown of the charges that comprise the total amount invoiced. Specifically, in relation to the

nearly \$1.3 million charge for 2025 as well as charges for future fiscal years, the invoice must clearly identify:

- i. The basis of the calculation of the amount;
- ii. The number and types of services provided;
- iii. The volume of calls or service activity applicable to the City;
- iv. Any administrative, capital, or overhead costs being charged to the City.

Motion CARRIED.

On the Main Motion as Amended:

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.

AND

Direct staff continue to request that the City be provided an invoice or explanation that includes a detailed breakdown of the charges that comprise the total amount invoiced. Specifically, in relation to the nearly \$1.3 million charge for 2025 as well as charges for future fiscal years, the invoice must clearly identify:

- i. The basis of the calculation of the amount;
- ii. The number and types of services provided;
- iii. The volume of calls or service activity applicable to the City;
- iv. Any administrative, capital, or overhead costs being charged to the City.

Motion CARRIED.

10. BYLAWS

10.1 BYLAW NOS. 2200 & 2229 (Background report attached)

"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".

MOVED BY: HARDER

SECONDED: YACUCHA

THAT Council:

1. Give first reading to "Official Community Plan Bylaw No. 2200, 2025" with the addition of the following wording to section 8.24:

"Ensure the integration of family-sized housing into multi-unit residential developments, consisting of 4 or more stories in the City Centre, Urban Centres and Corridor Areas of this Plan".

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 first, second and third readings of "Langford Zoning Bylaw, 1999, Amendment No. 749 (Text Amendment to Update Appendix J), Bylaw No. 2229, 2025.

Prior to Consideration of the Main Motion:

Amendment:

MOVED BY: WAGNER

SECONDED: MORLEY

THAT Council direct staff to add the following Policy 13.30: "to create a food security strategy to provide additional direction on implementation measures to achieve the outcomes of this part".

Councillor Wagner withdrew the Motion with unanimous consent from Council.

MOVED BY: HARDER

SECONDED: YACUCHA

THAT Council table the motion on the floor.

Motion CARRIED.

MOVED BY: HARDER

SECONDED: WAGNER

THAT Council extend the meeting until 11:00 pm.

Motion CARRIED.

MOVED BY: WAGNER

SECONDED: HARDER

THAT Council bring the Motion back to the floor.

Motion CARRIED.

Prior to Consideration of the Main Motion:

Amendment:

MOVED BY: WAGNER

SECONDED: GUIRY

THAT Council direct staff to add the following as policy 13.30: "to continue to develop food security tools and strategies in the context of various applicable work programs".

Motion CARRIED.

Councillors Szpak and Yacucha opposed.

Prior to Consideration of the Main Motion:

Amendment:

MOVED BY: GUIRY

SECONDED: WAGNER

THAT Council direct staff to remove the following wording on page 4 of the proposed Official Community Plan "and shows no signs of slowing".

Motion CARRIED.

On the Main Motion as Amended:

THAT Council:

1. Give first reading to "Official Community Plan Bylaw No. 2200, 2025" with the addition of the following wording to section 8.24:

"Ensure the integration of family-sized housing into multi-unit residential developments, consisting of 4 or more stories in the City Centre, Urban Centres and Corridor Areas of this Plan".

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 first, second and third readings of "Langford Zoning Bylaw, 1999, Amendment No. 749 (Text Amendment to Update Appendix J), Bylaw No. 2229, 2025.

AND

4. THAT Council direct staff to add the following as policy 13.30: "to continue to develop food security tools and strategies in the context of various applicable work programs".

AND

5. THAT Council direct staff to remove the following wording on page 4 of the proposed Official Community Plan “and shows no signs of slowing”.

Motion CARRIED.

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)

MOVED BY: GUIRY

SECONDED: SZPAK

That Council adopt Langford Zoning Bylaw, Amendment No. 742 (Omnibus No. 67 – Text Amendment to Various Parts of the Zoning Bylaw No. 300), Bylaw No. 2213, 2025.

Motion CARRIED.

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)

MOVED BY: GUIRY

SECONDED: SZPAK

THAT Council give City of Langford Housing Agreement (948 Bray Avenue) Bylaw No. 2230, 2025, first, second and third readings.

Motion CARRIED.

11. NEW BUSINESS

11.1 UBCM Resolutions

11.1.1 Declaring Housing as a Human Right

MOVED BY: WAGNER

SECONDED: YACUCHA

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.

Motion CARRIED.

12. IN CAMERA RESOLUTION

MOVED BY: YACUCHA

SECONDED: HARDER

THAT Council close the meeting at 10:38 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.

13. ADJOURNMENT

MOVED BY: HARDER

SECONDED: WAGNER

THAT Council adjourn the meeting.

Mayor Goodmanson adjourned the meeting at 10:56 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



2024 Annual Report

The background of the page is a photograph of a dense forest. In the foreground, a large, moss-covered tree trunk is visible on the left. To the right, a person wearing a blue jacket and tan pants stands on a path, looking up at the trees. The forest floor is covered in moss and fallen branches. The overall atmosphere is serene and natural.

Land Acknowledgment

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

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Message from the Mayor



As we reflect on the past year, and look forward to everything planned for 2025, I am optimistic for our growing and vibrant community. While 2023 was a year focused on managing change and planning, 2024

was about putting Council's Strategic Plan for the community into action.

This past year marked the City's second busiest year for development, with almost \$600 million in construction costs, with 620 permits issued. The City witnessed an increase in multi-family projects, including rentals and condominiums.

Last year, the City initiated a comprehensive review of the Official Community Plan, last updated 16-years ago. This update is designed to support a growing population and create a sustainable community where everyone can thrive. In addition to this work, the City has committed to long-term planning, essential for a city of Langford's size, and vital in receiving grant funding from higher levels of government. Each plan will address specific community needs, ensuring we meet the demands of a growing population.

The City has progressed significantly on a joint RCMP detachment expansion project with Colwood and View Royal to ensure the police force can continue to support the communities they serve, which also includes Metchosin, Highlands, Songhees First Nation, and Esquimalt First Nation. For details I encourage you to visit **[Langford.ca/RCMP](https://langford.ca/RCMP)**.

In 2024, Langford also took a major step forward in regional collaboration by playing a key role in establishing a CRD-wide transportation authority. This means residents can expect more coordinated transit planning across the region, making it easier to move between municipalities and improving

public transportation options. Such partnerships are crucial as Langford represents a quarter of the region's population.

Last year, the City made the critical decision to acquire the Westhills YMCA/YWCA Aquatic Centre building and associated parking. This acquisition was necessary to prevent the risk of its closure when the 25-year lease, signed in 2013, expires. By taking ownership, the City anticipates saving \$10.2 million over 17 years and \$121 million over 42 years.

Another important milestone from last year was the decision to acquire 6.6 acres of green space for Langford's downtown by purchasing Woodlands Park, located at 848 Hockley Avenue, for \$9.8 million. The previous owners, Ralph Stoerzer and Laura Kiehl, generously sold their property at approximately half of its appraised value of \$18.125 million, thereby establishing an enduring legacy project for the community's benefit.

This year, our focus will be continued on fulfilling the objectives outlined in Council's Strategic Plan to manage growth while enhancing livability and sustainability, creating a vibrant and thriving community for all. Together, we will continue to build a vibrant and resilient community.

Mayor Scott Goodmanson



(left to right) Mary Wagner, Colby Harder, Mark Morley, Scott Goodmanson, Keith Yacucha, Kimberley Guiry and Lillian Szpak.

City of Langford Mayor & Council

2022 - 2026 TERM



Scott Goodmanson
MAYOR



Kimberley Guiry
COUNCIL MEMBER



Colby Harder
COUNCIL MEMBER



Mark Morley
COUNCIL MEMBER



Lillian Szpak
COUNCIL MEMBER



Mary Wagner
COUNCIL MEMBER



Keith Yacucha
COUNCIL MEMBER

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Message from the Chief Administrative Officer

The City of Langford's 2024 Annual Report is a recap of the City's achievements over the past year. It showcases both the successes and challenges that have shaped Langford as a community during this time. This report adheres to the Community Charter and includes key elements such as permissive tax exemptions, audited financial statements, and key accomplishments of the past year.

The Annual Report highlights the commitment of Council, municipal staff, and key community partners in advancing Langford's vision of a thriving and inclusive city. Guided by Council's Strategic Plan, the report outlines targeted initiatives designed to meet current challenges and opportunities to build a vibrant, equitable, and sustainable community for all residents.

In 2024, the City embarked on the development of several master plans, grounded in meaningful public engagement to best meet the needs of a rapidly growing community. The Official Community Plan is in the final stages of review for the first time since 2008 to support a projected population of 100,000 residents. Other planning efforts include a Transportation and Active Transportation Master Plan, Parks and Trails Master Plan, Economic Development Strategy, Arts and Culture Strategy, Construction Impact Management Strategy, and a 'Good Neighbour' Policy.

Highlights from the past year include the grand opening of the Jordie Lunn Bike Park Clubhouse, the purchase of the Westhills Langford Aquatic

Centre building and associated parking, the acquisition of Woodlands Park, which will feature over six acres of open greenspace in downtown Langford.

Last summer, the City secured significant funding to expand childcare in Langford, including a \$6.2 million grant from the ChildCareBC New Spaces Fund for 49 new childcare spaces. These spaces will be located in a new development on Glen Lake Road, in conjunction with a new arts centre, replacing the Centennial Arts Centre on Carlow Road. A further \$7.1 million grant received this year will create 73 childcare spaces in a new development on the existing arts centre site, which will include 40 units of culturally appropriate housing for Indigenous peoples. This project is in partnership with M'akola Housing, the largest provider of Indigenous housing in British Columbia.

Last summer, City Hall faced a flooding event that affected a significant portion of the building. Despite the challenges, City staff showed remarkable resilience by maintaining services throughout the incident.

In conclusion, 2025 promises to be another strong year for Langford. On behalf of all staff, I look forward to working with Council and our community partners to build a thriving, inclusive, welcoming community.



Darren Kiedyk, Chief Administrative Officer





Administration

The Administration Department includes the office of the CAO and Deputy CAO, and oversees the following functions: community safety and municipal enforcement, human resources, legislative services, contracts and agreements, police services, land acquisitions and dispositions, oversight of significant City initiatives, and other administrative functions.

ADMINISTRATION DEPARTMENT Overview

The Administration Department provides a range of services that requires innovative partnerships, and collaboration with key partners to support City initiatives and provide accessible and transparent services to the community. The department is responsible for strategic land acquisitions, contract negotiations, and internal functions such as human resources, legislative and protective services as well as RCMP support services.

Highlights of 2024

✓ **Implementation of Council's Strategic Plan (ongoing)**

The Corporate Services Department supported Council in the creation of the City's first Strategic Plan, which Council approved on November 20, 2023.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

5g: Maintain the City's Long-standing Corporate Efficiencies

✓ **Maintain the City's Long-standing Corporate Efficiencies (ongoing)**

The City has a reputation for operating lean with respect to staff resources, making timely decisions, and minimizing bureaucracy. This approach streamlines approvals, empowers staff, and keeps costs down. While many elements of the City's first Strategic Plan may require additional processes for successful implementation, the City will work only to add these processes when appropriate.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

5g: Maintain the City's Long-standing Corporate Efficiencies



✓ Strategic Land Acquisitions

In 2024, the City negotiated two significant land acquisitions for the community. The first was purchasing the Westhills Aquatic Centre building and associated parking spaces. The second was working with local residents Ralph Stoerzer and Laura Kiehl to secure six acres of land (Woodlands Park) in the downtown core which will be restored to open green space and protected for residents in perpetuity.

STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1I: Continue to Make Strategic Land and Facility Acquisitions

STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

Creation of 49 Childcare Spaces & Development of New Arts Centre

The City secured just over \$6 million in funding for 49 new childcare spaces from the ChildCareBC New Spaces Fund. The new two-storey building will feature a licensed child care centre on the ground floor, and a new arts centre on the second floor (including a pottery studio) which will replace the existing Arts Centre at 2805 Carlow Road. During this relocation, the Centre will close for less than six months, and is expected to reopen at its new location by Spring 2027. Construction is expected to begin in October 2025.

STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

STRATEGIC PLAN ALIGNMENT COLLABORATIVE ADVOCACY: Childcare Spaces



✓ Creation of Affordable Housing

A new six-storey mixed-use building at 2805 Carlow Road was approved in 2024 that will provide 40 units of affordable rental housing in partnership with M'akola Housing Society (MHS), funded by BC Housing's Building BC Indigenous Housing Fund.

STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE 6c: Continue to Take Action Towards Reconciliation

STRATEGIC PLAN ALIGNMENT COLLABORATIVE ADVOCACY: Social and Non-Market Housing

LOOKING FORWARD 2025 Objectives and Measures

Continue to Take Action Towards Reconciliation (ongoing)

The City is actively implementing Indigenous cultural awareness training for Council members and staff. Collaboration with Indigenous partners continues, and efforts to celebrate and promote Indigenous culture are ongoing through events such as the Change Makers Gathering Festival and the support of Indigenous artists via the City's street banner program. Council and staff are working with the Indigenous Perspectives Society to develop a reconciliation action plan for the City. This plan includes deliberate and meaningful actions based on truth and reconciliation, aimed at fostering relationships, enacting systemic changes, and promoting equity for local First Nations and Urban Indigenous community members. These initiatives will commence in 2025 and will continue indefinitely.

STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE 6c: Continue to Take Action Towards Reconciliation

Exploring Strategic Partnerships to Attract Doctors

The City has been working closely with the South Island Primary Care Society to recruit doctors to Langford. Staff have found a suitable commercial location for a new clinic, and is advocating to the Province for funding to cover the tenant improvement costs. A formal request for funding has been sent to the Province. The Society has 10 doctors ready to practice in Langford, with a location ready to operate from.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE



STRATEGIC PLAN ALIGNMENT COLLABORATIVE ADVOCACY: Access to Health Care Facilities and Social Services



Support the Expansion of the RCMP Facility (ongoing)

The West Shore RCMP serves the rapidly growing communities of Langford, Colwood, View Royal, Metchosin, Highlands, Songhees First Nation, and Esquimalt First Nation. To ensure the police force can continue to serve this growing population, the municipalities are exploring options to expand the West Shore RCMP detachment. The project is using an Integrated Project Delivery (IPD) model. This approach brings together architects, builders, engineers, the RCMP and municipal representatives in a collaborative process to ensure the best outcomes. The focus is on shared goals, transparent decision-making, and efficient use of funds. For more information visit: [Langford.ca/RCMP](https://langford.ca/RCMP)

Timeline:

- **Pre-Validation Phase (Complete):**
Initial steps included securing overflow detachment space, determining the project budget, and selecting project partners like architects and contractors.
- **Validation Phase (January–August 2025):**
This phase will refine the project scope, budget, and design through collaborative workshops and determine whether the project will proceed.
- **Detailed Design (2025–2026):**
Finalizing the building design with input from all partners.
- **Construction (2025–2028):**
Demolition of portions of the detachment, site preparation, and construction of an expanded detachment.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE



STRATEGIC PLAN ALIGNMENT COLLABORATIVE ADVOCACY: Public Safety and Compassion for all Residents

Restoration of Woodlands Park

Thanks to the vision of longtime residents Ralph Stoerzer and Laura Kiehl, over six-acres in the heart of the city will soon become a passive urban park for the residents of Langford. Already featuring towering trees, winding pathways, and beautiful botanical gardens, park transformation will begin in 2030, and will include additional trails and gardens, open green spaces, decorative fountains, landscaped ponds, picnic areas, and playgrounds. Inspired by the world's greatest urban gardens, Woodlands Park will enrich Langford's downtown core, provide an urban refuge, and create a barrier free legacy for generations to enjoy. Restoration of the Park will begin in 2025 with the removal of several mobile homes and remediation if required.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1l: Continue to Make Strategic Land and Facility Acquisitions



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

Ongoing Support of the Downtown Post Secondary Campus (ongoing)

The Administration Department worked collaboratively with Royal Roads University on various aspects of the downtown post secondary campus, opening this September.



STRATEGIC PLAN ALIGNMENT 3. ECONOMIC DEVELOPMENT

3b: Actively Support the Evolution of the Downtown Post Development Secondary Campus

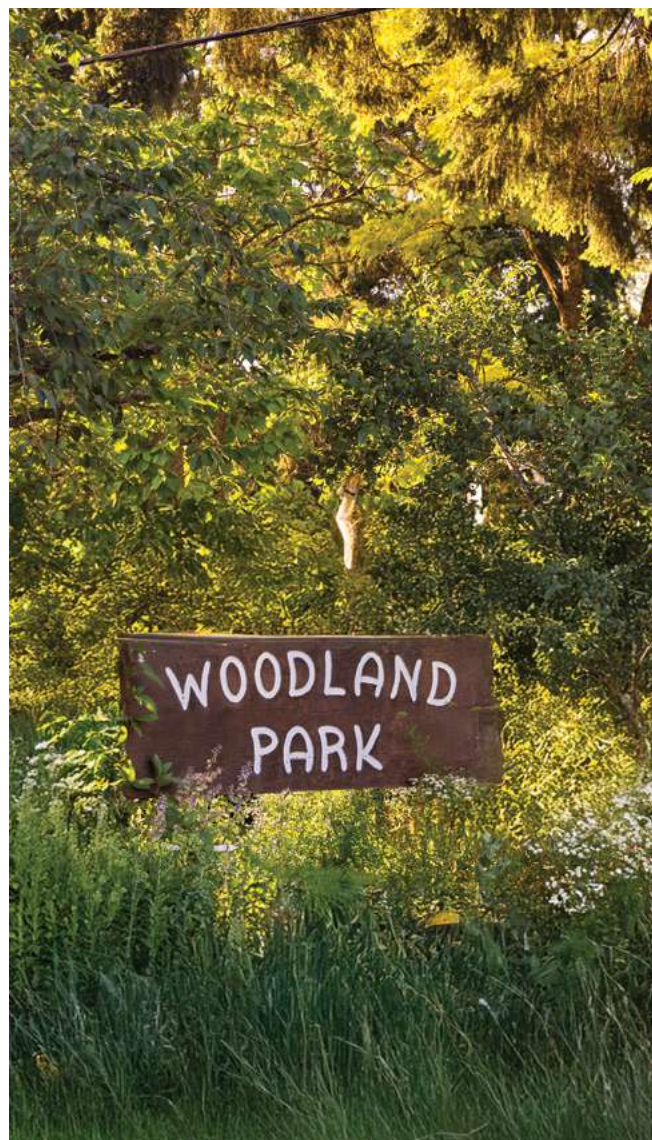
Continue to be at the Table for Strategic Regional Discussions and Decisions (ongoing)

As the third largest municipality in the Region and as the economic centre of the West Shore, the City will take a leadership role in regional discussions and decision-making (RCMP Detachment expansion, CRD regional transportation planning).



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

5g: Maintain the City's Long-standing Corporate Efficiencies



Support the Efforts of Community Organizations to Expand Services to Youth, Seniors, and Other Underrepresented and Marginalized Groups (ongoing)

Community organizations play a critical role in the health and vibrancy of the community. Wherever possible, the City will take an active approach to collaboration and partnership to achieve shared community objectives. A few examples include, working closely with The Village Initiative, The Foundry, and the Inter-Cultural Association of Greater Victoria.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6d: Support the efforts of Community Organizations to Expand Services to Youth, Seniors, and Other Underrepresented and Marginalized Groups



Explore Increased Access to Recreation Infrastructure and Services (ongoing)

As the City grows, so does the City's need to grow recreational offerings. The Administrative Department supports the Parks Department in the development and eventual implementation of the Parks and Trails Master Plan, and through strategic land acquisitions and partnerships.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE
6b: Develop a Parks, Recreation, and Trails Master Plan

Explore Current Library Capacity and Community Needs (on-going)

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



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1I: Continue to Make Strategic Land and Facility Acquisitions



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

Pursue Programs and Partnerships for Affordable Housing (on-going)

The City supports affordable housing through its Affordable Housing Program, the Attainable Housing Program, grants to the not-for-profit sector, permissive tax exemptions, and activation of City owned land. It supports affordable housing through the strategic development and application of land use (partnering with The M'akola Housing Society as one example). The Department will continue to support the Planning Department in aggressively pursuing these initiatives to help address the housing affordability crisis that so many residents are facing.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1m: Pursue Programs and Partnerships for Affordable Housing



STRATEGIC PLAN ALIGNMENT COLLABORATIVE ADVOCACY: Social and Non-Market Housing



HUMAN RESOURCES

Human Resources is responsible for the management of the City employee life cycle by supporting the recruitment and hiring, training and development, health and safety, and performance management of all City staff members through the development and management of employee policies and procedure guidelines, collective bargaining, and compensation and benefits. Their role also includes strategic human resources initiatives like diversity, equity, and inclusion training, leadership development, and succession planning programs.



Highlights of 2024

The City's HR Department has continued to make progress in reviewing and updating employee policies and procedures over the last few years. The most significant updates in 2024 included:

- ✓ The completion and implementation of an Organizational Review in collaboration with a third-party consultant.
- ✓ The implementation of three new health and safety programs (occupational health and safety, violence prevention, and working alone).
- ✓ Collective Bargaining with the IAFF Local 2848 (the City of Langford's Fire Rescue employees).
- ✓ The initiation of a full-scale Occupational Health and Safety Program review.

Overview

In 2024, the City continued investing in staffing to meet the growing population and service demands. This included hiring nine firefighters and municipal staff to support the recruitment of five new RCMP members. To align with council priorities, the City also maintained key operational positions, including a Technical Field Arborist and Climate Action Planner through grant funding.





LOOKING FORWARD

2025 Objectives and Measures

2025 will continue with much of the work initiated in 2024. The Human Resources Department continues working on multiple initiatives related to the City's Occupational Health and Safety Program and is dedicated to continuous learning for all staff on developing Indigenous cultural awareness, and diversity, equity, and inclusion. The department will continue efforts to review and update internal employment-related policies to maintain corporate efficiencies through continued organizational growth.

Operationally, 2025 will be filled with many strategic projects and programs that align with the Council Strategic Plan, including:

Complete IAFF Collective Bargaining

The Langford Fire Department is represented by the International Association of Fire Fighters Union. In 2025, the Human Resources Department will continue work to support the successful negotiation of a new agreement that meets the needs of both parties.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

5g: Maintain the City's Long-standing Corporate Efficiencies



Implement Training

In 2025, the department will prepare training opportunities for the organization to better serve and understand the diverse needs of Langford residents. This training will enable all City representatives, be it elected officials, committee members, City staff, contractors, and other volunteers, to better understand, respect and celebrate what makes us each unique, and help to ensure all residents are treated equally.

Training opportunities will be coordinated by the department and will be focused on:

- Diversity, Equity, and Inclusion
- Accessibility
- Workplace Mental Health
- Leadership Development



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

5e: Develop an Equity, Diversity, and Inclusion Strategy

Review Employee Onboarding and Accessibility Programs

In 2025, the City will focus on enhancing the New Employee Onboarding program, emphasizing Health and Safety training to support early career success and consider accessibility initiatives, including recruitment accommodations and a formal Accommodation Policy.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6g: Develop and Implement an Accessibility Plan

LEGISLATIVE SERVICES

The Legislative Services Department is responsible for facilitating, identifying, and managing the City's records, both on paper and digitally. This department provides legislative and clerical support to Council and is responsible for preparing contracts, agreements, agendas, and minutes on behalf of the City. Legislative Services also responds to Freedom of Information Requests and property records requests.

Overview

In 2024, the Legislative Services Department continued to provide support and guidance to staff and Council. The department facilitated procedural training for Council's two advisory committees.

Accessibility has been a focus for the City in 2024. In accordance with Strategic Plan objective 6G: "Develop and Implement an Accessibility Plan," the City continued participation in the joint Capital West Accessibility Advisory Committee and worked together with the neighbouring municipalities in conducting public engagement opportunities to better understand accessibility needs in our communities. This engagement helped inform the City's Accessibility Plan.



Highlights of 2024

✓ Bylaw Review

Staff are reviewing the City's bylaws and policies to ensure completeness and recommend amendments to ensure ongoing relevance.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE
5d: Improve Access to City Information

✓ Records Digitization

Staff are continuing to retrieve boxes of paper records from offsite storage and scan them to reduce storage costs and to make it easier and faster to provide older information to citizens on request.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE
5d: Improve Access to City Information
5g: Maintain the City's Long-Standing Corporate Efficiencies

✓ Contracts and Agreements

Staff manage all City contracts and agreements. This includes monitoring expiry dates and ensuring terms are met. Staff also draft new agreements and manage the outsourcing of such agreements.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE
5d: Improve Access to City Information

✓ Create an Accessibility Plan

Legislative Services staff worked with the Capital West Accessibility Advisory Committee to shift from a staff-based committee to a community based committee with an appointed citizen representative from each member community. The committee will work to address action items identified in the Accessibility Plan.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE
6g: Develop and Implement an Accessibility Plan

2024 Legislative Services Department Statistics

	2022	2023	2024
Council Meetings			
Regular Council	16	20	19
Special Council	5	14	17
Committee Meetings			
Committee of the Whole	0	9	5
Community Advisory Committee	-	5	7
Sustainable Development Advisory Committee	-	7	8
Board of Variance	1	1	0
Capital West Accessibility Advisory Committee	-	1	4
Other Committees	23	0	0
Contacts and Agreements			
New Contracts and Agreements Created	242	194	246
Total Contracts and Agreements Completed	166	165	204
Total Contracts and Agreements Cancelled	9	9	8
Bylaws			
OCP Amendments	3	2	1
Zoning Amendments	55	16	21
Finance	16	7	5
Regulatory	9	5	2
Road Closure	6	3	1
Other	18	12	18
New Bylaws	107	45	48

**LOOKING FORWARD****2025 Objectives and Measures****Deliver Training to Staff**

Legislative Services continues to facilitate training sessions with each department to provide an overview of the City's Records Management Policies as well as best practices to maintain effective record keeping. Staff also provide training on the requirements of the Freedom of Information and Protection of Privacy Act, and other relevant legislation in order to assist the City in processing and responding to Freedom of Information requests.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE
5d: Improve Access to City Information

Review Existing Policies and Bylaws

Legislative Services staff continue to liaise with departments to update or rescind internal policies and Council policies as needed.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

Contracts and Agreements

Staff continue to manage the lifecycle of the City's contracts and agreements



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

**2024 Results****Pages Scanned**

156,789 = 41.3% increase ↑

**FOI Requests**

125 = 2.5% increase ↑

**Property Records Requests**

740 = 38.6% increase ↑



Bylaw Enforcement

Community Safety and Municipal Enforcement

The Community Safety and Municipal Enforcement (Bylaw Enforcement) Department acts to ensure community standards are upheld by enforcing Council's regulatory bylaws and providing public education concerning those regulatory bylaws. Community Safety Officers monitor community public spaces by foot, bicycle, and vehicle patrols while actively engaging with members of the public, answering questions and providing important community information. The department works closely with many agencies to provide the highest service levels to ensure a safe and enjoyable environment for all.

Overview

Community Patrol Officers undertook a varied range of duties in 2024, including responses to complaints regarding violations of City regulatory bylaws, such as noise, parking, land use, buildings, soil (movements), watercourse protection, and burning regulations. In conjunction with the West Shore RCMP, Bylaw staff also worked to manage matters associated with those experiencing homelessness, mental health and addictions. In 2024, Officers noted a decrease in the number of unhoused individuals sheltering in Langford parks and public spaces over the previous year. Reliable enforcement of the sheltering components of the Parks Regulation Bylaw has contributed to the decrease. Bylaw Officers continue to engage with unhoused individuals and dedicate time to provide wellness checks and assistance. Bylaw Officers make referrals to, and work with, provincial ministries to find alternative accommodation wherever possible. It is important to note that housing needs remains a regional and provincial issue, which is not unique to Langford.



1,806 NUMBER OF
ENFORCEMENT FILES OPENED



480 NUMBER OF
COMMUNITY SAFETY PATROLS



1,703 NUMBER OF PARKING
WARNINGS ISSUED



589 NUMBER OF PARKING
TICKETS ISSUED



365 DAILY UNHOUSED
EARLY MORNING WELLNESS
CHECKS COMPLETED



Highlights of 2024

✓ Legal Matters

Often, projects the Bylaw team leads are directly tied to enforcement action through Provincial, Small Claims (unpaid ticket recovery) or the Supreme Court. As an annual average, Bylaw Officers achieve a success rate of approximately 95% in reaching voluntary compliance with respect to enforcement actions, but on occasion there becomes a need to employ the court system to reach a resolution. These files involve in-depth evidence gathering, robust file documentation, and consultation with legal counsel, City Administration, and Council.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

✓ Education and Enforcement

The department continues to realize the benefits delivered by the Province's Local Government Bylaw Notice Enforcement Act which provides Bylaw Officers with an administrative form of ticketing rather than the reliance on the Municipal Ticketing System which is Provincially court based. Tickets issued under the Bylaw Notice Authorization Bylaw provide financial incentive (reduction) opportunities to the public for early resolution, further encouraging compliance. In some cases, Bylaw Officers will continue to appear before Judicial Justices of the Peace in Provincial Court to prosecute the disputes of Langford's municipal tickets and for the collection of unpaid fines.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

✓ Traffic and Parking

As is the case with most cities, public street parking continues to present community concerns that require the regular attention of Bylaw Enforcement Officers. This department continues diligently responding to resident complaints over parking violations. As reported

in previous years, the Bylaw Department recognizes the value of Langford's cycling network to the community, and with that, the team continues intervention and enforcement efforts to ensure these lanes remain free of parked vehicles and continue to function as an accessible and safe part of City transportation infrastructure. Completion of a 2025 Parking Review Study of the downtown core will assist staff with further strategic planning of enforcement practices and responses.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1j: Review the Downtown Public Parking Needs and Related Policies



STRATEGIC PLAN ALIGNMENT 4. TRANSPORTATION

✓ Parks and Trail Patrols

An annual occurrence since 2005, the Bylaw Department conducted regular bike and foot patrols of City parks, beaches, and trails through the summer months of 2024. These outdoor amenities continue to see greater pedestrian volumes as many people use City trails for recreational activities. Many park and trail users have thanked members of the Bylaw team for being present with watchful eyes, offering educational tips, and enforcement intervention where needed. In some cases, members of the public have reported instances of people sheltering in locations which were inappropriate, unsafe, or viewed as unacceptable. In such situations, Officers have attended sites to meet with those found to be sheltering and have helped them find alternate and safer accommodation.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6k - Explore Public Safety Options to Address Emerging Issues Around Unsheltered Populations.



STRATEGIC PLAN ALIGNMENT COLLABORATIVE

ADVOCACY: Public Safety and Compassion for all Residents



LOOKING FORWARD

2025 Objectives and Measures

Managing Construction Impact

With increased development in Langford, collaboration between the Bylaw Enforcement Department, Engineering, and the Building Department is advancing the development of policies and procedures around mitigating the effects of construction activity on neighbourhoods. The delivery of this mitigation will rely in part on the development of regulatory bylaws designed to control construction related nuisances.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1f: Develop a Construction Impact Management Strategy and 'Good Neighbour' Policy



2 BIKE PATROL OFFICERS



Community Safety

To maintain existing civic standards, Bylaw Officers will continue to offer high levels of service to residents by responding to incoming complaints, mediating where necessary, proactively dealing with observed safety issues, and continuing to backstop the good work being done by our emergency services partners such as Langford Fire Rescue and West Shore RCMP.

Through 2025, the Bylaw Department will ensure public safety by upholding community standards and bylaws. Bylaw Officers will educate and intervene as needed, assisting the public in resolving disputes, ensuring compliance with Traffic, Building, and Fire Regulation Bylaws, enforcing Noise Regulations and other bylaws, and helping the unhoused find appropriate services. With a tailored software system and the provincially backed Bylaw Offence Notice system, the department has improved parking management efficiency. Ongoing enforcement through 2025 will require less officer time compared to the previous Municipal Ticket Information System.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

5g: Maintain the City's Long-standing Corporate Efficiencies



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6k – Explore Public Safety Options to Address Emerging Issues Around Unsheltered Populations.



STRATEGIC PLAN ALIGNMENT COLLABORATIVE

ADVOCACY: Public Safety and Compassion for all Residents



Building Services

The Building Services Department is responsible for ensuring compliance with the current British Columbia Building Code and other building regulations, including the City of Langford's Building Bylaw. Responsibilities include conducting on-site inspections of new construction, commercial tenant improvements, residential renovations, reviewing building permit submissions, and business license applications for compliance with the Building Bylaw's safety requirements. The City regulates construction for health, safety, and the protection of persons and property. A building permit is required prior to the commencement of any construction or renovation project within the City. The Building Bylaw calls for inspections throughout the building process to ensure substantial compliance with the BC Building Code, and construction needs to comply with zoning provisions.

Overview

Through inspections, the Building Services Department continues to assist in ensuring that new building projects align with the BC Building Code, the BC Plumbing Code, City Bylaws, and the Official Community Plan. In March 2024, the Province adopted the 2024 edition of the BC Building Code and the BC Plumbing Code,

including new cooling requirements and radon mitigation measures. Building Services Department staff participated in training related to these changes and began providing guidance to the development community. In 2024, the department saw an increase in multi-family projects, including rentals and condos.



Ongoing Objectives and Measures

✓ Efficient Processes

In an effort to assist with City-efforts to mitigate the housing crisis, the Building Services Department continues to issue permits in a timely and efficient manner. The department continues to utilize the electronic permit submission system to reduce the need for costly paper submissions, and to increase efficiency.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE
5g: Maintain the City's Long-standing Corporate Efficiencies

✓ Ensuring Building Code Compliance

Through inspections, the Building Services Department continues to ensure new developments conform with applicable regulations, local bylaws, and the BC Building and Plumbing Codes.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE
5g: Maintain the City's Long-standing Corporate Efficiencies

✓ Ongoing Professional Development

Building Services Department Officials and staff continued to receive training to ensure they are informed and up to date on changes to the BC Building and Plumbing Codes, building trends, and safety requirements.



STRATEGIC PLAN ALIGNMENT 2. CLIMATE CHANGE AND ENVIRONMENTAL STEWARDSHIP



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE
5g: Maintain the City's Long-standing Corporate Efficiencies

✓ Key Partner Relations

The Building Services Department continued to build strong relationships with key partners involved in the construction process.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE
5g: Maintain the City's Long-standing Corporate Efficiencies

OF PERMITS ISSUED IN 2024



620
PERMITS



51
ADDITIONS &
ALTERATIONS



310
PLUMBING



70
TENANT
IMPROVEMENTS



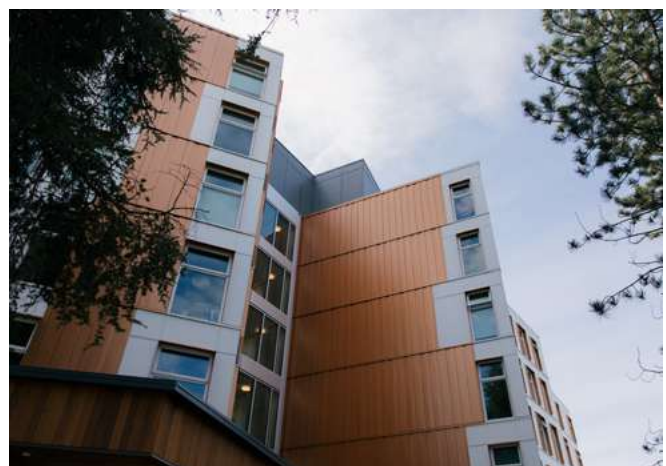
19
COMMERICAL/
INDUSTRIAL



LOOKING FORWARD 2025 Objectives and Measures

Ensuring Compliance

The Building Department remains committed to ensuring safe, sustainable, and energy-efficient development across Langford. In 2025, we will continue to support growth while upholding high standards in building safety and compliance. Looking ahead, we are prioritizing ongoing training and collaboration with the Province to stay current with evolving Building Code and Step Code requirements. This proactive approach ensures our team is equipped to navigate the increasing complexity of the code and deliver the highest level of service to our community.





Communications & Economic Development

The Communications and Economic Development Department oversees the City's economic development, tourism, external communications, public engagement, arts and culture, and events-related needs. The department provides support to local businesses and those looking to open a business in Langford, oversees the business license program, establishes and manages the City's tourism strategy, manages all media communications, manages City social media accounts, plans and organizes public engagement opportunities, plans and manages City led community events, and provides support to all external community events.

Overview — Tourism

The department continued to establish the City of Langford as a popular visitor destination through innovative marketing campaigns and strategic marketing partnerships. Tourism is proven to drive economic growth and job creation, which supports the City's goal of creating and maintaining an economically diverse, vibrant, and resilient business community. All tourism initiatives are 100% funded through the hotel tax bylaw, which is collected by hotel operators, submitted to the Province, and remitted to the City of Langford. Council has identified the importance of supporting the tourism economy as a strategic objective in the City's first Strategic Plan.

Tourism Highlights of 2024

- ✓ To enhance collaboration and information sharing with tourism partners, quarterly meetings are held with hotel General Managers to discuss marketing campaigns and review occupancy reports and trends.
- ✓ The City designed and launched off season destination marketing campaigns aimed at supporting and growing the visitor economy in the off-peak seasons.
- ✓ Langford actively supports various community and sports events, such as Change Makers, Brewery and the Beast, FanCon, Pacific FC, Rugby Canada, and the West Shore Rebels, further enriching its local culture and tourism appeal.
- ✓ Attended the TEAMS trade show in Anaheim to further promote Langford as a destination for major sports events.



- ✓ Attended the Vancouver Outdoor Show to promote Langford as a destination for leisure travel.
- ✓ Worked with 4VI and the Spinal Cord Injury Association of Canada to create Accessible Travel Guides for Langford (launching summer 2025).



STRATEGIC PLAN ALIGNMENT 3. ECONOMIC DEVELOPMENT

3d: Implement the Five-year Tourism Strategy.

Visitor Services Highlights of 2024

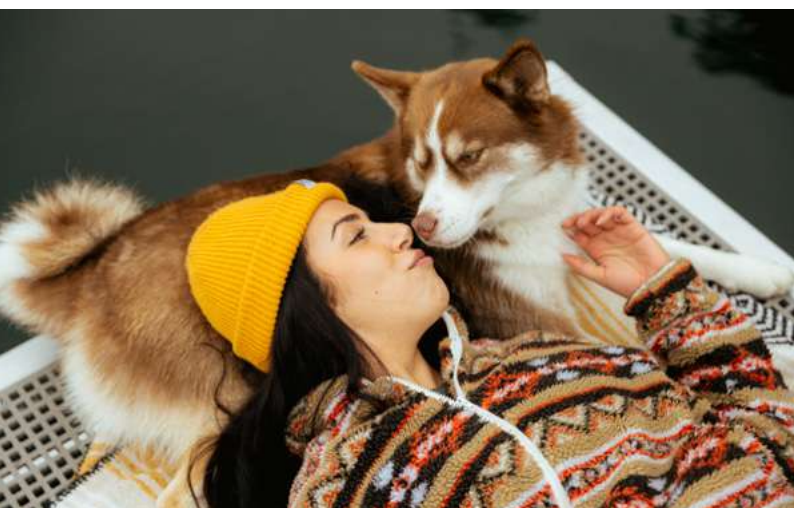
In 2024, the City continued to offer visitor services, meeting visitors throughout the community by way of a mobile visitor information centre van. The van was deployed Thursday through Sunday in July and August at key activation sites, including Goldstream Provincial Park, Hatley Castle, Malahat Skywalk, Goldstream Farmers Market, The Langford Station, Fort Rodd Hill, Jordie Lunn Bike Park, Starlight Stadium, and various events in Langford. Services provided include hotel, activity, and dining reservations, as well as directions and suggestions for day trips.

- ✓ The City designed and distributed over 15,000 copies of the official Langford Visitors Guide. The Guide is distributed to Visitor Information Centres across the province, on-board BC Ferries, and at the Victoria International Airport.



STRATEGIC PLAN ALIGNMENT 3. ECONOMIC DEVELOPMENT

3d: Implement the Five-year Tourism Strategy.



Overview – Events

The City continues to take a leadership role in supporting long-standing annual Langford events while attracting new events, especially in arts and culture. Events provide value to the community by offering opportunities for participation, skills development, volunteering, and social connection. In addition to taxation, funding for events is supported through the hotel tax program, paid by visitors staying in Langford hotels.

Events Highlights of 2024

2024 saw many new and returning events to Langford. Fridays at The Station resumed at The Langford Station Cultural District, celebrating local musicians, artisans, local retailers, as well as local craft beer and tasty bites from food trucks.

The Goldstream Farmers Market, Music in the Park, and the Winter Light-Up were held at Veterans Memorial Park. The Beer, Bacon, and Bourbon Festival, the Langford Beer Festival, and Brewery and the Beast all took place at Starlight Stadium, providing event attendees with unique experiences around local food and beverages.

Canada Day celebrations occurred again at Starlight Stadium, featuring free family-friendly activities, live music, a hot wing eating competition and a pancake breakfast.

To wrap up the end of August, the annual Show and Shine, marked its 12th year held along Goldstream and Station Avenues.

New events for 2024 included Langford Rocks, Pride Parade, FanCon, along with multiple themed artisan markets held at The Langford Station.

Residents are encouraged to visit **Langford.ca/Events** to learn more about the numerous events held annually in Langford.



Community Events Snapshot

Community Events

- ✓ Friday Nights at the Station
- ✓ Artisan Markets
- ✓ Treat Street
- ✓ Langford Beer Festival
- ✓ Canada Day Celebration
- ✓ Santa Parade
- ✓ Show & Shine

New

- ✓ NHL Street Hockey
- ✓ FanCon
- ✓ PRIDE Parade
- ✓ Movie on the Hill
- ✓ Langford Rocks

Seasonal Highlights

- ✓ Family Day Weekend – Variety show, games, street hockey, free rec access
- ✓ WinterFest – Lego exhibit, movie screening, light displays

Key Locations

- ✓ Starlight Stadium
- ✓ The Langford Station
- ✓ Goldstream Avenue



STRATEGIC PLAN ALIGNMENT

3. ECONOMIC DEVELOPMENT

3d: Implement the Five-year Tourism Strategy.

Overview — Economic Development

Council has identified economic development as a priority in the Five-Year Tourism Strategic Plan and is committed to the development of the City's first Economic Development Strategy with a targeted completion date of Q1 2026. Objectives of this strategic priority include supporting the downtown post-secondary campus (opening in 2025), exploring ways to attract technology companies, tourism, supporting the film industry, and creating the City's first Arts and Culture Strategy, with a targeted completion date of Q1 2026.



470
BUSINESS
LICENSES ISSUED

RANKED
#3 MOST RESILIENT CITY
BC BUSINESS MAGAZINE



Economic Development Highlights of 2024

In 2024, the City continued to support local businesses from a retention and expansion perspective, while supporting new businesses looking to expand or relocate to Langford. The Langford economy remains strong and continues to show incredible resilience during uncertain economic times and on-going pressures around inflation. As an additional support for businesses, the City manages a job bank ([Langford.ca/Jobs](https://langford.ca/jobs)), a free tool for all Langford-based businesses.

Underscoring the accomplishments of this work, and building on many recent awards, the city was ranked the #3 city in British Columbia for Economic Resiliency by BC Business Magazine based on 2023 statistics up from #8 in 2022. The ranking was calculated by reviewing municipalities in B.C. with at least 10,000 residents and assessed using criteria such as population growth, job creation, and real estate activity. The ranking also evaluated data on economic diversity, household financial vulnerability, and residents' sense of belonging before assigning a score to each city.

One of the City's key economic development initiatives is advancing the film industry by attracting a purpose-built film studio, which would play a crucial role in supporting the local economy. This effort aims to strengthen Langford's position as an economic hub, enhance destination development strategies, and benefit the local tourism industry by increasing hotel occupancy, restaurant patronage, and retail sales.

Additionally, a studio would create well-paid jobs, and sector-specific educational opportunities for local youth seeking to explore a career in the film industry without having to leave Langford. The city has a reputation as being film friendly and continues to attract filming to the community including TV series such as *Maid*, movie of the week (*QB and Me*, filmed at Starlight Stadium), and commercials. This work is done through the Economic Development Department with staff working closely with the Film Commission, location scouts, and producers.

Overview — Communications

The department continues to support the work of all City departments by assisting with disseminating information to residents, businesses, and City partners. This work is accomplished through a series of communications tools, including media releases, the City website, social media, digital signs, and the creation and distribution of various communications materials. Expanding opportunities for public engagement and improving access to City information is a Council objective as part of Council's Strategic Plan under the strategic priority of good governance.



"We greatly enjoyed working with the City of Langford and Starlight Stadium during our filming. Langford offers so many exciting locations and filming opportunities and Starlight Stadium was no exception! We had a great experience filming there and the location added huge production value to our show. Big thanks to all the staff that helped us throughout and made sure all our needs as a production were met!"

SIDELINED – THE QB AND ME (MOVIE)

Communications & Public Engagement

Communications Highlights of 2024

In 2024, the City launched several public engagement surveys on the Let's Chat Langford public engagement platform including the Official Community Plan Refresh — Phase One and Two, of the Urban Forest Management Plan, Community Wildfire Resiliency Plan, Construction Impact Management Strategy, Active Transportation Project Latoria Road Phase One, Langford Attainable Home Ownership Program Survey, and the Capital West Accessibility Advisory Survey. The platform also hosted updates for the YMCA/YWCA Langford Aquatic Centre building purchase and includes a City Fact Check page.

The “Let’s Chat Langford” platform provides residents with meaningful opportunities to learn about new projects and have their say in the process. The City continued to encourage residents to visit the online engagement platform to sign up for updates and to be notified about new projects, and public engagement opportunities both online and in person.

Public Engagement

Last year, the City launched its first formal community engagement initiative — “Let’s Plan Langford. Together.” The objective of the initiative was to connect and unite the community around the formation of a series of City plans, and most importantly to gather community input on various projects. In 2024, the City engaged residents through eight projects, and planned and facilitated 19 public engagement opportunities including online surveys, public meetings, an open house, and two Community Fun Day events held at Ruth King and Happy Valley Elementary Schools. These initiatives aim to enhance transparency, foster a sense of community, and get wider community involvement in City master planning projects.



Social Media

The City continued to boost its public engagement effort by leveraging its Facebook, Instagram, and LinkedIn accounts. These platforms provide residents with additional ways to stay informed about community events, parks initiatives, public engagement opportunities, and much more.



2024 OBJECTIVES AND MEASURES

OBJECTIVE — COMPLETED!

✓ Establishment of Public Engagement Platform

- Successfully launched the Let's Chat Langford platform
- Launched a public communication campaign to create awareness of the platform
- Launched three projects for public input

OBJECTIVE — COMPLETED AND ONGOING!

✓ Attract New Events to Langford to Support Arts & Culture

- Attracted two new events to Starlight Stadium
- Attracted three new market series to The Langford Station
- Expanded annual Winter Fest event activities

OBJECTIVE — COMPLETED AND ONGOING!

✓ Create Awareness of Film Studio Project

- Visited multiple studios in LA with the Film Commissioner to create awareness of the studio project
- Worked in collaboration with Creative BC to set up sales calls

OBJECTIVE — COMPLETED!

✓ Launch Off-season Tourism Marketing Campaign

- Launched Places Unknown campaign to draw visitors to local hotels in the off-season
- Launched the Spirit Loop campaign with grant funding from Destination BC
- Attended the CME trade show to attract meetings and conferences to Langford



LOOKING FORWARD

2025 Objectives and Measures

Develop an Economic Development Plan

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

In early 2025 the contract was awarded to a local BC consultant with many years of experience working in grassroots community economic development. In the coming months, the City will work with key parties, the business community, and residents to create a plan that will support the Langford business community for many years into the future. Residents are encouraged to visit LetsChatLangford.ca/EcDev to learn more and sign up for project updates.



STRATEGIC PLAN ALIGNMENT

3. ECONOMIC DEVELOPMENT

3a: Develop an Economic Development Strategy

3b: Actively Support the Evolution of the Downtown Post Secondary Campus

3c: Explore Ways to Incentivize and Attract Technology Companies.

Develop an Arts and Culture Strategy

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

In early 2025 the contract was awarded to a local Vancouver Island consultant with many years of experience working with communities to build inclusive, and meaningful arts and culture strategies. In the coming months, the City will work with key parties and the community to create an Arts and Culture Strategy that will ensure all residents feel seen and represented in the City's first ever Arts and Culture Strategy. Residents are encouraged to visit [LetsChatLangford.ca/Arts](https://letschatlangford.ca/Arts) to learn more, participate, and sign up for project updates.



STRATEGIC PLAN ALIGNMENT 3. ECONOMIC DEVELOPMENT

3f: Develop an Arts and Culture Master Plan



Collaborate with Royal Roads University on the West Shore Innovation and Start-Up Hub

The Innovation Hub is designed to serve as a public space for the West Shore Campus students, local youth, businesses, and residents to come together for community learning and public benefit. The focus will be on strategies to enhance and promote civic innovation, youth engagement, and entrepreneurship within the region. While the final business plan is being developed, Hub activities will include pitch nights, capacity building workshops, a makers space,

innovation workshops, and networking events where local businesses will be connected with start-ups or entrepreneurs looking for advice on starting a new business.



STRATEGIC PLAN ALIGNMENT 3. ECONOMIC DEVELOPMENT

3b | Actively Support The Evolution Of The Downtown Post Secondary Campus

Continue to Implement the Five-Year Tourism Strategy

The Five-Year Tourism Strategy aims to enhance and sustain Langford's visitor economy, bolster destination awareness and development, and generate additional revenue for Langford businesses.



STRATEGIC PLAN ALIGNMENT 3. ECONOMIC DEVELOPMENT

3d: Implement the Five-Year Tourism Strategy

Continue to Support the Film Industry

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



STRATEGIC PLAN ALIGNMENT 3. ECONOMIC DEVELOPMENT

3e: Continue to Support the Film Industry

Continue to Expand Opportunities for Public Engagement and Communication

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



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

5c: Expand Opportunities for Public Engagement



Engineering & Public Works

The Engineering and Public Works Department is responsible for managing and maintaining public infrastructure and ensuring the functionality, safety, and sustainability of public assets. The department works closely with the Ministry of Transportation and Transit, the Capital Regional District, School District #62, BC Transit, ICBC, Victoria Contracting and Municipal Maintenance Corporation, West Shore Environmental Services, and other utility providers.

The Engineering Department consists of two distinct teams, construction and public works. The construction team is responsible for all construction activities related to land development and capital projects. The public works team is responsible for road network repairs including sidewalks, bike lanes, and roadways, traffic signals operation, storm drainage, creek and waterway maintenance, street lighting upgrades, hanging baskets, and holiday lighting.

Overview

In 2024, the Engineering and Public Works Department successfully completed many capital and operational projects aimed at enhancing infrastructure and public safety. The top three sidewalk infill projects were completed on safe routes to school. Several traffic signals were upgraded with new hardware and improved timing, including Leading Pedestrian Intervals (LPIs). Multiple crosswalks and school zones

were improved with new paint and signage for consistency, including Rectangular Rapid Flashing Beacons (RRFBs) where warranted. Pavement rehabilitation was completed, street trees were planted, and protected/separated bike lanes were installed. Neighbourhood improvements included community-led initiatives such as meaningful painted crosswalks and environmental protection projects.





Highlights of 2024

✓ Sidewalk Infill Matrix

The Sidewalk Infill Matrix is a tool to prioritize, tender, and award construction of sidewalk infill and multi-use path projects annually within the approved budget. In 2024, safe routes to school were prioritized by Council and the top three projects were completed near Spencer Middle School, Ruth King, Savory, and Lakewood Elementary Schools.



STRATEGIC PLAN ALIGNMENT 4. TRANSPORTATION
4c: Improve and Expand Active Transportation Infrastructure

✓ Goldstream Ave Protected Bike Lanes and Pavement Rehabilitation

In conjunction with multiple other projects, for construction efficiency and asset management purposes, Goldstream Avenue from Spencer Road to Jacklin Road was repaved and repainted, including the entire intersection at Jacklin Road. This project also included extending the protected bike lane pilot project and planting Garry Oak trees along Goldstream Avenue.



STRATEGIC PLAN ALIGNMENT 4. TRANSPORTATION
4c: Improve and Expand Active Transportation Infrastructure

✓ Latoria-Klahanie Traffic Signal and Pedestrian Improvements

This intersection signalization project was completed in partnership with ICBC and SD62, including sidewalk and multi-use path extensions on Latoria Road and Klahanie Drive. Flow enhancements to the adjacent Pritchard Creek were completed in partnership with the Bilston Watershed Habitat Protection Association, for safe fish passage during low flows.



STRATEGIC PLAN ALIGNMENT 4. TRANSPORTATION
4c: Improve and Expand Active Transportation Infrastructure



STRATEGIC PLAN ALIGNMENT 2. CLIMATE CHANGE AND ENVIRONMENTAL STEWARDSHIP

✓ Amy Road at West Shore Parkway Roundabout Improvements

This project included realigning the central island and south leg of the roundabout for improved angle-of-entry, and lengthening the left-northbound lane to reduce lane-changing within the roundabout. This project also included installing a new asphalt bike lane with separated boulevard and street trees on West Shore Parkway from Amy Road to Kettle Lake Drive.



STRATEGIC PLAN ALIGNMENT 4. TRANSPORTATION
4c: Improve and Expand Active Transportation Infrastructure



8 KM
OF ADDITIONAL ROAD INSTALLED
FOR A TOTAL OF 430 KM OF ROAD

1477 M
OF SIDEWALK
INSTALLED

8 KM+
STORMWATER
PIPES CLEARED

2024 OBJECTIVES AND MEASURES

OBJECTIVE — ONGOING

✓ Reduce Construction Impact

- Public engagement was completed in 2024
- Construction Impact Management Strategy to be implemented in 2025
- Good Neighbour Policy to be implemented in 2026

OBJECTIVE — ONGOING

✓ Update the Stormwater Management Requirements

- In-depth review and update of Schedule 5 of Bylaw No. 1000 to be completed in 2025

OBJECTIVE — ONGOING

✓ Commence Engineering-related City Master Planning Initiatives

- Support the Transportation Master Plan (TMP) Active Transportation Plan (ATP) to be completed in 2025

OBJECTIVE — ONGOING

✓ Prioritize Active Transportation Connectivity and Mode Shift

- Sidewalk infill projects completed in 2024:
- Goldstream Avenue (from 973 to 999)
- Treanor Avenue (from 721 to 753)
- Atkins Avenue (from 564 to 594)



LOOKING FORWARD

2025 Objectives and Measures



Reduce Construction Impact

As outlined in Council's Strategic Plan, the City seeks to reduce the impact of construction on the community with a Construction Impact Management strategy and a 'Good Neighbour' Policy. This strategy starts with early guidance, education, and proactive enforcement, and will result in several new bylaws/amendments to mitigated construction impacts. The Policy will result in a written commitment from each developer and business at the earliest stage of permitting on how they intend to be a "good neighbour." It is in everyone's best interest to accommodate growth, development, and business operations in such a way that is reasonably livable for neighbouring residents.



STRATEGIC PLAN ALIGNMENT

1. SUSTAINABLE DEVELOPMENT

1f: Develop a Construction Impact Management Strategy and 'Good Neighbour' Policy.



Develop a Transportation Master Plan and Active Transportation Plan

As outlined in Council's Strategic Plan, the Transportation Master Plan (TMP) will be Langford's first official guide for long-term planning and development of the City's transportation network. The Active Transportation Plan (ATP) will be developed alongside the TMP and will focus on providing greater choices for walking, rolling, and cycling around the community. An ATP will help to reduce the growing pressure and congestion on the existing road network. Both plans are to be developed to achieve the mode shift targets and integrated multi-modal objectives set by the Official Community Plan (OCP) Refresh.



STRATEGIC PLAN ALIGNMENT 4. TRANSPORTATION

4a: Develop a Transportation Master Plan

4b: Develop an Active Transportation Plan



✓ **Prioritize Active Transportation Connectivity and Mode Shift**

The Engineering Department will work to improve and expand active transportation infrastructure in accordance with Langford's Sidewalk and Multi Use Path Matrix (until the Active Transportation Plan is adopted). This also includes continued implementation of the Traffic Calming Policy and continuing to apply for grant funding opportunities.



STRATEGIC PLAN ALIGNMENT 4. TRANSPORTATION

4c: Improve and Expand Active Transportation Infrastructure 4d: Create Awareness and Opportunities for Transportation Mode Shift

✓ **Update the Stormwater Management Requirements**

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



STRATEGIC PLAN ALIGNMENT 2. CLIMATE CHANGE AND ENVIRONMENTAL STEWARDSHIP

2d: Update the Stormwater Management Requirements



255+
STORMWATER DEVICES
CLEANED AND MAINTAINED

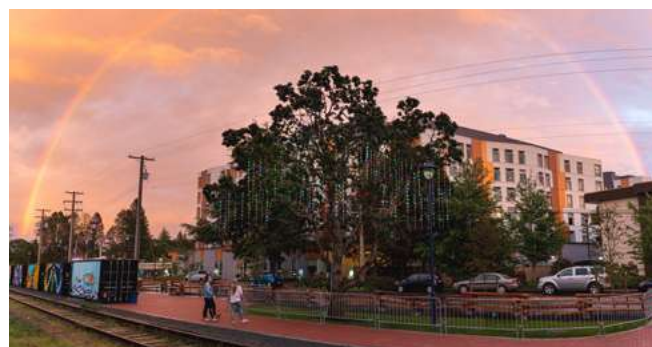
REPLACED

10
FAILING AND
AGING CULVERTS
(THROUGH THE
CULVERT REPLACEMENT
PROGRAM)



804 M
OF BIKE LANE
(INCLUDES PAINTED
BIKE LANES, PROTECTED
BIKE LANES AND
MULTI-USE PATHS)

WSES COMPLETED
SEWER EXTENSIONS ON
JENKINS, GLEN LAKE
(WEST) AND HULL RD



Finance

The Finance Department is responsible for managing the City's financial activities. This includes adhering to all the accounting standards and statutory deadlines required of local governments. The department is also responsible for financial planning (budgets), financial reporting, property taxation, accounts payable and receivables, asset management, and payroll.



Overview

The Finance Department is responsible for managing roughly \$35 million in investments, processing bi-weekly payroll for on average 196 employees, sending out approximately 19,750 property tax notices, paying close to 16,700 invoices, managing the year-end process and audit, and preparing and presenting the Five-Year Financial Plan.

2024 Objectives and Measures

✓ Ensure all Budgets are Fiscally Sustainable

By ensuring strong financial controls, ensuring services are funded from the appropriate sources, building the City's reserves, applying for a variety of grants, the City works to ensure that its budgets are responsible and fiscally sustainable.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

5bi: Ensure all Budgets are Fiscally Sustainable

✓ Present a Transparent and User-Friendly Budget Document

In 2024, the Finance Department continued improving the Five-Year Financial Plan (budget) document to an updated and user friendly format.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

5bii: Ensure all Budget Documents are Transparent and User Friendly



✓ **Update Council and Staff Reimbursement for Expenses Policy**

The City updated the Council and Staff Reimbursement Policy to ensure clarification and transparency and to ensure travel reimbursement amounts remain updated.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE



LOOKING FORWARD

2025 Objectives and Measures

Update Purchasing Policy

The City will update the Purchasing Policy to ensure best practices are followed.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE



OVER 16,700
INVOICES PROCESSED

OVER 19,750
PROPERTY TAX NOTICES

\$708M TOTAL VALUE OF CITY
TANGIBLE CAPITAL ASSETS

\$112M TOTAL CAPITAL
BUDGET

\$54M TOTAL PROPERTY
TAXES

\$71.5M TOTAL OPERATING
BUDGET

18,362 TOTAL NUMBER
OF PROPERTIES

\$18,427,825,585

TOTAL 2024 ASSESSED VALUE OF
ALL PROPERTIES IN LANGFORD

Continually Update Budget Documents to Ensure they are Transparent and User-Friendly

The City will continue to build on the work started with the 2024-2028 Financial Plan document to ensure the budget document and process are transparent and user-friendly. This will help ensure the public and taxpayers are engaged through the budget process and that the public knows where their tax dollars are coming from and where they are being spent.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

5bii: Ensure all Budget Documents are Transparent and User Friendly



Information Technology & Geographic Information Systems

The Information Technology (IT) and Geographic Information System (GIS) Department is composed of two distinct teams. The IT team has a range of responsibilities, including network design and security, maintaining the City's core business software (for permitting and financial functions) and the provisioning of desktop computers and mobile devices to City staff. The GIS team maintains corporate spatial data, such as addressing and asset data and applications. The IT and GIS teams procure and develop software or mapping applications to meet business needs.

Overview

In 2024, the IT team made significant improvements to office and network infrastructure to ensure continued operations following the flood at City Hall. Enhancements were implemented for the WiFi at The Langford Station, along with major upgrades to core IT infrastructure. The GIS team continued updating the City's asset inventory, which included the spatial locations of items such as benches, signs, and street lights. The department also prepared fire pre-plans to assist first responders and assigned new addresses for many new developments in Langford. Additionally, a comprehensive review and update of the Jordie Lunn Bike Park signage and mapping was completed. The GIS team upgraded the corporate mapping software and provided essential maps, data, and analysis to support

the development and implementation of various master plans as outlined in the Council's Strategic Plan, including the Official Community Plan (OCP) refresh, the Active Transportation Plan, Transportation Master Plan, and the Parks and Trails Master Plan.

Highlights of 2024

✓ Automated Asset Inventory

The City utilized third-party software to capture asset inventory through an AI analysis of images taken while driving through the city. This project captured over 10,000 street signs in the city, and processes information about curbs, road markings, bike lanes, and street lights.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE



✓ **Fibre Optic Relocation**

The City's private fibre optic communications lines were repaired and re-routed to improve reliability and minimize the chance of a network disruption during road construction.

✓ **Office Flood Mitigation**

Relocated affected City computer equipment and provided networking to new temporary office locations.



LOOKING FORWARD

2025 Objectives and Measures

✓ **Support OCP Refresh and other Strategic Plan Development**

The department will provide necessary maps, data, and analysis to support the development and implementation of various master plans outlined in Council's Strategic Plan.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

✓ **Support Office Renovation and Expansion**

Provided additional networking and configuration of new office spaces as required to support increased staffing levels.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

✓ **Continued Collection of Assets**

In addition to continuing the manual collection of City assets acquired through the development process, a quality review of the data collected using a third-party AI capture will be conducted to incorporate this information into City asset inventory.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

✓ **Replace Wireless Equipment**

Existing wireless equipment in the City vehicle fleet is in need of retirement and will be replaced in 2025. This will allow Bylaw Enforcement Officers to access critical data in the field.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

2024 OBJECTIVES AND MEASURES

OBJECTIVE — COMPLETED!

- ✓ **Update City enterprise asset management and mapping systems.**

OBJECTIVE — COMPLETED!

- ✓ **Updated mobile devices in fire emergency vehicles.**

OBJECTIVE — COMPLETED!

- ✓ **Updated signage/mapping and added three additional kiosks to help the users navigate the trail network at the Jordie Lunn Bike Park.**

OBJECTIVE — ONGOING!

- ✓ **Maintain operations by responding to staff requests for assistance.**

OBJECTIVE — ONGOING!

- ✓ **Utilize new technology to update City asset inventory.**

OBJECTIVE — ONGOING!

- ✓ **Improve reliability and resilience of IT infrastructure.**



Langford Fire Rescue & Emergency Program

Langford Fire Rescue was established in 1947 to provide fire and rescue services for the City. It is a composite department comprised of career and paid-on-call members operating from three fire stations. The department's operations include fire suppression, fire prevention, first response, auto extrication, water rescue, rope rescue, and high-angle technical rescue. The department also operates the Langford Emergency Program, which plans and trains for emergency mitigation, prevention, response, and recovery. The department also manages the Langford FireSmart program to reduce the risk of urban interface fires in the community.

Overview

Call volumes continue to trend upward from the previous year. Overall calls increased 8% in 2024, with alarm bells (both commercial and residential), general assist calls, and structure fires contributing to the increases from the previous year. It is significant to note that even with an

increase in structure fires in 2024, the dollar losses were down 87%, which can be attributed to the integrated response matrix between the West Shore Fire Departments and sending more resources to the initial report of a fire.



Highlights of 2024

✓ Increase Staffing at Station 2

As the City continues to grow, improving the response times, specifically in the south end of Langford, is necessary. In 2023, Council approved the first year of a three-year implementation plan to hire additional firefighters with the purpose of staffing Station 2. In 2024, we were able to staff the station 50% of the time with the hiring of nine firefighters which had an immediate improvement to response time and capacity at incidents.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE
6i: Provide 24/7 Staffing to Fire Hall 2

✓ Emergency Support Services Upgrades

Benefiting from a UBCM grant, the Emergency Program was active in upgrading Emergency Support Services equipment and vehicles to better support important work in the community. Emergency supplies and kits were also purchased for City Hall and the Fire Halls to prepare for large scale emergencies. Additionally, a wildfire exercise was conducted to ensure key staff were ready to manage the City's response to a local wildfire.



STRATEGIC PLAN ALIGNMENT 2. CLIMATE CHANGE AND ENVIRONMENTAL STEWARDSHIP
2e: Develop strategies for disaster mitigation due to climate change and build resiliency as a community.

✓ Fire Department Master Plan

The Fire Department completed a Master Plan in 2023 to provide a comprehensive review of the department, and to efficiently plan for the growth needed over the next 7-10 years to continue serving the community's needs. The report made 71 recommendations, and in 2024, the department continued to implement these recommendations. The Fire Master Plan was adopted into the City Strategic Plan to ensure it aligns with Council's priorities.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE
6h: Implement the Recently Developed Fire Master Plan

✓ Renew the FireSmart Coordinator Grant

Langford Fire Rescue was successful in extending the grant from the Union of British Columbia Municipalities (UBCM) to fund a FireSmart Coordinator position until May 2026. This position ensures FireSmart activities are supported, developed, and implemented as per Provincial guidelines to reduce the impact of wildland-urban interface fires and increase community resilience. The FireSmart Coordinator actively coordinated public education events, community clean-up days, home assessments, and other activities throughout the year. The Langford FireSmart Program has received recognition from FireSmart BC for innovation and leadership for developing strategies to mitigate interface fires in our area.



STRATEGIC PLAN ALIGNMENT 2. CLIMATE CHANGE AND ENVIRONMENTAL STEWARDSHIP
2E: Develop an Overarching Disaster Mitigation Strategy



✓ Response Matrix Integration with Other West Shore Fire Departments

The cooperation and collaboration between Langford, Colwood, and View Royal Fire Departments and the automatic aid response for confirmed fires has become an example of the benefits of integrating resources to enhance fire response operations in the region. In 2024, staff further integrated the response matrix to a 'closest truck' model for most incident types, regardless of jurisdiction, to provide a faster response time and better service to the communities the departments serve. In addition, Esquimalt Fire Rescue joined the response matrix for reported structures which further integrates the region's fire services during high-risk incidents.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE
6h: Implement the Recently Developed Fire Master Plan



LOOKING FORWARD

2025 Objectives and Measures

Complete Full Staff Coverage of Station 2

The objective in 2025 is to continue hiring additional firefighters to fill staff coverage at Station 2 to have it staffed 100% of the time. This will reduce response times to the south end of the city, increase the Fire Department's capacity to manage simultaneous calls, and provide safer staffing levels.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6i: Provide 24/7 Staffing to Fire Hall 2

Extend the FireSmart Coordinator Position

The current funding for the FireSmart Coordinator position ends in May 2026. The position has proved beneficial to the city by working with City staff, homeowners, and businesses to mitigate the wildland-urban interface risk for Langford. It is anticipated that with climate change and longer, drier summer seasons, the risk to the city will continue to grow, and there is a need to continue with this position. To prevent staff turnover and to provide consistency in the position, it is recommended that the position is made permanent rather than contractual while continuing to use the UBCM Grant as the source of funding for the position.



STRATEGIC PLAN ALIGNMENT 2. CLIMATE CHANGE AND ENVIRONMENTAL STEWARDSHIP

2e: Develop an Overarching Disaster Mitigation Strategy

Fire Master Plan Implementation

The Fire Master Plan made 71 recommendations to implement. The Recommendations actioned for 2025 include updating several bylaws to account for changes in legislation, dedicate staff to the Fire Prevention Division to conduct fire inspections and public education sessions, and add a staff position to develop and manage the delivery of fire training to the suppression members.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6h: Implement the Recently Developed Fire Master Plan



Enhancements to Emergency Preparedness

The Langford Emergency Program has received two grants in 2025. One is to complete misting stations to help with extreme heat emergencies, and the second is to provide additional training opportunities to Emergency Support Services volunteers.



STRATEGIC PLAN ALIGNMENT 2. CLIMATE CHANGE AND ENVIRONMENTAL STEWARDSHIP

2e: Develop an Overarching Disaster Mitigation Strategy

Complete a Community Wildfire Resiliency Plan

The City of Langford is completing a Community Wildfire Resiliency Plan (CWRP) to reduce the risk of a wildfire. This will replace the original plan from 2020, and will incorporate industry best practices and FireSmart principles to prevent and mitigate the impact of an urban interface wildland fire. The CWRP update is grant funded and expected to be complete prior to the Summer 2025 wildfire season.



STRATEGIC PLAN ALIGNMENT 2. CLIMATE CHANGE AND ENVIRONMENTAL STEWARDSHIP

2e: Develop an Overarching Disaster Mitigation Strategy





Parks, Recreation & Facilities

The Parks, Recreation, and Facilities Department is responsible for the design, implementation, management, and maintenance contract oversight of all City-owned parks, trails, and recreation infrastructure, as well as all other city-owned facilities. Some of the most notable amenities include the Jordie Lunn Bike Park, the Gravity Zone and Nature Trails, Starlight Stadium, City Centre Park, Glen Lake Park, The Langford Station Arts and Cultural District, and Veterans Memorial Park. This portion of the budget also includes the amounts the City contributes to West Shore Parks and Recreation Services, and to the Greater Victoria Public Library.

Overview

The Parks, Recreation, and Facilities Department commenced and completed a number of significant projects in 2024. Staff initiated the Parks and Trails Master Plan process and are working with the consultant targeting a completion date of Q4 2025.

In alignment with Strategic Plan priority two, climate change and environmental stewardship, the City worked with the CRD to coordinate the installation of new EV charging infrastructure at the Jordie Lunn Clubhouse and The Langford Station Arts and Cultural District.

Another partnership established in 2024 was the Walmart off-leash area at Langford Parkway and Phipps Road. The City entered into a five-year lease with Walmart Canada to provide additional off-leash opportunities for residents in the City Centre.

Other notable projects in 2024 include the addition of a new trail in the Langford Gravity Zone and Nature Trails, constructed by volunteers and aptly named “Out of Hand”, representing the generosity of local trail builders and the exhilarating features included.



Formally dedicated as a Park in 2024, Desmond Pond Park received renovations to establish a walking loop and invasive species mitigation. Seasonal shade sails were added to the Langford Station Arts and Cultural District. The Cy Jenkins boardwalk on Glen Lake and the Langford Lake boat launch were both replaced with new aluminum structures, the latter being made with accessible features.

Highlights of 2024

✓ **Completion of Porcher Park Renovation and Expansion**

The City acquired three residential lots adjacent to Porcher Park (822 Wren Place) to expand the existing greenspace. The Parks Department hosted an on-site open house to engage with the public about potential park amenities and features. A survey was also conducted to receive public feedback. Porcher Park is home to Langford's first formal community garden.



STRATEGIC PLAN ALIGNMENT 2. CLIMATE CHANGE AND ENVIRONMENTAL STEWARDSHIP

2c: Review and action the Food Security Policy as detailed in the OCP



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6i: Increased access to recreation infrastructure and services.

✓ **Cy Jenkins Boardwalk Replacement**

As identified in an asset management review of the City's boardwalks, the aging wood structure was replaced with a new aluminum structure.



STRATEGIC PLAN ALIGNMENT 4. TRANSPORTATION

4c: Improve and expand active transportation infrastructure



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6i: Increased access to recreation infrastructure and services.

✓ **Initiate Glen Lake Spray Park Renovation**

Glen Lake Beach Park (3076 Shoreview Drive) is the home to one of Langford's most popular spray parks. Staff identified that the existing spray pad does not have adequate drainage and is growing more costly to maintain. The renovation included the removal of the existing spray pad, and the construction of a new spray pad in a more suitable location at Glen Lake Park.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6i: Increased access to recreation infrastructure and services.

✓ **Completed Two New Trails at Langford Gravity Zone and Nature Trails**

Within the Gravity Zone and Nature Trails, the volunteer-built "Out of Hand" trail was built in 2024, providing further access and recreational opportunities for hikers and bikers to explore the outdoors in their own backyard.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6i: Increased access to recreation infrastructure and services.



✓ **Desmond Pond Park Improvements**

Desmond Pond Park was dedicated as a Park in 2024, and contains a stormwater management pond surrounded by green space. Improvements were made including a walking loop, benches and picnic tables.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6i: Increased access to recreation infrastructure and services.

✓ **Langford Lake Accessible Boat Launch Dock Renovation and RAD Society GearBox**

The Langford Lake boat launch and dock required replacement due to inadequate dock and pedestrian ramp infrastructure. The new boat launch and dock were designed in consultation with the RAD Society to include a wider range of users. In an effort to make outdoor recreation accessible for all community members, a RAD Society GearBox prototype will be installed adjacent to the boat launch on Landing Lane. The RAD Society GearBox will contain an Access Trax portable path system, Mountain Trike all-terrain wheelchair, Wave Ski sitting surf board, adaptive kayaks, handcycles, and other adaptive outdoor equipment. This equipment will be available for rent at an affordable price. The RAD Society Gearbox is temporarily located at City Centre Park and will be moved to its permanent location at Langford Lake Boat Launch in 2025.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6d: Support the efforts of community organizations to expand services to youth, seniors, and other underrepresented and marginalized groups.
6l: Increased access to recreation infrastructure and services.

✓ **Centennial Tennis Court Resurfacing**

The two existing tennis courts at Centennial Park were removed and replaced with a new asphalt surface with proper grading for drainage and playability, line painting, nets, and fencing. Due to poor weather in early fall 2024, the final court surfacing will be completed in Spring 2025.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6l: Increased access to recreation infrastructure and services.

✓ **Initiated Parks and Trails Master Plan**

As outlined in Council's Strategic Plan, the Parks and Trails Master Plan process began. The contract was awarded to RC Strategies through an RFP process. Internal policy, document review, and field visits were conducted in 2024.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6b: Develop a Parks Master Plan.

2024 OBJECTIVES AND MEASURES

OBJECTIVE — COMPLETED!

- ✓ Centennial Tennis Court Resurfacing (2025!)

OBJECTIVE — COMPLETED!

- ✓ Langford Lake Accessible Boat Launch and Dock Renovation and RAD Society GearBox prototype.

OBJECTIVE — COMPLETED!

- ✓ Initiate Parks and Trails Master Plan





LOOKING FORWARD

2025 Objectives and Measures

Completion of a Parks and Trails Master Plan

Conduct public engagement and work with the consultant to develop and finalize the Parks and Trails Master Plan by winter of 2025.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6b: Develop a Parks Master Plan.

Planning and Design of Veterans Memorial Park Expansion

Finalize the design of the Veterans Memorial Park Expansion through public engagement, complete the demolition of the existing Mason's Hall and start land preparations.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6l: Increased access to recreation infrastructure and services.

Florence Lake Pier Replacement

As identified during an asset management review, remove the current pier due to structural decay and replace with a new aluminum structure.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

5h: Finalize a comprehensive asset management plan

Spray Park Replacement at Glen Lake Beach Park

Complete the installation of the newly expanded spray park at Glen Lake Beach Park and decommission the existing equipment.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6l: Increased access to recreation infrastructure and services.



Mechanical Improvements at Westhills Arena

Replace aging infrastructure related to the heating and cooling of Westhills Arena.



STRATEGIC PLAN ALIGNMENT 5. GOOD GOVERNANCE

5h: Finalize a comprehensive asset management plan

City Hall – Parkade EV Charger Ready

Provide power to the City Hall parkade and supply EV chargers to allow for more electric fleet vehicles.



STRATEGIC PLAN ALIGNMENT 2. CLIMATE CHANGE AND ENVIRONMENTAL STEWARDSHIP

2a: Develop a climate action master plan including targets for emission reductions

Opening of New Trail at Gravity Zone

Complete new bike trail project 'Flipside' at the Langford Gravity Zone and Nature Trails Park, located at 4100 West Shore Parkway.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6b: Develop a Parks Master Plan.

Porcher Park and Community Gardens

Complete the Porcher Park expansion project to revitalize green space with an accessible playground, native plant restoration, and a new community garden supporting local food resilience, which will be Langford's first.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6b: Develop a Parks Master Plan.



STRATEGIC PLAN ALIGNMENT 2. CLIMATE CHANGE AND ENVIRONMENTAL STEWARDSHIP

2c: Review and action the Food Security Policy as detailed in the OCP



Development Services, Community Planning & Climate Change

In 2024, following the adoption of the 2023-2027 Council Strategic Plan, the Planning and Subdivision Department was divided into the Development Services Department and the Community Planning and Climate Change Department. This was initiated to ensure that dedicated resources could be allocated to advancing the goals and objectives identified in the Strategic Plan, while ensuring that day-to-day operations and the review of land-use applications retained their historic efficiencies.

Development Services

The Development Services Department is responsible for providing professional and technical advice on a wide range of topics, including land use and development applications. Department staff provide professional and technical advice on current and future land uses. Daily planning operations encompass interactions with land development processes such as zoning, subdivisions, and building. Additionally, these operations involve reviewing past and current policies to address subdivision design and development. The processing of subdivision and current planning development applications are key initiatives for 2025.



20
REZONING APPLICATIONS
RECEIVED



76
DEVELOPMENT PERMIT
APPLICATIONS RECEIVED



13
DEVELOPMENT VARIANCE
PERMIT APPLICATIONS
RECEIVED



381
LOTS CREATED BY
SUBDIVISION

Community Planning and Climate Change

The Community Planning and Climate Change Department is responsible for long-range community planning, social planning, climate action planning, as well as housing policies, programs, and related initiatives. The department ensures that the Official Community Plan integrates community goals with city-building best practices, and is reflected in the other policies, plans, and bylaws that shape how the community grows and develops. Department staff provide professional and technical advice on evolving Provincial legislation, regional planning efforts, and measures to address a wide range of issues relating to sustainable development, climate, the environment, and the quality of life of residents.

Highlights of 2024

✓ Official Community Plan Refresh

Over 2024, two phases of work and public engagement were completed. Phase 1 included developing content around the *Big Ideas* that would have a significant impact on the City's ability to strategically meet the needs of 100,000 residents while addressing the challenges of affordability, housing, climate change, social equity, rising infrastructure costs, transportation and mobility. Phase 1 engagement took these *Big Ideas* and best practices out to the community to gain feedback on the community's values, priorities, and thoughts in these key topic areas.

Phase 2 included the development of an *Ideas Paper*, which outlines a series of more detailed policy ideas, referred to as initially



preferred options, grounded in best practices for successful city-building and informed by feedback from the community. They represent an approach to guide key decisions involving where and how the city will grow, which in turn will determine how successful Langford will be in creating opportunities to address challenges and meet the needs of the community. These initially preferred options were reviewed with the public during phase 2 engagement to assess public support or concerns in order to allow for adjustments before the draft OCP was prepared as part of the phase 3 work. Learn more at LetsChatLangford.ca/OCP



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1a: Refresh the Official Community Plan (OCP)



✓ **Urban Forest Management Plan**

Langford's first Urban Forest Management Plan was adopted in 2024. This Plan, informed by public feedback over two phases and urban forestry best practices, details the current extent and condition of Langford's urban forest and establishes a strategic framework to meet the vision, target, and goals for Langford's urban forest for the next 25 years. The Plan establishes a canopy cover target of 40-45% over the 25-year timeframe as well as a series of objectives, strategies and actions to meet the aspirations of the Plan to: balance urban growth and enhancing the urban forest, ensure residents have equitable access to the benefits of the urban forest, and maintain a healthy urban forest that is resilient to the impacts of climate change. The Plan includes seven "quick start actions" that will have a significant impact on the success of the Plan. Of these, Council implemented one (to adopt a permanent tree protection bylaw that balances the protection of tree resources and the regulation of private property) and authorized a second (to hire a permanent full-time City Arborist) at the end of 2024.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1g: Develop an Urban Forest Management Plan

✓ **Zoning Bylaw Parking Requirements**

In 2024, Council expanded the scope of this project from being a review of the off-street parking requirements for just the City Centre to include an overall review of the vehicle parking requirements and bicycle parking requirements of the Zoning Bylaw, and to explore options for including additional transportation demand management measures.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1l: Review the Zoning Bylaw Parking Requirements in the City Centre

✓ **Update the Housing Needs Report**

The Provincial government introduced the first legislative requirements for Housing Needs Reports in 2019 to strengthen the ability of local governments to understand and anticipate local housing needs by collecting data, analyzing trends and completing reports that describe the number of housing units required to meet the current and anticipated need. As part of this, projected population growth was considered as well as quantitative and qualitative information about demographics, household incomes, housing stock, and other factors. The City's first Housing Needs Report was adopted in 2020.

Amendments to the *Local Government Act* were introduced in 2023 changing the timing and content requirements for Housing Needs Reports. These amendments required municipalities to prepare an Interim Housing Needs Report by January 1, 2025, consisting of three items: the number of housing units required to meeting the current and anticipated need for the next 5- and 20-year periods using the HNR Method; a statement about the need for housing in proximity to alternate and active transportation infrastructure; and a description of actions taken since receiving the most recent Housing Needs Report. The HNR Method involves analyzing and calculating six components of housing need based on publicly available data, that are then added together to provide the total number of housing units needed in a municipality. The City's Interim Housing Needs Report, prepared according to these specifications, was received by Council in October 2024, and identifies that 5,081 and 16,942 housing units will be needed over the next 5- and 20-year periods, respectively.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1k: Update the Housing Needs Report

✓ **Attainable Home Ownership Program**

In 2024, Council approved an expansion to the residency qualifying criteria to include people that live or work in Sooke, Metchosin, Colwood, View Royal, or Highlands and approved a consumer price index increase to the household income thresholds. 10 additional homes were sold to qualified applicants in the first partner buildings, Trailside at the Lake, in 2024, and it is expected that the remaining homes currently for sale in these buildings will be sold in 2025.

Following Council endorsement of adding a rental stream to the Attainable Housing Program in 2023, three partner projects providing a total of 17 below-market rental homes for Langford residents were secured in 2024.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1m: Pursue Programs and Partnerships for Affordable Housing

✓ **Small-Scale Multi-unit Housing and Transit-Oriented Areas**

The Provincial government made amendments to the Local Government Act that require local governments to amend their zoning bylaws to allow secondary suites and/or detached accessory dwelling units in all single-family homes, to allow a minimum of 3-6 residential dwelling units on properties meeting certain criteria, and to establish transit-supportive densities adjacent to specified transit stations. These requirements are generally called the Small-Scale Multi-Unit Housing regulations and the Transit Oriented Areas regulations, respectively. The Bylaws implementing these requirements were adopted in June 2024, prior to the deadline established by the Province.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

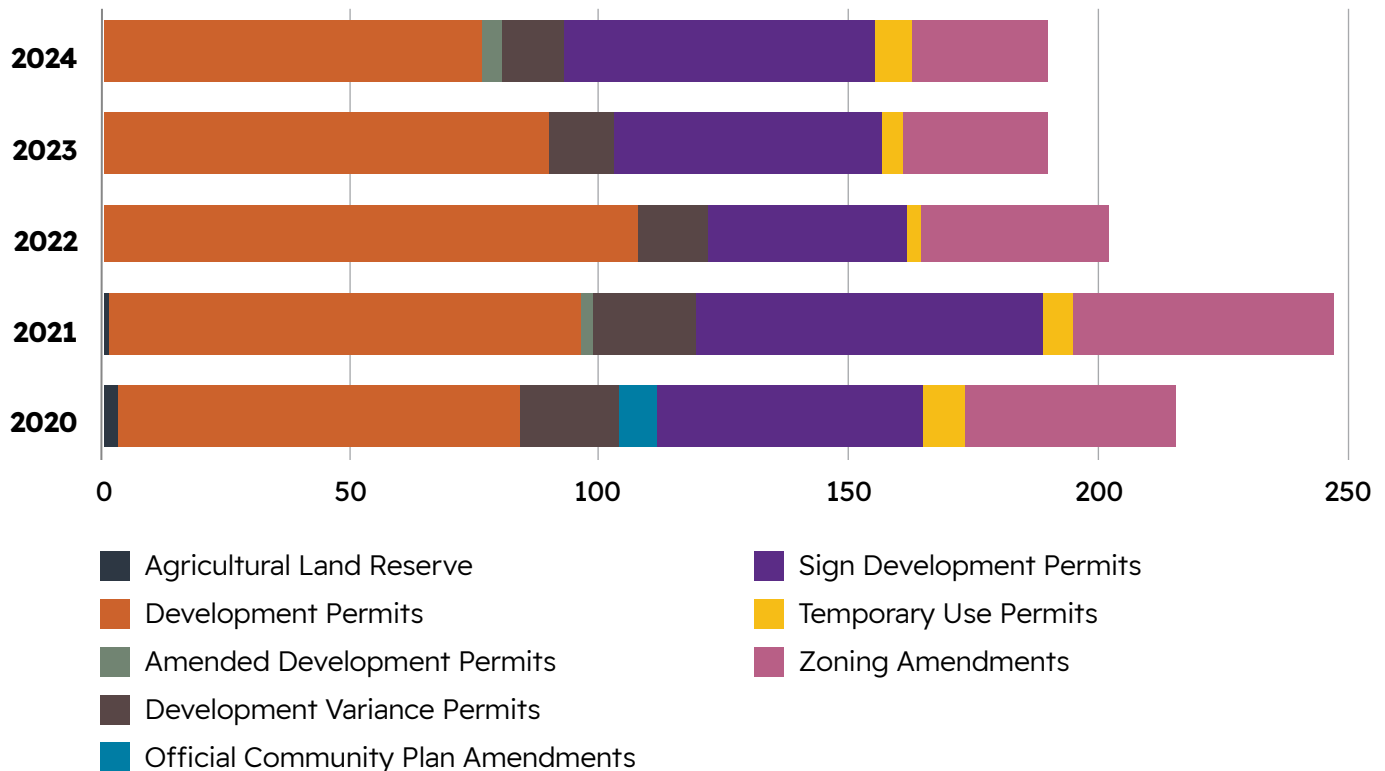
1o: Update the Zoning Bylaw to Reflect the New Small-Scale Multi-Unit Housing and Transit-oriented Development Legislation



2024 DEVELOPMENT APPLICATION STATISTICS

Type of Application	2020	2021	2022	2023	2024	Total
Agricultural Land Reserve	2	1	0	0	0	3
Development Permits	65	95	107	90	73	430
Amended Development Permits	0	0	0	0	2	2
Development Variance Permits	16	20	14	13	12	75
Official Community Plan Amendments	6	6	0	2	0	14
Sign Development Permits	43	65	40	52	62	262
Amended Sign Development Permits	0	0	0	0	0	0
Strata-Title Conversions	0	0	0	0	0	0
Subdivisions	50	59	41	21	13	184
Temporary Use Permits	7	6	3	4	8	28
Temporary Use Permit Extensions	0	0	0	5	3	8
Zoning Amendments	34	52	38	29	20	173
Total	223	304	243	216	193	1179

Applications Received By Year



Revenue Collected by Type of Application by Year

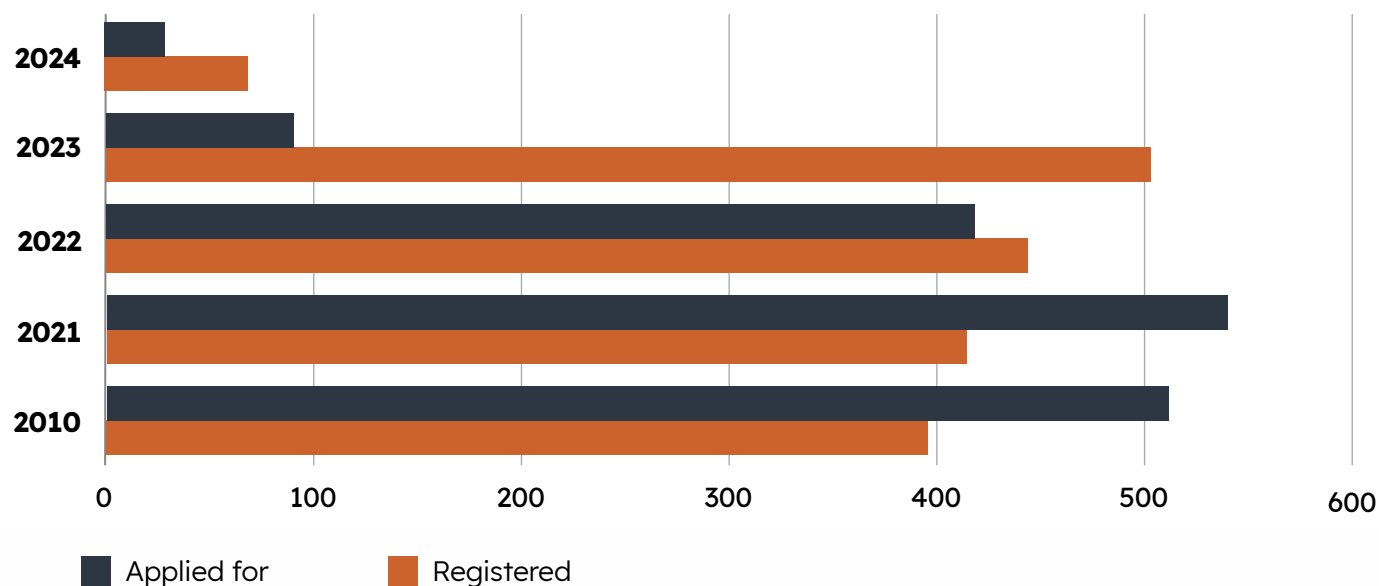
	ALR Apps \$1,000	DVP Permits \$380,000	DVP VP \$16,000	PH Budget \$60,000	Rezoning Apps \$180,000	SDP Budget \$10,000	TUP Budget \$2,500	Monthly Total	Total to Date Budget \$649,500
2024	-	298,027	10,829	14,692	72,495	12,700	9,446	418,188	\$569,852
2023	-	391,338	17,790	202,775	68,381	8,800	5,886	694,970	\$828,389
2022	-	633,194	12,551	225,846	80,053	7,750	-	959,394	\$959,394
2021	750	533,881	25,104	280,743	102,351	10,700	4,150	957,679	\$957,679
2020	750	300,251	24,432	148,391	56,275	10,550	2,007	542,656	\$539,656

SUBDIVISION STATISTICS

Subdivisions by Year

Year	Files	Active	Applied For	Registered
2024	5	5	28	68
2023	18	18	91	504
2022	42	36	414	444
2021	59	30	539	409
2020	50	16	511	396
Total	174	105	1583	1821

Lots Created by Year



Subdivision Revenue by Year

	Application Fees Budget \$100,000	Final Approval Budget \$58,000	Strata Conversion Budget \$6,300	Total Budget \$164,300
2024	\$98,999	\$45,249	\$7,415	\$151,663
2023	\$95,056	\$33,363	\$5,000	\$133,419
2022	\$201,418	\$68,354	\$4,666	\$274,438
2021	\$78,094	\$36,325	\$5,060	\$119,479
2020	\$160,513	\$62,771	\$16,772	\$240,056



LOOKING FORWARD 2025 Objectives and Measures

Official Community Plan Refresh

In 2025, staff will prepare a new draft OCP that reflects the ideas, best practices, and community feedback obtained throughout the first two phases of work. This draft OCP will be reviewed by the community during Phase 3 public engagement before being finalized for consideration by Council.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1a: Refresh the Official Community Plan (OCP)

Update the Amenity Contribution Policy

The Provincial government enacted new legislation in 2023 to establish a new Amenity Cost Charge financial tool to allow local governments to collect funds to construct community amenities in a clear and transparent way, similar to Development Cost Charges. Furthermore, the Province enacted further changes to the Local Government Act in 2024 pertaining to density bonusing and inclusionary housing. Together, these amendments change how local governments secure affordable housing, community amenities, and apply density bonus provisions. Staff will commence a detailed review of Langford's existing Affordable Housing and Amenity Contribution Policy as well as the Attainable Housing Policy in relation to the legislation and outline options to amend or replace these Policies for Council's consideration.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1b: Update the Amenity Contribution Policy
1m: Pursue Programs and Partnerships for Affordable Housing

Update Design Guidelines and Consider an Advisory Design Panel

The City's Design Guidelines provide guidance and direction on the site layout, architectural design, and landscaping expectations for new development. The majority of the established design guidelines require updating to reflect current design standards, Council's vision as

set out in the Early Guidance, the new housing forms enabled through the Small-Scale Multi-Unit Housing legislation, and the ideas being developed as part of the OCP Refresh.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1d: Update Design Guidelines and Consider an Advisory Design Panel

Review the Zoning Bylaw Parking Requirements in the City Centre

Building on the research and analysis phase commenced in 2024, staff expect that public engagement will occur in spring 2025 with draft bylaws completed for Council consideration in fall 2025.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1l: Review the Zoning Bylaw Parking Requirements in the City Centre

Review Downtown Public Parking Needs and Related Policies

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



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1j: Review the Downtown Public Parking Needs and Related Policies

Small-Scale Multi-unit Housing and Transit-Oriented Areas

Staff have been working with the Small-Scale Multi-Unit Housing requirements as consolidated in the Zoning Bylaw since June 2024. A review of the opportunities to adjust any regulations that require clarification will occur in 2025 for Council's consideration.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1o: Update the Zoning Bylaw to Reflect the New Small-Scale Multi-Unit Housing and Transit-oriented Development Legislation

Attainable Home Ownership Program

Council directed staff to explore options to adjust the structure of the Attainable Home Ownership Program, which could include a different structure, partnerships to administer the Program, incorporation of new and amended legislative tools pertaining to inclusionary zoning and density bonusing, and other possible uses of the Affordable Housing Reserve Fund. This in-depth review will be done in conjunction with a review of the Affordable Housing and Amenity Contribution Policy and analysis of new Provincial legislation.

It is expected that the remaining homes currently for sale in the Attainable Home Ownership Program will complete in 2025, and that the first homes available as part of the rental stream will become available. It is also expected that several new Housing Agreements will be drafted for Council's approval in both the home ownership program and the rental program this year.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1m: Pursue Programs and Partnerships for Affordable Housing

Tenant Assistance

Staff will commence a review of best practices for tenant assistance from other similar municipalities in BC this year. This work will involve a review of changes to the Residential Tenancy Act enacted in 2024.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1e: Develop a Climate Action Development Permit Area Bylaw

Review the Zoning Bylaw to Ensure Alignment with the Housing Needs Report

Staff will undertake a review of the zoned capacity for residential housing currently accommodated in the Zoning Bylaw in 2025. As per Provincial legislation, local

governments must update their Zoning Bylaws by the end of 2025 to accommodate the 20-year housing need as identified through the Interim Housing Needs Report. It is anticipated that the City will need to strategically pre-zone portions of the city for higher density residential development to accommodate a minimum of 16,942 housing units and ensure compliance with the Local Government Act.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1p: Review the Zoning Bylaw to Ensure Alignment with the Housing Needs Report

Climate Action

The City hired a Climate Change Specialist in 2024, who will advance multiple climate action initiatives of the Strategic Plan in 2025. A gaps analysis and more specific work plan will be developed over the spring 2025.



STRATEGIC PLAN ALIGNMENT 1. SUSTAINABLE DEVELOPMENT

1e: Develop a Climate Action Development Permit Area Bylaw



STRATEGIC PLAN ALIGNMENT 2. CLIMATE CHANGE AND ENVIRONMENTAL STEWARDSHIP

2a: Develop a Climate Action Master Plan Including Targets for Emission Reductions
2b: Hire a City Climate Change Specialist

Develop a Placemaking Strategy

The first two phases of the Official Community Plan highlighted the importance of public spaces to community livability and quality of life. Building on this work, as well as that of the Arts and Culture Strategy commencing in early 2025, the Placemaking Strategy will identify opportunities to reimagine and transform public spaces to improve the ability of residents to connect, gather, enjoy public art and urban nature, and enhance their quality of life.



STRATEGIC PLAN ALIGNMENT 6. QUALITY OF LIFE

6F: Develop and Implement a Placemaking Strategy



2024 Consolidated Financial Statements

As part of its commitment to transparency and accountability, the City of Langford prepares annual consolidated financial statements in compliance with legislation, and in accordance with Canadian Public Sector Accounting standards. The consolidated financial statements have been audited by KPMG LLP, independent external auditor appointed by the City. These statements provide residents with an overview of the City's financial position, including its assets, liabilities, revenues, and expenditures for the fiscal year. The 2024 Consolidated Financial Statements were approved by Council on May 6, 2025.



2024

CITY OF LANGFORD
Consolidated Financial Statements
For the fiscal year ending December 31, 2024

City of Langford, British Columbia, Canada



City of Langford

www.cityoflangford.ca

Mayor:	Scott Goodmanson
Councillors:	Kimberley Guiry Colby Harder Mark Morley Lillian Szpak Mary Wagner Keith Yacucha
Chief Administrative Officer:	Darren Kiedyk, CPA, CGA
Director of Finance:	Michael Dillabaugh, CPA, CA
City Engineer:	Katelyn Balzer, P.Eng.
City Planner:	Matthew Baldwin, MCIP, RPP
Fire Chief:	Christopher Aubrey
Auditors:	KPMG
Solicitors:	Young Anderson
Bankers:	Bank of Montreal
Police:	RCMP - West Shore

CITY OF LANGFORD

Consolidated Financial Statements
Year ended December 31, 2024

Financial Statements

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Consolidated Statement of Cash Flows	8
Notes to Consolidated Financial Statements	9


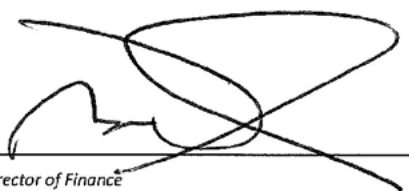
Management's Responsibility for the Consolidated Financial Statements

The accompanying consolidated financial statements of the City of Langford (the "City") are the responsibility of management and have been prepared in compliance with legislation, and in accordance with Canadian public sector accounting standards for local governments as recommended by the Public Sector Accounting Board of The Chartered Professional Accountants of Canada. A summary of the significant accounting policies are described in note 1 to the consolidated financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The City's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the consolidated financial statements. These systems are monitored and evaluated by management.

City of Langford Council meets with management and the external auditor to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the consolidated financial statements.

The consolidated financial statements have been audited by KPMG LLP, independent external auditor appointed by the City. The accompanying Independent Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the City's consolidated financial statements.

 Chief Administrative Officer	 Director of Finance
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**KPMG LLP**

St. Andrew's Square II
 800-730 View Street
 Victoria, BC V8W 3Y7
 Canada
 Tel 250-480-3500
 Fax 250-480-3539

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Councillors of City of Langford

Opinion

We have audited the consolidated financial statements of City of Langford (the Entity), which comprise:

- the consolidated statement of financial position as at December 31, 2024
- the consolidated statement of operations for the year then ended
- the consolidated statement of changes in net financial assets (debt) for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the “financial statements”).

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the Entity as at December 31, 2024, and its consolidated results of operations, its consolidated remeasurement of gains and losses, its consolidated changes in net financial assets (debt) and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the “***Auditor's Responsibilities for the Audit of the Financial Statements***” section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

Chartered Professional Accountants

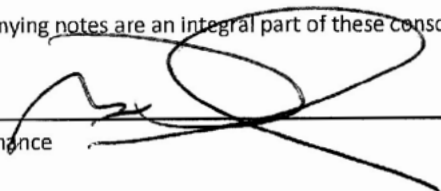
Victoria, Canada
May 6, 2025

CITY OF LANGFORD**Consolidated Statement of Financial Position**

December 31, 2024, with comparative information for 2023

	2024	2023
Financial assets:		
Cash and cash equivalents (note 2)	\$ 72,046,766	\$ 73,157,063
Short term investments	1,273,376	6,753,454
Property taxes receivable	4,375,629	1,887,692
Accounts receivable	13,898,362	13,896,079
Other assets	1,256,265	1,231,624
	92,850,398	96,925,912
Financial liabilities:		
Accounts payable and accrued liabilities	16,919,863	23,120,758
Prepaid property taxes	2,061,038	1,742,616
Deferred revenue (note 3)	17,643,064	11,971,448
Refundable deposits	28,684,472	24,946,746
Debt (note 4)	38,673,494	26,775,511
	103,981,931	88,557,079
Net financial assets (debt)	(11,131,533)	8,368,833
Non-financial assets:		
Tangible capital assets (note 5)	708,184,317	655,463,054
Sewer franchise agreement (note 6)	51,836,162	47,904,493
Prepaid expenses	759,465	1,152,582
	760,779,944	704,520,129
Commitments, contingencies and contractual rights (note 11 and 12)		
Accumulated surplus (note 7)	\$ 749,648,411	\$ 712,888,962

The accompanying notes are an integral part of these consolidated financial statements.



Director of Finance

CITY OF LANGFORD

Consolidated Statement of Operations

Year ended December 31, 2024, with comparative information for 2023

	Financial Plan (note 13)	2024	2023
Revenue:			
Taxation, net (note 8)	\$ 58,965,188	\$ 56,358,739	\$ 47,256,849
Development cost charges (note 3)	6,477,884	3,411,657	3,200,351
Sewer capital recovery fees	-	7,817,199	6,385,272
Utility charges	5,000	5,000	5,000
Other	6,813,723	9,056,197	8,678,996
Licences and permits	3,843,700	3,822,668	3,999,565
Penalties and interest	442,325	801,759	536,729
Government transfers (note 9)	4,397,140	4,331,295	19,949,360
Commercial leasing	6,053,367	8,654,232	8,330,259
Casino	1,400,000	1,389,857	1,415,836
Investment earnings	750,000	2,751,312	2,831,858
Developer and property owner contributions	5,139,977	30,792,293	35,733,710
Total revenue	94,288,304	129,192,208	138,323,785
Expenses:			
General government services:			
Legislative	655,041	537,642	598,391
Administrative	7,519,762	7,600,498	7,125,669
Other	3,145,795	2,705,806	2,300,069
	11,320,598	10,843,946	10,024,129
Protective services:			
Police and bylaw enforcement	17,407,362	18,189,825	16,159,094
Fire protection and emergency response	6,828,467	7,414,233	5,481,419
Building inspection and other	949,789	1,087,823	937,471
	25,185,618	26,691,881	22,577,984
Engineering and public works:			
Common services	2,868,984	2,375,826	1,926,626
Land development services	405,290	605,664	637,324
Roads, streets and storm drainage	8,510,659	15,005,221	15,763,157
	11,784,933	17,986,711	18,327,107
Community services:			
Environmental and development services	2,720,571	1,982,926	1,436,876
Recreation and cultural services	17,183,925	22,981,763	20,999,056
West Shore Parks and Recreation Society (note 14)	7,890,090	8,060,001	7,670,808
	27,794,586	33,024,690	30,106,740
Utility and enterprise services:			
Sewer infrastructure	-	3,885,531	3,348,453
Total expenses	76,085,735	92,432,759	84,384,413
Annual surplus	18,202,569	36,759,449	53,939,372
Accumulated surplus, beginning of year	712,888,962	712,888,962	658,949,590
Accumulated surplus, end of year	\$ 731,091,531	\$ 749,648,411	\$ 712,888,962

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF LANGFORD**Consolidated Statement of Changes in Net Financial Assets**

Year ended December 31, 2024, with comparative information for 2023

	Financial Plan (note 13)	2024	2023
Annual surplus	\$ 18,202,569	\$ 36,759,449	\$ 53,939,372
Acquisition of tangible capital assets	(117,040,961)	(40,433,985)	(38,965,074)
Amortization of tangible capital assets	-	12,580,394	11,979,436
Loss (gain) on sale of tangible capital assets	-	(134,250)	1,046,186
Proceeds on sale of tangible capital assets	-	340,463	103,970
Sewer capital recovery fees	-	(7,817,199)	(6,385,272)
Sewer capital agency fee	-	2,916,315	2,442,573
Developer contributions of tangible capital assets	-	(23,998,203)	(27,509,642)
Change in proportionate share of West Shore Parks & Rec Society	-	(106,467)	(88,018)
Transfer of assets to other Governments (note 5)	-	-	1,955,713
	(98,838,392)	(19,893,483)	(1,480,756)
Consumption (acquisition) of prepaid expenses	-	393,117	(102,857)
Change in net financial assets	(98,838,392)	(19,500,366)	(1,583,613)
Net financial assets, beginning of year	8,368,833	8,368,833	9,952,446
Net financial assets (debt), end of year	\$ (90,469,559)	\$ (11,131,533)	\$ 8,368,833

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF LANGFORD

Consolidated Statement of Cash Flows

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 36,759,449	\$ 53,939,372
Items not involving cash:		
Amortization of tangible capital assets	12,580,394	11,979,436
Transfer of assets to other Governments	-	1,955,713
Loss (gain) on sale of tangible capital assets	(134,250)	1,046,186
Developer contributions of tangible capital assets	(23,998,203)	(27,509,642)
Sewer capital recovery fees	(7,817,199)	(6,385,272)
Sewer capital agency fee	2,916,315	2,442,573
Change in proportionate share of West Shore Parks & Rec Society	(106,467)	(88,018)
Changes in non-cash operating assets and liabilities:		
Property taxes receivable	(2,487,937)	(479,255)
Accounts receivable	(2,283)	(236,061)
Other assets	(24,641)	(245,614)
Accounts payable and accrued liabilities	(6,200,895)	1,882,389
Prepaid property taxes and licences	318,422	615,322
Deferred revenue	5,671,616	1,933,378
Refundable deposits	3,737,726	3,348,813
Prepaid expenses	393,117	(102,857)
	21,605,164	44,096,463
Capital activities:		
Acquisition of tangible capital assets	(40,433,985)	(38,965,074)
Proceeds on sale of tangible capital assets	340,463	103,970
	(40,093,522)	(38,861,104)
Financing activities:		
Debt proceeds	15,010,000	12,485,509
Debt payments	(3,112,017)	(2,520,338)
Sale of investments	5,480,078	3,607,393
	17,378,061	13,572,564
(Decrease) increase in cash and cash equivalents	(1,110,297)	18,807,923
Cash and cash equivalents, beginning of year	73,157,063	54,349,140
Cash and cash equivalents, end of year	\$ 72,046,766	\$ 73,157,063
Supplemental cash flow information:		
Cash paid for interest	\$ 1,044,790	\$ 976,801
Cash received from interest	3,533,262	3,320,725

The accompanying notes are an integral part of these consolidated financial statements.

Notes to Consolidated Financial Statements

Year ended December 31, 2024

The City of Langford (the "City") is incorporated and operates under the provisions of the British Columbia Local Government Act and the Community Charter of British Columbia.

1. Significant accounting policies:

The consolidated financial statements of the City are prepared by management in accordance with Canadian public sector accounting standards for local governments as recommended by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. Significant accounting policies adopted by the City are as follows:

(a) Reporting entity:

The consolidated financial statements include the assets, liabilities, revenues and expenses of the City. The consolidated financial statements also include the City's proportionate interest in the West Shore Parks and Recreation Society ("West Shore"), an organization jointly controlled by the City. The City does not administer any trust activities on behalf of external parties.

(b) Basis of accounting:

The City follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(c) Revenue recognition:

Government transfers are recognized in the consolidated financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made, except when and to the extent the transfer gives rise to an obligation that meets the definition of a liability.

Property tax revenue is recognized on an accrual basis using approved tax rates and the anticipated assessment for the current year. Parcel tax revenues are recognized in the year that they are levied.

Revenue from unilateral transactions is recognized when the City has the ability to claim or retain an inflow of economic resources and a past transaction or event giving rise to the asset has occurred. Revenue from exchange transactions is recognized when or as the City has satisfied performance obligations.

(d) Deferred revenue:

Deferred revenue includes grants, contributions, and other amounts received from third parties pursuant to legislation, regulation and agreement which may only be used in certain programs, in the completion of specific work, or for the purchase of tangible capital assets. In addition, certain user charges and fees are collected for which the related services have yet to be performed. Revenue is recognized in the period when the related expenses are incurred, services performed, or the tangible capital assets are acquired thereby extinguishing any liability to the City.

Development cost charges are amounts which are restricted by government legislation or agreement with external parties. When qualifying expenditures are incurred, development cost charges are recognized as revenue in amounts which equal the associated expenses.

(e) Refundable deposits:

Receipts restricted by third parties are deferred and reported as refundable deposits under certain circumstances. Refundable deposits are returned when the third party meets their obligations or the deposits are recognized as revenue when qualifying expenditures are incurred.

(f) Investment income:

Investment income is reported as revenue in the period earned. When required by the funding government or related Act, investment income earned on deferred revenue is added to the investment and forms part of the deferred revenue balance.

(g) Cash equivalents:

Cash equivalents include short-term, highly liquid investments that are cashable on demand or have a term to maturity of 90 days or less at acquisition.

(h) Long-term debt:

Long-term debt is recorded net of related repayments.

Notes to Consolidated Financial Statements

(i) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible capital assets

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land, are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful life - years
Land improvements	10-50
Buildings	25-70
Vehicles, machinery, equipment	5-25
Sewer and storm infrastructure	60-100
Road infrastructure	10-75

Non-financial assets are written down when conditions indicate that they no longer contribute to the City's ability to provide goods and services, or when the value of future economic benefits associated with the asset are less than the book value of the asset.

(ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value and are recorded as revenue at the date of receipt.

(iii) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

(iv) Leased tangible capital assets

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(v) Inventory of supplies

Inventory of supplies held for consumption is recorded at the lower of cost and replacement cost.

(vi) Contaminated sites

Contaminated sites are defined as the result of contamination being introduced in air, soil, water or sediment of a chemical, organic, or radioactive material or live organism that exceeds an environmental standard. A liability for remediation of contaminated sites is recognized, net of any expected recoveries, when all of the following criteria are met:

- 1) an environmental standard exists
- 2) contamination exceeds the environmental standard
- 3) the City is directly responsible or accepts responsibility for the liability
- 4) future economic benefits will be given up, and
- 5) a reasonable estimate of the liability can be made

(j) Employee benefits:

The City and its employees make contributions to the Municipal Pension Plan. These contributions are expensed as incurred. The costs of a multi-employer defined contribution pension plan, such as the Municipal Pension Plan, are the employer's contributions due to the plan in the period.

(k) Asset retirement obligation:

An asset retirement obligation is recognized when, as at the financial reporting date, all the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

An asset and liability for the removal of asbestos has been recognized based on estimated future expenses on closure of the site and post-closure care. The capital assets affected by the asbestos liability are being amortized following the amortization accounting policies outlined in 1(i)(i) above.

Notes to Consolidated Financial Statements

(l) Financial instruments

Financial instruments include cash and cash equivalents, investments, accounts receivables, property taxes receivable, and accounts payables and accrued liabilities.

Financial instruments are recorded at fair value on initial recognition. Derivative instruments and equity instruments that are quoted in an active market are reported at fair value. All other financial instruments are subsequently recorded at cost or amortized cost unless management has elected to carry the instruments at fair value. Management has not elected to carry any other financial instruments at fair value.

Unrealized changes in fair value are recognized in the statement of remeasurement gains and losses until they are realized, when they are transferred to the statement of operations. There are no unrealized changes in fair value as at December 31, 2024 and December 31, 2023. As a result, the City does not have a statement of remeasurement gains and losses.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method or effective interest rate method.

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the statement of operations and any unrealized gain is adjusted through the statement of remeasurement gains and losses. When the asset is sold, the unrealized gains and losses previously recognized in the statement of remeasurement gains and losses are reversed and recognized in the statement of operations.

(m) Public private partnerships (P3):

A P3 arrangement occurs between a public sector entity and a private sector entity where the private sector entity designs, builds, finances and operates the infrastructure.

The City recognizes infrastructure assets acquired under P3 arrangements as tangible capital assets when the City controls the purpose and use of the infrastructure, access to the future economic benefits and exposure to risks of the infrastructure assets, and significant residual interest in the infrastructure, if any, at the end of the P3's term. The assets are initially recognized at fair value, including costs incurred directly by the City and are subsequently amortized over the assets' useful lives in accordance with the amortization accounting policy (note 1(i)).

Under the financial liability model, the P3 related liability is initially recognized at the same amount as the assets, less any consideration paid to the private sector entity, and is subsequently measured at amortized cost using the interest rate implicit in the P3 arrangement.

Under the user-pay model, the private sector partner has the rights to earn revenue from third party users or access to another revenue-generating asset as compensation. The P3 related liability is initially recognized at the same amount as the assets. Revenue from the user-pay model is recognized and the liability reduced according to the terms of the agreement.

(n) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. Estimates include assumptions used in estimating historical cost and useful lives of tangible capital assets, estimating fair value of contributed tangible capital assets and in estimating provisions for accrued liabilities and asset retirement obligations. Actual results could differ from these estimates.

(o) Change in accounting policy

On January 1, 2024, the City adopted Canadian Public Sector Accounting Standard *PS 3400 Revenue Recognition*. The new accounting standard differentiates between revenue arising from transactions with performance obligations (exchange transactions) and transactions that do not have performance obligations (non-exchange transactions). The standard was adopted on a prospective basis and the prior year revenues are not restated, which may result in the financial statements not being as comparable to the prior year.

Exchange transactions involve a performance obligation arising from payment or promise of consideration in exchange for goods or services. If the obligation is met at a specific point of time, revenue is recognized at the point where the City receives the goods or service. If the obligation is met over a period of time, then revenue is recognized over this duration using the percentage of completion method. These transactions include development and building permit fees and charges.

Non-exchange transactions are not associated to a performance obligation and may include voluntary or involuntary transactions. The City will recognize the revenue of non-exchange transactions when a past transaction has occurred that gives right to an asset or economic resource. These transactions include fines and licenses.

On January 1, 2024, the City adopted Canadian Public Sector Accounting Standard *PS 3160 Public Private Partnerships*. The new accounting standard establishes guidelines for the recognition, measurement, presentation, and disclosure of infrastructure procured through certain types of public private partnership arrangements. The standard was adopted on a prospective basis and no restatement was made to arrangements that met the definition of a public private partnership.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

2. Cash and cash equivalents:

	2024	2023
West Shore Parks and Recreation Society	\$ 1,872,612	\$ 1,577,881
Cash	70,174,154	71,579,182
	\$ 72,046,766	\$ 73,157,063

The City has an approved and undrawn operating line of credit of \$10,500,000.

3. Deferred revenue:

Deferred revenue, reported on the consolidated statement of financial position, is comprised of the following:

	2024	2023
Development cost charges	\$ 11,215,350	\$ 8,004,980
Hotel room tax	711,062	839,213
Grants	1,074,400	-
Permit and user fees	3,433,854	2,011,692
Other	1,208,398	1,115,563
	\$ 17,643,064	\$ 11,971,448

Development cost charges:

	2024	2023
Opening balance of unspent funds	\$ 8,004,980	\$ 5,892,755
Add:		
Development cost charges received during the year	6,166,743	4,911,001
Interest earned	455,284	401,575
	14,627,007	11,205,331
Less amount spent on projects and recorded as revenue	(3,411,657)	(3,200,351)
	\$ 11,215,350	\$ 8,004,980

CITY OF LANGFORD

Notes to Consolidated Financial Statements

4. Debt:

(a) Debt:

Debt from the TD Bank is comprised of an interim financing facility which bears interest at the Canadian Overnight Repo Rate Average. The current rate of interest is between 3.59% and 3.73%.

(b) Principal payments on debt for the next five years and thereafter are as follows:

2025	\$	1,097,010
2026		2,442,010
2027		2,442,010
2028		2,442,010
2029 and thereafter		30,250,454

Interest expense on debt during the year was \$1,529,180 (2023 - \$976,801).

5. Tangible capital assets:

(a) Assets under construction:

Assets under construction have a value of \$40,505,147 (2023 - \$24,106,796) and have not yet been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. The value of contributed capital assets received during the year is \$23,998,203 (2023 - \$27,509,642) comprised of land \$19,203,946 (2023 - \$18,671,048), land improvements \$365,479 (2023 - \$367,656), Vehicles, machinery, equipment \$nil (2023 - \$nil), sewer and storm infrastructure \$1,254,462 (2023 - \$3,446,577) and roads infrastructure \$3,174,316 (2023 - \$5,024,361).

(c) Works of art and historical treasures:

The City manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings and sculptures located at City sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

(d) Write-down of tangible capital assets:

No tangible capital assets were written down in 2024 or 2023.

(e) West Shore Parks and Recreation Society:

The City's proportionate share of West Shore Parks and Recreation Society assets includes land, buildings, and equipment which are subject to amortization policies consistent with those of the City.

(f) School District 62 (Sooke)

In 2023, the City transferred \$1,955,713 of assets to School District 62 (Sooke), representing project costs incurred to design, engineer, and construct infrastructure, based on terms of the agreement between the City and School District 62 (Sooke). The transfer is recorded as an expense in the consolidated statement of operations.

No assets were transferred between the City and School District 62 (Sooke) in 2024.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Note 5. Tangible Capital Assets (Continued)

	Land	Land Improvements	Buildings	Vehicles Machinery & Equipment	Sewer and Storm Infrastructure	Roads Infrastructure	Assets Under Construction	West Shore Parks & Recreation Society	2024	2023
Cost:										
Opening	\$ 304,097,888	36,676,674	51,803,498	17,778,603	88,875,197	219,415,424	24,106,796	40,535,620	783,289,700	\$ 721,555,629
Additions	22,114,625	1,432,527	7,184,670	1,057,720	1,748,695	5,485,265	24,365,371	1,043,315	64,432,188	66,474,716
Transfers	-	281,771	5,945,111	310,838	140,150	1,274,298	(7,952,168)	-	-	-
Disposals	(104,457)	(195,324)	-	(1,020,429)	-	(119,596)	(14,852)	(271,046)	(1,725,704)	(4,875,377)
Change in share	-	-	-	-	-	-	-	163,820	163,820	134,732
Balance, end of year	326,108,056	38,195,648	64,933,279	18,126,732	90,764,042	226,055,391	40,505,147	41,471,709	846,160,004	783,289,700
Accumulated Amortization:										
Opening	-	11,564,888	13,022,361	9,940,720	17,199,821	61,907,445	-	14,191,411	127,826,646	118,475,884
Disposals	-	(161,632)	-	(1,003,754)	-	(83,058)	-	(271,046)	(1,519,490)	(1,769,508)
Amortization	-	1,665,638	1,223,634	1,035,685	1,385,831	5,394,089	-	906,301	11,611,178	11,073,556
Change in share	-	-	-	-	-	-	-	57,353	57,353	46,714
Balance, end of year	-	13,068,894	14,245,995	9,972,651	18,585,652	67,218,476	-	14,884,019	137,975,687	127,826,646
Net book value, end of year	\$ 326,108,056	25,126,754	50,687,284	8,154,081	72,178,390	158,836,915	40,505,147	26,587,690	708,184,317	\$ 655,463,054

CITY OF LANGFORD

Notes to Consolidated Financial Statements

6. Sewer franchise agreement:

During 2004, the City entered into a franchise and partnering agreement with West Shore Environmental Services Inc. ("WSES") and Terasen Utility Services Inc. The term of the agreement is 21 years, with a single 21 year renewal. Under the agreement, the City grants an exclusive franchise to WSES to design, construct, finance, own, and operate and maintain sanitary sewers in the City. The City also grants an exemption from municipal property tax for sewer infrastructure and WSES has been granted an Order in Council to extend that exemption to property taxes for all other jurisdictions. Upon termination of the agreement, the sewer infrastructure constructed by WSES will be acquired by the City for a nominal payment.

WSES will recover its capital costs by imposition of a sewer capital recovery fee ("SCRF") on owners of property who wish to connect to the sewer. WSES will also bill and collect all user fees. WSES will pay the City franchise fees that are estimated to total \$11 million over the 21 year term of the agreement.

The City records the costs of sewer infrastructure constructed by WSES \$4,900,855 (2023 - \$3,942,699) and corresponding remaining cost to be recovered. The remaining cost to be recovered is reduced as SCRF's are collected by WSES.

The cost of WSES sewer infrastructure, less residual value, is amortized on a straight line basis over their estimated useful lives, 60 to 70 years.

During the 2024 year, the remaining costs to be recovered were in excess of the amount owing. In accordance with the agreement, the City has recorded an agency fee of the excess in the amount of \$2,916,315 (2023 - \$2,442,573).

	Opening	Increase	Decrease	Closing
WSES sewer infrastructure				
Cost	\$ 59,331,369	5,689,249	(788,364)	\$ 64,232,254
Accumulated amortization	(11,426,876)	(969,216)	-	(12,396,092)
	47,904,493	4,720,033	(788,364)	51,836,162
Remaining cost to be recovered	-	(5,689,249)	5,689,249	-
	\$ 47,904,493	(969,216)	4,900,885	\$ 51,836,162

7. Accumulated surplus:

Accumulated surplus consists of individual fund surplus and reserves and reserve funds as follows:

	2024	2023
Surplus:		
Invested in tangible capital assets	\$ 721,346,985	\$ 676,592,036
Other	(14,937,009)	(5,142,064)
Total surplus	706,409,976	671,449,972
Reserves set aside by Council:		
Future operational contingencies	1,153,186	1,240,807
Future capital contingencies	1,279,734	1,279,734
Federal Gas Tax	5,008,427	3,460,465
West Shore Parks & Rec Society	1,238,596	1,209,721
Total reserves	8,679,943	7,190,727
Reserve funds set aside for specific purposes by Council:		
Capital works	2,477,950	2,964,039
Affordable housing	4,541,624	4,378,258
Parks and open space	3,503,162	3,283,258
Parkland improvement	3,443	3,279
General amenity	908,134	2,480,233
Equipment replacement	2,300,087	1,401,660
Sidewalk capital	49,546	47,194
Bear Mountain fire hall	1,763,947	1,670,396
Special police capital	144,143	49,090
Special police operating	737,214	702,218
Downtown parking	140,286	133,627
Growing Communities Fund	17,988,956	17,135,011
Total reserve funds	34,558,492	34,248,263
	\$ 749,648,411	\$ 712,888,962

CITY OF LANGFORD

Notes to Consolidated Financial Statements

8. Taxation:

Taxation revenue, reported on the consolidated statement of operations, is comprised of the following:

	2024	2023
General	\$ 53,859,807	\$ 44,956,641
Parcel tax	1,743,009	1,575,511
Revenue in lieu of taxes	218,570	189,971
Collections for other governments	48,947,472	43,443,295
1% utility taxes	537,353	534,726
	105,306,211	90,700,144
Less taxes levied for other authorities:		
Capital Regional District - General Operating	11,133,961	9,770,798
Revenue in lieu of taxes	172,398	154,641
Capital Regional Hospital District	2,730,567	2,674,489
School Authorities	27,057,217	25,285,116
BC Assessment Authority	791,881	751,676
Municipal Finance Authority	4,407	4,276
BC Transit	7,057,041	4,802,299
	48,947,472	43,443,295
	\$ 56,358,739	\$ 47,256,849

9. Government transfers:

The City recognizes the transfer of government funding as revenue when received and all related eligibility criteria and stipulations have been satisfied.

	2024	2023
Operating transfers:		
Federal	\$ 4,872	\$ 62,448
Provincial	1,268,374	1,426,367
Other	216,018	71,644
	1,489,264	1,560,459
Capital transfers:		
Federal	-	1,828,969
Provincial	589,732	16,484,932
Other	2,252,299	75,000
	2,842,031	18,388,901
	\$ 4,331,295	\$ 19,949,360

Notes to Consolidated Financial Statements

10. Municipal pension plan:

The City and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trustee pension plan. The board of trustees, representing plan members and employers, is responsible for administering the Plan, including investment of the assets and administration of benefits. The Plan is a multi-employer defined benefit pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2023, the plan had about 256,000 active members and approximately 129,000 retired members. Active members include approximately 45,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation as at December 31, 2021 indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis. The next valuation will be as December 31, 2024 with results available later in 2025.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The City paid \$1,416,787 (2023 - \$1,208,986) for employer contributions while employees contributed \$1,289,619 (2023 - \$1,055,709) to the Plan in fiscal 2024.

11. Commitments and contingencies:**(a) Contingent liabilities:**

The CRD debt, under provisions of the Local Government Act, is a direct, joint and several liability of the CRD and each member municipality within the CRD, including the City of Langford.

The City is a shareholder and member of the Capital Region Emergency Service Telecommunications (CREST) Incorporated who provides centralized emergency communications, and related public safety information services to municipalities, regional district, the provincial and federal governments and their agencies, and emergency services organizations throughout the Greater Victoria region and the Gulf Islands. Members' obligations to share in funding ongoing operations and any additional costs relating to capital assets are to be contributed pursuant to a Members' Agreement.

(b) Litigation liability:

From time to time, the City is subject to claims and other lawsuits that arise in the ordinary course of business, some of which may seek damages in substantial amounts. Liability for these claims and lawsuits are recorded to the extent that the probability of a loss is likely and it is estimable. It is considered that the potential claims against the City resulting from such litigation will be covered by insurance and therefore will not materially affect the consolidated financial statements of the City.

(c) Commitments:

The City entered into a long-term contract with the Royal Canadian Mounted Police (RCMP) for the provision of police services effective October 1, 1994. Under the terms of this contract, the City is responsible for 90% of policing costs. The 2025 estimated cost of this contract is \$14,589,120.

On February 7, 2013, the City entered into a purchase of service agreement with the YMCA/YWCA of Greater Victoria to provide access for Langford residents to an aquatic facility to be built in Langford. The City agreed to pay \$750,000 per year to be indexed by population every two years from the opening date to a maximum of \$950,000 per year for a period of 25 years. In 2023, the City agreed to increase this amount by an additional \$950,000. On December 17, 2024, the City entered into an agreement to purchase the building, which the YMCA/YWCA of Greater Victoria occupies, for a cost of \$35,000,000. The City's annual obligation under the purchase of service agreement ceased at March 31, 2025, the date building ownership transferred to the City. In connection with this purchase, the City secured \$20,000,000 in debt from the Municipal Financing Authority in March 2025.

On December 12, 2024, the City entered into an agreement to purchase parkland valued at \$18,125,000 of which \$8,325,000 will be received as a gift-in-kind. At December 31, 2024, the City had paid a deposit of \$100,000 and is committed to an additional \$9,700,000 to be paid over two installments of \$4,800,000 and \$4,900,000 in 2025 and 2026, respectively. The City is also committed to purchase all manufactured homes located on the property, if the tenant is unable or does not wish to relocate their manufactured home. These home purchases are to be completed by January 31, 2030 and at December 31, 2024, the total cost is estimated at \$9,423,480.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

(c) Commitments continued:

Operating contracts includes a cost of living factor for subsequent years. These have not been included in the total amount of the contract as the cost of living factor for subsequent years is currently not determinable. As at December 31, 2024, the following major contracts were in progress:

	Total Amount of Contract	Paid or Accrued
Operating	\$ 24,424,690	\$ 13,796,422
Capital	34,068,080	24,314,120

12. Contractual rights:

The City has entered into various contracts for rental revenue within the normal course of operations. The estimated contractual rights under these contracts for the years ending December 31 are as follows:

2025	\$ 1,421,140
2026	1,367,590
2027	1,340,565
2028	1,312,410
2029	1,283,219
	\$ 6,724,924

In addition to these contractual rights, the City has agreements with other parties that provide payments to the City based on a percentage earned throughout the year.

The City has entered into an agreement with School District 62 (Sooke) in relation to the installation of a turf field and associated lighting. Under this agreement, the City will receive \$650,000 at such time as Provincial funding is approved. The City is unable to estimate when the funds will be received.

13. Financial plan:

The financial plan data presented in these consolidated financial statements is based upon the 2024 operating and capital financial plans approved by Council on May 6, 2024. Amortization expense was not contemplated on development of the financial plan and, as such, has not been included. The chart below reconciles the approved financial plan to figures reported in these consolidated financial statements.

	Financial plan amount
Revenues:	
Operating	\$ 81,748,471
Capital	112,427,076
West Shore Parks & Rec Society	4,514,004
Less:	
Transfers from own funds	15,883,207
Proceeds on debt issue	88,518,040
Total revenue	94,288,304
Expenses:	
Operating	81,748,471
Capital	112,427,076
West Shore Parks & Rec Society	4,613,885
Less:	
Capital expenditures	112,427,076
Transfer to own funds	4,667,410
Debt principal payments	5,609,211
Total expenses	76,085,735
Annual surplus	\$ 18,202,569

CITY OF LANGFORD

Notes to Consolidated Financial Statements

14. West Shore Parks and Recreation Society:

(a) Capital asset transfer:

The Capital Regional District (the "CRD") transferred the lands and facilities comprising the Juan de Fuca Recreation Centre to the following municipal members (the "Municipalities") effective January 2, 2002; City of Langford, City of Colwood, District of Highlands, District of Metchosin and the CRD (on behalf of a portion of the Juan de Fuca Electoral Area). Effective January 1, 2007 the Town of View Royal became a member of the Society. Effective January 1, 2018, the CRD is no longer a member of the Society.

In 2002 the lands and facilities were transferred to the Municipalities in their proportionate share, as specified in the Co-Owners' Agreement. The lands and facilities were reallocated amongst the members on January 1, 2007 when the Town of View Royal became a member. Future improvements are allocated among the members as per the cost sharing formula in effect each year for each service or facility, as outlined in a Members' Agreement. For 2024, the City's share of improvements purchased by the Society on its behalf is \$848,452.

Because the cost sharing formula in the Members' Agreement produces different cost shares for the members from year-to-year, there is a gain or loss on the opening fund balances. In 2024, the City of Langford's change in cost share is \$106,467.

The Municipalities have each become members in the Society, which was incorporated to provide parks, recreation and community services to the Municipalities under contract. Under terms of an Operating, Maintenance and Management Agreement, the Society is responsible to equip, maintain, manage and operate the facilities located at the recreation centre. The current agreement has a term of March 1, 2020 to February 28, 2025. The agreement was extended for another five year term to February 28, 2030.

(b) Consolidation:

Financial results and budget for the Society are consolidated into the City's financial statements proportionately, based on the cost sharing formula outlined in the Members' Agreement. In 2024 the City's proportion for consolidation purposes was 54.16% (2023 - 53.94%).

Condensed financial information for the Society is as follows:

	2024		2023	
Financial assets	\$	6,319,372	\$	5,775,508
Financial liabilities		3,888,495		3,555,603
Net financial assets		2,430,877		2,219,905
Non-financial assets		1,716,367		1,673,134
Accumulated surplus	\$	4,147,244	\$	3,893,039
Invested in tangible capital assets	\$	1,504,592	\$	1,481,675
Reserve funds		2,906,071		2,734,123
Other		(263,419)		(322,759)
	\$	4,147,244	\$	3,893,039
Revenues	\$	9,643,960	\$	9,659,065
Requisition from members		6,049,085		5,816,429
		15,693,045		15,475,494
Expenses		9,389,755		9,047,249
Requisition from members		6,049,085		5,816,429
		15,438,840		14,863,678
Annual surplus	\$	254,205	\$	611,816

Notes to Consolidated Financial Statements

15. Segmented information:

The City is a diversified municipal government institution that provides a wide range of services to its citizens, including General Government Services, Protective Services, Engineering and Public Works Services, Community Services and Utility and Enterprise Services. Service Areas were created for the purpose of recording specific activities to attain certain objectives in accordance with regulations, restrictions or limitations.

City services are provided by departments and their activities are reported in these Service Areas. Departments disclosed in the Segmented Information, along with the services they provide are as follows:

General Government Services

The Departments within General Government Services are responsible for adopting bylaws; adopting administrative policy; levying taxes; acquiring, disposing and managing City assets; ensuring effective financial management; monitoring performance and ensuring that high quality City services standards are met.

Protective Services

The Departments within Protective Services are Police and Bylaw Enforcement; Fire Protection and Emergency Response; and Building Inspection. The mandates of these departments are to enforce laws, prevent crime, maintain peace, order and security by protecting life, property and the environment.

Engineering and Public Works

The Engineering Department is responsible for the transportation services within the City. This includes roads, storm drains, sidewalks, street lighting and trolley.

Community Services

The Departments within Community Services include Environmental and Development Services and Recreation and Cultural Services. The Environmental and Development Services Department is responsible for preparing land use plans, bylaws and policies for sustainable development of the City and for reviewing and approving new development. The Recreation and Cultural Services Department is responsible for providing, facilitating the development of, and maintaining high quality parks, recreation facilities and cultural services.

Utility and Enterprise Services

This Department is responsible for administering the Sewer Franchise Agreement (note 6) for the City.

The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements as disclosed in Note 1. The following table provides additional financial information for the foregoing segments. Taxation and grants in lieu of taxes are apportioned to the functions based on their share of the net budgeted expenditures in the Financial Plan.

CITY OF LANGFORD**Notes to Consolidated Financial Statements****Note 15 2024 Segmented Information (Continued)**

	General Government Services	Protective Services	Engineering and Public Works	Community Services	Utility and Enterprise Services	Total
Revenue:						
Taxation	\$ 9,717,541	\$ 22,021,453	\$ 9,116,353	\$ 15,503,392	\$ 5,000	\$ 56,358,739
Utility charges						5,000
Government transfers	782,650	583,231	2,761,568	203,846		4,331,295
Commercial leasing	186,794	54,736		8,412,702		8,654,232
Other	6,801,014	115,044	498,044	5,195,166	7,817,199	20,426,467
Licences and permits	40,600	2,524,709	594,733	662,626		3,822,668
Developer and property owner contributions	2,628,477	10,000	14,525,755	12,228,071	1,399,990	30,792,293
Development cost charges	-	-	2,342,924	1,068,733	-	3,411,657
Casino	1,389,857	-	-	-	-	1,389,857
Total Revenue	21,546,933	25,309,173	29,839,377	43,274,536	9,222,189	129,192,208
Expenses:						
Salaries, wages and employee benefits	5,431,858	9,669,759	2,682,097	4,518,663	-	22,302,377
Contracted and general services	3,381,074	15,503,423	6,903,023	21,555,397	2,916,315	50,259,232
Materials, goods, supplies and utilities	1,116,793	763,323	686,208	1,641,304	-	4,207,628
Other	551,050	257,745	1,025,115	1,249,218	-	3,083,128
Amortization	363,171	497,631	6,690,268	4,060,108	969,216	12,580,394
Total Expenses	10,843,946	26,691,881	17,986,711	33,024,690	3,885,531	92,432,759
Annual surplus	\$ 10,702,987	\$ (1,382,708)	\$ 11,852,666	\$ 10,249,846	\$ 5,336,658	\$ 36,759,449

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Note 15 2024 Segmented Information (Continued)

	General Government Services	Protective Services	Engineering and Public Works	Community Services	Utility and Enterprise Services	Total
Revenue:						
Taxation	\$ 9,717,541	\$ 22,021,453	\$ 9,116,353	\$ 15,503,392	\$ -	\$ 56,358,739
Utility charges					5,000	5,000
Government transfers	782,650	583,231	2,761,568	203,846		4,331,295
Commercial leasing	186,794	54,736		8,412,702		8,654,232
Other	6,801,014	115,044	498,044	5,195,166	7,817,199	20,426,467
Licences and permits	40,600	2,524,709	594,733	662,626		3,822,668
Developer and property owner contributions	2,628,477	10,000	14,525,755	12,228,071	1,399,990	30,792,293
Development cost charges	-	-	2,342,924	1,068,733	-	3,411,657
Casino	1,389,857	-	-	-	-	1,389,857
Total Revenue	21,546,933	25,309,173	29,839,377	43,274,536	9,222,189	129,192,208
Expenses:						
Salaries, wages and employee benefits	5,431,858	9,669,759	2,682,097	4,518,663	-	22,302,377
Contracted and general services	3,381,074	15,503,423	6,903,023	21,555,397	2,916,315	50,259,232
Materials, goods, supplies and utilities	1,116,793	763,323	686,208	1,641,304	-	4,207,628
Other	551,050	257,745	1,025,115	1,249,218	-	3,083,128
Amortization	363,171	497,631	6,690,268	4,060,108	969,216	12,580,394
Total Expenses	10,843,946	26,691,881	17,986,711	33,024,690	3,885,531	92,432,759
Annual surplus	\$ 10,702,987	\$ (1,382,708)	\$ 11,852,666	\$ 10,249,846	\$ 5,336,658	\$ 36,759,449

Notes to Consolidated Financial Statements

16. Financial risks and concentration of credit risk:

(a) Credit risk

Credit risk refers to the risk that a counterparty may default on its contractual obligations resulting in a financial loss. The City is exposed to credit risk with respect to the accounts receivable, cash and investments.

The City assesses, on a continuous basis, accounts receivable and provides for any amounts that are not collectible in the allowance for doubtful accounts. The maximum exposure to credit risk of the City at December 31, 2024 is the carrying value of these assets.

The carrying amount of accounts receivable is valued with consideration for an allowance for doubtful accounts. The amount of any related impairment loss is recognized in the statement of operations. Subsequent recoveries of impairment losses related to accounts receivable are credited to the statement of operations. The balance of the allowance for doubtful accounts at December 31, 2024 is \$136,689 (2023 - \$199,080)

As at December 31, 2024, \$7,955,275 (2023 - \$8,084,147) of trade accounts receivable were past due, but not impaired.

There have been no significant changes to credit risk exposure from 2023.

(b) Liquidity risk

Liquidity risk is the risk that the City will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The City manages its liquidity risk by monitoring its operating requirements. The City prepares budget and cash forecasts to ensure it has sufficient funds to fulfill its obligations.

Accounts payable and accrued liabilities are generally due within 30 days of receipt of an invoice.

There have been no significant changes to the liquidity risk exposure from 2023.

(c) Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates or interest rates will affect the City's income or the value of its holdings of financial instruments. The objective of market risk management is to control market risk exposures within acceptable parameters while optimizing return on investment.

(i) Foreign exchange risk:

The City is exposed to financial risks as a result of exchange rate fluctuations and the volatility of these rates. In the normal course of business, the City makes purchases denominated in U.S. dollars. To help mitigate this risk, the City maintains a U.S. dollar bank account.

As at December 31, 2024 financial instruments denominated in foreign currencies totalled \$44,285 USD (\$63,721 CAD).

There have been no significant changes to the foreign exchange risk exposure from 2023.

(ii) Interest rate risk:

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in the market interest rates.

Financial assets and financial liabilities with variable interest rates expose the City to interest rate risk. The City is exposed to this risk through its interest bearing loans payable and its investments.

The City mitigates interest rate risk on its term debt through regular management and monitoring of interest rate fluctuations and ensuring revenues (primarily Parcel Tax) are adjusted accordingly. Additionally, interest rate risk for financial liabilities are mitigated through corresponding interest rate fluctuations for financial assets; therefore, fluctuations in market interest rates would not significantly impact future cash flows and operations relating to the term debt.

There has been no change to the interest rate risk exposure from 2023.

CITY OF LANGFORD**Notes to Consolidated Financial Statements****17. Comparative figures:**

Certain comparative figures have been reclassified to conform with the financial statement presentation adopted

18. Impact of tariffs:

The imposition of U.S. tariffs on cross-border trade will result in increased costs for goods and services procured from U.S. suppliers, impacting operations and infrastructure projects. While the long-term impact remains uncertain, the City is actively working to monitor and mitigate the risks and impacts of tariffs.

19. Growing Communities Fund (Unaudited)

The City of Langford received \$16,464,000 under the Growing Communities Fund in 2023.

	2024	2023
Balance, beginning of year	\$ 17,135,011	-
Grant received during the year	-	16,464,000
Interest earned	853,945	671,011
Eligible Costs	-	-
Total Grant Funds Spent	-	-
Balance, end of year	\$ 17,988,956	\$ 17,135,011

20. Local Government Housing Initiatives Fund (Unaudited)

The City of Langford received \$379,457 under the Local Government Housing Initiatives Fund in 2024.

	2024	2023
Balance, beginning of year	\$ -	-
Grant received during the year	379,457	-
Eligible Costs		
Transportation Master Plan	(30,061)	-
Parks Master Plan	(9,268)	-
Total Grant Funds Spent	(39,329)	-
Balance, end of year	\$ 340,128	\$ -



2024 Permissive Tax Exemptions

Total Tax Levy for Langford and Other Authorities							
Organization	Roll No	Lot	PID	Address	Class	Assessment	Tax Exemption
Bylaw 1540 (Duration 2015 - 2024)							
M'Akola Housing Society	01-62-327-04269.010	Lot 1, Plan VIP75906, Section 5, Esquimalt District	025-757-814	817 Goldstream Avenue	1	16,910,000	\$75,776.25
Bylaw 1587 (Duration 2016 - 2025)							
Prince Edward (BC & Yukon Command) #91 Branch of the Royal Canadian Legion	01-62-327-05731.110	Lot 2, PI VIP78559, Section 72, Esquimalt District	026-232-588	753 Station Avenue	1	21,080,000	\$94,462.64
Bylaw 1656 (Duration 2017 - 2026)							
M'Akola Housing Society	01-62-327-03584.006	Lot A, Plan EPP28662, Section 1, Esquimalt District	029-895-715	550 Goldstream Avenue	1	3,008,700	\$13,482.44
M'Akola Housing Society	01-62-327-03584.006	Lot A, Plan EPP28662, Section 1, Esquimalt District	029-895-715	550 Goldstream Avenue	6	2,446,400	\$31,964.56
Bylaw 1799 (Duration 2019 - 2028)							
Pacific Housing Advisory Association	01-62-327-05829.021	A, Plan EPP679000, Section 72, Esquimalt District	030-449-502	616 Goldstream Avenue	1	17,472,000	\$78,294.65
Bylaw 1866 (Duration 2020 - 2029)							
Canadian Rugby Union	01-62-327-06352.012	Lot 1, PI EPP64456, Section 81, Esquimalt District	029-923-514	3019 Glen Lake Rd	8	6,720,000	\$39,464.48
Bylaw 1913 (Duration 2016 - 2025)							
YMCA-YWCA of Greater Victoria (Public Athletic Facility and Ancillary Uses)	01-62-327-06385.084	Lot A, PI EPP58443, Section 86 and 87, Esquimalt Land District	029-892-449	1310 Lakepoint Way 202-1314 Lakepoint Way 1318 Lakepoint Way 1319 Westhills Dr	6	30,324,894	\$396,223.85
City of Langford (Public Library)	01-62-327-06385.084	Lot A, PI EPP58443, Section 86 and 87, Esquimalt Land District	029-892-449	102-1314 Lakepoint Way	6	2,056,981	\$26,876.43
Bylaw 2147 (Duration 2024 - 2027)							
Juan de Fuca Cadet Youth Society	01-62-327-06159.000	Lot 7, PI VIP6190, Section 79, Esquimalt Land District	005-913-985	948 Dunford Ave	8	987,000	\$5,796.35
Langford Fifty and Up Club	01-62-327-07522.001	Lot 10, PI VIP10901, Section 111, Esquimalt Land District	005-052-327	2637 Sunderland Rd	8	678,200	\$3,982.86
Metchosin Farmers' Institute	01-62-327-06411.005	Section 84, Esquimalt District, All that portion of the Hollywood Road (renamed Hazelwood Road by Gazette notice dated February 22, 1956), as dedicated by PI 1718 and extending northerly from the extension easterly of the south boundary of Block 2, PI 1718, Section 84, Esquimalt District to the extension north-easterly of the north-west boundary of Lot A, PI 13728		1040 Marwood Ave	8	16,200	\$95.14
Metchosin Farmers' Institute	01-62-327-06411.008	Lot 1, PI EPP26925, Section 84 Esquimalt District, Section 90, 86 and 87 Metchosin Land District	029-207-908	1040 Marwood Ave	6	153,000	\$1,999.09
Metchosin Farmers' Institute	01-62-327-06411.008	Lot 1, PI EPP26925, Section 84 Esquimalt District, Section 90, 86 and 87 Metchosin Land District	029-207-908	1040 Marwood Ave	8	2,697,000	\$15,838.64
Metchosin Farmers' Institute	01-62-327-06439.250	Esquimalt District, LD30 & 21 PT Sections 83, 84, 85, 86, Metchosin Land District & Sections 83 & 84 Esquimalt District except parcel M (DD15125) shown outlined in red on PI 82 RW Part held under licence of occupation by the Metchosin Farmers' Institute Metchosin Farmers' Institute		1040 Marwood Ave	8	285,000	\$1,673.72
South Vancouver Island Rangers	01-62-327-13906.060	Lot 1 of PI VIP17393, Sections 79 Metchosin District, 83, 84 and 90, Esquimalt District	003-908-968	3498 Luxton Road	8	3,597,000	\$21,124.07

Total Tax Levy for Langford and Other Authorities							
Organization	Roll No	Lot	PID	Address	Class	Assessment	Tax Exemption
Trustees of the Congregation of Gordon United Church	01-62-327-04124.001	Lot 4, PI VIP9088, Section 5, Esquimalt Land District	005-533-376	929 Goldstream Ave	8	643,100	\$3,776.73
Trustees of the Congregation of Gordon United Church	01-62-327-04125.001	Lot 1, PI VIP14459, Section 5, Esquimalt Land District	004-415-957	935 Goldstream Ave	8	2,122,100	\$12,462.44
The Lighthouse Christian Academy Society (Lessee)	01-62-327-06299.010	Lot 1, PI VIP15933, Section 88 & 89, Esquimalt Land District	004-547-527	1289 Parkdale Drive	8	4,804,000	\$28,212.40
Grace Baptist Church of Victoria	01-62-327-04250.003	Lot A, PI VIP28120, Section 5, Esquimalt Land District	001-311-034	2731 Matson Road	8	1,335,000	\$7,840.04
Chamber of Commerce West Shore	01-62-327-05790.021	Lot B, PI VIP64037, Section 72, Esquimalt Land District		2830 Aldwynd Road	6	913,000	\$11,929.22
The Forge Church	01-62-327-06694.030	Lot 1, PI VIP44619, Section 82 & 83 Esquimalt District	005-894-417	2610-2612 Sooke Road	8	1,767,900	\$10,382.33
Westwind Plaza (JV) Properties Ltd. (Goudy Library)	01-62-327-05709.202	Strata Lot 2, PI VIS6677, Section 72, Esquimalt Land District	027-668-517	119-755 Goldstream	6	993,000	\$12,974.50
Westwind Plaza (JV) Properties Ltd. (Goudy Library)	01-62-327-05709.203	Portion of Lot 3, PI VIS6677, Section 72, Esquimalt Land District	027-668-525	115-755 Goldstream	6	343,700	\$4,490.77
Habitat for Humanity Victoria	01-62-327-04188.140	Strata Lot 4, PI VIS4874, Section 5 Esquimalt Land District	027-958-973	849 Orono Avenue	6	3,510,000	\$45,861.52
Prince Edward (BC & Yukon Command) 91 Branch	01-62-327-05731.100	Lot 1, PI VIP78559, Section 72, Esquimalt Land District	026-232-570	761 Station Avenue	6	2,528,000	\$33,030.75
Prince Edward (BC & Yukon Command) 91 Branch	01-62-327-05731.100	Lot 1, PI VIP78559, Section 72, Esquimalt District	026-232-570	761 Station Avenue	8	4,015,000	\$23,578.85
Victoria Association for Community Living	01-62-327-05886.008	Strata Lot 8, PI VIS6662, Section 72, Esquimalt Land District	027-642-267	157-2745 Veterans Memorial Parkway	6	677,000	\$8,845.65
Victoria Association for Community Living	01-62-327-05886.144	Strata Lot 144, PI VIS6662, Section 72, Esquimalt Land District	027-643-620	P44-2745 Veterans Memorial Parkway	1	10,400	\$46.60
Victoria Association for Community Living	01-62-327-05886.145	Strata Lot 145, PI VIS6662, Section 72, Esquimalt Land District	027-643-638	P45-2745 Veterans Memorial Parkway	1	10,400	\$46.60
Victoria Association for Community Living	01-62-327-05886.146	Strata Lot 146, PI VIS6662, Section 72, Esquimalt Land District	027-643-646	P46-2745 Veterans Memorial Parkway	1	10,400	\$46.60
Victoria Association for Community Living	01-62-327-05886.147	Strata Lot 147, PI VIS6662, Section 72, Esquimalt Land District	027-643-654	P47-2745 Veterans Memorial Parkway	1	10,400	\$46.60
Victoria Association for Community Living	01-62-327-05886.148	Strata Lot 148, PI VIS6662, Section 72, Esquimalt Land District	027-643-662	P48-2745 Veterans Memorial Parkway	1	10,400	\$46.60
Nature Conservancy of Canada	01-62-327-06220.000	Lot 1, Block A, PI VIP1139, Section 90, Metchosin Land District	007-848-277	1152 Lippincott Road	1	935,000	\$4,189.88
FarmFolk/CityFolk Society	01-62-327-06221.000	Lot 2, Block A, PI VIP1139, Section 89/90, Metchosin Land District	007-848-285	1152 Lippincott Road	1	168,600	\$755.52
FarmFolk/CityFolk Society	01-62-327-06221.000	Lot 2, Block A, PI VIP1139, Section 89/90, Metchosin Land District	007-848-285	1152 Lippincott Road	9	19,787	\$207.12
Vancouver Island Autistic Homes Society	01-62-327-06559.000	Lot 9, PI VIP12500, Section 81, Esquimalt Land District	004-771-699	1072 Jenkins Avenue	1	951,000	\$4,261.57
Greater Victoria Animals' Crusaders	01-62-327-03581.110	Lot 3, PI VIP20139, Section 1, Esquimalt Land District	003-669-807	2770 Penelope Place	1	1,097,000	\$4,915.82
Redeemer Lutheran Church Victoria	01-62-327-06001.005	Section 81, PI EPP55301, Esquimalt Land District	029-895-685	3024 Jacklin Road	6	1,057,000	\$13,810.72
Redeemer Lutheran Church Victoria	01-62-327-06001.005	Section 81, PI EPP55301, Esquimalt Land District	029-895-685	3024 Jacklin Road	8	1,478,000	\$8,679.84
Westhills Land Corp (Victoria Conservatory of Music)	01-62-327-06385.084	Portion of Lot A, PI EPP 58443, Section 86 and 87, Esquimalt Land District	029-892-449	210 - 1314 Lakepoint Way	6	1,070,125	\$13,982.21
Indigenous Perspectives Society	01-62-327-05816.000	Lot 4, Block 1, PI VIP1739, Section 72, Esquimalt Land District	001-826-247	664 Granderson Rd	6	1,731,000	\$22,617.18
M'Akola Housing Society	01-62-327-05737.040	Strata Lot 30, PI EPS6342, Section 72, Esquimalt Land District	031-326-153	402-731 Station Ave	1	232,900	\$1,043.66
M'Akola Housing Society	01-62-327-05737.042	Strata Lot 32, PI EPS6342, Section 72, Esquimalt Land District	031-326-170	403-731 Station Ave	1	297,800	\$1,334.49

Total Tax Levy for Langford and Other Authorities							
Organization	Roll No	Lot	PID	Address	Class	Assessment	Tax Exemption
M'Akola Housing Society	01-62-327-05737.039	Strata Lot 29, PI EPS6342, Section 72, Esquimalt Land District	031-326-145	404-731 Station Ave	1	376,000	\$1,684.91
M'Akola Housing Society	01-62-327-05737.043	Strata Lot 33, PI EPS6342, Section 72, Esquimalt Land District	031-326-188	405-731 Station Ave	1	370,000	\$1,658.03
M'Akola Housing Society	01-62-327-05737.038	Strata Lot 28, PI EPS6342, Section 72, Esquimalt Land District	031-326-137	406-731 Station Ave	1	376,000	\$1,684.91
M'Akola Housing Society	01-62-327-05737.044	Strata Lot 34, PI EPS6342, Section 72, Esquimalt Land District	031-326-196	407-731 Station Ave	1	369,000	\$1,653.54
M'Akola Housing Society	01-62-327-05737.037	Strata Lot 27, PI EPS6342, Section 72, Esquimalt Land District	031-326-129	408-731 Station Ave	1	323,000	\$1,447.41
M'Akola Housing Society	01-62-327-05737.045	Strata Lot 35, PI EPS6342, Section 72, Esquimalt Land District	031-326-200	409-731 Station Ave	1	307,100	\$1,376.16
M'Akola Housing Society	01-62-327-05737.048	Strata Lot 38, PI EPS6342, Section 72, Esquimalt Land District	031-326-234	410-731 Station Ave	1	385,000	\$1,725.24
M'Akola Housing Society	01-62-327-05737.047	Strata Lot 37, PI EPS6342, Section 72, Esquimalt Land District	031-326-226	412-731 Station Ave	1	469,000	\$2,101.66
M'Akola Housing Society	01-62-327-05737.046	Strata Lot 36, PI EPS6342, Section 72, Esquimalt Land District	031-326-218	414-731 Station Ave	1	385,000	\$1,725.24
M'Akola Housing Society	01-62-327-05737.053	Strata Lot 43, PI EPS6342, Section 72, Esquimalt Land District	031-326-285	501-731 Station Ave	1	466,000	\$2,088.22
M'Akola Housing Society	01-62-327-05737.052	Strata Lot 42, PI EPS6342, Section 72, Esquimalt Land District	031-326-277	502-731 Station Ave	1	236,600	\$1,060.24
M'Akola Housing Society	01-62-327-05737.054	Strata Lot 44, PI EPS6342, Section 72, Esquimalt Land District	031-326-293	503-731 Station Ave	1	302,500	\$1,355.55
M'Akola Housing Society	01-62-327-05737.051	Strata Lot 41, PI EPS6342, Section 72, Esquimalt Land District	031-326-269	504-731 Station Ave	1	382,000	\$1,711.80
M'Akola Housing Society	01-62-327-05737.055	Strata Lot 45, PI EPS6342, Section 72, Esquimalt Land District	031-326-307	505-731 Station Ave	1	375,000	\$1,680.43
M'Akola Housing Society	01-62-327-05737.050	Strata Lot 40, PI EPS6342, Section 72, Esquimalt Land District	031-326-251	506-731 Station Ave	1	382,000	\$1,711.80
M'Akola Housing Society	01-62-327-05737.056	Strata Lot 46, PI EPS6342, Section 72, Esquimalt Land District	031-326-315	507-731 Station Ave	1	375,000	\$1,680.43
M'Akola Housing Society	01-62-327-05737.049	Strata Lot 39, PI EPS6342, Section 72, Esquimalt Land District	031-326-242	508-731 Station Ave	1	327,700	\$1,468.47
M'Akola Housing Society	01-62-327-05737.057	Strata Lot 47, PI EPS6342, Section 72, Esquimalt Land District	031-326-323	509-731 Station Ave	1	326,500	\$1,463.10
M'Akola Housing Society	01-62-327-05737.060	Strata Lot 50, PI EPS6342, Section 72, Esquimalt Land District	031-326-358	510-731 Station Ave	1	391,000	\$1,752.13
M'Akola Housing Society	01-62-327-05737.059	Strata Lot 49, PI EPS6342, Section 72, Esquimalt Land District	031-326-340	512-731 Station Ave	1	477,000	\$2,137.51
M'Akola Housing Society	01-62-327-05737.058	Strata Lot 48, PI EPS6342, Section 72, Esquimalt Land District	031-326-331	514-731 Station Ave	1	391,000	\$1,752.13
M'Akola Housing Society	01-62-327-05737.065	Strata Lot 55, PI EPS6342, Section 72, Esquimalt Land District	031-326-404	601-731 Station Ave	1	474,000	\$2,124.07
M'Akola Housing Society	01-62-327-05737.064	Strata Lot 54, PI EPS6342, Section 72, Esquimalt Land District	031-326-391	602-731 Station Ave	1	239,300	\$1,072.34
M'Akola Housing Society	01-62-327-05737.066	Strata Lot 56, PI EPS6342, Section 72, Esquimalt Land District	031-326-412	603-731 Station Ave	1	306,200	\$1,372.13
M'Akola Housing Society	01-62-327-05737.063	Strata Lot 53, PI EPS6342, Section 72, Esquimalt Land District	031-326-382	604-731 Station Ave	1	388,000	\$1,738.69
M'Akola Housing Society	01-62-327-05737.067	Strata Lot 57, PI EPS6342, Section 72, Esquimalt Land District	031-326-421	605-731 Station Ave	1	381,000	\$1,707.32
M'Akola Housing Society	01-62-327-05737.062	Strata Lot 52, PI EPS6342, Section 72, Esquimalt Land District	031-326-374	606-731 Station Ave	1	387,000	\$1,734.21
M'Akola Housing Society	01-62-327-05737.068	Strata Lot 58, PI EPS6342, Section 72, Esquimalt Land District	031-326-439	607-731 Station Ave	1	381,000	\$1,707.32
M'Akola Housing Society	01-62-327-05737.061	Strata Lot 51, PI EPS6342, Section 72, Esquimalt Land District	031-326-366	608-731 Station Ave	1	332,400	\$1,489.53
M'Akola Housing Society	01-62-327-05737.069	Strata Lot 59, PI EPS6342, Section 72, Esquimalt Land District	031-326-447	609-731 Station Ave	1	331,200	\$1,484.16

Total Tax Levy for Langford and Other Authorities							
Organization	Roll No	Lot	PID	Address	Class	Assessment	Tax Exemption
M'Akola Housing Society	01-62-327-05737.072	Strata Lot 62, PI EPS6342, Section 72, Esquimalt Land District	031-326-471	610-731 Station Ave	1	397,000	\$1,779.02
M'Akola Housing Society	01-62-327-05737.073	Strata Lot 63, PI EPS6342, Section 72, Esquimalt Land District	031-743-676	729 Station Ave	1	4,688,000	\$21,007.63
M'Akola Housing Society	01-62-327-05737.071	Strata Lot 61, PI EPS6342, Section 72, Esquimalt Land District	031-326-463	612-731 Station Ave	1	485,000	\$2,173.36
M'Akola Housing Society	01-62-327-05737.070	Strata Lot 60, PI EPS6342, Section 72, Esquimalt Land District	031-326-455	614-731 Station Ave	1	397,000	\$1,779.02
M'Akola Development Services Society	01-62-327-05737.011	Strata Lot 1, PI ESP6342, Section 72, Esquimalt Land District	031-325-866	107 - 731 Station Ave	6	1,581,000	\$20,657.28
Hulitani Family And Community Services	01-62-327-05737.012	Strata Lot 2, PI ESP6342, Section 72, Esquimalt Land District	031-325-874	104 - 731 Station Ave	6	2,698,000	\$35,251.96
Bishop of Victoria Corporate Sole	01-62-327-14566.100	VIP 38777, Section 26, Goldstream Land District	031-867-464	2941/2940/2936 Irwin Rd	8	1,805,000	\$10,600.21
Island Corridor Foundation	01-62-327-18809.000	Lot A, PI VIP65130, Section 72, Esquimalt Land District, Except Plan VIP86164; Lot A, Plan VIP65123, Section 1,2,4&5, Goldstream Land District, Lot A, PI VIP65129, Section 7980, 86 & 87, Esquimalt Land District, Sections 79, 80, 86 and 87, Lot 2, Plan VIP45768, Section 73, Esquimalt Land District, Except Plan VIP86164; Lot 1, Plan VIP67118, Section 105, Esquimalt Land District; Lot 1, Plan VIP70605, Section 5, Esquimalt Land District, Except Plan VIP86164	006-389-538	E&N Railway	2	3,051,000	\$110,678.32
Plumbers & Pipefitters Building Society	01-62-324-07109.076	Lot F & G, PI EPP20282, Section 99, Esquimalt Land District	032-034-342	2759 Leigh Rd	6	1,576,000	\$20,591.95
Total Permissive Tax Exemptions							\$1,360,338.79



Development Cost Charges

	Opening Balance	DCC's Received	Expenditures	Transfer from (to) other Fund	Interest Earned	Closing Balance
Parks	6,240,296	2,728,826	-1,068,731	2,000,000	622,454	10,522,845
Storm Drainage	367,541	149,552			21,742	538,835
Roads	1,397,143	3,288,365	-2,342,926	-2,000,000	-188,912	153,670
	8,004,980	6,166,743	-3,411,657	—	455,284	11,215,350



Register today for project updates
and engagement opportunities.



Official Community Plan



Parks and Trails Master Plan



Arts and Culture Strategy



2026 Budget



Veterans Memorial Park Expansion



Active Transportation Plan



Transportation Master Plan



Economic Development Strategy



**Environmental Protection
Development Permit**

Community!
Newsletter



Stay informed with the City of Langford's new quarterly e-mail newsletter, launching this fall! Get the latest updates on City projects, department updates, and upcoming events delivered straight to your inbox. Sign up today to stay connected and engaged with your community.

Visit: [Langford.ca/News](https://langford.ca/News) and sign up today!

Langford City Hall

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Langford, BC, V9B 2X8

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City of Langford

Staff Report to Council

DATE: Monday, June 16, 2025

DEPARTMENT: Finance

SUBJECT: 2024 Statement of Financial Information (SOFI)

EXECUTIVE SUMMARY:

Annually, the City is required to prepare an annual Statement of Financial Information (SOFI) which requires Council's approval. Once this is received, the document will be signed by the appropriate City representatives and submitted to the Province on or before June 30th.

BACKGROUND:

It is legislatively required that all local governments prepare an annual Statement of Financial Information (SOFI) and make it available for public viewing. To comply with the legislation, the approved document needs to be submitted to the provincial government prior to June 30 each year.

The SOFI complements the previously approved audited financial statements with additional required information. This information has been compiled and contains:

- Schedule of Debts;
- Schedule of Guarantees and Indemnity Agreements;
- Schedule of Grants and Contributions;
- Schedule of Council Remuneration and Expenses;
- Schedule of Employee Remuneration and Expenses;
- Schedule of Severance Agreements; and
- Schedule of Payments to Suppliers of Goods and Services.

COMMENTARY:

As it is not a requirement of the *Act*, this Report has not been audited. The City's 2024 Consolidated Financial Statements were audited and approved by Council in May 2025.

It is also worth noting that the requirements of the legislation include the provision that all employees with remuneration above \$75,000 be included in the Report. Staff note that remuneration includes all

forms of salary, wages, and taxable benefits paid to an employee during the year. Remuneration can differ from total salary because while an employee may earn wages, those wages may not be paid until a different financial period. Employee expenses defined in the Financial Information Regulation includes travel expenses, memberships, tuition, relocation, vehicle leases, extraordinary hiring expenses, registration fees, and similar amounts which has not been included in the definition of remuneration.

The remuneration schedule is prepared on a cash paid basis for employee related compensation; the Financial Statements are prepared on an accrual accounting basis and include employer related costs for employment agreements and payroll related obligations.

Additionally, the Schedule of Payments to Suppliers for the Provision of Goods and Services has been prepared on a cash basis whereas the Financial Statements have been prepared on an accrual accounting basis, therefore no reconciliation of this schedule with the financial statements has been prepared. Included in the above payments are taxes collected for and paid to other governments and agencies, refunds of deposits and payroll and other statutory obligations.

FINANCIAL IMPLICATIONS:

The 2024 Statement of Financial Information schedules noted above reflect the financial payments made between January 1 and December 31 of 2024.

LEGAL IMPLICATIONS:

Section 2(3) of the *Financial Information Act* stipulates that a municipality must prepare a Statement of Financial Information within six months of the end of each fiscal year. Section 9(2) of the Financial Information Regulation requires that the statement be approved by Council and the Director of Finance.

STRATEGIC PLAN ALIGNMENT:

5 - Good Governance

OPTIONS:

Option 1

THAT Council approve the 2024 Statement of Financial Information as presented.

SUBMITTED BY: Paula O’Keefe, CPA, CA, Manager of Financial Management & Reporting

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

Concurrence: Melisa Miles, Manager of Legislative Services

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

Concurrence: 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: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments: 2024 SOFI Package

2024 CITY OF LANGFORD
Statement of Financial Information
(Pursuant to the Financial Information Act)

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City of Langford

Statement of Financial Information

Statement of Financial Information Approval

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, Subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the *Financial Information Act*.

Michael Dillabaugh, CPA, CA
Director of Finance

Scott Goodmanson
Mayor

Schedule of Debts

Information on all long term debts for this organization is included in Note 4 to the 2024 Audited Financial Statements.

DRAFT

City of Langford

Statement of Financial Information

Schedule of Guarantee and Indemnity Agreements (unaudited)

There are no Financial Guarantee and Indemnity Agreements in place which required government approval prior to being given under the Financial Administration Act.

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City of Langford

Statement of Financial Information

Schedule of Grants or Contributions (unaudited)

For the Year Ended December 31, 2024

Organization	Amount
Bear Mountain Community Association	\$ 1,500
Big Brothers Big Sisters of Victoria and Area	5,000
Bilston Watershed Habitat Protection Assoc	1,000
Capital Bike	4,550
City of Langford Pipe Band	1,500
GOATS Climbing Association	5,400
Goldstream Farmers Market	5,000
Juan de Fuca Lacrosse	6,000
Juan de Fuca Performing Arts Centre Society	3,000
Mental Health Society of Greater Victoria	1,500
Open Gate Church	5,000
Peninsula Streams Society	20,000
Reimagine West Shore Community Society	2,900
Rewired Recovery Foundation	10,000
Royal Canadian Legion No. 91	6,000
Sport Assist	2,000
Take a Hike Foundation	2,500
Urban Food Resilience Initiatives Society	5,000
Victoria Sexual Assault Centre	5,000
Wear2Start	2,000
Wild Wise Society	2,500
Wounded Warrior Run BC	2,000
Total	\$ 99,350

City of Langford

Statement of Financial Information

Schedule of Council Remuneration and Expenses (unaudited)

For the Year Ended December 31, 2024

Elected Officials		Remuneration		Expenses	
Goodmanson, Scott	Mayor	\$	88,985	\$	9,787
Guiry, Kimberley	Councillor		32,152		7,542
Harder, Colby	Councillor		32,152		8,043
Morley, Mark	Councillor		33,543		5,182
Szpak, Lillian	Councillor		32,152		7,940
Wagner, Mary	Councillor		34,559		7,853
Yacucha, Keith	Councillor		40,004		7,321
Total		\$	293,545	\$	53,668

City of Langford

Statement of Financial Information

Schedule of Employee Remuneration and Expenses (unaudited)

For the Year Ended December 31, 2024

Employee Name	Job Title	Remuneration	Expenses
Adams, Steve	Fire Captain	\$ 154,451	-
Agland, Brian	Systems Administrator	99,140	3,510
Arnold, Graham	Firefighter	136,889	-
Aubrey, Christopher	Fire Chief	201,056	5,330
Auger, Trevor	Deputy Director of Engineering Construction	148,921	458
Auterhoff, Nicci	Manager of Police Services	124,397	-
Baldwin, Matthew	Director of Development Services	193,378	1,033
Balzer, Katelyn	Director of Engineering and Public Works	164,936	3,238
Baxter, Matthew	Firefighter	103,078	-
Bell, Brian	Fire Captain	159,977	-
Bell, Christina	FOI Administrative Coordinator	79,912	-
Bell, Kathy	Confidential Assistant to the Fire Chief	78,974	-
Blanchard, Daelyn	Engineering Technologist	79,525	26
Block, Dorothea	GIS Technologist I	81,704	2,972
Boisvert, Barbara	Legislative Services Administrative Coordinator	79,619	-
Booth, Travis	GIS Lead	100,487	2,904
Bowbyes, Kevin	Deputy Director of Engineering & Public Works	145,903	4,915
Broadfoot, Wesley	Parks Technician	85,582	857
Brown, Adam	Firefighter	86,654	-
Buckingham, Julia	Planner II	101,053	2,654
Capstick, Sean	Building Official II	97,640	1,129
Carnes, Jennifer	Accounting Technician	81,429	-
Carter, Carly	Police Services Records Supervisor	100,270	-
Chadwick, Simon	Fire Captain	178,532	474
Chapman, Conrad	Firefighter	124,919	-
Comeau, Gabriela	Police Services Executive Assistant	85,221	-
Coneybeer, Julie	Executive Assistant	89,140	-
Corpus, Ted	Senior Application Developer/Analyst	101,939	-
Cuckovich, Nic	Firefighter	115,691	-
Davidson, Scott	Deputy Fire Chief	181,971	1,291
De Oliveira, Kevin	Firefighter	84,016	-
Dillabaugh, Michael	Director of Finance	192,694	2,652
Dube, Kevin	Senior Manager of Information Technology & GIS	148,850	3,548
Dykstra, Robert	Manager of Development Services	111,420	-
Edwards, Cameron	Senior Building Official	118,014	2,126
Egli, Garrett	Firefighter	118,447	-
Elliott, Kory	Planning and Land Development Technician	82,608	-
Everett, Cody	Beautification Worker Team Lead	84,852	-
Fisher, Matthew	Firefighter	144,728	-
Fletcher, Lorne	Manager of Comm. Safety & Municipal Enforcement	141,586	1,534
Foggitt, Terri-Lynn	Events Coordinator	94,416	-
Gibson, Keith	Digital Forensic Analyst	76,843	-
Gillich, Rob	Systems Administrator	92,406	391
Glen, Matthew	Firefighter	92,441	-
Goodwin, Seth	Firefighter	134,904	-
Hansen, Linda	Accounting Technician	78,481	-

City of Langford

Statement of Financial Information

Schedule of Employee Remuneration and Expenses (continued)

Employee Name	Job Title	Remuneration	Expenses
Hemsworth, Ryan	Records Coordinator	78,298	-
Hester, John	Firefighter	85,284	-
Hickson, Ashton	Firefighter	87,942	-
Higgins, Delayne	Senior Engineering Technologist	102,940	-
Howden, Howard	Firefighter	121,182	-
Hutchins, Braden	Deputy Chief Administrative Officer	193,818	-
Johnston, Nisa	Legislative Services Administrative Coordinator	76,921	-
Kay, Kyla	Senior Engineering Technologist	82,984	2,566
Kiedyk, Darren	Chief Administrative Officer	255,695	5,270
Klein, Christie	Manager of Human Resources	119,609	5,872
Kryklywyj-Shortreid, Audrey	Deputy Director of Finance	106,461	150
Lambert, Paul	Senior Bylaw Enforcement Officer	109,875	-
Le Ross, Phillip	Senior Engineering Technologist	90,290	2,569
Leach, Riley	Bylaw Enforcement Officer	83,390	-
Lowe, Cate	IT Support Specialist	82,811	139
MacDonell, Greg	Firefighter	102,711	-
McLellan, Tara	Parks and Landscape Design Technologist	99,559	-
McPherson, Andrea	Building Official	85,970	148
Miller, Shawn	GIS Technologist II	92,356	3,521
Minifie, Daryl	Senior Land Development Technologist	101,641	395
Moen, Jeffrey	GIS Technologist II	92,356	3,436
Moreau, Richard	RCMP - IT/IM Analyst/LAN Administrator	86,522	-
Murray, Reed	Firefighter	95,743	-
Mysak, Ana	Planner 1	85,170	-
Newcombe, Shelby	Senior Parks Technologist	94,049	3,194
Nielsen, Yari	Director of Parks, Recreation & Facilities	169,686	6,459
Notley, Matthew	Planner II	79,812	683
Oberstellar, Paul	Fire Captain	141,468	319
O'Keefe, Paula	Manager of Financial Management & Reporting	119,836	5,672
Oliver, James	Senior Land Development Technologist	101,808	395
Petrie, Donna	Senior Manager of Business Development and Events	147,791	711
Pighin, Darryl	Firefighter	121,128	-
Pozney, Chris	Building Official III	113,190	2,559
Prette, Samuel	Manager of Contracts & Agreements	107,657	2,908
Priestley, Matthew	Firefighter	85,806	-
Reid, Jenny	Lieutenant – Emergency Program Specialist	128,715	-
Robinson, Wayne	Manager of Building Services	141,640	2,342
Russell, Kelly	Firefighter	102,494	-
Sametz, David	Senior Planner - Long Range Planning	110,332	1,936
Schoenefuhs, Wolfgang	Parks Planner	100,308	6,422
Sellick, Greg	Firefighter	85,089	-
Sheridan, Mitchell	Firefighter	88,541	-
Shypitka, Kaitlyn	Engineering Technologist	80,928	695
Sorensen, Dorte	Payroll Technician	86,333	-
Spencer, Chris	Firefighter	131,822	-
Staniforth, Curtis	Manager of Budgets & Revenue	102,531	3,988
Stohmann, Leah	Director of Community Planning & Climate Change	162,591	4,014

City of Langford

Statement of Financial Information

Schedule of Employee Remuneration and Expenses (continued)

Employee Name	Job Title	Remuneration	Expenses
Tatem, Elizabeth	RCMP - IT/IM Analyst/LAN Administrator	80,016	-
Taylor, Brent	Senior Engineering Technologist	87,685	1,196
Treleaven, Megan	Parks Administrative Coordinator	79,908	4,163
Watmough, Marie	Director of Legislative & Protective Services	161,263	3,481
Watmough, Selkirk	Senior Engineering Technologist	86,433	-
Wroe, Megan	Engineering Technologist	79,745	2,118
Yee, Tyler	Firefighter	86,026	-
Yeo, Derek	Bylaw Enforcement Officer	84,318	3,438
Zetaruk, Logan	Application Developer/Analyst	83,127	1,351
Total over \$75,000		11,310,692	123,152
Total under \$75,000		4,162,852	
Total Remuneration		\$ 15,473,544	

Notes to the reader:

Remuneration includes all forms of salary, wages, and taxable benefits paid to an employee during the year. Remuneration can differ from total salary because while an employee may earn wages, those wages may not be paid until a different financial period.

Employee expenses defined in the Financial Information Regulation includes travel expenses, memberships, tuition, relocation, vehicle leases, extraordinary hiring expenses, and registration fees and similar amounts which has not been included in the definition of remuneration.

Statement of Reconciliation to Financial Statements Disclosure:

The remuneration schedule is prepared on a cash paid basis for employee related compensation; the Financial Statements are prepared on an accrual accounting basis, and include employer related costs for employment agreements and payroll related obligations.

City of Langford

Statement of Financial Information

Statement of Severance Agreements (unaudited)

For the Year Ended December 31, 2024

There were no severance agreements under which payment commenced between the City of Langford and its non-unionized employees during the fiscal year 2024.

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City of Langford

Statement of Financial Information

Schedule of Payments to Suppliers for Provision of Goods and Services (unaudited)

For the Year Ended December 31, 2024

Supplier Name	Amount Paid
1220390 BC Ltd	\$ 100,806
1270251 BC Ltd	144,760
1278656 BC Ltd	74,986
1372438 BC Ltd	33,324
1392180 BC Ltd	96,322
2621 Sooke Developments Ltd	392,738
Accent Refrigeration Systems Ltd	31,009
Allied Power and Communication Ltd	105,525
Allman Dirtworks	219,231
Allterra Construction Ltd	1,046,699
Associated Engineering Ltd	99,707
Associated Fire Safety	163,682
ATCO Structures & Logistics Ltd	133,894
Aura Residential Limited Partnership	612,951
Bannister DCJR Enterprises Chilliwack Ltd	72,676
Barefoot Planning Ltd	57,640
BC Assessment Authority	793,502
BC Hydro	782,529
BC Transit	6,991,562
BD Hall Constructors	36,405
Beecher Bay First Nation	63,557
Bell Mobility Inc	79,806
Beyond the Turf Ltd	41,186
Big Steel Box	26,807
Black Press Group	111,151
BMO Corporate-Business MasterCard	614,567
Brar, Harvinder	48,595
Bricklok Surfacing & Landscape Supply Ltd	562,769
Bunzl	25,577
C-1 Contractors Ltd	223,968
Canpro Construction Ltd	213,897
Capital City Paving Ltd	1,107,865
Capital Region Emergency Services Telecommunications (CREST)	144,849
Capital Regional District	16,525,781
Capital Regional District - Bylaw/Animal Control	111,719
Capital Regional District - Integrated Water Services	1,170,842
Capital Regional Hospital District	2,736,336
CCPR Park Investment Ltd	125,420
CCPR Park Residence GP Ltd	132,123
CDW Canada Corp	463,233

City of Langford

Statement of Financial Information

Schedule of Payments to Suppliers for Provision of Goods and Services (continued)

Supplier Name	Amount Paid
CentralSquare Canada Software Inc	59,844
Chrissy Shaw	76,445
City of Colwood	321,731
City of Surrey	142,128
Colecon Contracting Ltd	1,822,895
Colliers Project Leaders Inc	143,214
Corvidae Environmental Consulting	40,459
Cupe Local 50	27,739
Dekra-Lite Industries Inc	81,468
Desjardins Financial Services	938,465
Diamond Head Consulting Ltd	151,819
District of Highlands	40,015
District of Metchosin	98,053
District of Sooke	235,606
Don Mann Excavating Ltd	372,832
Draycor Construction Ltd	2,644,121
Draycor Developments Ltd	122,568
Drive OD Ltd	26,572
Eager Beaver Tree Service	403,495
Eclipse Creative Inc	509,110
Ecoasis Resort and Golf LLP	191,804
Enex Fuels Ltd	82,946
Era Law In Trust	220,510
eScribe	31,111
Esri Canada	167,817
Excel Contracting Ltd	202,316
Falcon Equipment Ltd	237,028
Fantastic Cleaning Ltd	86,654
Fastrac Printing Ltd	49,883
Five Star Paving Co Ltd	26,813
Fortis BC Natural Gas	104,183
Fully Linked Systems	26,280
G & E Contracting LP	2,120,985
GFL Environmental Inc	65,790
Granicus Canada Holdings ULC	34,204
Graphic Office Interiors	99,672
Greater Victoria Public Library	2,660,553
Greater Victoria Security	469,879
Green Corr Properties Inc	69,382
Gwaii Engineering Ltd	124,600
Haddon Equipment & Supplies	30,881

City of Langford

Statement of Financial Information

Schedule of Payments to Suppliers for Provision of Goods and Services (continued)

Supplier Name	Amount Paid
Harris Computer Corp	88,682
Hazelwood Construction Services	3,682,763
Herold Engineering	30,110
Hoel Contracting Ltd	306,488
Holland Avenue Nursery Ltd	25,278
HSM Insurance	572,680
Insurance Corporation of BC	61,286
International Association of Firefighters	63,657
Iris R&D Group Inc	27,886
Ironclad Developments Inc	54,618
ISL Engineering and Land Services	76,942
Island Business Print Group Ltd	26,222
Island Key Computer Ltd	109,007
Itziar Management Ltd	53,776
James Ridge Consulting Inc	34,493
JDparks	62,009
Jenner Chevrolet Oldsmobile Ltd	76,831
JSF Technologies	33,118
K Wilson Contracting Ltd	238,119
Kerr Wood Leidal Consulting Engineers	104,717
Kettle Creek 2020 Holdings Inc	323,013
KPMG LLP, T4348	44,363
KWJ Enterprises Inc	244,503
Laura Plant Consulting Inc	45,860
Le Gers Properties Inc	320,243
Low Hammond Rowe Architects	38,181
Lumca Inc	143,462
Lyons Law Corporation in Trust	503,207
Marathon Surfaces	91,483
McElhanney Ltd	2,152,725
Microsoft Corporation	173,452
Milestone Equipment Contracting Inc	1,811,194
MJR Holdings Ltd	370,679
Municipal Pension Plan	2,777,472
Ocean West Tree Service Ltd	28,233
OnPoint Project Engineers Ltd	1,912,074
Ostrowski, Jan P	37,325
Pacific Centre Family Services	260,000
Pacific Football Club	165,422
Pacific Viking Group Properties	222,480
Pairsoft	30,027

City of Langford

Statement of Financial Information

Schedule of Payments to Suppliers for Provision of Goods and Services (continued)

Supplier Name	Amount Paid
Pearson & Company Law Corporation In Trust	50,000
Performance Plus Hockey Inc	211,999
Plan Contracting Ltd	273,534
Plexxis 595 Cityview Inc	161,864
Proteryx Construction Ltd	29,704
Protex Fence Services	49,791
Radford, Glenn	31,522
Ralmax Contracting Ltd	66,009
Raylec Power LP	742,155
RC Strategies Inc	33,128
RE/MAX Camosun in Trust	50,000
Receiver General for Canada - Source Deductions	4,315,380
Receiver General -RCMP contract	17,591,704
Redington Property Group Ltd	83,643
RF Hauser Shows Ltd	25,200
Richmond Property Group	176,425
Riptide Marine Sales Ltd	332,265
Rocky Mountain Phoenix	50,807
Royal LePage Coast Capital Realty In Trust	50,000
Royal Roads University	75,000
Ryzuk Geotechnical	58,094
School District No 62	1,420,839
School Tax	20,071,527
Seacliff Properties (Langford) Ltd	35,703
Seacliff Properties (Skirt) Ltd	25,759
Shade Sails Canada Inc	93,444
Shaw Cable PO Box 2468 Calgary	28,562
Sheen Design Ltd	28,499
Silver Fern Stainless Ltd	60,480
Silverstream Investments Inc	114,508
Southern Railway Vancouver Island	31,115
Southern Vancouver Island Nature Trails Society	26,957
SouthPoint Partners Ltd	95,278
SSL-Sustainable Services Ltd	667,619
Stay at Home Elevating	42,734
Story Construction	6,108,031
SYN Lawn Vancouver Island	69,183
Sysco Canada Inc	99,090
Tekloch Homes Ltd	130,916
Telus	95,543
TerraWest Environmental Inc	38,034

City of Langford

Statement of Financial Information

Schedule of Payments to Suppliers for Provision of Goods and Services (continued)

Supplier Name	Amount Paid
The Sign Pad	28,342
Third Space Planning	127,431
Toderian, Brenton	99,645
Tomahawk Tree Service Ltd	57,971
Top Quality Coatings Ltd	449,502
Township of Esquimalt	270,592
Tran Sign 2022 Ltd	47,399
Tri City Finishing	133,566
Triway Seniors Housing Ltd	280,399
Tri-X Excavating Ltd	206,361
Uline Canada Corporation	38,163
Urban Systems	56,933
Valley Traffic Systems	34,611
Veenstra Consulting Ltd	141,642
Verity Construction Ltd	633,832
Victoria Contracting & Municipal Maintenance Corporation	8,409,460
Vimex Contracting Ltd	3,298,912
WA Architects Ltd	119,765
Watt Consulting Group	92,985
West Shore Arts Council	42,421
West Shore Environmental Services Limited Partnership	1,015,585
West Shore Parks & Recreation Society	3,455,544
West Shore RCMP Community Policing	29,790
Westhills Land Corp	864,501
Westhills Land Corp-Library Rent	154,323
Westhills Land Corp-YMCA Rent	1,920,013
Windley Contracting Ltd	2,612,999
Worksafe BC	378,994
WSP Canada Inc	59,413
Young Anderson Barristers & Solicitors	280,245
Young Anderson in Trust	3,261,330
Total over \$25,000	151,650,651
Total under \$25,000	4,027,526
Total	\$ 155,678,177

City of Langford

Statement of Financial Information

Schedule of Payments to Suppliers for Provision of Goods and Services (continued)

Reconciliation of Payments for Goods and Services to Financial Statements:

The Schedule of Payments to Suppliers for the Provision of Goods and Services has been prepared on a cash basis whereas the financial statements have been prepared on an accrual accounting basis, therefore no reconciliation of this schedule with the financial statements has been prepared.

Included in the above payments are taxes collected for and paid to other governments and agencies, refunds of deposits, and payroll and other statutory obligations.

DRAFT



City of Langford

Staff Report to Council

DATE: Monday, June 16, 2025

DEPARTMENT: Planning

SUBJECT: Development Permit Areas Design Guideline Update – Scope of Work

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council's endorsement on the general scope of work for Updated Design Guidelines, prior to issuing a Request for Proposal (RFP) to retain professional consulting services.

Updating the Design Guidelines is a strategic priority of Council, identified in the 2023-2027 Council Strategic Plan. The targeted completion date is quarter 2, 2026, with an approved budget of \$150,000.

The scope of work includes background research and analysis, the development of an Advisory Design Panel Feasibility Report, public and key partner engagement, and the creation of Updated Design Guidelines.

COMMENTARY:

As directed by the 2023-2027 Strategic Plan, staff wish to proceed with a Request for Proposals (RFP) to update the existing design guidelines appended to Zoning Bylaw No. 300, which provide direction on the site layout, architectural design, and landscaping elements of new development. These guidelines apply to a range of land uses including, multi-family, commercial, business park/industrial, intensive residential (small lot), two-family dwellings, and carriage houses/garden suites. Specific guidelines also apply to defined areas that have special considerations, such as the City Centre and Sooke Rd areas.

The RFP is proposed to include the following general scope of work:

- Review and evaluate the City's current policies and plans, including the OCP, Zoning Bylaw, Early Guidance to the Development Community (May 18, 2023, Council Report), and all background materials available in relation to the OCP Refresh project.
- Review and assess the existing Development Permit Area Design Guidelines to identify gaps, key issues, and opportunities for improvements.

- Review recent Provincial projects, policies and legislation as it relates to this project, including the [B.C. Standardized Housing Design Catalogue](#) and Provincial policy manuals/guidance related to Proactive Planning.
- Prepare a communications and engagement plan in accordance with the City of Langford Public Engagement Strategy that will identify issues and barriers to the Design Guidelines, inform the draft and final Updated Design Guidelines, ensure the Guidelines are achievable through our development approval process, and test implementation, interpretation and application of the draft Design Guidelines before finalization.
- Prepare an Advisory Design Panel Feasibility Report, to assess and provide a recommendation as to whether Langford should establish an Advisory Design Panel (ADP). If an ADP is recommended, timing dependent, this panel could support both the review and the implementation of the updated guidelines.
- Create new Design Guidelines for different DPA types (e.g., multi-family, commercial) that:
 - Are clear, concise and visually compelling, to ensure that the Design Guidelines are easy to understand for staff, Council, industry and the public.
 - Meet best practices for planning, urban design, architecture, and landscape architecture.
 - Implement the High Quality City-Building desired outcomes of the Proposed OCP.
 - Address key planning considerations such as site design and layout, relationship to the street, scale and massing, landscape design and open spaces, site servicing, access and parking, building articulation, features, and materials.

FINANCIAL IMPLICATIONS:

The approved budget for updating the DPA Design Guidelines is \$150,000.

LEGAL IMPLICATIONS:

None noted.

STRATEGIC PLAN ALIGNMENT:

1d – Update Design Guidelines and Consider an Advisory Design Panel

OPTIONS:**Option 1**

THAT Council endorse the Development Permit Area Design Guideline Update RFP Scope of Work as presented.

OR Option 2

THAT Council endorse the Development Permit Area Design Guideline Update RFP Scope of Work with the follow modifications:

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

SUBMITTED BY: Matt Notley, Planner II, Community Planning and Climate Change

Concurrence: Melisa Miles, Manager of Legislative Services

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

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

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

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

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

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

Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer



City of Langford

Staff Report to Council

DATE: Monday, June 16, 2025

DEPARTMENT: Fire Rescue

SUBJECT: FireSmart Community Funding & Supports

EXECUTIVE SUMMARY:

Using the FireSmart Community Funding and Supports (FCFS) grant available through UBCM, the Community Wildfire Protection Plan (CWPP) developed in 2020 has been updated to a Community Wildfire Resiliency Plan (CWRP). The CWRP is the next generation of plans that will serve as the primary wildfire risk reduction mechanism for Langford which incorporates FireSmart disciplines into the new plan. A CWRP is one of the requirements to be eligible for future FCFS funding for wildfire mitigation.

BACKGROUND:

The FireSmart Community Funding and Supports is intended to reduce the risk of wildfires and mitigate their impacts on BC Communities. Funding is provided by the Province of BC and is administered by Union of BC Municipalities (UBCM). The UBCM FireSmart funding stream provides funding to local governments and First Nations to increase community resiliency by under-taking community based FireSmart planning and activities that reduce the community's risk from wildfires.

FireSmart is a nationally recognized program to support local governments and First Nations on strategies to reduce the threat of wildfires. The FireSmart program is backed by a vast amount of field, laboratory, and wildfire modelling research and FireSmart principals have been shown to be effective in reducing the risk to life and property in the most extreme wildfire conditions.

The Hazard, Risk, and Vulnerability Analysis (HRVA) conducted by Behr Integrated Solutions Inc. in 2020 for the City of Langford identifies wildfires as a significant risk for our community. The City of Langford's Community Wildfire Protection Plan (CWPP), completed by Diamond Head Consulting in 2020 and the Provincial Wildland Urban Interface Risk Classification for Langford, both place Langford in the highest risk category, and both support the significance of developing wildland urban interface fire mitigation strategies using FireSmart principles.

In 2023, the City of Langford utilized UBCM funding to hire a FireSmart Coordinator to continue developing the FireSmart Program with a strong focus on community engagement and public education. Efforts encompassed a comprehensive approach to wildfire mitigation, incorporating education, community engagement, development considerations, interagency cooperation, emergency planning,

training, and specific projects targeting critical infrastructure and residential areas. This enhanced wildfire resilience and fostered a safer environment for at risk neighborhoods.

COMMENTARY:

Staff applied for and received approval from UBCM to use the FCFS funding to update the City's of Community Wildfire Protection Plan (CWPP) to a Community Wildfire Resiliency Plan (CWRP), aligning with the required five-year update cycle.

CWRP's are the next generation of CWPP's and serve as the primary wildfire risk reduction planning mechanism for British Columbia communities. It is a science-based approach towards wildfire risk reduction that reflects local priorities and Provincial goals for prevention and mitigation.

To better ensure that plans consistently take a comprehensive approach to wildfire risk reduction and resiliency measures, the BC Wildfire Service partnered with FireSmart BC to develop a new framework for community wildfire resiliency planning. The new plan incorporates the successful components of the CWPP while integrating new elements that more comprehensively align with the seven FireSmart disciplines. Also in 2024, to be eligible for additional funding, communities were required to have a CWRP in place, have a local FireSmart Coordinator and host in a Community FireSmart Resiliency Committee. By updating the City's CWPP to a CWRP, Langford will continue to meet the criteria for additional funding opportunities.

By approving the completed CWRP, Council can direct staff to prioritize and implement its recommendations to reduce the wildfire risk in Langford. Overall, the City's local FireSmart program aims to heighten community awareness and resilience against the threat of wildfires through ongoing wildfire mitigation education to residents. The CWRP has 33 recommendations which will provide the framework for future mitigation work to reduce the threat of wildfires in the community.

FINANCIAL IMPLICATIONS:

The UBCM FireSmart Community Funding & Supports grant funding will cover wages as well as fund activities and initiatives to implement the recommendations of the CWRP. No additional funding will be required from the City of Langford at this time.

LEGAL IMPLICATIONS:

None.

OPTIONS:

Option 1

THAT Council approve the updated Community Wildfire Resiliency Plan and direct staff to prioritize the implementation of the recommendations within the plan.

OR Option 2

THAT Council take no action with respect to the Community Wildfire Resiliency Plan at this time.

SUBMITTED BY: Chris Aubrey, Fire Chief

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: 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: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer



COMMUNITY WILDFIRE RESILIENCY PLAN

December 2024

Prepared for the City of Langford
by Diamond Head Consulting

City of Langford Community Wildfire Resiliency Plan

December 2024

Submitted to:

Tianna Dupuis
FireSmart Coordinator
Langford Fire Rescue

Submitted by:

Diamond Head Consulting Ltd.
3559 Commercial St
Vancouver, BC

Phone: 250-478-9555
Website: <https://langford.ca/>

Phone: 604-733-4886
Website: www.diamondheadconsulting.com

Professional Seal and Signatures

			
Registered Professional Forester		Registered Professional Forester	
Matthew Shields	5137	Michael Coulthard	3772
Date signed		Date signed	
19 December 2024		19 December 2024	
I certify that the work described herein fulfills the standards expected of a registrant of the Association of British Columbia Forest Professionals and that I did personally supervise the work.		I certify that I have reviewed this document, and while I did not personally supervise the work described, I have determined that this work has been completed to the standards expected of a registrant of the Association of British Columbia Forest Professionals.	

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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 document will be updated 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.

Acknowledgements

We thank all those who have contributed to this Community Wildfire Resiliency Plan by providing guidance, direction, and feedback to the project team.

This project has been led by Langford Fire Rescue, supported by Diamond Head Consulting. Tianna Dupuis, FireSmart Coordinator, was the liaison between the City of Langford and the consulting team.

Langford Fire Rescue

- Tianna Dupuis, FireSmart Coordinator
- Simon Chadwick, Assistant Chief

Diamond Head Consulting Ltd

- Matthew Shields, RPF
- Michael Coulthard, RPBio, RPF
- Riley Spear, FIT

Geographica Group

- Nick Zukanovic, GISP

Finally, we also thank the Community Resiliency Investment Program (CRI) and the Union of British Columbia Municipalities (UBCM), whose support was critical to the funding and completion of this project.

Frequently Used Acronyms

AOI	Area of Interest
BC	British Columbia
BCWS	British Columbia Wildfire Service
BP	Building Permit
CFBPS	Canadian Fire Behavior Prediction System
CFFDRS	Canadian Forest Fire Danger Rating System
CRD	Capital Regional District
CRI	Community Resiliency Investment
CWPP	Community Wildfire Protection Plan
CWRP	Community Wildfire Resiliency Plan
DAI	Development Approval Information
DP	Development Permit
DPA	Development Permit Area
EMBC	Emergency Management British Columbia
EMP	Emergency Management Plan
FCFS	FireSmart Community Funding and Supports
FRPA	Forest and Range Practices Act
GIS	Geographic Information Systems
HRVA	Hazard, Risk, and Vulnerability Analysis
LFR	Local FireSmart Representative
LRMP	Land and Resource Management Plan
MOE	Ministry of Environment
MOF	Ministry of Forests
OCP	Official Community Plan
PSTA	Provincial Strategic Threat Assessment
SWPI	Strategic Wildfire Prevention Initiative
UBCM	Union of British Columbia Municipalities
WRR	Wildfire Risk Reduction
WUI	Wildland-Urban Interface

Executive Summary

The City of Langford has prepared this Community Wildfire Resiliency Plan (CWRP) to update its previously completed Community Wildfire Protection Plan. This Plan examines wildfire risk in the wildland-urban interface (WUI) of Langford and makes 33 recommendations to help build the community's FireSmart program and improve its wildfire preparedness and resiliency.

Consultants conducted assessments on public land in the WUI to examine the characteristics of the forest fuel environment. These assessments and data from the Provincial Strategic Threat Analysis (PSTA) were used to map the wildfire risk in relation to known values throughout the WUI, such as the location of homes, critical infrastructure, and environmental values. The analysis shows that although most of the public land base is characterized by a moderate wildfire risk; there are significant areas of high risk within Langford. Natural forests in Langford are expected to readily support surface fire during the fire season and may support more severe fire behaviour during periods of extreme fire danger. Uncontrolled surface fires may be less severe than all possible wildfire behaviour, but they remain a public safety risk and significant environmental hazard in an urban setting. Climate change is expected to cause hotter temperatures and drier summers in Langford, weather patterns that are consistent with increasing fire danger.

Wildfire risk on private land cannot be modelled under the grant funding terms for this project, but actions to protect private property adjacent to public lands are an important consideration of this CWRP.

Proactive measures can be taken to reduce wildfire risk through education to increase public awareness, improve FireSmart programming for residents and municipal operations, emergency planning and interagency cooperation, and fuel management on public lands. The City of Langford has a robust FireSmart program that the CWRP supports and recommends building upon.

Recommendations in the [Action Plan](#) are framed with suggested priorities and implementation timeframes. Many of the actions recommend preserving Langford's eligibility for funding within the Community Resiliency Investment Program (CRI) that funded the creation of the CWRP update. The City should work to update this Plan every five years to account for changing conditions in its forests and to address new needs in the community. The Action Plan identifies the following sixteen (16) actions as high priorities for implementation during the first five-year planning cycle:

Action Plan #	Action Summary
1	Conduct a formal review of the CWRP contents every 5 years. Review the Action Plan every year. (p.76)
2	Maintain a FireSmart and Wildfire Resiliency position within the Langford Fire Rescue. (p.65)
3	Participate in regular meetings of the Community FireSmart & Resiliency Committee (p.86)
4	Publish the CWRP and highlights on Langford's website (p.69)
5	Examine education/information needs for FireSmart projects as the program is expanded (p.69)
8	Develop FireSmart strategies in priority neighbourhoods (see Table 17, p.70)
9	Develop programs that help residents eliminate green waste and yard debris (p.78)
13	Update the development referral process to ensure fire and emergency personnel are included (p.83)
15	Incorporate recognition of and addressing wildfire hazard into the Official Community Plan (p.83)
16	Update and modernize Langford's Interface Fire Hazard DPA (p.83)
21	Support firefighters to access additional training on future CRI funding applications. (p.89)
23	Establish a guide for emergency preparedness levels during wildfire season (p.93)
24	Conduct FireSmart Assessments of existing critical infrastructure and community assets. (p.92)
26	Incorporate info from the CWRP into the next Emergency Evacuation Plan update (p.95)
31	Consider advancing one or more FireSmart activities in suggested green spaces (p.97)
32	Explore cooperating with BC Parks and/or CRD to suggest FMP development in high priority areas. (p.102)

Introduction

Overview

This Community Wildfire Resiliency Plan (CWRP) examines wildfire risk in the City of Langford and makes management recommendations. Funding for this Plan was provided through the **Community Resiliency Investment Program** (CRI).

To be resilient means one can recover from a challenge or life-changing event. Wildfire has the potential to impact Langford, but the City can prepare for this challenge. Emergency preparedness, wildfire response, vegetation management, community planning, and personal readiness are all important elements of building the City's resiliency to wildfire.

This CWRP assesses risk within the public lands of the **wildland-urban interface** (WUI), the area where natural vegetation and urban development meet. Wildfire can travel from wildland vegetation into neighbourhoods and homes. This transfer is likeliest to occur where neighbourhoods are directly adjacent to large areas of natural vegetation, though ember spotting can affect areas far from the wildfire. There is also a risk of fire moving the opposite direction, from structure fires in the WUI into adjacent natural areas. The causes of most fires in Langford are human origin. To create the CWRP, registered forest professionals visited public lands in the WUI to collect information for mapping wildfire risk. Although wildfire risk is not assessed for private land, the recommendations of the CWRP can be used as a resource for all Langford residents. Recommendations follow the seven disciplines of FireSmart, the national program for community wildfire preparedness.

The **Community Resiliency Investment Program** is a program funded by the government of British Columbia to reduce the risk of wildfires and mitigate their impacts on BC communities.

Wildland-urban interface is the area where human development meets or is located within forest, and consequently, where development faces greater risk of wildfire.

How to use this CWRP

The first three sections of the CWRP following this introduction consider Langford's context and present the findings of the wildfire risk assessment. The community's planning context and background for the creation of the CWRP is presented in [Relationship to Other Plans](#) (p.6). A description of the community, including more detail on how the WUI is defined as well as a brief discussion of socioeconomic and environmental features within the Plan area is contained in [Community Description](#) (p.11). The results of wildfire threat assessments and local wildfire risk mapping are presented in [Wildfire Risk Assessment](#) (p.36). This section also contains information on the historic fire regime and climate change factors that may influence wildfire risk in the future. The next section is an [Introduction to FireSmart](#) (p.61) which provides an overview of FireSmart programming and concepts.

After the Introduction to FireSmart, seven sections identify community resources and needs in each of the seven FireSmart Disciplines:

- [Education](#) (p.66). This section examines how Langford can improve or enhance outreach with residents and neighbourhoods to increase awareness of wildfire risk and build support for wildfire management.
- [Legislation and Planning](#) (p.75). This section explores the relationship between legislation and planning policy and their relationship to wildfire management and discusses how these tools could be amended or expanded to support community wildfire prevention and preparedness.
- [Development Considerations](#) (p.78). This section examines how municipal bylaws regulate development and explores opportunities to influence development outcomes by integrating FireSmart principles into site design and development standards.
- [Interagency Cooperation](#) (p.85). This section provides recommendations supporting engagement with stakeholders and partner institutions.
- [Cross-Training](#) (p.87). This section explores opportunities building wildfire training for emergency response personnel and neighbourhood FireSmart representatives.
- [Emergency Planning](#) (p.90). This section considers how emergency planning processes and procedures can incorporate wildfire risk and build wildfire preparedness.
- [Vegetation Management](#) (p.95). This section discusses the costs and benefits of fuel management through small-scale FireSmart projects in green spaces and larger-scale fuel management in areas of natural vegetation.

These sections are followed by the FireSmart Roadmap and [Action Plan & Implementation](#) (p.106), which review actions discussed in the preceding sections and identify levels of priority toward full implementation. The Action Plan can stand alone with the Executive Summary as a guide to improving wildfire resiliency in Langford. 33 recommendations to improve wildfire resiliency in the community are provided, organized by the appropriate FireSmart discipline and suggested priority. The FireSmart Roadmap functions as a quick visual summary of key CWRP implementation priorities.

[Appendices](#) (p.115) to the Plan provide additional details and definitions for the wildfire threat assessment and risk process, a glossary of terms, a description of the community engagement process undertaken, and CRI-required map submissions.



Photo 1. Aerial view of the City of Langford.

Plan Goals

Wildfires are a significant hazard. Although there have been no major wildfires within the City's boundary in recent years, the natural landscapes surrounding Langford can support wildfire and have for several millennia. The goals of this CWRP have been crafted in response to this reality, setting an agenda that influences each following section in the Plan.

Table 1. Goals of the CWRP

Goals	
Public Health and Safety	Public safety is enhanced through wildfire prevention, preparation and response.
Protection of infrastructure	Community infrastructure is protected from wildfire, such that infrastructure critical to emergency response can be relied upon during a major disaster.
Interagency Co-operation and Policy	Wildfire management occurs in cooperation with all relevant agencies and, where appropriate, with local partners like neighbouring municipalities, fire departments, and First Nations.
Public Awareness, Education and Advocacy	Effective education, advocacy, and communication increase public understanding, support, and awareness of wildfire risk management.
Sustainable Planning	Careful consideration for wildfire risk and mitigation process through community planning, development, and growth management.
Environmental Protection and Enhancement	Ecosystems that support biodiversity and environmentally sensitive features are protected from wildfire impacts and the impacts of wildfire management activities.
Adaptive Management	The effectiveness of wildfire management initiatives is monitored and continuously improved through review of actions and decision-making processes.
Financial Responsibility	Wildfire resiliency initiatives are considered through a financial lens, making the best use of available grants and funding from other levels of government.

Plan Objectives

The following objectives provide context on how the CWRP will achieve its goals:

- Provide an updated understanding of wildfire risk within the WUI based on the provincial data available and site assessments by qualified professionals.
- Identify areas of higher relative risk where Langford should focus actions to reduce wildfire risk and/or protect homes and infrastructure.
- Examine opportunities to adjust Langford bylaws, policies, or programs to support improved wildfire preparedness and prevention.
- Help build capacity for fire suppression and response by identifying ways supports for Langford Fire Rescue.
- Consider where partnerships with residents, communities, organizations, or other governments may be needed to improve wildfire preparedness and/or address wildfire hazards.

Plan Development Summary

This CWRP was funded by the 2023 Union of British Columbia Municipalities Community Resiliency Investment Program Grant. The CWRP program is the new generation of the province's local wildfire planning program, which was initiated in 2004 as the Strategic Wildfire Prevention Initiative. This new CWRP will replace the current Community Wildfire Protection Plan completed in 2020. Langford awarded a contract to develop the Plan to Diamond Head Consulting, Ltd. in Spring 2024. Field assessments took place in the summer of 2024. Planning was supported by a public engagement process, described in [Appendix C: Engagement](#). A draft Plan was submitted for review by City staff in December 2024. The final draft of the Plan was submitted before Council in the spring of 2025.

Relationship to Other Plans

The Community Wildfire Resiliency Plan (CWRP) is a strategic document that informs the City of Langford’s priorities for wildfire response and preparedness where they intersect with emergency services, operations, and community planning. The City’s plans for government operations, emergency management and evacuation, corporate strategies, climate action, parks and urban forestry are all relevant to the CWRP. The plans of other governments, such as provincial or Indigenous resource management plans, may also influence the CWRP.

Linkages to Existing Community Wildfire Plans

Langford’s previous Community Wildfire Protection Plan (CWPP) was prepared in 2020. This Plan has guided the City’s robust FireSmart program but was recommended for update every five years. Changes to the provincial template for community wildfire plans have also occurred, reducing the portion of the WUI where Langford can lead fire prevention initiatives and shifting from an emphasis on identifying opportunities for fuel management towards balanced focus on all seven FireSmart disciplines.

The City is bordered on the west by the Capital Regional District (CRD) Juan de Fuca Electoral Area, which completed its own CWRP in 2023. To the south, the District of Metchosin completed its CWRP in 2022. To the north, the District of Highlands prepared a Community Wildfire Protection Plan in 2009. To the east, View Royal is in the process of developing a CWRP. The City of Langford’s new CWRP supports ongoing coordination between the fire departments of both the surrounding unincorporated areas and the incorporated municipalities in the Westshore area.

Table 2. Linkages to existing community wildfire plans.

Plan	Description	Relationship to CWRP
Community Wildfire Protection Plan – City of Langford (2020)	This is the current Community Wildfire Protection Plan in place for the City of Langford, funded by the previous CRI program. This Plan assessed several areas of the City as having a high to extreme interface hazard rating. Procedures for wildfire threat assessment have since been adjusted, meaning the risk results differ from the current CWRP. The Action Plan outlines 27 recommendations to manage wildfire hazards, separated into three sub-areas: Education, Vegetation Management, and Infrastructure.	This document provides context for this CWRP and informs recommendations. It guides the City’s current FireSmart program, through which the City conducts home assessments in the WUI, offers chipping days for yard waste, and engages different audiences with educational materials. Many initiatives recommended by the CWPP should be continued under the new plan.

Plan	Description	Relationship to CWRP
Community Wildfire Resiliency Plan – Capital Regional District Juan de Fuca Electoral Area (2023)	This CWRP applies to the areas of the CRD surrounding the City of Langford. It follows the current provincial methods for determining local wildfire risk and generally identifies wildfire risk in the Juan de Fuca Electoral Area as moderate. 35 recommendations are included in the CWRP Action Plan to build community resilience to wildfire.	This document provides context on the wildfire behaviour potential and risk in the areas surrounding the City to the west, including the protected CRD watershed, where moderate to high risk was found in the vicinity of Goldstream. Information on local suppression resources in the Electoral Area is relevant to this CWRP.
Community Wildfire Resiliency Plan – District of Metchosin (2022)	This CWRP applies to the municipality to the south-southwest of the City of Langford. This CWRP follows the current methods for determining local wildfire risk and generally identifies wildfire risk in the District of Metchosin as moderate. 28 recommendations are included in the CWRP Action Plan to build community resilience to wildfire.	This document provides context on the wildfire behaviour potential and risk in the adjacent municipality to the south of the City. Information on local suppression resources in the District is relevant to this CWRP.
Community Wildfire Protection Plan – District of Highlands	This CWPP was completed in 2009 and risk information contained in it is likely to be outdated. The plan contains 35 recommendations among the themes of communication and education, structure protection, emergency response, training, and vegetation management.	This document provides context on the FireSmart program in the neighbouring District of Highlands. Information may be outdated due to the 2009 publication date.

Linkages to Other Plans

The City of Langford has several plans in place that influence wildfire preparedness and response. The Official Community Plan sets out policy which steers the City's approach to managing wildfire, growth, and building urban resilience. The OCP sets higher-level direction that further implemented through regulatory tools like the City's Zoning and Subdivision and Development Servicing Bylaws. As of December 2024, Langford's Official Community Plan is under review. Upon completion of the OCP review in 2025, the City will have renewed its approach to growth management and may have new policies to support community wildfire resilience and preparedness. Policy in the current OCP broadly acknowledges the risk posed by wildfire, as well as the intersection of fire with interface land uses and climate change.

The City's Emergency Evacuation Plan specifies how the municipality will respond in the event of an emergency such as a wildfire. Under new provincial legislation, *the Emergency and Disaster Management Act*, the City's Emergency Plan may need to be amended to address

preparedness, prevention, and recovery in greater detail. Table 3 provides a summary of other City of Langford plans reviewed and their relevance to this CWRP.

Table 3. Relationship of Community Wildfire Resiliency Plan to local government plans.

Plan	Description	Relationship to CWRP
City of Langford Official Community Plan, Bylaw No. 1200, 2024	This Plan was prepared by the City of Langford in 2008 and develops a vision for land use within the community. This plan was last amended in 2024 and is currently being reviewed. Under the <i>Local Government Act</i> , Official Community Plans must address how a local government area's land is to be allocated for land use. These documents can also set local government policy for a variety of social and economic issues. Bylaws adopted by the local government must be consistent with the adopted Official Community Plan.	<p>The Plan addresses planning and land use in Langford, containing policies regarding growth and development that influence wildfire risk.</p> <p>The OCP designates all lands shown as high and extreme interface fire hazard in Map 19 as a Development Permit Area (DPA). This is done for the protection of development from wildfire hazards, pursuant to Section 488(1)(b) of the <i>Local Government Act</i> (Bylaw No. 1828), 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.</p>
An Interface Fire Hazard Planning Model: A Case Study of the District of Langford (2002)	This model was produced for Langford to address the Wildland-Urban Interface fire hazards and identify available resources to reduce wildfire hazards.	This model was developed for one of the first interface fire projects undertaken by a municipality in BC. Its results include the mapping of high- and extreme-risk interface areas, which were subsequently used to guide the discussion of wildfire hazards in the Official Community Plan, and to develop Development Permit Areas Guidelines that minimize wildfire risk to persons and property. The model methods are no longer consistent with current provincial standards.

Plan	Description	Relationship to CWRP
City of Langford Emergency Evacuation Plan (2020)	The Langford Emergency Evacuation Plan considers the organization and hierarchy within the City during an emergency event as well as the setup of Emergency Operation Centres and Reception Centres. This Plan also includes individual evacuation plans for possible emergencies at different scales and intensities.	<p>The Emergency Evacuation Plan identifies the processes and procedures the City will follow to evacuate residents during emergencies at different scales and intensities. This plan identifies wildfire as a hazard and identifies vulnerable populations and critical infrastructure in the event of an emergency.</p> <p>The Province is in the process of transitioning to the new Emergency and Disaster Management Act, though the previous Emergency Program Act and regulations remain in force as of December 2024. Regulations bringing the new Act into force for local government-related provisions are expected in 2025 and will require a review of Langford's emergency plans.</p> <p>The CWRP can inform updates to emergency planning, helping the City make resource allocation and response decisions and incorporate prevention and preparedness into emergency plans if necessary.</p>
City of Langford Strategic Plan 2023-2027	The City's Strategic Plan sets out the shared strategic vision of Council for the next four years. The Strategic Plan identifies seven Priority Areas for the Council's efforts: Sustainable Development, Climate Change and Environmental Stewardship, Economic Development, Transportation, Good Governance, and Quality of Life	Wildfire resiliency is connected to each focus area of the Strategic Plan. The CWRP is Langford's strategy for preventing harm to life, property, and the environment from wildfire, objectives which underpin strategic goals for community development and wellbeing.
City of Langford Urban Forest Management Plan (2024)	The City's Urban Forest Management Plan is a long-term guide to securing the urban forest and related ecosystem services like shade, urban cooling and stormwater runoff. Its Action Plan directs the City towards a canopy cover target of 40-45% by 2050.	Education around FireSmart landscaping can help decrease the impression that fire safety and urban greening are necessarily in conflict. Design solutions for a healthy urban forest can also support reduced wildfire behavior. The CWRP positions FireSmart as an important factor in landscape design within higher risk areas in Langford. This should influence tree and plant selection in high risk areas, as well as planting design.

In November of 2024, Council approved the Community's first Urban Forest Management Plan (UFMP). This plan details strategic guidance to achieve urban forest management goals within the City, and includes actions for new resources and program areas, reimagined development processes and standards, and enhanced tree protection outcomes, amongst other matters.

At the same meeting, Council adopted Bylaw 2206, (A Bylaw to Protect, Regulate, and Prohibit the Cutting Down, Removal, and Damaging of Trees in the City of Langford). This CWRP makes recommendations that involve vegetation management, potentially including tree removal. Tree cutting or removal on public property by City employees or their agents acting on City business is not subject to Bylaw 2206. Balancing tree protection and wildfire risk mitigation should occur at the scale of individual sites using the FireSmart framework. Langford's urban forest management also considers the implications of species selection and planting site design for wildfire risk.

In addition to *Local Government Act* and *Community Charter*, which sets out municipal powers both through land use planning and through numerous other areas of municipal governance, orders and notices established through the *Land Act*, *Forest and Range Practices Act*, *Oil and Gas Activities Act*, *Environment and Land Use Act*, and *Wildlife Act* can also influence the priorities and recommendations of the CWRP due to constraints they may place on the crown land base.

The British Columbia Wildfire Service may also create landscape-level plans for fuel management in provincial landscape units. These plans identify areas of high wildfire risk within an identified area and prioritize these areas for fuel management to reduce wildfire risk. Fuel management operations were ongoing during the preparation of this CWRP. See the [Vegetation Management](#) section (p. 95) for discussion of this project and how it relates to further vegetation management in Langford.

Community Description

Area of Interest

The Area of Interest (AOI) defines the community boundaries for the Community Wildfire Resiliency Plan (CWRP). The AOI for this CWRP is the municipal boundaries of the City of Langford (Figure 1). Langford is located on southern Vancouver Island, just west of the capital city of Victoria. Langford is one of Canada's fastest-growing cities, with a population of over 46,000 residents (2021 Census). The City has a mix of neighbourhood styles and ages, including its City core with single- and multi-family housing and local businesses, its expanding suburban neighbourhoods of single-family homes and large-format commercial and light industrial land uses, rural acreages, and extensive natural areas. The urban area is the westernmost extent of greater Victoria and interfaces with the forest landscape of southern Vancouver Island. Small forest patches are also scattered throughout the City's urban neighbourhoods.

The City of Langford is 4,315.6 hectares (43.2 km²) in area. Langford is situated between the unincorporated communities of the Juan de Fuca Electoral Area to the west, the District of Highlands to the north, the Town of View Royal and City of Colwood to the east, and District of Metchosin to the south. Goldstream Provincial Park, Mount Wells Regional Park, and the Capital Regional District watershed contain extensive forested public land within the City's western boundary.

Wildland-Urban Interface

Within the Area of Interest, the CWRP focuses particularly on a zone called the wildland-urban interface (WUI). The WUI is the area where combustible forest fuels are found adjacent to buildings and infrastructure. The BC Wildfire Service defines the WUI as the area within one kilometre of a density of six buildings (or "structures") per square kilometre. It typically borders the most populated areas of a community, where most buildings and people would be at risk if a wildfire were to occur. Almost the entirety of the City's municipal boundary is within the provincially designated WUI.

Patterns of development within the WUI vary. The WUI can be conceptualized as having two broad types that influence wildfire preparedness and response. The first type is called "interface" and refers to patterns of development where the boundary between forests and developed uses is discernable at the neighbourhood or community scale. Interface conditions suggest a distinct boundary between homes and forests and are often created where development patterns consist of subdivision and land clearing or where forests are separated from communities by agricultural use. The second type of WUI is called "intermix," which refers to landscapes where the boundary between forests and urbanized areas is indistinct and may only be apparent at the scale of an individual property. In intermix landscapes, homes and infrastructure are located at lower densities, within the forest, and generally without a distinct interface boundary. This kind of development is common in rural areas. The WUI areas of Langford consist of both interface and intermix conditions, reflecting the diversity of development in the community. Figure 2 (below) shows examples of these two WUI conditions.

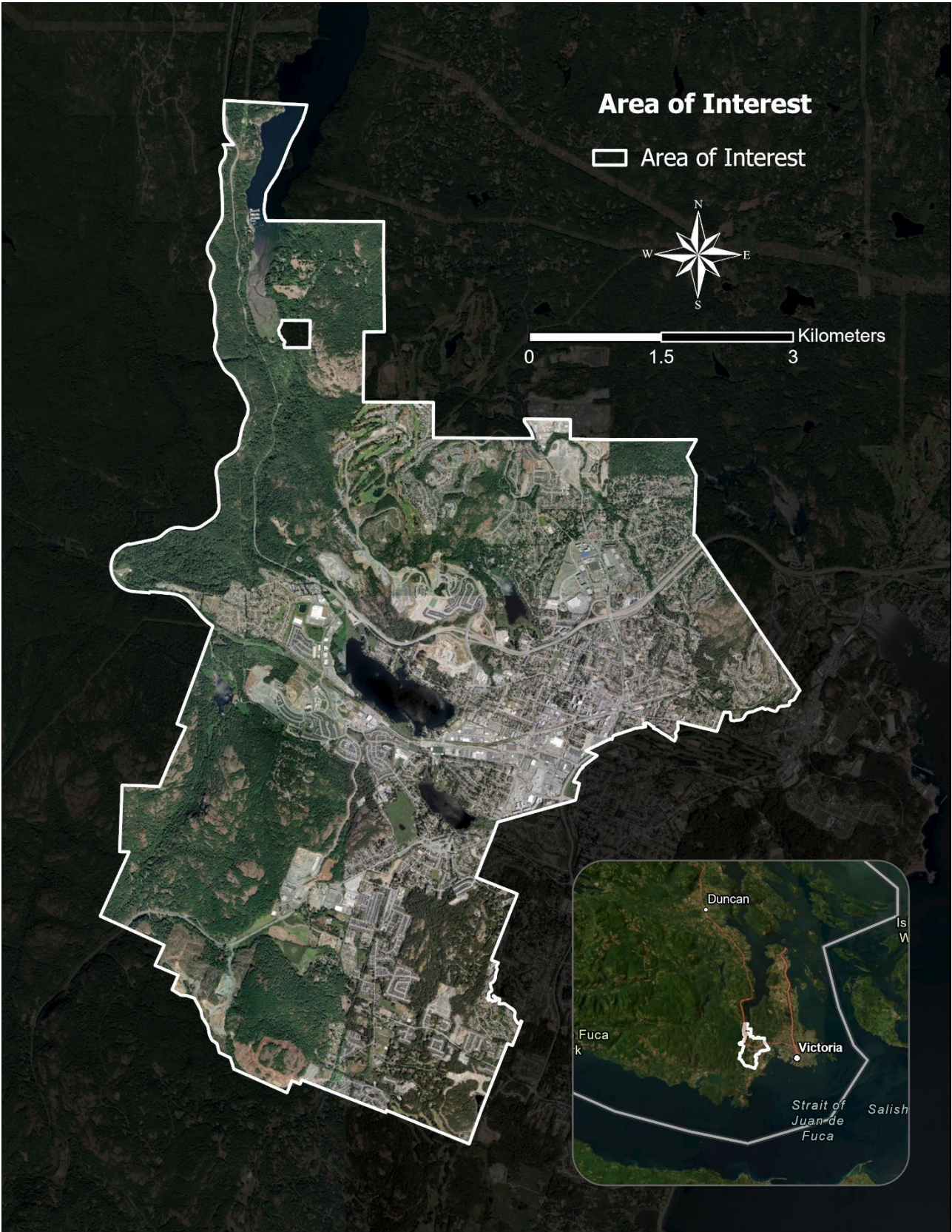
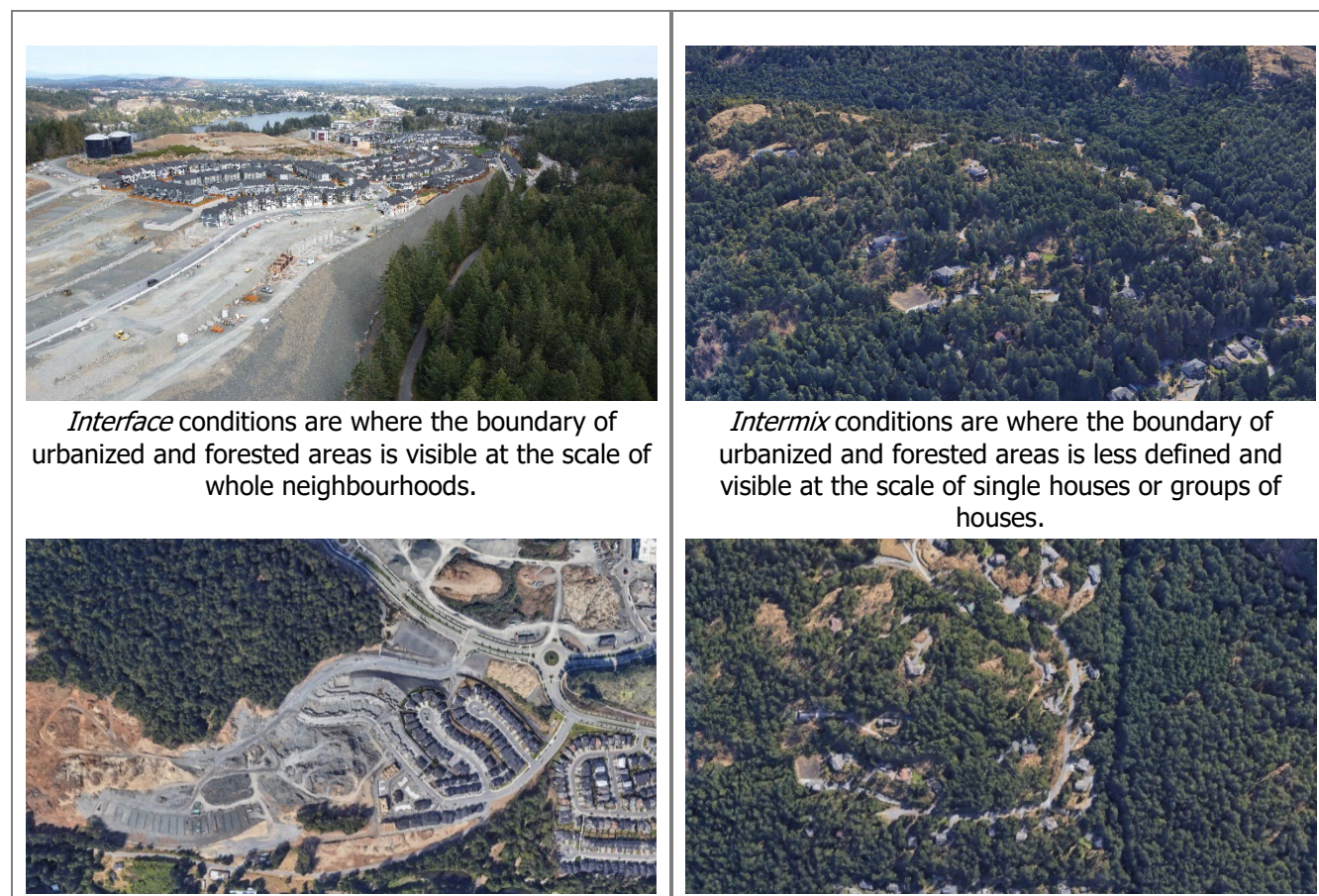


Figure 1. Area of interest (AOI) for the Plan.**Figure 2. Visual comparison of "interface" (left, Westhills) and "intermix" (right, Ravens View) conditions.**

The WUI type influences how wildfires put homes at risk. Homes in the intermix are surrounded by forest vegetation and may be at risk of ignition through direct contact with flame, radiant heat from nearby fire, and wind-borne embers or firebrands. Homes in the interface next to the forest boundary may also face these three ignition sources, though homes toward the interior of an interface neighbourhood or subdivision are more at risk of wind-borne embers alighting on building surfaces or landscaping. In both cases, managing the landscape around buildings and employing fire-resistant construction helps build the resilience of property to a wildfire event. Since a significant number of wildfires are of human origin, managing WUI fuels can also help contain human-origin fires before they spread into surrounding forests.

Most development in Langford's WUI is characteristic of interface conditions, with land clearing occurring as part of the subdivision and development process, resulting in neighbourhoods with discrete boundaries with forest vegetation. A few select areas are more typical of intermix conditions, including development on Finlayson Arm Road, Ravens View Drive and Walfred Road.

Community Information

Demographics and Housing

Patterns of development, housing design and construction practices directly influence wildfire risk. As Langford's population increases, greater pressure will be placed on emergency services. Careful consideration for wildfire risk through planning and design processes can enhance Langford's wildfire resilience, such as by implementing FireSmart development practices.

The population of Langford was 46,584¹ in 2021. The number of private dwellings was 19,968, with 19,050 of these reported as being regularly occupied, meaning most homes (95%) are occupied by permanent residents. The City's population increased by 31.8% from 2016 to 2021—the greatest proportional increase in population observed among BC municipalities over that period.

The City of Langford completed its most recent Housing Needs Assessment in 2020. This report reviewed data from the 2016 census and other available market information to assess the suitability of the City's housing stock relative to levels of demand for rentals and home ownership². Langford has a low vacancy rate of 1.5%, which is consistent with vacancy rates observed throughout the CRD. This report also notes that Langford has a limited supply of both rental housing and affordable housing, particularly for couples with children, individuals living alone, and most single-parent households.

As of the 2021 Census, the median age is 7 years younger than that of the CRD, and 4 years younger than the provincial average. Homeowners (70% of the population) greatly outnumber renters or other tenancy forms. The average household income is \$106,500, similar to the provincial average of \$108,600.

Demographics also influence risk and appropriate emergency planning and response. Older residents, lower-income households, and households where English is a second language may need different supports to connect with City resources, implement FireSmart techniques for building and landscaping, or receive direction from emergency responders during a wildfire. This report compares key demographic attributes of Langford with the CRD and British Columbia.

¹ Statistics Canada. 2023. (table). *Census Profile*. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released November 15, 2023. <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E> (accessed September 11, 2024).

² City of Langford. 2020. Langford Housing Needs Assessment.

Table 4. Community Information for Langford.

Community Information	Langford	Capital Regional District (CRD)	Province of British Columbia
Total Population	46,584	415,451	5,000,879
Land area (km ²)	41.43	2,338.22	920,686.00
Population density (persons/km ²)	1124.4	177.1	5.4
Number of private dwellings	19,968	198,435	2,211,694
Number of dwellings occupied by usual residents	19,050	185,206	2,041,834
Average household income (\$)	\$106,500	\$106,900	\$108,600
Average household size (persons)	2.4	2.2	2.4
Households by tenure – owner	12,335 (65%)	116,530 (63%)	1,363,190 (60%)
Households by tenure – renter	6,715 (35%)	68,425 (37%)	669,450 (30%)
Prevalence of low-income, after-tax (LICO-AT) (%)	6.8	9.1	5.8
Labour force participation rate (%)	72.4	63.1	63.3
Unemployment rate (%)	6.2	6.8	8.4
Median age (years)	38.4	45.2	42.8
Language spoken most often at home: non-official languages	2,820 (6.1%)	24,920 (6.1%)	847,550 (17.1%)
<i>Data Sources:</i>	<i>Statistics Canada. 2023. (table). Census Profile. 2021 Census of Population. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released November 15, 2023. https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E (accessed September 11, 2024).</i>		

Fire and Emergency Response

Fire response is provided by Langford Fire Rescue. This composite Fire Department is comprised of 35 full-time and 17 paid-on-call firefighters. The Department also responds outside of its service area when required, guided by mutual and automatic aid agreements with neighbouring fire departments. Automatic Aid agreements are in place with the Town of View Royal and the City of Colwood. This means that responders from Langford will automatically deploy to an incident that falls inside a partner's service area and vice versa. Langford Fire Rescue also maintains mutual aid agreements with both View Royal and Colwood as well as the District of Metchosin, District of Highlands, Malahat Fire Department, District of Sooke, City of Esquimalt, and City of Victoria. This establishes that the departments will share resources and equipment where possible to improve response capacity throughout their respective service areas.

The BC Wildfire Service will not automatically deploy to ignitions in the forest within a local department's service area but may respond if aid is requested. Provincial resources could be deployed to Langford from the South Island Fire Centre located in Cobble Hill, approximately 40 km north of Langford.

Langford Fire Rescue operates from three Fire Halls. Fire Hall #1 is located on Peatt Road at Veterans Memorial Parkway, Fire Hall #2 is located on Happy Valley Road near Glen Lake, and Fire Hall #3 is located on Sooke Lake Road in Goldstream. Between the three fire halls, Langford Fire Rescue's major equipment includes three fire engines, a ladder truck, a rescue truck, a brush truck, and three utility vehicles. In addition, Fire Hall #2 maintains an ATV for remote access, and Fire Hall #3 maintains a prevention trailer and ESS trailer. The Department maintains a schedule of anticipated replacement for each vehicle and equipment combination, which allows multiyear planning of response capacity.

Langford Fire Rescue trains all members to the National Fire Protection Association (NFPA) 1001—Full-Service standard. Most members have received WSPP-WFF 1 training relevant to wildfire suppression. Several department members have been deployed to support structural protection efforts with the BCWS during busy fire seasons or have experience as wildland firefighters.

Table 5. Major resources for fire response within Langford.

Organization	Full-time Staff, Level of Certification	Part-time Staff, Level of Certification	Major Resources for Fire Response
Langford Fire Rescue	<ul style="list-style-type: none"> • 35 career firefighters. • All firefighters trained to NFPA 1001 level 2 or NFPA 1021 level 2 or higher. • All with WSPP-WFF 1 or equivalent wildland firefighting training 	<ul style="list-style-type: none"> • 17 paid on-call firefighters. • All firefighters trained to NFPA 1001 level 2 or NFPA 1021 level 2 or higher. • Most with WSPP-WFF 1 or equivalent wildland firefighting training 	<ul style="list-style-type: none"> • Fire Hall #1: 3 engines, 1 rescue engine, 1 ladder truck, 2 utility vehicles, 1 boat and boat trailer, 1 tech trailer, 4 personnel vehicles • Fire Hall #2: 1 engine, 1 brush truck, 1 ATV and ATV trailer • Fire Hall #3: 1 utility vehicle, 1 prevention trailer, 1 ESS trailer

Values at Risk

Human Life and Safety

Wildfire planning in British Columbia uses the density of “structures,” typically buildings with civic addresses, as a proxy for population density and thus risk to human life. Areas with an average density of more than six structures per square km are recognized as the Wildland Urban Interface.

The density of structures varies across Langford’s interface and intermix areas (Figure 3). There are also several large areas of forest within the City’s boundaries, including Goldstream Provincial Park, Mount Wells Regional Park, a portion of Mill Hill Regional Park, and Thetis Lake Regional Park, and several smaller municipal parks. While the density of development and structures varies, almost every structure in the City is within 1,000 metres of forested land.

Development conditions and structure density affect all aspects of fire management response and can strongly influence fire behaviour. The connection between how communities are built and fire risk is discussed in greater detail in [Introduction to FireSmart](#) (p. 75) and [Development Considerations](#) (p. 78).

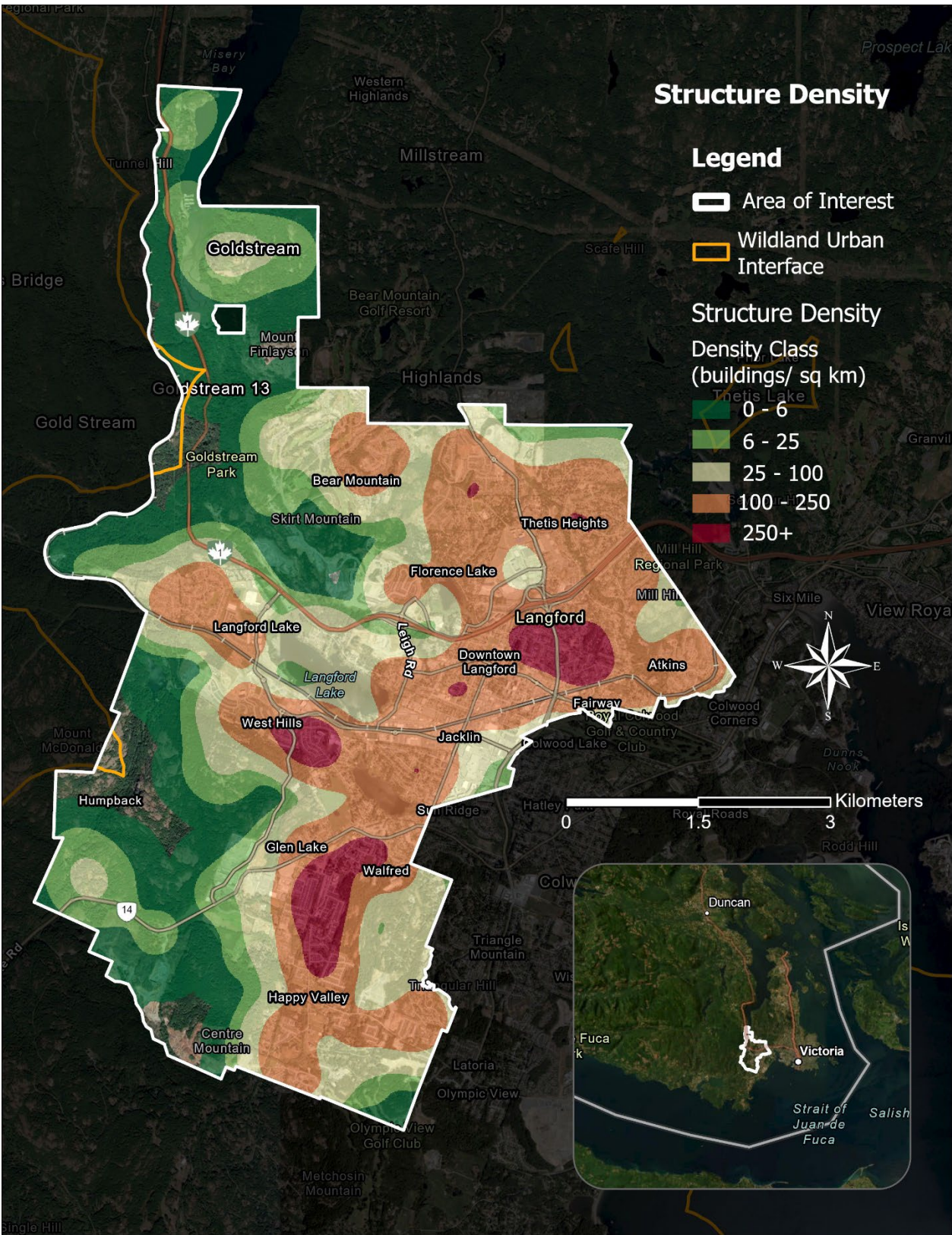


Figure 3. Structure density within the project area. The WUI represents a buffer of one km around areas of 6 structures per km² or higher.

Human Health

In addition to the direct risks to life and safety, large uncontrolled wildfires can cause other negative human health impacts over a wider area. Residents of Langford are familiar with the negative impact of poor air quality from wildfire smoke, which has affected BC's South Coast during several recent fire seasons. Heavy smoke disproportionately affects vulnerable populations of the elderly, people with pre-existing medical conditions such as asthma, as well as people with low incomes³. Smoke can also worsen the outcome of respiratory diseases.

The long-term effects of wildfire on physical and mental health extend beyond just immediate response. People who have been evacuated, lost property, been injured, or who have seen loved ones struggle with health issues during an emergency can suffer from ongoing trauma that impacts their daily routine and makes ordinary tasks and experiences difficult. Mental health issues such as depression and anxiety can linger in a community that has experienced wildfire long after the event itself⁴. In the community survey conducted to support the CWRP, 64% of respondents had been directly impacted by at least one effect of wildfire, with smoke/poor air quality and mental anxiety being the most commonly reported impacts.



Photo 2. Smoke from the Old Man Lake wildfire affected Greater Victoria in 2024 (BC Wildfire Service).

³ BC Centre for Disease Control. 2021 (October). "Wildfire Smoke" [webpage]. <http://www.bccdc.ca/health-info/prevention-public-health/wildfire-smoke>. Accessed October 21, 2021.

⁴ Belleville, G., M.-C. Ouellet, & C.M. Morin. 2019. Post-traumatic stress among evacuees from the 2016 Fort McMurray Wildfires: Exploration of psychological and sleep symptoms three months after the evacuation. *International Journal of Environmental Research and Public Health*. 2019(16):1604 (14pp).

Environment and Protected Areas

Langford contains extensive areas of natural vegetation on public and private property. Green spaces in the City provide important habitats for native wildlife, produce ecosystem services, and often have high recreational value and visitation.

Parks

About 5% of Langford's land base is comprised of municipal parks. The total area of City parks is 200 ha, though most are only a few hectares in size. City parks often contain small areas of native forest, but also include community and neighbourhood parks that are fully landscaped. City parks are a small portion of the City's overall parkland (almost 1,000 ha in total), which includes extensive areas managed by the CRD in Mount Wells, Sooke Hills Wilderness, Mill Hill, and Thetis Lake Regional Parks as well as Goldstream Provincial Park. These regional and provincial parks are predominantly maintained as natural ecosystems, though all feature recreational walking and biking trails, picnic areas, and other park facilities. Parklands play important roles in protecting critical habitat for salmon-spawning and federally listed species, as well as at-risk species and ecological communities.

Wildfire in Langford's forested parks could result in the loss of recreation and social values and require costly clean-up and restoration. The City can lead vegetation management to reduce wildfire risk in municipal parks but must partner with the CRD or BC Parks to advance any fuel management in their park properties. Opportunities for fuel management in parks are discussed in the Vegetation Management section of this report (p. 95).



Photo 3. Trail entrance in Thetis Lake Regional Park in Langford.

Wildlife, Species at Risk, and Protected Ecosystems

Wildfires can have severe impacts on sensitive wildlife, plants, and ecosystems. The BC Conservation Data Centre (CDC) records BC's most vulnerable vertebrate animals and vascular plants, each of which is assigned to a provincial red or blue list according to their provincial conservation status rank. Species or populations at high risk of extinction are placed on the red list and are candidates for formal endangered species status. Blue-listed species are considered vulnerable to human activity and natural events. Table 6 provides a summary of these species and ecological communities found within the City according to current provincial data. Figure 4 depicts publicly available locations of these species and ecological communities. Some of the locations of red-listed species are masked to deter vandalism.

Table 6. Species and ecological communities with designated provincial conservation status.

Occurrence ID	Name	Type	Conservation Status
134361, 134362	arbutus / hairy manzanita	Ecological Community	Red
6868, 1556	Douglas-fir - arbutus	Ecological Community	Red
11604	Douglas-fir / Alaska oniongrass	Ecological Community	Red
55775, 55771, 55776, 55773	Douglas-fir / dull Oregon-grape	Ecological Community	Red
134937, 1612, 134940, 134938	Garry oak / California brome	Ecological Community	Red
8488	Garry oak / oceanspray	Ecological Community	Red
109170	grand fir / dull Oregon-grape	Ecological Community	Red
139126	Lyngby's sedge herbaceous vegetation	Ecological Community	Red
79990	red alder / salmonberry / common horsetail	Ecological Community	Blue
138193	three-way sedge	Ecological Community	Red
80022	western redcedar / common snowberry	Ecological Community	Red
125762	western redcedar / salmonberry	Ecological Community	Red
58881	Blue-grey Taildropper	Invertebrate Animal	Blue
1654	Common Ringlet, insulana subspecies	Invertebrate Animal	Red
25865	Dun Skipper	Invertebrate Animal	Blue
135099	Island Tiger Moth	Invertebrate Animal	Red
4514, 8490	Propertius Duskywing	Invertebrate Animal	Red
60091	Western Branded Skipper, oregonia subspecies	Invertebrate Animal	Red
104405	Western Bumble Bee	Invertebrate Animal	Yellow
29427	banded cord-moss	Nonvascular Plant	Yellow

Occurrence ID	Name	Type	Conservation Status
129457	rigid apple moss	Nonvascular Plant	Red
37091	twisted oak moss	Nonvascular Plant	Unknown
68588, 79436, 68376	common bluecup	Vascular Plant	Blue
6996, 25659	deltoid balsamroot	Vascular Plant	Red
112091, 68286, 95592	fern-leaved desert-parsley	Vascular Plant	Red
6952	Howell's violet	Vascular Plant	Red
2306, 6948	Lobb's water-buttercup	Vascular Plant	Red
14013	near navarretia	Vascular Plant	Blue
94659	poverty clover	Vascular Plant	Blue
126513, 24413	prairie lupine	Vascular Plant	Red
10162	purple sanicle	Vascular Plant	Red
6914	slender popcornflower	Vascular Plant	Red
14643, 79317, 68605, 91571	slimleaf onion	Vascular Plant	Blue
24268, 73995, 1740	Vancouver Island beggarticks	Vascular Plant	Blue
22787	white meconella	Vascular Plant	Red
27702, 36205, 8502	white-top aster	Vascular Plant	Blue
45042	wine-cup clarkia	Vascular Plant	Red
30064	Common Sharp-tailed Snake	Vertebrate Animal	Red
55880, 103368, 55882	Northern Red-legged Frog	Vertebrate Animal	Blue
41842	Painted Turtle - Pacific Coast Population	Vertebrate Animal	Red
103419	Wandering Salamander	Vertebrate Animal	Blue
16680	Western Screech-Owl, kennicottii subspecies	Vertebrate Animal	Blue

In addition to Provincial conservation status, there are 8 vertebrate, invertebrate and plant species with federal protections under Canada's *Species at Risk Act (SARA)* that are known or believed to inhabit the project area (Table 7). Additionally, the Coastal Douglas-fir forests found in Langford provide suitable habitat for several species with other federally established protections. Pileated woodpecker nests, raptor nests, and other bird nests may be found in the City, which are protected by the *Migratory Birds Convention Act* during all or part of the year. Wildfire impacts can also affect riparian, estuarine, and potentially marine environments inhabited by protected species of fish and other aquatic animals.

Table 7. SARA-listed species with confirmed observations or identified critical habitat within Langford.⁵

Name	Category	Typical habitat
Deltoid Balsamroot	Plant	Garry oak/Douglas-fir woodland
Sharp-tailed Snake	Vertebrate	Garry oak/Douglas-fir woodland
Marbled Murrelet	Vertebrate	Old forest
Batwing Vinyl Lichen	Plant	South-facing rock outcrops
Blue-grey Taildropper	Invertebrate	Old forest (mixed)
White Meconella	Plant	Open rocky/grassy sites
Purple Sanicle	Plant	Meadows and open woodlands
Western Painted Turtle (Pacific Coast population)	Vertebrate	Shallow freshwater and slow-moving streams

**Photo 4. Red-list ecological community Garry oak / California brome.**

⁵ B.C. Conservation Data Centre: CDC iMap [web application]. 2023. Victoria, British Columbia, Canada. Available: <http://maps.gov.bc.ca/ess/sv/cdc/> (Accessed Sept 13, 2024)

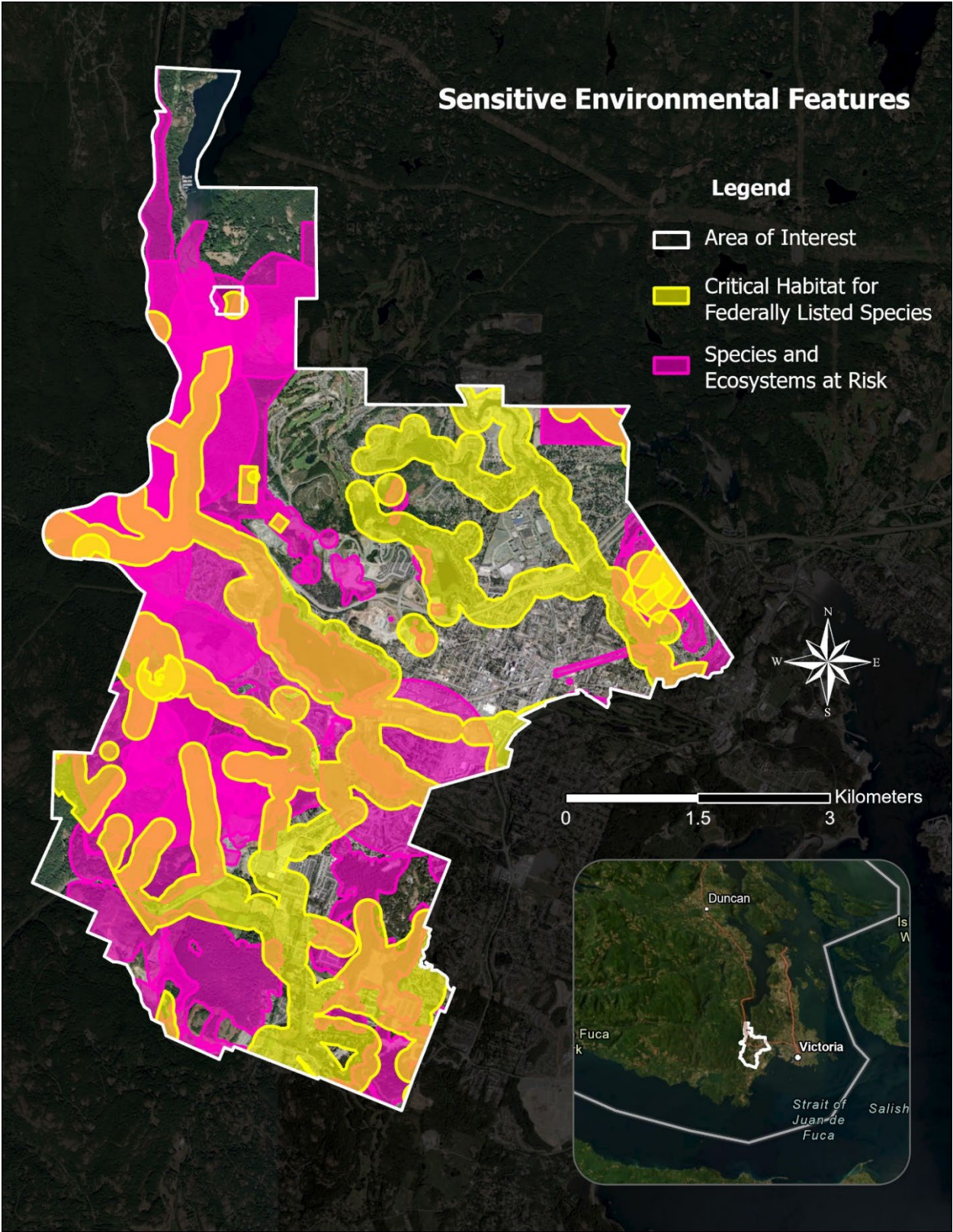


Figure 4. Protected areas and known locations of protected species or habitat within the AOI.

Community Watersheds

A majority of Langford's drinking water is accessed via the CRD's water supply system (Sooke Lake watershed) as described in Water Supply and Waste (p. 31).

While there are no community watersheds within the AOI, the Waugh Creek and Goldstream Community Watersheds (within the CRD watershed area) are near Langford's western boundary. These watersheds provide a steady supply of drinking water to urban areas throughout the Capital Regional District. Forest cover in the watersheds is a critical part of regulating the region's water supply and water quality. Severe fires can have impacts on cover and soil health that increase sedimentation and erosion issues⁶. If severe fire were to occur in the watersheds threats to drinking water quality or supply may occur⁷. Taking action to reduce ignition hazards and wildfire risk inside the City's western boundary may indirectly protect watershed function.



Photo 5. The Humpback Reservoir was once part of Greater Victoria's regional water supply system.

⁶ R.A. Shakesby and S.H. Doerr (2006), Wildfire as a hydrological and geomorphological agent, *Earth Science Review*, 74, 269-307.

⁷ H.G. Smith, G.J. Sheridan, P.N. Lane, P. Nyman, and S. Haydon (2011), Wildfire effects on water quality in forest catchments: A review with implications for water supply, *Journal of Hydrology*, 396, 170-192.

Cultural and Archaeological Values

Langford sits within the traditional territory of several Indigenous Nations, including the Xwsepsum (Esquimalt), ləkʷəŋən (Songhees), Sc'ianew (Beecher Bay), and the W̱SÁNEĆ Peoples represented by the Tsartlip, Pauquachin, Tsawout, Tseycum, and Malahat Nations. Indigenous Peoples have lived in this landscape since time immemorial. Actions to advance wildfire management in Indigenous traditional territory must involve local Nations to ensure land management incorporates Indigenous values and stewardship priorities. The City of Langford has engaged with First Nations governments to understand potential impacts and alignments of CWRP development on their interests. Engagement is ongoing as several Nations expressed interest in continuing to inform the City's wildfire prevention and preparedness efforts.

Some cultural sites are protected directly by the Province through the Heritage Conservation Act. This Act allows the Archaeology Branch of the Ministry of Forests and Ministry of Lands, Waters, and Resource Stewardship to maintain a confidential spatial database of archaeological and historical sites related to Indigenous culture and history. A qualified archaeologist must be involved in any forestry activities undertaken within 50 m of historical and/or archaeological sites to comply with the *Act*. Several sites protected by the Act are known in Langford, though their locations cannot be published as part of the CWRP.

Wildfires can cause the loss of cultural values by causing damage to historic and archaeological sites. While physical damage to cultural sites as the result of wildfire management is unacceptable, activities like fuel modification can help preserve cultural values by reducing the likelihood of high-intensity and damaging wildfires. Wildfire management activities like the clean-up of fine fuels can be planned to align with or even enhance cultural values and practices when undertaken with Indigenous knowledge, input and/or direct participation.

Hazardous Values

Certain urban land uses or activities are associated with higher risk during a wildfire event. Activities that involve flammable materials or their storage, high-temperature machinery, or chemicals hazardous to human health if improperly handled are just some examples of such a use. Langford's diverse land uses include industrial and commercial properties where hazards may include stores of fuel, oxidizing substances, fertilizers, or other combustibles that are particular risks during a wildfire. Industrial areas in the City include businesses that involve sources of heat, like metal fabrication and automotive servicing, that are ignition risks. These particular hazards are addressed through the BC Fire Code. Refueling stations and parked cars are additional hazards commonly found in Langford's WUI.

Langford is the gateway to the Capital Regional District for FortisBC's network of buried natural gas lines. The FortisBC main supply line enters Langford from the CRD watershed lands and follows the E&N Railway right-of-way and Langford Parkway to an important receiving facility and operations centre near Jacklin Road. From here, natural gas lines distribute fuel to facilities throughout Greater Victoria. Subsurface gas lines are typically buried deeper than 12 inches

(30.5 cm) and are well insulated from subsurface heating⁸, making ignition during a wildfire improbable. However, preventive fuel management or suppression activities can involve heavy machinery like excavators, making confirming the location of natural gas lines important for worker safety.

Electrical infrastructure, particularly overhead distribution lines, are a widespread hazard. Trees and vegetation often interfere with overhead electrical lines, which can spark to vegetation within the limits of approach and cause ignitions. BC Hydro actively maintains its distribution network to remove vegetation from the limits of approach. Downed powerlines during high wind events during the fire season in California have been widely publicized factors in the ignition of major interface fires in that state. Power lines are a potential source of ignition when poorly maintained and are also a serious hazard for suppression and prevention crews conducting work around the interface.

Other Resource Values

Langford serves as a hub for outdoor recreation in the region, featuring an extensive network of popular hiking and biking trails. Bear Mountain Resort, which hosts a golf course within the interface, is also the proud home of the Canadian National Mountain Bike Team. The resort offers facilities, including a terrain park and a variety of forested trails. Additionally, City-maintained trails create connectivity between Langford Lake and the regional parks of Mount Wells and Mount MacDonald, which are known for their rock-climbing opportunities, featuring several well-established but unsanctioned routes.

Within the city limits, forested areas are predominantly privately owned or managed by the city and the CRD for park purposes. In the AOI, forests are primarily located on private lands in residential subdivisions or in designated protected areas, such as regional watersheds and parks, where timber harvesting is restricted. There is a small area of private managed forest land in the southwestern edge of the City where timber harvesting may occur.

Critical Infrastructure

Critical infrastructure includes the municipal assets crucial to the health and safety of the community, often enabling basic functions to occur. Critical infrastructure also includes public assets identified in a Hazard, Risk and Vulnerability Assessment undertaken by a local government. In developing the CWRP, the City of Langford identified a list of facilities that are critical infrastructure for its emergency planning. Additional sites and facilities have been included in consideration of field review by the consulting team and with input from City staff.

⁸ D.J. Eldridge, J. Ding and S.K. Travers, (2023), Wildfire effects on soil and soil processes, in *Australia's Megafires: Biodiversity Impacts and Lessons from 2019-2020*, eds. L. Rumpff, S.M. Legge, S. van Leeuwen, B.A. Wintle, and J.C.Z. Wolnarski. CSIRO Publishing, pp. 49-58.

Electrical Power

Electrical power is provided to most of Langford by an electrical grid of above and below-ground transmission lines, with over 54 kilometres of above-ground lines fastened to wooden poles. Wooden poles are vulnerable to fire, and in many locations, these lines are within a few metres of forests. The main substation for the Westshore municipalities is located in the commercial area on Jacklin Road near Langford Parkway. The major transmission line entering this substation from the west is one of several transmission lines bringing power to the Greater Victoria area. The substation compound is remote from the forest interface, being over one kilometre from any significant forested area.

Natural Gas

As described under [Hazardous Values](#) (p.27), FortisBC has a receiving station and support office located in Langford that connects Greater Victoria to its provincial network of natural gas lines. Located on Langford Parkway near Jacklin Road, these facilities are over one kilometre from any significant forested area.



Photo 6. Aerial perspective on the BC Hydro substation on Jacklin Road.

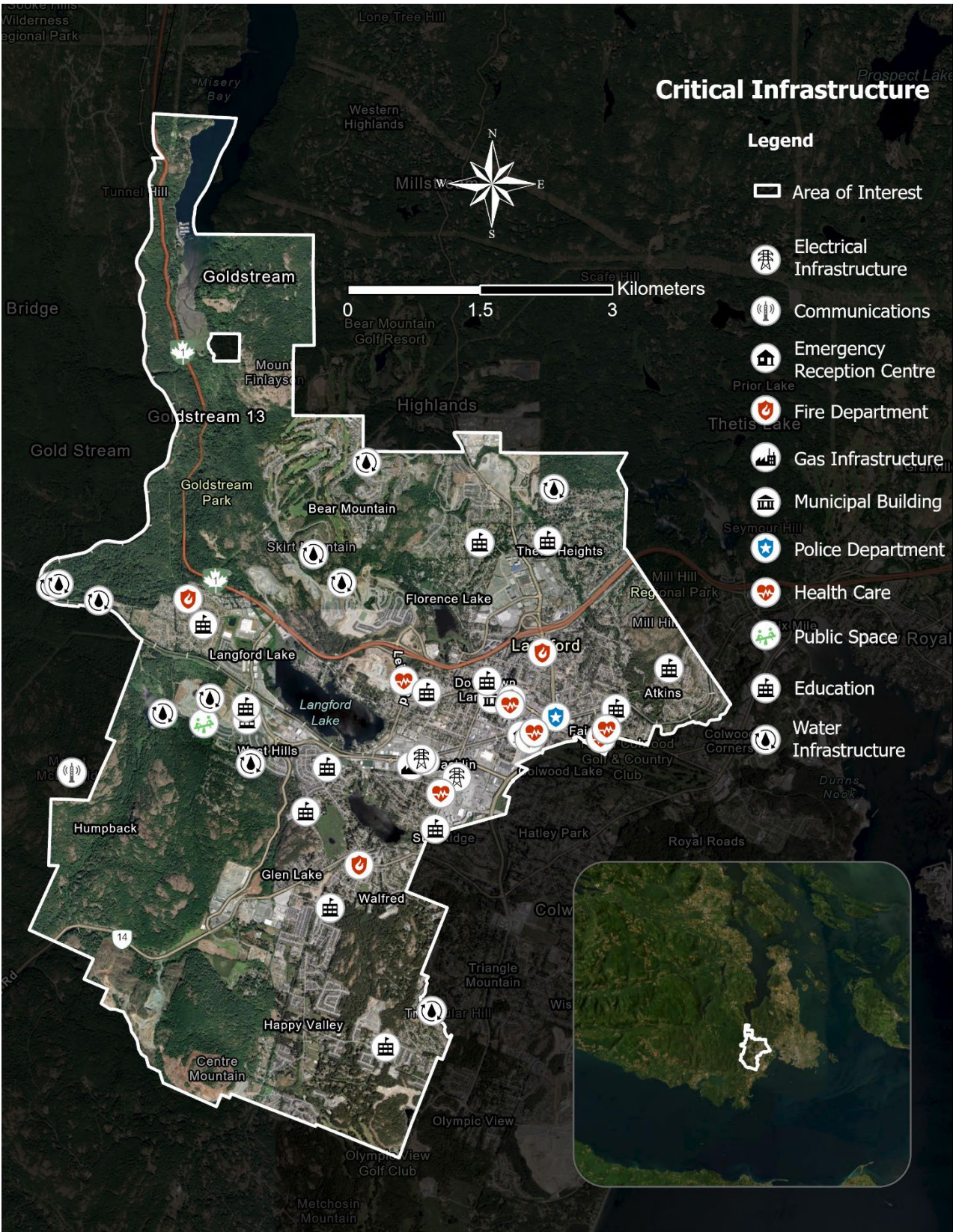


Figure 5. Facilities considered critical infrastructure by the CWRP.

Communications Infrastructure

In most of Langford, primary connections to telephone and internet service are provided by the same overhead connections used for electrical power.

Cellular telephone service and text-based messaging services are frequently residents' primary means of communication. Cell service is provided by the major Canadian telecommunications companies to most parts of Langford, although the mountainous topography in the north and west of the City can cause small areas of no service. Because of the hilly topography, dozens of cell towers are installed throughout the community. Major tower sites include Mount MacDonald, Walfred Reservoir (Happy Hill), and central Langford.

Radio communication is an important part of emergency response in Langford. Langford Fire Rescue is one of many regional users of the CREST system, an interlinked P25 digital radio network co-owned by several regional response agencies. Fire/Rescue Stations #1 and #2 incorporate 10 m radio towers for maintaining longwave communications. In the event of a power failure, on-site generators will allow communications between the stations and crews to continue via radio. A smaller radio mast is also installed on Fire/Rescue Station #3.

Community buildings and facilities

Many institutions and public buildings are crucial for maintaining the function of government and community services. Community buildings include Langford City Hall, RCMP West Shore Detachment, schools and school board offices, the Langford Fire, BC Vancouver Island Emergency Dispatch Centre, BC Hydro Substation, health and senior care facilities, and CRD water system facilities. Newer facilities typically display FireSmart construction materials or landscaping, while review of older facilities showed several have combustible building trims, facing, or inappropriate landscaping. Common issues include lack of vegetation maintenance or allowing coniferous vegetation to grow within the recommended fuel free zone of 1.5 m surrounding structures and facilities.

Table 8 lists the critical infrastructure identified by Langford Fire Rescue for the CWRP.

Table 8. Critical infrastructure and buildings identified by Langford's emergency program.

Name	Type	Address	Latitude	Longitude
BC Vancouver Island Emergency Dispatch Centre	Ambulance Service	2764 Leigh Rd, Victoria, BC V9B 4G1	48.4515 646°N	123.5181 786°W
CRD Communications Infrastructure	Communications	Victoria, BC V9B 4P9	48.4419 492°N	123.5689 672°W
BC Hydro Substation	Electrical Infrastructure	Langford, BC V9B 4V5	48.4417 304°N	123.5099 266°W
Langford Fire Hall #2	Fire Department	3205 Happy Valley Rd, Langford, BC V9C 2V9	48.4327 306°N	123.5248 227°W
Langford Fire Hall #1	Fire Department	2625 Peatt Rd, Victoria, BC V9B 3T9	48.4545 120°N	123.4969 554°W
Langford Fire Hall #3	Fire Department	2872 Sooke Lake Rd, Victoria, BC V9B 4R3	48.4597 678°N	123.5513 176°W
Fortis BC	Gas Infrastructure	1027 Langford Pkwy, Victoria, BC V9B 2N7	48.4429 070°N	123.5169 295°W
Langford City Hall	Municipal Building	877 Goldstream Ave #125, Victoria, BC V9B 2X8	48.4497 890°N	123.5046 274°W
RCMP - Langford Detachment	Police Department	698 Atkins Ave, Victoria, BC V9B 3A4	48.4479 695°N	123.4948 346°W
Lakewood Elementary	School	2363 Setchfield Ave, Victoria, BC V9B 5W1	48.4657 153°N	123.5066 964°W
Spencer Middle School	School	1026 Goldstream Ave, Victoria, BC V9B 2Y5	48.4503 911°N	123.5146 419°W
Belmont Secondary School	School	3041 Langford Lake Rd, Victoria, BC V9B 0L9	48.4426 960°N	123.5298 469°W
Millstream Elementary	School	626 Hoylake Ave, Victoria, BC V9B 3P7	48.4659 560°N	123.4962 761°W
Crystal View Elementary	School	2662 Silverstone Way, Victoria, BC V9B 6A6	48.4529 936°N	123.4775 109°W
Savory Elementary	School	2721 Grainger Rd, Victoria, BC V9B 3K6	48.4488 470°N	123.4855 986°W
Ruth King Elementary	School	2764 Jacklin Rd, Victoria, BC V9B 3X6	48.4515 990°N	123.5054 110°W
Lighthouse Christian Academy	School	1289 Parkdale Dr, Victoria, BC V9B 4G9	48.4381 285°N	123.5330 734°W
Willway Elementary	School	2939 Mt Wells Dr, Victoria, BC V9B 4T4	48.4571 434°N	123.5489 899°W
Sooke SD 62	School Board	3143 Jacklin Rd, Victoria, BC V9B 5R1	48.4364 692°N	123.5131 729°W
Sooke SD 62 International Office	School Board	814 Goldstream Ave, Victoria, BC V9B 2X8	48.4497 508°N	123.5016 392°W
Supply Disinfection Facility	Water Infrastructure	Niagara Main Road, Langford	48.4595 278°N	123.5650 123°W
Supply Disinfection Facility	Water Infrastructure	Niagara Main Road, Langford	48.4609 660°N	123.5723 938°W
Supply Disinfection Facility	Water Infrastructure	Niagara Main Rd, Langford, BC V9B 2L0	48.4609 660°N	123.5711 473°W
Fortis BC Sub-station	Electrical Infrastructure	Victoria, BC V9B 3Y5	48.4433 920°N	123.5148 254°W

Name	Type	Address	Latitude	Longitude
Hydro / Fortis main lines	Electrical Infrastructure	Victoria, BC V9B 3Y6	48.4436 103°N	123.5153 904°W
Langford Legion	Emergency Reception Centre	761 Station Ave, Victoria, BC V9B 2S1	48.4460 988°N	123.5000 035°W
Alexander Mackie Senior Center	Health Care	753 Station Ave, Victoria, BC V9B 0Z5	48.4456 908°N	123.4988 734°W
Prince Edward Lodge Senior Center	Health Care	741 Station Ave, Victoria, BC V9B 2S1	48.4463 740°N	123.4981 045°W
Priory Long Term Care	Health Care	Victoria, BC V9B 2W4	48.4458 213°N	123.4878 978°W
St. Anthony's Urgent Care Center	Health Care	582 Goldstream Ave, Victoria, BC V9B 2W7	48.4467 749°N	123.4870 109°W
Jesken Aerie Assisted Living	Health Care	582 Goldstream Ave, Victoria, BC V9B 2W7	48.4491 731°N	123.5018 560°W
Cherish Senior Care	Health Care	2234 Sooke Rd, Victoria, BC V9B 1X1	48.4401 003°N	123.5123 774°W
New Langford city park location	Public Space	Langford, BC V9B 0L9	48.4471 034°N	123.5487 630°W
Pexsisen Elementary School	School	3100 Constellation Ave, Victoria, BC V9B 0L9	48.4474 801°N	123.5421 631°W
Center Mountain Lellum Middle School	School	3090 Constellation Ave, Langford, BC V9B 0V2	48.4487 705°N	123.5423 633°W
Happy Valley Elementary School	School	3291 Happy Valley Rd, Victoria, BC V9C 2W3	48.4283 395°N	123.5292 414°W
South Latoria Elementary School	School	833-801 Latoria Rd, Victoria, BC V9C 3A7	48.4141 751°N	123.5205 725°W
Water Tower	Water Infrastructure	640 Kestrel Ridge, Victoria, BC V9B 6C3	48.4712 347°N	123.4953 069°W
Water Reservoir	Water Infrastructure	Victoria, BC V9B 6T2	48.4738 197°N	123.5241 360°W
Water Reservoir	Water Infrastructure	Langford, BC V9B 6X4	48.4644 329°N	123.5321 451°W
Water Tower	Water Infrastructure	Langford, BC V9B 6X4	48.4615 208°N	123.5277 677°W
Water Tower	Water Infrastructure	Langford, BC V9B 0L9	48.4496 334°N	123.5478 575°W
Irwin Park Dam	Water Infrastructure	Irwin Rd, Victoria, BC V9B 5Y6	48.4430 119°N	123.5415 150°W
Humpback Reservoir Dam	Water Infrastructure	Langford, BC V0R 2L0	48.4480 583°N	123.5550 690°W
Lookout Lake Dam	Water Infrastructure	Victoria, BC V9C 3P7	48.4178 757°N	123.5135 413°W



Photo 7. Langford Fire/Rescue Station #3

Water Supply & Waste Treatment

The City of Langford's water and sewer system relies on water supply from the CRD Watersheds. The AOI is home to the primary treatment facilities for the CRD system at Japan Gulch. CRD buildings at this site house disinfection facilities and watershed administration. To protect the regional water supply from wildfires, the CRD employs full-time personnel for wildfire protection and emergency response within its watershed. Buildings at Japan Gulch are designed with fire-resistant materials and are located in a fuel-free compound to mitigate the threat of wildfires. Additionally, backup generators are in place to supply power during outages. The proactive measures taken by the CRD have reduced the likelihood of the facilities being involved in a wildfire. Within Langford, boosting stations and water storage facilities maintain pressure in the distribution system. These facilities are typically designed to be FireSmart, with metal or concrete construction and gravel perimeters.

The City's sanitary sewer services are provided by a network of underground sewer mains supported by pump stations. Waste is transported via this network to the CRD's wastewater treatment plant for the area, the McLoughlin Point Wastewater Treatment Plant. This facility is located in Esquimalt and receives wastewater from the core area municipalities. The Hartfield Landfill in Saanich receives residual solids from the wastewater treatment plant.



Photo 8. Hilltop water storage in the Westhills neighbourhood helps maintain pressure in the water supply system.

Wildfire Risk Assessment

Crucial to building community resiliency to wildfires is developing an understanding of where wildfire risk is the highest so that investment to reduce wildfire risk is effective, sensible, and balanced with other community values and interests.

In the CWRP, the terms **wildfire threat** and **wildfire risk** refer to different components of Langford's vulnerability to wildfire. Wildfire threat refers to the potential behaviour in natural areas and reflects factors like fuel loading, type, and distribution, slope and aspect, and weather conditions. Wildfire threat has no relationship to how close a forest is to populated areas or other values. Wildfire risk considers both the potential fire behaviour as well as the proximity of values that could be impacted.

Wildfire threat is a ranking of potential fire behavior based on fuel conditions, weather conditions, slope, aspect, and other biophysical factors.

Wildfire risk is a measure of the probability of a wildfire occurring combined with the consequences or impacts it would cause.

Wildfire Environment

This section describes the factors contributing to the wildfire threat in Langford. These include topography, forest fuels (vegetation, debris, and organic soil), and weather.

Topography

Topography influences wildfire behaviour in several ways. Wildfire spreads faster in the uphill direction. Hot air from a fire rises uphill, preheating the forests above it and drying fuels ahead of the fire's arrival. On steep slopes, heat directed uphill also accelerates combustion. For these reasons, areas with steep slopes are expected to have a higher wildfire threat.

Aspect also plays a role in wildfire behaviour. In the northern hemisphere, south-facing slopes receive more direct solar radiation. This results in an increase in temperature and a decrease in relative humidity, which affects vegetative cover, fuel loading, and fire behavior.

Langford's terrain is gently rolling or flat surrounding the City centre and Langford Lake, but hilly elsewhere. Elevation ranges from approximately 20 m above sea level at the boundary with View Royal to over 300 m on Bear Mountain, Mount Wells, Mount Finlayson, and Mount MacDonald. Due to poor access and steep terrain, several areas in the City could support volatile wildfire behaviour and pose a suppression challenge.

Fuels (vegetation)

Forest fuels consist of dead and living vegetation and forest floor organic material. Fuel conditions vary with tree species, live and dead proportions, and density of understory shrubs and plants. Fuels dominated by coniferous trees and shrubs are typically more flammable than deciduous forests due to their relatively low moisture content and flammable resins. Some plants produce volatile chemicals that readily burn, such as oils produced by scotch broom. Grasses burn quickly due to the large ratio of surface area to volume in their leaves, and often dieback during dry seasons in a process called curing. Deciduous broadleaved fuels are more resistant to ignition due to their high moisture content.

Forest fuels belong to one of four layers. The first is ground fuel which is the organic matter in the soil (soil carbon). Next are surface fuels, which include all the dead branches, leaf litter, and low plants on or just above the surface of the ground. Above this, ladder fuels are the large shrubs, low branches, and small trees that extend between the surface fuels and the main forest canopy. Lastly, crown fuels are the foliage, branches, and other vegetation lodged within the forest canopy.

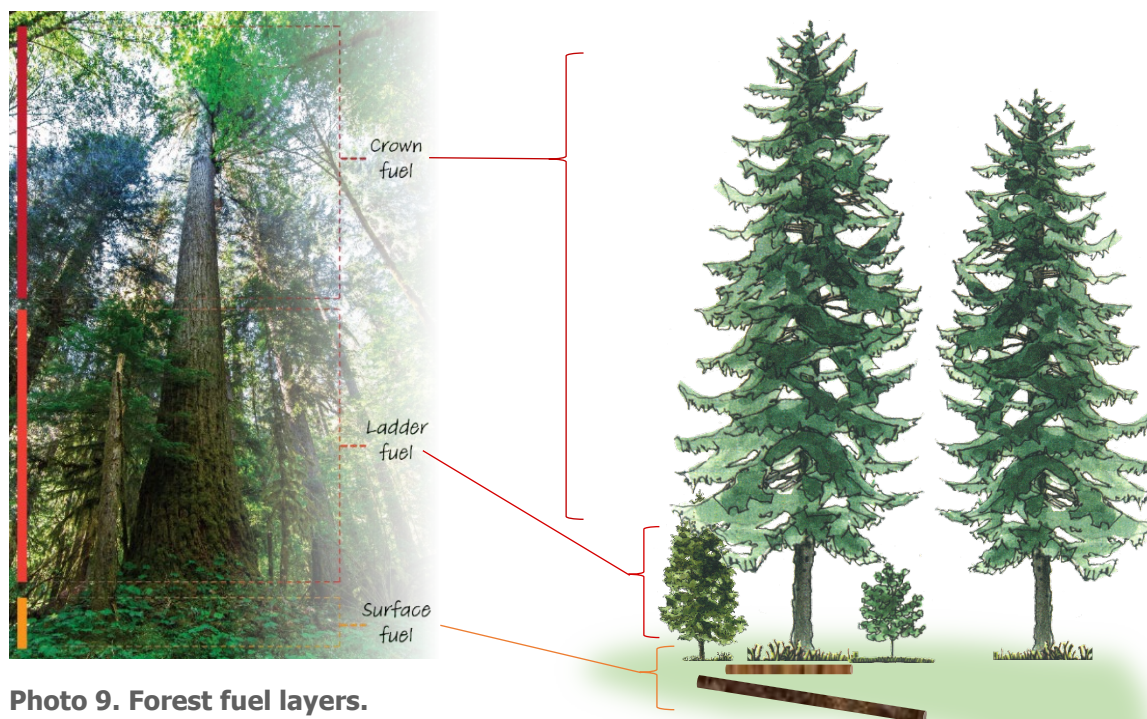


Photo 9. Forest fuel layers.

The combination of fuel characteristics from each of these layers influences how wildfire will behave. The response of fire suppression varies with the intensity of a wildfire. For example, BC Wildfire Service ground crews will not be dispatched in front of a fire burning with an intensity of more than 2,000 kilowatts per metre (kw/m). This is a measure of energy being put out by the head of an advancing fire. In forested environments, fires with high intensities can climb into tree crowns via ladder fuels. If conditions are right, ignition in the tree canopy will become an active ***crown fire*** where the fire is spreading along the ground and through the crown simultaneously. These fires consume whole forests, from the soil to the tops of the trees, sending embers far ahead on the wind to light new fires, and are too dangerous for ground crews to fight directly.

Crown fire is a wildfire that involves fuels in the tree canopy. It can be “active”, meaning fire is advancing through tree crowns directly, or “passive”, meaning surface fire intensity is great enough to cause the torching of single trees or small tree patches but not the general advancement of the fire front through the crown.



Photo 10. Example of an active crown fire. (Kenai Peninsula, Alaska)

Crown fires become more likely where hazardous coniferous fuels have low **vertical** and **horizontal separation**. Some combinations of species, sites, and climates naturally produce ecosystems that have less separation between the fuel layers. The fuel characteristics of forests also change drastically over time as the ecosystem develops.

Vertical and horizontal separation refer to fuel distribution within a forest and are used to help classify forests into standardized fuel types.

In Canada, a standardized system of assigning 16 simplified fuel types to forests is used to help model wildfire threat and risk. These are the fuel types of the Canadian Fire Behavior Prediction System. Although the fuel types were developed for nation-wide applications, practice in British Columbia and applied research by the Canadian Forest Service and BC Wildfire Service has resulted in several standard rules for assigning forest fuel types.

In Langford, most forests are represented by the C-5 fuel type. This represents a mature coniferous forest with a relatively high vertical separation of fuels, where a high-intensity surface fire would be required to create an active crown fire. As a result, C-5 forests on flat ground are typically rated to have a low or moderate wildfire threat. However, C-5 forests on steep terrain can produce more volatile fire behaviour, increasing the threat from moderate to high. While C-5 forests can support crown fire, it takes a very large amount of energy to cause the fire to jump from the surface fuels to the crown fuels because of the generally large gap between lower fuels and tree crowns. The circumstances that support crown fire activity in C-5 forests remain infrequent in Coastal BC, although climate change is creating conditions that are consistent with more extreme fire danger.

Other common fuel types in this area are D-1/2 (deciduous), M-1/2 (mixed wood) and O-1a/b (grasses and herbaceous vegetation). Forest stands with a high proportion (>75%) of deciduous trees, such as those in D-1/2 stand, have a lower wildfire threat. Stands that consist of a mix of deciduous and coniferous trees are classified as M-1/2 stands. Their wildfire threat varies with the proportion of conifers found in them. Fire behaviour in grass fuel types O-1a/b can be highly variable depending on season and the presence or absence of irrigation. Most of the O-1a/b fuels in Langford are lawns, golf courses, or agricultural fields, which have a low wildfire threat because of regular maintenance or irrigation.

Table 9 provides a summary of fuel types by total area.

Fuel type mapping prepared by the Provincial Strategic Threat Analysis is completed at the landscape scale and may not be accurate on a particular property. Suburban areas where buildings are mixed with vegetation and lawns may be typed as D-1/2, O-1a/b, or non-fuel. Fuel type review during CWRP production focuses on forested areas on public property, as fuel typing on private property is excluded from the risk analysis. No fuel type changes have been made to the provincial dataset for Langford's CWRP update (Figure 6).

Table 9. Summary of fuel types within Langford.

Fuel Type Name	Area (ha)	General description	Generalized fire behaviour potential
C-5	1882.6	Mature, low to moderate density stands of native conifers, generally over 40 years in age and over 15 m in height.	Low to moderate
D-1/2	416.1	Deciduous stands with less than 25% coniferous composition.	Low
M-1/2	194.0	Mixed wood stands have between 25 and 75% coniferous and deciduous composition.	Low to moderate
N	239.0	Non-fuel areas – pavement, rock, extensive sand.	Negligible
O-1a/b	1423.9	Grass fuel types. also used to represent agricultural fields and large lawns.	Low
W	159.5	Bodies of water, including freshwater and the ocean.	None

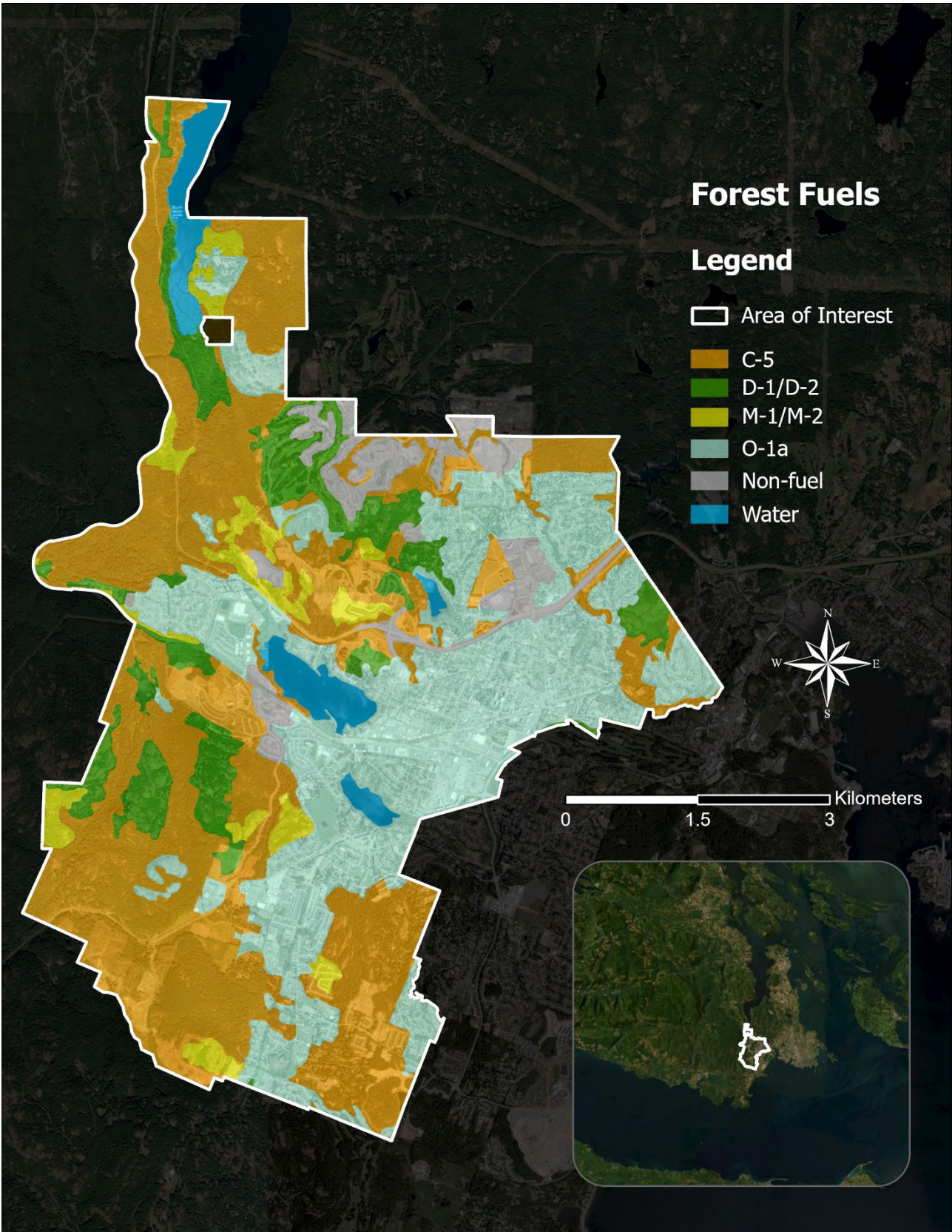


Figure 6. Fuel types in Langford from the Provincial Strategic Threat Analysis.

Weather

Weather in Langford is moderated by the Pacific Ocean. Sea breezes cool the air during the summer and increase local humidity. Average daily highs for Langford have ranged between 6°C (December) and 22°C (August). Most precipitation arrives in fall, winter, and spring, with sharply reduced precipitation in June, July, and August. Snow is rare and may fall only four or five times per year. Due to subdued elevation and mild climate, forest ecosystems in Langford do not typically receive water from snowmelt during the fire season. Annual temperature ranges and precipitation are summarized in Figure 7.

Langford

48.45°N, 123.50°W (80 m asl).
Model: ERA5T.

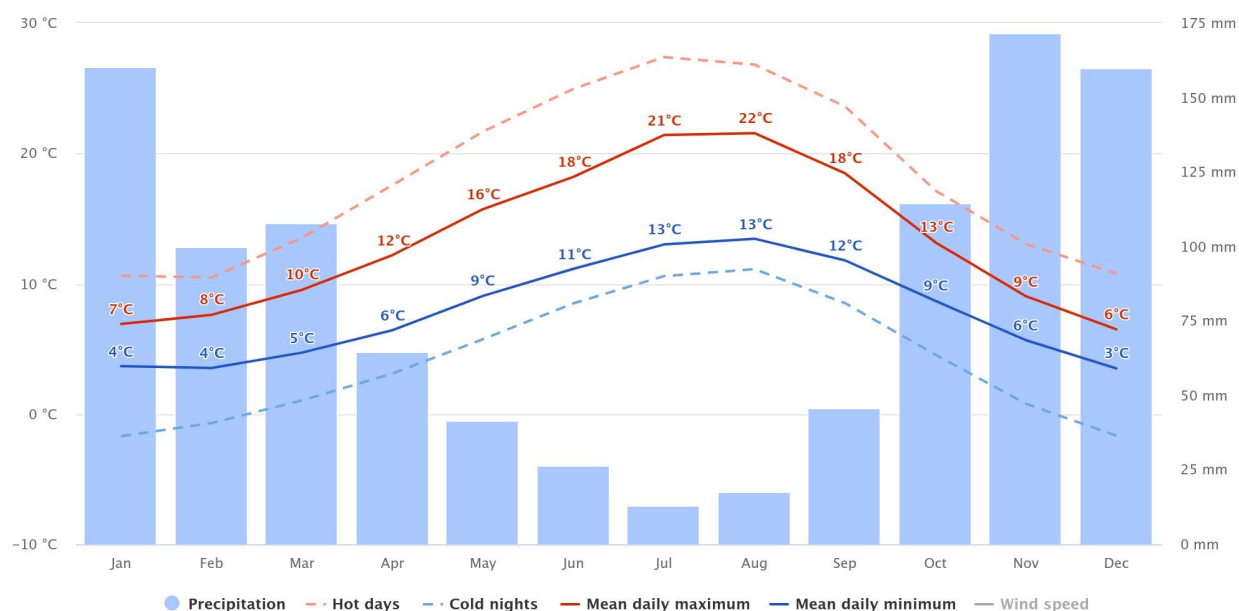


Figure 7. 30-year modelled climate averages for Langford (Meteoblue).

Winter is the windiest time of year. The North Pacific storm track sends high winds and moisture to this area from the south. These events are often experienced as strong onshore from the southwest or northwest. While fire risk is very low during the wet winter months, these wind events are notable because they contribute to surface fuel loading by bringing small branches and needles to the forest floor. These fine fuels then dry out to become ground fuel for the next fire season.

Winds are usually subdued in the summer months and through the peak fire season, with the onset of character summer high-pressure systems and clear skies. Average high temperatures are exceeded when high pressure over the BC interior forces warm, dry air down to the coast. These events lower the relative humidity, raise temperatures, and increase the potential for ignitions. During severe fire seasons, this weather pattern can also bring smoke to the area from wildfires burning in other areas of the Pacific Northwest. Further south in Washington and Oregon, strong east-to-west summer airflows have been linked historically to catastrophic fire seasons, with hundreds of thousands of hectares burned⁹. Figure 8 and Figure 9 provide graphical representations of historically modelled winds and windspeeds in Langford.

Langford

48.45°N, 123.50°W (80 m asl).
Model: ERA5T.

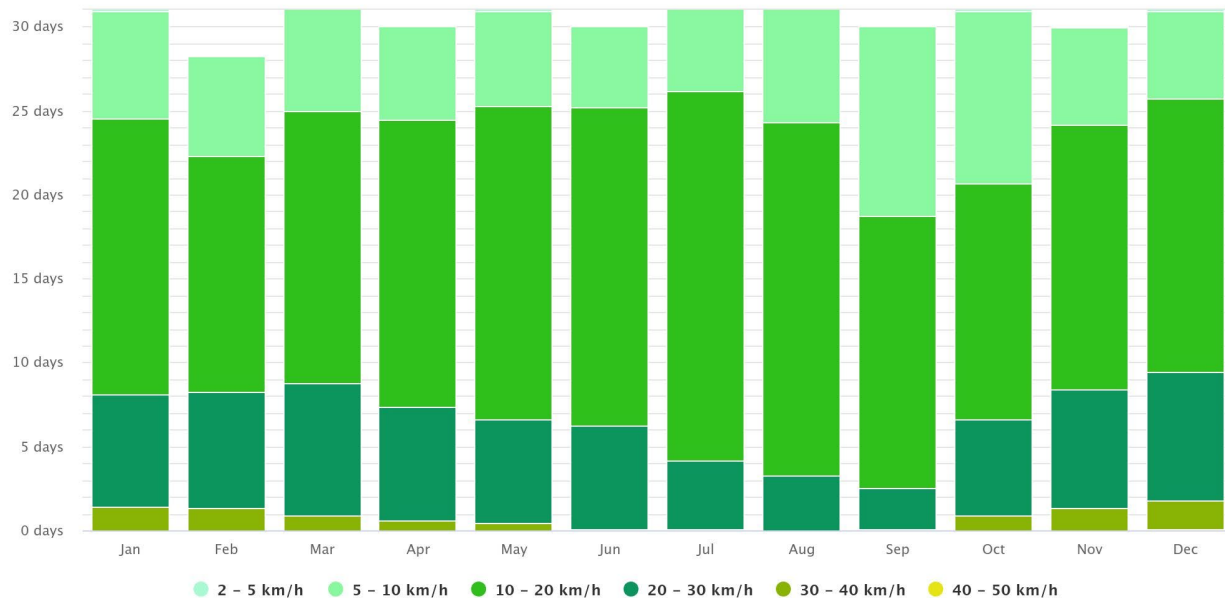


Figure 8. Windspeeds by month experienced for Langford (Meteoblu).

⁹ Abatzoglou, J.T., D.E. Rupp, L.W. O'Neill, & M. Sadegh. (2021). Compound extremes drive the western Oregon wildfires of September 2020. *Geophysical Research Letters* 48(8):

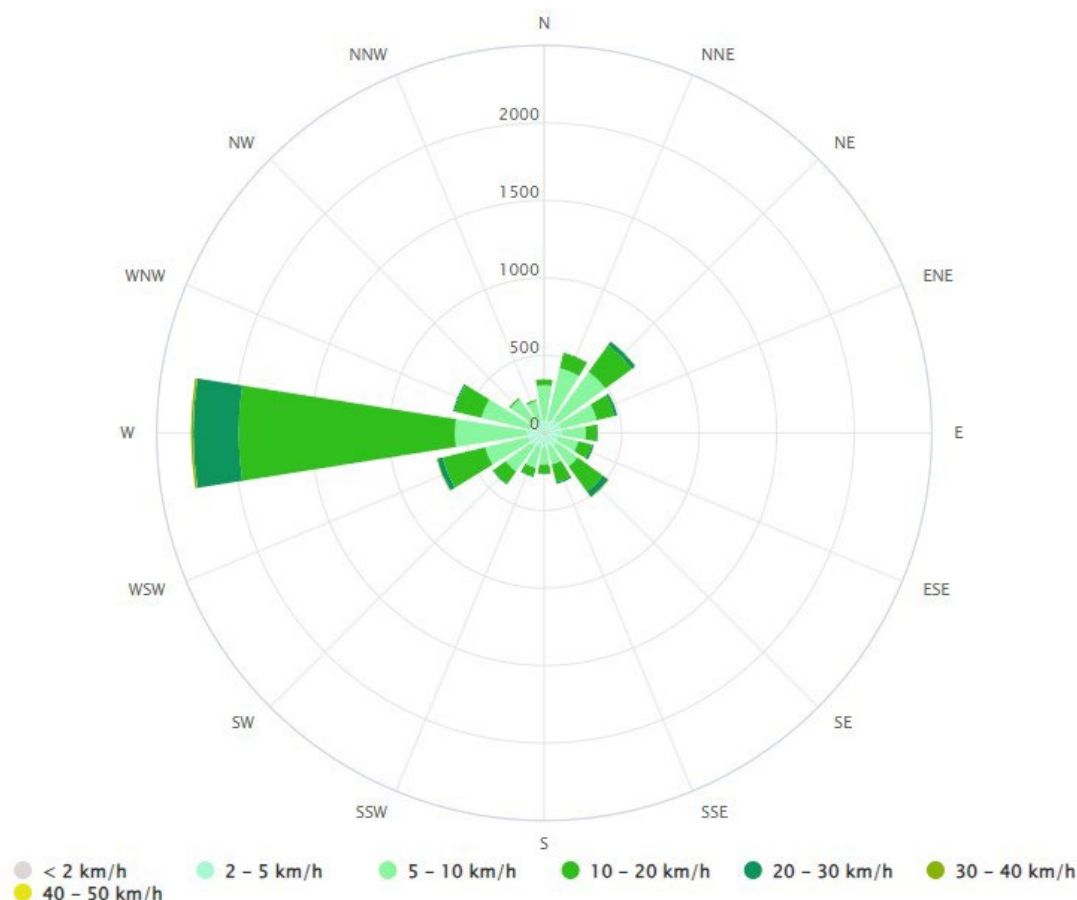


Figure 9. Wind rose diagram for Langford (Meteoblue). The diagram shows cumulative hours (the wind rose radius) at an average windspeed from each cardinal direction during the average year (1990-2020).

Fire Weather Rating

Fire Weather Rating uses weather measurements to assess likely fire behaviour for a defined forecast period. The BC Wildfire Service monitors weather throughout the Province. Fire weather is an essential component in most fire prediction models and is used to help determine a community's landscape-level wildfire threat. In Canada, temperature, relative humidity, wind, and 24-hour precipitation are tracked daily and recombined to calculate several index components of fire weather. While these variables are tracked throughout the year, during most of the rainy season, weather measurements fail to meet thresholds for the publication of calculated fire weather indices. The Canadian Forest Fire Danger Rating System carries rules about when in the year fire weather ratings need to be updated daily so the public and emergency responders can plan activities to mitigate fire risk. This is an estimate of the fire season, which is the period in the year during which wildfire activity is reasonably foreseeable. Historically, wildfire season begins on May 1 and lasts until September 30, although the fire season has and will continue to lengthen due to climate change.

Table 10 shows weather averages during the fire season for the nearest BC Wildfire Service weather station, located in the CRD watershed (CRD-14G). The data shown covers the period between 2011 and 2021, inclusive, which is the extent of historical data available. The statistics show the fire season is characterized by an extended period in July and August of warm weather with little rainfall. The maximum temperature in June 2021 of 40.4°C was recorded during the record-breaking heat wave of that year. It is the highest temperature recorded at this weather station.

Table 10. Average weather (2011-2021), from 14G

	Weather Attribute	May	Jun	Jul	Aug	Sep
2011-2021	Maximum Daily High (°C)	27.5	40.4	33.8	34.3	31.6
	Daily Average High (°C)	16.4	19.1	22.9	23.5	19.1
	Monthly Average Rainfall (mm)	44.6	29.6	11.4	19.5	88.2

Climate Change and Wildfire Behavior

Climate change is causing changes to temperatures and precipitation patterns that impact forest health and wildfire risk. In 2017, the CRD prepared climate projections for the capital region based on the RCP 8.5 “Business as Usual” emissions scenario. Their report found that the region can expect the number of days with a high temperature of at least 25°C to triple from 12 to 36 days per year by the 2050s, with only modest increases in annual precipitation. Increased precipitation is expected to arrive as part of stronger storms, primarily in fall, while summer will actually see precipitation decrease by 20%. These changes suggest that Langford will experience warmer winters and summers, longer growing seasons, and longer dry periods during the hottest part of the year¹⁰

Predictions for warmer, drier summers are ingredients for a longer wildfire season. Patterns observed in other parts of BC and North America suggest that hotter, drier conditions might be expected to result in an overall increase in wildfire frequency^{11,12}. Warmer temperatures in spring and fall will extend the duration of the fire season, extending periods of high wildfire risk¹³.

¹⁰ Capital Regional District. (2017, April). Climate Projections for the Capital Region. 66 p.

¹¹Kirchmeier-Young, M.C., N.P. Gillett, F.W. Zwiers, A.J. Cannon, & F. Anslow. (2019). Attribution of the influence of human-induced climate change on an extreme fire season. *Earth's Future*, 7: 2-10.

¹² Taylor, S., Régnière, J., St-Amant, R., Spears, J., & Thandi, G. (2010). High resolution simulations of fire weather indices and wildfire risk in British Columbia with climate scenarios. Victoria: Canadian Forest Service.

¹³ Abatzoglou, J., & Williams, A. (2016). Impact of anthropogenic climate change on wildfire across western US forests. *Proc Natl Acad Sci USA* 113(42):11770–11775.

Climate change affects the characteristics of forest fuels as well as fire weather ratings. Climate change can influence the outbreaks of insects and tree diseases¹⁴. More frequent and prolonged droughts reduce tree health and vigour, increasing their susceptibility to pathogens and pests¹⁵. Declining forest health influences tree mortality and increases fuel loading. Forest health-damaging agents can be biotic, like mountain pine beetle, or abiotic, like an unusual windstorm or frost. For example, in Langford, stress can be observed in western redcedar and western hemlock has been observed, most likely due to extended growing season drought. This has increased fuel loads in some forests, in particular, the fine fuel load of small branches and dropped foliage that contributes to increased surface fire intensity. Longer growing seasons resulting from climate change may also increase fuel production by allowing more photosynthesis.

Despite uncertainty about the pace and trajectory of emissions and therefore of climate change, BC's fire season has lengthened in recent years. It is reasonable to anticipate that climate change impacts on forest health and weather patterns will result in an increase in wildfire frequency and intensity within Langford and the surrounding area.

Biogeoclimatic ecosystem classification (BEC) is the province-wide system used to relate climate, physical geography, and plant communities.

Fire regime is the pattern of returning fire in a landscape, dependent on climate, ecological, and anthropological factors.

¹⁴ Woods, A. J., Heppner, D., Kope, H. H., Burleigh, J., & MacLauchlan, L. (2010). Forest health and climate change: A British Columbia perspective. *The Forestry Chronicle*, 86(4), 412-422.

¹⁵ Sturrock, R., Frankel, S., Brown, A., Hennon, P., Kliejunas, J., Lewis, K., Woods, A. (2011). Climate change and forest diseases. *Plant Pathology*, 60(1), 133-149.

Fire History

Climate and Ecosystems

Langford's climate is characterized by cool, wet winters and warm summers with long dry periods. The climate helps shape the **Biogeoclimatic Ecosystem Classification (BEC)** and **fire regime**. The BEC system is used in British Columbia to describe ecosystems by vegetation, soil, and climate. The entire Province is divided into regional or landscape-scale classifications called "zones," which each present a dominant vegetation community as the result of interactions between soils, climate, and ecology.

Langford is primarily within the Coastal Douglas-fir (CDF) BEC zone, while far western parts of the community are within the Coastal Western Hemlock (CWH) BEC zone. The CDF BEC zone occurs close to the coastline of eastern Vancouver Island and is the driest, mildest area of British Columbia's temperate coastal rainforest. The CDF is characterized by warm, dry summers with an extended fire season. The entirety of the CDF consists of one "subzone", the "moist maritime". The CWH has many subzones which reflect its wider extent throughout coastal British Columbia. The portion within Langford is part of the CWHxm subzone, or "very dry maritime". This part of the CWH borders the CDF to the west on southern Vancouver Island and represents areas with slightly higher precipitation totals and reduced growing season moisture deficits. Table 11 summarizes climate averages for the BEC subzones found in Langford.

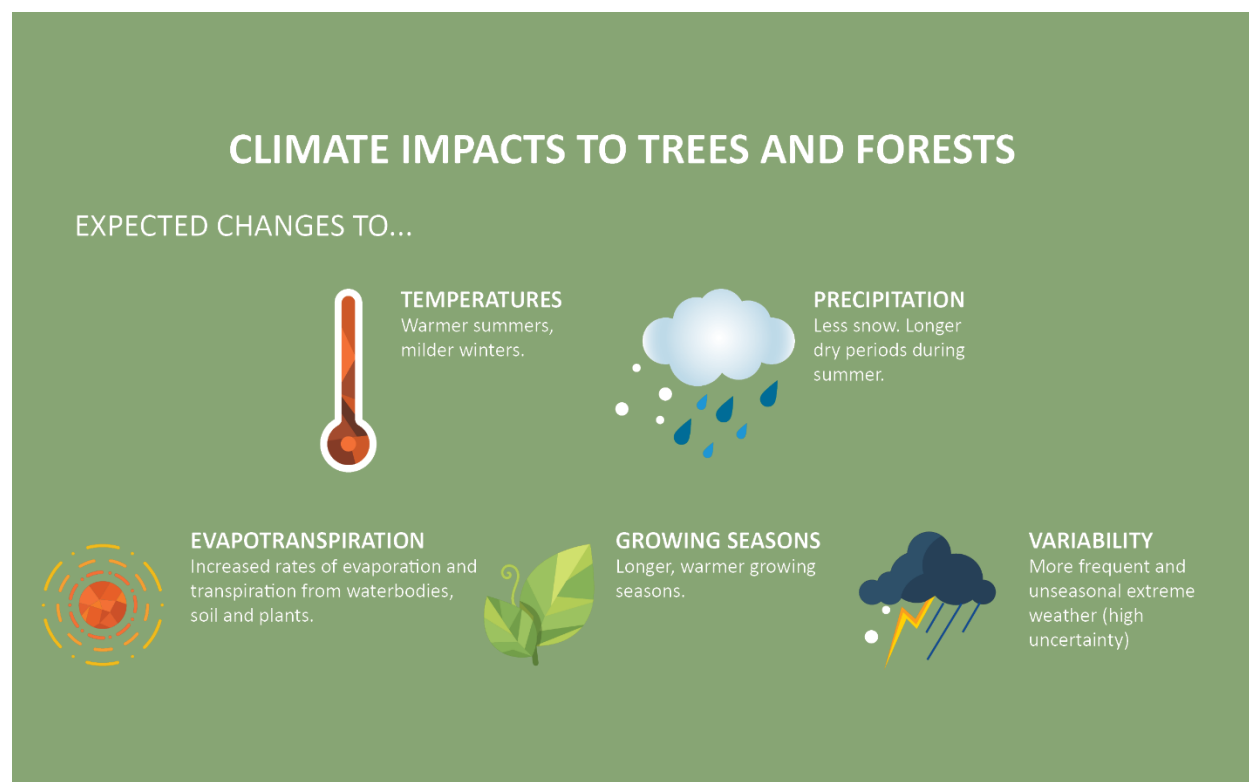
Table 11. Climate data for BEC subzones in Langford.

Biogeoclimatic Subzone	Avg. Annual Precipitation (mm)	Avg. Summer Precipitation (mm)	Avg. Annual Temperature (°C)	Summer Heat to Moisture Index*
CDFmm	1038	198	9.8	89
CWHxm (xm1)	1487	285	9.3	62

* Summer heat to moisture index is the mean warmest month temperature divided by the mean summer precipitation, multiplied by one thousand.

Since climate is changing, BEC zones are being rearranged on BC's landscape. Researchers at Centre for Forest Conservation Genetics (UBC) have projected that by the 2050s under a "business as usual" emissions scenario Langford's climate will be unlike any current climate in BC¹⁶. This brings into question to what extent current BEC designations will be useful for understanding forested environments.

¹⁶ Wang, T., A. Hamann, D. Spittlehouse, and C. Carroll. (2016) Locally Downscaled and Spatially Customizable Climate Data for Historical and Future Periods for North America, *PLoS ONE* 11(6): e0156720.



...MAY CAUSE:



MORE FUEL BUILD-UP

Heat, drought, extreme precipitation, flooding, landslides, and windstorms may happen more often, leading to more tree damage and fuel build-up.



DRIER FUELS

Evapotranspiration rates will increase relative to precipitation, resulting in drier soils and vegetation and supporting ignition potential earlier in the year.



MORE STANDING DEAD FUEL

Tree pests may reproduce more rapidly and more often, leading to more standing dead fuel.



MORE LIVE FUEL

Longer growing seasons may support more growth, meaning more crown fuels.



LONGER FIRE SEASONS AND LARGER FIRES

Fires may occur more often and burn larger areas. Fire risk is expected to increase in most places and ecosystems not adapted to fire will be most vulnerable.

Figure 10. Potential effects of climate change on wildfire behaviour.

Disturbance Regime

All ecosystems are influenced by periodic disturbances that vary in size, severity, and frequency. Examples of common disturbances include wildfire, windthrow, ice and freeze damage, water, landslides, insect, and disease outbreaks as well as human-caused events such as logging. Historically, agents of disturbance were viewed as unhealthy and a threat to the integrity of the forest as a timber resource. Today, foresters and ecologists alike recognize the role of periodic disturbance in maintaining healthy and diverse forests and ecosystems.

All BEC subzones have been separated into Natural Disturbance Types (NDT) according to the Forest Practices Code Biodiversity Guidebook. These Natural Disturbance Types are classified into five categories based on the size and frequency of natural disturbances that occur in those ecosystems:

- NDT 1 Ecosystems with rare stand-initiating events
- NDT 2 Ecosystems with infrequent stand-initiating events
- NDT 3 Ecosystems with frequent stand-initiating events
- NDT 4 Ecosystems with frequent stand-maintaining fires
- NDT 5 Alpine Tundra and Sub-alpine Parkland ecosystems

The CDFmm and CWHxm subzones are considered to belong to NDT 2 – ecosystems with infrequent stand-initiating events. The most common stand-initiating event in natural unmanaged forests in this region is wildfire. “Stand-initiating” refers to the act of destruction that removes the existing forest and frees up space and resources for a new forest to grow in its place. Species like Douglas-fir, Garry oak, and arbutus are relatively shade-intolerant, meaning they cannot grow competitively under the shade of other trees. For these species to become widespread and to replace themselves over many generations has required periodic fire.

Pre-colonization *fire return intervals* in CWH and CDF forests were estimated to be 200 years on average by the Biodiversity Guidebook. Fires would have been of moderate size (20 to 1000 ha) with unburned areas resulting from local geography and chance. Forests would mainly have taken the appearance of widespread even-aged stands with a mosaic of younger or older forest patches and scattered veteran, fire-scarred trees¹⁷. Site-specific studies have shown through charcoal analysis that the fire interval was more frequent than 200 years in some coastal Douglas-fir forests^{18,19}.

Fire return interval is the time between fires in a defined area, typically measured at the landscape scale.

¹⁷ Province of British Columbia. (1995). Biodiversity Guidebook. *Forest Practices Code of British Columbia*, p. 22.

¹⁸ Murphy, S.F., M.G. Pellatt, & K.E. Kohfeld. (2019). A 5,000-year fire history in the Strait of Georgia lowlands, British Columbia, Canada. *Frontiers in Ecology and Evolution* 7(90).

¹⁹ Lucas, J.D. & T. Lacourse. (2013). Holocene vegetation history and fire regimes of *Pseudotsuga menziesii* forests in the Gulf Islands National Park Reserve, southwestern British Columbia, Canada. *Quaternary Research* 79(2013): 366-376.

Cultural influences on the fire return interval

Indigenous cultural practices, including the use of fire, have long influenced the forest landscape of coastal British Columbia. Evidence from charcoal and pollen records from the CDF zone show repeated low severity fires which caused meadows to persist despite a cooling climate more favourable to closed-canopy forest²⁰. Indigenous oral histories and contemporary European accounts report the use of fire. Cultural burns were small fires set in the spring and fall to reduce the build-up of debris in forests, preserve productive meadows, and to enhance valuable food crops and game forage, among other purposes. Fires managed by Indigenous Peoples sometimes caused alarm for settlers, although settlers themselves used fire to clear land for farming²¹. Cultural burning was restricted by the colonial government's Bush Fire Act of 1874. 20th century forest management promoted widespread fire suppression to protect timber resources and forest communities. The effectiveness of this approach is being questioned as awareness of historical fire ecology grows and climate change promotes longer fire seasons.



Photo 11. Mount Wells Regional Park. A mixed-severity fire regime was an important driver of forest ecology in Langford prior to settlement and urbanization.

²⁰ Brown, K.J., N.J.R. Hebda, G. Shoups, N. Conder, K.A.P. Smith, J.A. Trofymow. (2019). Long-term climate, vegetation and fire regime change in a managed municipal water supply area, British Columbia, Canada. *The Holocene* 29():1411-1424.

²¹ Parminter, J. (2023). First Nations' Cultural Burning in British Columbia. *Journal of Ecosystems and Management* 23(1):1-7.

Recorded fires in the AOI

Many forests found today around the south coast of British Columbia would have regenerated following fire disturbance. These fires originated from many sources of ignition from land clearing, lumbering, railways, camping, and mining activities²².

The BC Wildfire Service provides information on historic fires throughout British Columbia. This data includes records of “fire starts” which were attended by the provincial agency since 1950 and mapped large fires since the 1920s. Since 1950, there have been 400 fire starts recorded by the Wildfire Service in Langford. 30 recorded “starts” have occurred since the year 2000. Of all starts since 1950, just 7 of 400 were caused by lightning and 342 were of human origin. No cause was determined for the remaining 51 fire starts in the dataset. Table 12 summarizes the number of fire starts in the BCWS dataset by decade.

Table 12. Fire starts recorded by the BCWS in Langford by decade (1950-2020).

Decade	Total by decade
1950s	83
1960s	148
1970s	73
1980s	36
1990s	29
2000s	18
2010s	9
2020s	4
Total	400

The BCWS data does not record information for wildfires the provincial agency does not respond to. There are many small fire starts that are extinguished by local fire departments that are not recorded in the BCWS data. As the authority having jurisdiction for fire response within the city limits, Langford Fire Rescue has responded to many fire starts in the interface in the last ten years. These include small fires in vegetation near trails, illegal campfires, and car and home fires spreading to vegetation like hedges. These fires can pose a high risk despite their small size because of their proximity to homes or other infrastructure.

²²Parminter, J.V. (1978). An Historical Review of Forest Fire Management in British Columbia. [Thesis]. Vancouver: University of British Columbia.

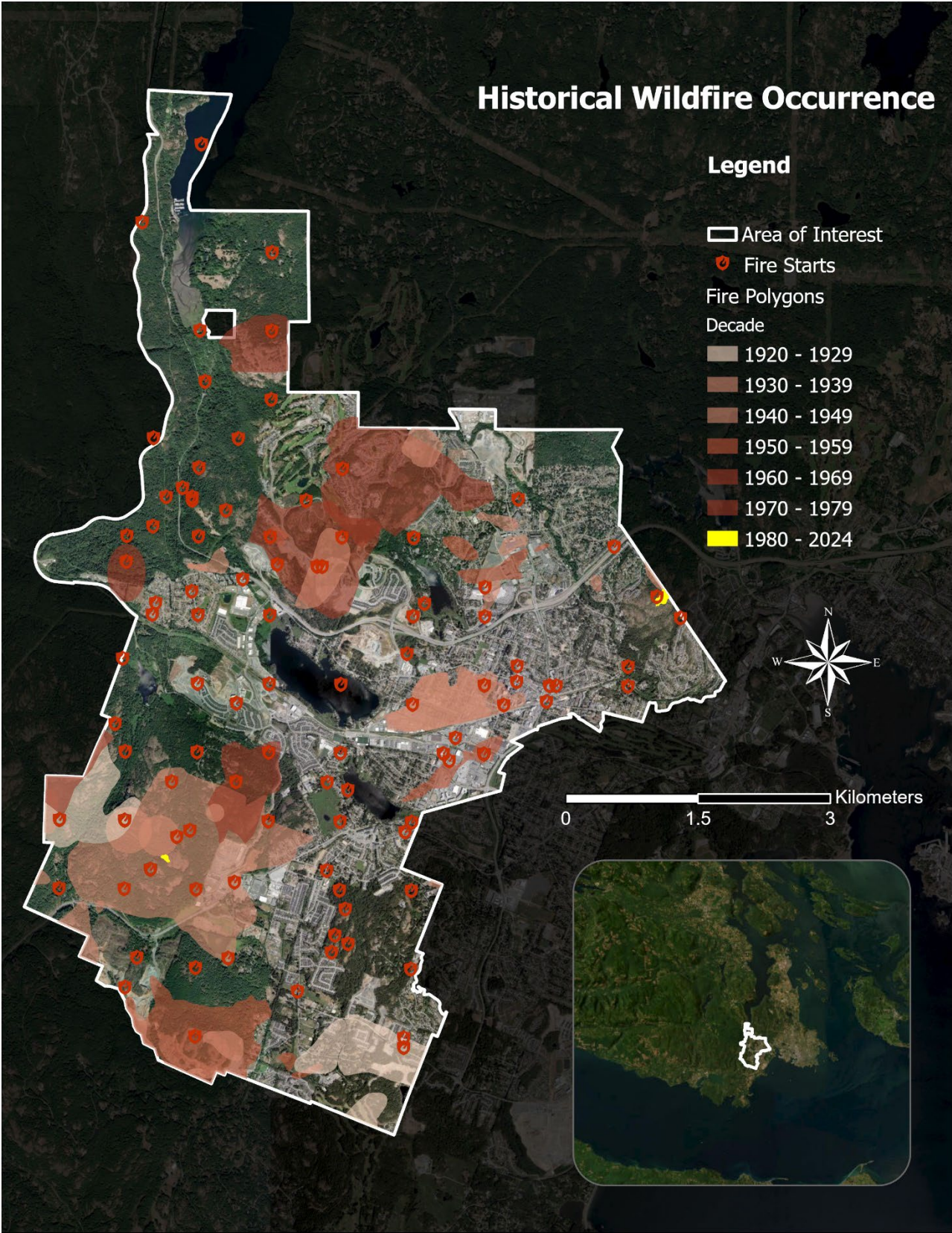


Figure 11. Locations of historic wildfires from BCWS data.

The Wildfire Service also maintains long-term datasets encompassing large fires. Between 1920 and 2024, 41 wildfires occurred or crossed into Langford. 32 of these fires occurred before 1950, when Langford's landscape was still substantially rural or forested. Only two wildfires have occurred since 1974, in 2010 south of Mount Wells and the 2020 fire in Mill Hill Regional Park. Both of these more recent fires are substantially smaller than earlier fires. Urbanization in Langford has reduced the area of natural vegetation where wildfire can initiate and increased fire suppression capacity. Both factors explain the reduction in the size, frequency, and extent of wildfires within the city.

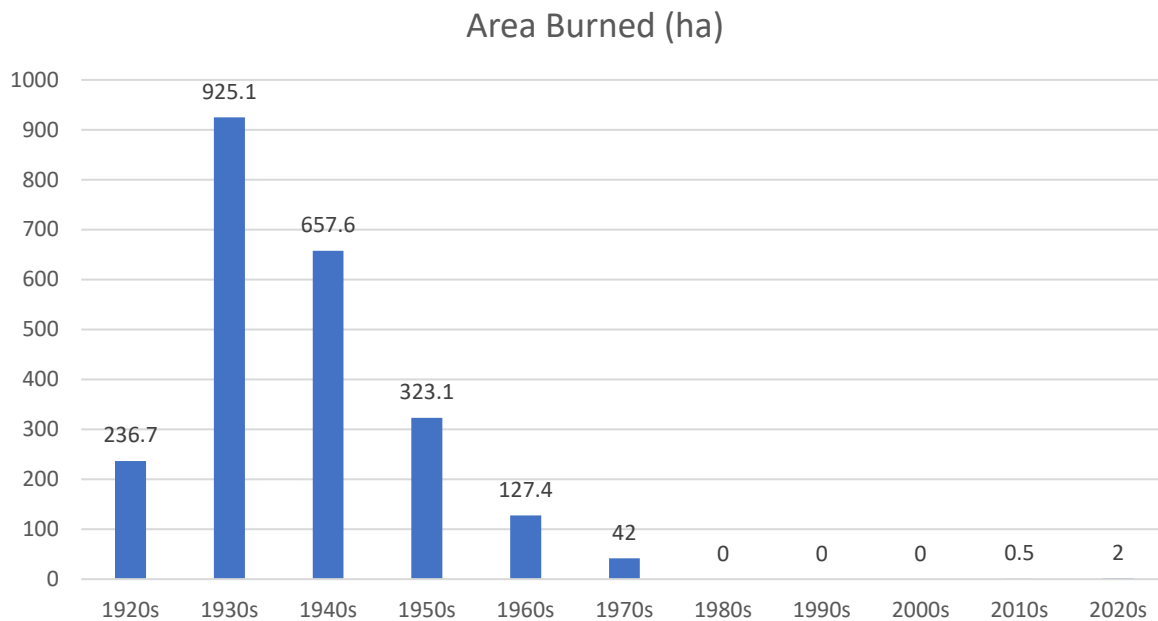


Figure 12. The area burned by decade, 1920-2024.

Provincial Strategic Threat Analysis

The Provincial Strategic Threat Analysis (PSTA) is a wildfire threat mapping exercise conducted at a provincial scale. It is intended to be used as a starting point for assessments of local wildfire risk, which can then be refined through a Community Wildfire Resiliency Plan. This Community Wildfire Resiliency Plan updates the components of the Provincial Strategic Threat Analysis by integrating local weather and making field corrections to fuel typing for public land in the Area of Interest.

The Provincial Strategic Threat Analysis encompasses several spatial layers, including wildfire threat and fuel typing. The analysis includes information and maps that describe fuel types, historical fire density, the potential for embers to land (spotting impact), head fire intensity, and a final calculated wildfire threat score. Scores are then used to assign locations within the Province into one of ten Fire Threat Classes. Threat Class 7 is a threshold used to describe where the most volatile wildfire behaviour is expected. Areas of the Province that fall into these higher classes are most in need of wildfire planning and mitigation. Areas rated as Class 7 or higher are where fire intensity, frequency and spotting can potentially cause catastrophic losses

in any given wildfire season wherever ratings overlap with values at risk. Class 6 areas are also considered prone to dangerous crown fires at lower frequencies.

Within Langford, approximately 67% of the land base is on private land and has not been rated. An additional 4% is water and has no associated wildfire threat. The public land base is approximately 1,260 ha, or one-third of the AOI. Within the public land base, over 1,000 ha have high wildfire threat ratings of 7 or 8. No areas on public land have a low PSTA rating (1-3). This means that the public land base in Langford can be expected to support wildfire during typical fire season weather, with potential for fires of high severity. Within Langford, the area subject to the greatest potential wildfire behavior are forests within Goldstream Provincial Park, where steep terrain contributes to an extreme threat level.

Table 13. PSTA Wildfire Threat Ratings with interpretation of fire behavior potential.

PSTA Threat Rating (class)	Area (ha)*	% of land area	Fire Behaviour Potential
Extreme (9-10)	32.8	1.0%	Crown fire under regular fire season weather conditions. Rapid rates of spread, high intensities, and fuels in most strata consumed.
High (7-8)	1011.9	23.3%	Vigorous fire with crown fire likely under elevated temperatures and wind during fire season. High rates of spread, high intensities, and some crown fuels consumed.
Moderate (4-6)	217.1	5.0%	Vigorous surface fire, and crown fire possible under the windiest and driest wildfire season weather conditions. Moderate rates of spread and intensities, crown fuel consumption possible.
Low (1-3)	0	0%	Surface fire during typical fire season weather conditions. Low rates of spread and intensity, crown fuel consumption unlikely.
No Data (Private Land)	2805.9	65.0%	No data
No Data (Private Managed Forest Land)	85.9	2.0%	No data
Water	162.1	3.7%	Wildfire not possible

*Minor differences in area totals between PSTA data and other tables result from different data resolutions.

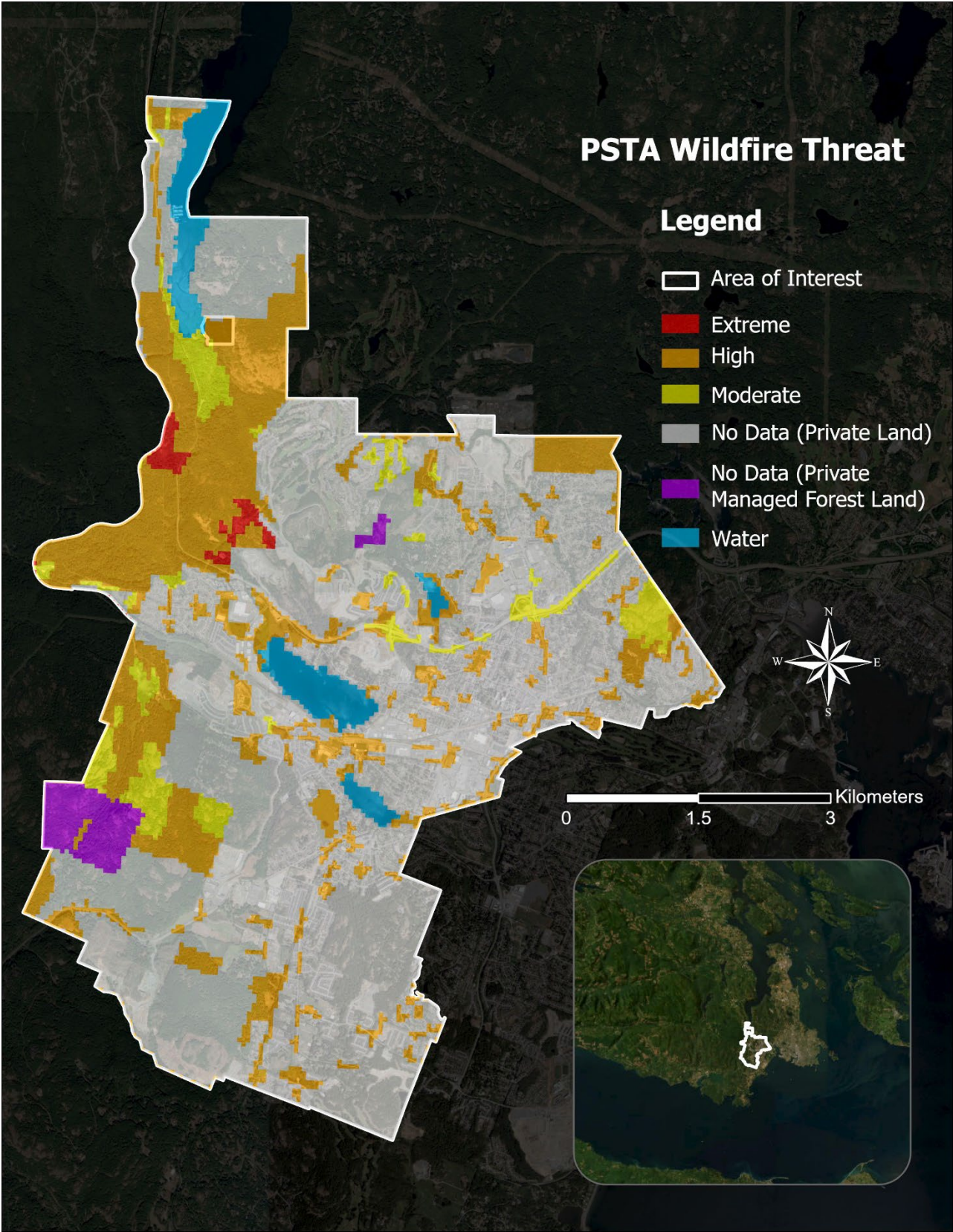


Figure 13. PSTA Wildfire Threat Ratings in Langford

Local Wildfire Risk Assessment

Ground field checks of PSTA data were completed in February of 2024. The determination of Local Wildfire Risk follows the 2023 CWRP guide which uses fuel type information, weather, topography, and a proximity analysis based on the known location of homes and critical infrastructure in the WUI. Field visits confirm both fuel type and PSTA wildfire threat. If fuel types and/or wildfire threat is inaccurate, they must be corrected in the Provincial dataset. No corrections to fuel typing information were needed for the AOI.

Site visits are focused on parcels owned, leased, or otherwise maintained by the City of Langford within the WUI. In addition to verifying wildfire threat and fuels data, sites are also assessed for their potential for vegetation management to reduce wildfire risk. Field assessments focus on areas of higher PSTA threat and proximity to homes, businesses, and critical infrastructure.

The local wildfire risk assessment combines the updated wildfire threat assessment with the values at risk within the community. A series of buffers are created around values at distances of 0-100m, 100-500m, 500-2,000m, and >2,000m. These buffers are then intersected with the wildfire threat assessment to calculate wildfire risk. This risk assessment represents the level of threat posed by wildfire in forests to values identified by the CWRP. Risk ratings are described in Table 14. The results of the wildfire risk analysis are provided in Table 15. Appendix B: Local Wildfire Threat and Risk Process provides a detailed summary of the technical process for determining this local wildfire risk score.

The factors driving wildfire risk vary which can result in unexpected findings. For example, forests with extreme wildfire threat can have only a moderate wildfire risk when widely separated from the nearest values. **The level of risk depends on the proximity of values to forests capable of sustaining severe wildfire behaviour.**

Table 14. Summary of wildfire risk classes.

Wildfire Risk	Description	Typical factors
Extreme	Areas of high or extreme wildfire threat close to values	<ul style="list-style-type: none"> • Dense conifer fuels (C2, C3) or slash (logging or windthrown debris) • Upwind of community • Steep slopes • Within 100m of values
High	Areas of high to extreme wildfire threat somewhat near values	<ul style="list-style-type: none"> • Conifer fuels, sometimes dense, slash (logging or windthrown debris) • Typically upwind of community • Varying slopes • 0-500m from values
Moderate	Area of moderate to extreme wildfire threat somewhat separated from values	<ul style="list-style-type: none"> • Grass, mixed, or conifer fuels • Upwind or perpendicular to wind • Flat to moderate slopes • 100-500m from values
Low	Areas of low to moderate wildfire threat separated from values	<ul style="list-style-type: none"> • Mixed or deciduous fuels • Downwind from community • Flat slopes • >500m from values
No Data (Private Land)	Not assessed	<ul style="list-style-type: none"> • Not assessed
Water or non-fuel	Water or non-combustible surfaces (pavement)	<ul style="list-style-type: none"> • Not capable of supporting wildfire

Table 15. Summary of wildfire risk from the local threat assessment.

Wildfire Risk	Area (ha)	% of land area
Extreme	0	0
High	212.9	5%
Moderate	948.9	22%
Low	1.0	<1%
No Data (Private Land)	2885.5	67%
No Data (Private Managed Forest Land)	83.5	2%
Water	173.8	4%

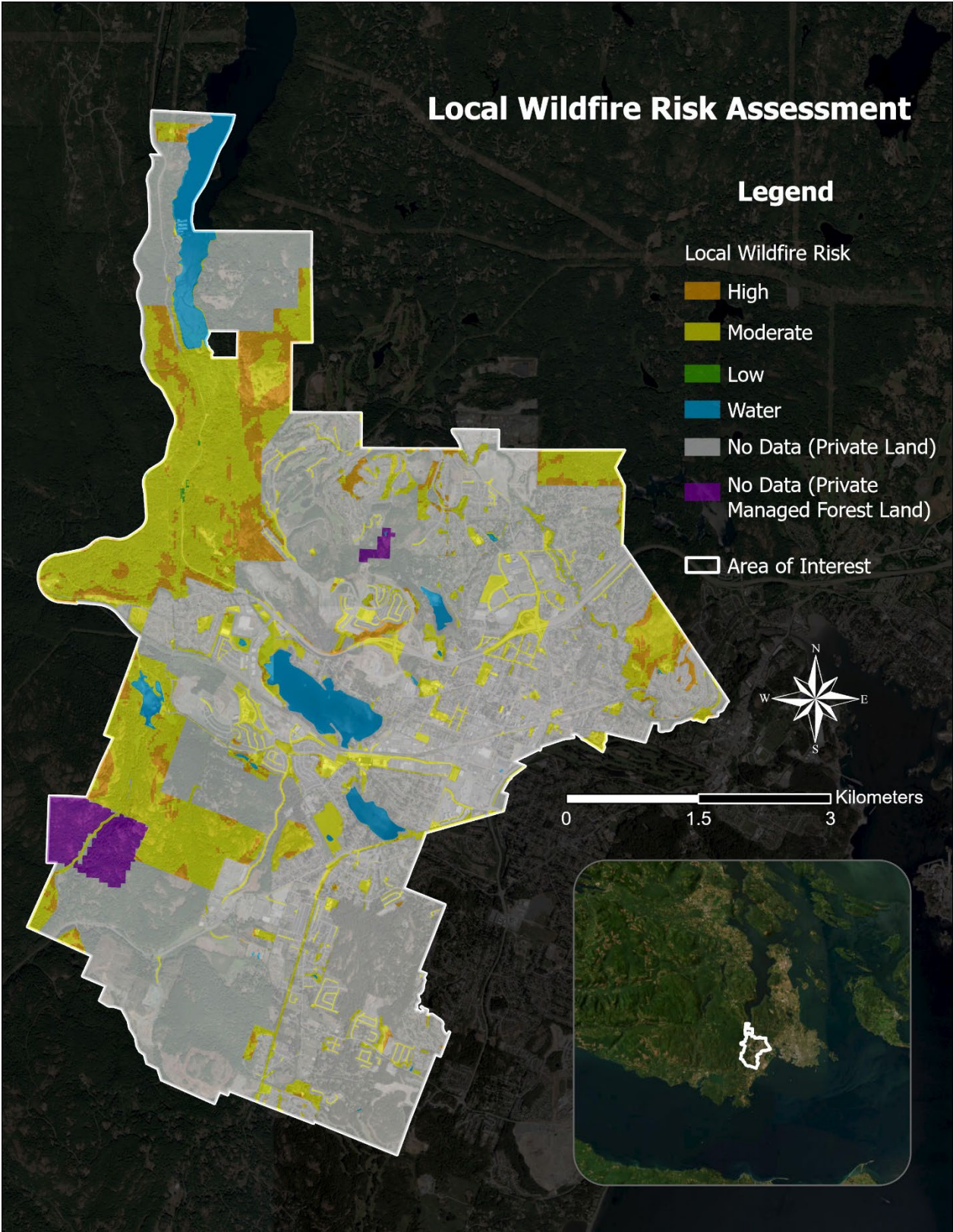


Figure 14. Wildfire risk resulting from the local risk assessment.

Moderate wildfire risk is most typical of Langford's public land base; however, there are significant areas of high risk. Several neighbourhoods are characterized by interface conditions where homes abut forests with a high risk rating. High risk means that wildfire, including the potential for more volatile fire behavior involving tree crowns, is somewhat likely during typical fire season weather conditions. High risk areas in Langford are generally associated with coniferous forest on steep slopes adjacent to neighbourhoods, circumstances that are widespread on the western side of Bear Mountain, northern side of the Goldstream community, and occur in scattered locations elsewhere such as Mount Wells, Mill Hill, and Thetis Lake Regional Parks.

Where forests having moderate wildfire risk abut values, it is implied that they are less likely to support high-intensity fires than those in areas of high risk. Across Langford, climate change may increase the likelihood of volatile fire behaviour by raising fire weather indices above historical averages and increasing fuel loading because of declining forest health.

High-risk areas are driven by multiple factors, including forest fuel loading, terrain and topographic exposure, and proximity to a high density of homes. In areas characterized by high wildfire risk, forests may support crown fire during hot and dry conditions, although passive crown fire is more likely than active crown fire.

Qualitative Factors Affect Relative Risk

Qualitative factors relevant to fire suppression affect the relative risk experienced by neighbourhoods. Factors can include the provision of adequate hydrants, distance from a fire hall, provision of secondary access/egress routes, and neighbourhood awareness and preparedness initiatives not reflected by the local wildfire risk assessment.

Areas with a single point of access are at an inherently higher risk during a wildfire because secondary routes can safeguard emergency access during rapidly changing events.

Urban and suburban neighbourhoods have nearby access to hydrants connected to the Langford water system which is the most reliable source of water in Langford. However, small rural roads and subdivisions sometimes lack hydrant service. During a wildfire, these areas will rely on water from Langford Fire Rescue tanker trucks and mutual and automatic aid resources.

Hazard, Risk, and Vulnerability Analysis

Local governments in British Columbia undertake a Hazard, Risk, and Vulnerability Analysis as part of their emergency programs. This process results in a report that rates different kinds of disasters and emergencies by their likelihood and consequence and deals with concepts similar to wildfire threat (the potential for a disaster to occur) and wildfire risk (the consequences of that potential disaster).

Langford, in partnership with Behr Integrated Solutions Inc., prepared a Hazard Risk and Vulnerability Analysis in 2020. The accompanying report found that wildfire was one of the primary natural hazards of concern. Two categories of wildfire were assessed: wildfire prompting evacuation and wildfire reducing level of service in the City. Wildfire prompting

evacuation was found to be an event of low likelihood but high consequence, while wildfire reducing level of service in the City was found to be an event of high likelihood and low consequence.

The CWRP should be interpreted as aligned with these results. The local risk assessment suggests that fires of low severity could occur in any fire season. Fires of lower severity are easier to suppress and more likely to lead to reduction in level of service for City services than to evacuation. High severity fires are possible but the highest severity of fire (supporting active crown fire) is somewhat unlikely. Crown fire behavior is difficult to suppress and more likely to lead to evacuation.

Decisions about evacuation alerts and orders are made by emergency responders on the basis of actual risks to life and property during a wildfire, not the prevention-oriented risk assessments contained in this CWRP or the City's Hazard, Risk, and Vulnerability Analysis.

Introduction to FireSmart

FireSmart is a nationwide program for wildfire preparedness and prevention. Each province has established a committee to prepare FireSmart guidance for landowners, residents, developers, local government, and emergency responders to help them understand wildfire risk and preparedness concerns, and to support the implementation of actions that manage wildfire risk. FireSmart is a system of knowledge that is used throughout Canada's wildland-urban interface (WUI). Training is available for individuals to become ambassadors for wildfire preparedness in their communities.

FireSmart is organized into seven "disciplines" or topic areas which address different aspects of wildfire preparedness:

- [Education](#) (p.66)
- [Legislation and Planning](#) (p.75)
- [Development Considerations](#) (p.78)
- [Interagency Cooperation](#) (p.85)
- [Cross-Training](#) (p.87)
- [Emergency Planning](#) (p.90)
- [Vegetation Management](#) (p.95)

The following seven major sections of the Community Wildfire Resiliency Plan (CWRP) discuss each of these disciplines in turn and consider recommendations the City may pursue to improve wildfire preparedness. See the [Action Plan](#) (p.106) for a summary of recommendations and suggested priorities.

The CWRP uses FireSmart terminology to discuss risks and recommendations in the community. For readers unfamiliar with FireSmart, this section provides an overview of FireSmart concepts and ideas. These concepts are referenced frequently throughout the following sections and FireSmart programming in general. Additional information on the FireSmart program and concepts can be found at firesmartbc.ca.

FireSmart – Key Concepts

FireSmart programming and materials make recommendations for building and vegetation based on wildfire science. The focus of this program is on homes, but recommendations are generally applicable to any building in the wildland-urban interface (WUI). During a wildfire, homes are ignited by:

- Sparks or embers landing and accumulating on vulnerable surfaces such as roofs, verandas, eaves, and openings. Embers can also land on or in nearby flammable materials such as bushes, trees or woodpiles causing a fire that then subjects the home to either radiant heat or direct flame.
- Radiant heat from flames up to 30 m away from a structure that melts or ignites siding or breaks windows.
- Direct flame from nearby forest vegetation.

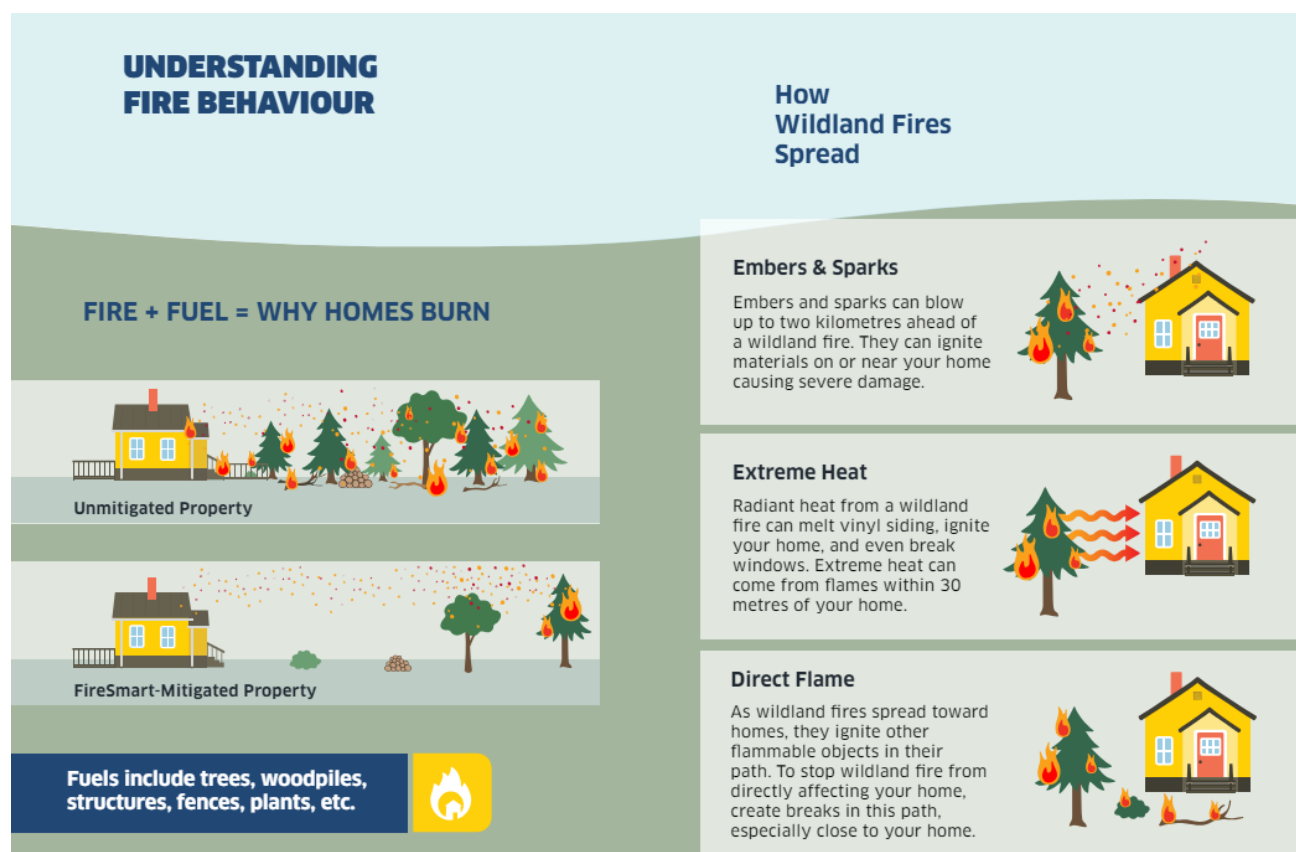


Figure 15. Pathways to home ignition in the WUI.

FireSmart assessments divide the area around a home into three “zones”, which radiate out from the structure and reflect the different ignition pathways.

The **Immediate Zone** is the area immediately adjacent to a structure, out to 1.5 m. A non-combustible surface should extend around the entire structure and any attachments, such as decks. Creating a non-combustible surface can be as easy as clearing vegetation and combustible material down to mineral soil.

The **Intermediate Zone** is the area within 1.5 and 10 m of the home or building. In this area life and property are at higher risk from radiant heat. It has been shown through analysis of recent large-scale wildfires that the most important factors in protecting structures are the exterior construction materials and immediate landscaping next to homes²³. FireSmart guidance emphasizes the use of non-combustible or fire-resistant building materials for decks and outbuildings along with landscaping plans that reduce the potential for direct exposure of the home to radiant heat or flame in this area. Cleaning up debris, garbage, or storage from around the home is also of primary importance in this area.

The **Extended Zone** includes the area from 10 m to 30 m from a structure. Wildfires in forests within this zone can subject a building to radiant heat and may produce an ember shower onto the building. Forest fuels are generally treated aggressively in this area to prevent a crown fire from establishing and reduce the intensity of radiant heat and ember production. Treatments may include removal of ground fuel, thinning of trees, and lift pruning of retained trees.

The fire resistance of homes in the interface can be improved by achieving FireSmart standards for building materials, ignition sources and combustible fuels within each of these zones. If a wildfire does threaten the area, suppression capability is improved with good access to the interface area, defensible spaces around values, and a good water supply.

²³ Westhaver, A. 2017. Why some homes survived: Learning from the Fort McMurray wildland/urban interface fire disaster. *Institute for Catastrophic Loss Reduction* (ICLR) research paper series – number 56. (March 2017).



Figure 16. The FireSmart zones of ignition.

Key Aspects of FireSmart for Local Government

The involvement of local governments is critical to building wildfire resiliency. The Province supports local governments in preparing CWRPs and conducting FireSmart initiatives via the Community Resiliency Investment (CRI) Program. The Community Resiliency Investment Program is administered by the Union of British Columbia Municipalities (UBCM). This UBCM Program allows local governments to access additional funding for wildfire risk management. Actions eligible for funding are aligned with the seven disciplines of FireSmart, with additional support funding for administering and facilitating these actions via CWRPs, staff positions, and committees.

UBCM Program requirements change each year. Requirements and guidelines for funding for the current year and recent past program years can be found on the UBCM website. Currently, the three following elements of a FireSmart program are required components of local FireSmart programming. Ensuring Langford continues to meet these requirements is essential to preserving eligibility for funding opportunities.

1. **Have a current CWRP** that is acceptable to the BCWS Wildfire Prevention Officer. The CWRP lays the groundwork for wildfire resilience in the form of recommendations and an action plan for implementation. Langford's updated CWRP will meet this requirement.
2. **Participate in a Community FireSmart and Resiliency Committee.** This Committee provides a forum for regional collaboration and strategic planning, including identifying recommendations from the CWRP for implementation. Langford participates in a regional FireSmart Committee.
3. **Retain a FireSmart position.** The FireSmart position can be adapted to the community's circumstances but should generally incorporate roles described for FireSmart programming by FireSmart BC. Langford Fire Rescue employs a FireSmart Coordinator to run the community's FireSmart program.

These three initiatives are critical for maintaining CRI program eligibility and are the strategic basis for Langford's programming in each of the seven FireSmart disciplines.

Langford's FireSmart Program

Langford Fire Rescue has a robust and growing FireSmart program. Led by the FireSmart Coordinator under the direction of the Fire Chief, the program includes outreach at several community events and in schools each year, a busy home assessment program, home sprinkler sales, and an online information centre for FireSmart references, building, and landscaping info, as well as responding to incidental requests for information from the public. The FireSmart Coordinator also participates in the regional Community FireSmart Resiliency Committee established among the Westshore municipalities and the Capital Regional District and liaises with other agencies. Last year, the program completed over 25 home assessments and connected with hundreds of residents at in-person events. CWRP recommendations build on this strong basis.

Education

Education is the first of the seven FireSmart disciplines. It focuses on enhancing awareness of wildfire risk and prevention. This awareness encourages individuals to act on private property while also building public support for initiatives led by governments. An education component is currently mandatory for applications to Community Resiliency Investment Program grants for wildfire preparedness.

Recommendations attached to the Education discipline are meant to promote a sense of understanding, empowerment, and, eventually, shared responsibility. Initiatives in this discipline aim to develop citizens, emergency responders, and government officials who can explain and act on wildfire risks in their communities. Because most of the land base in Langford is privately owned, education is also the primary tool available to the City for influencing wildfire risk.

Factors for Success

The vision of a FireSmart community

Public engagement can be one of the most challenging aspects of community wildfire planning. Through its programs, Langford Fire Rescue should present a vision of a future FireSmart community. The community survey supporting the CWRP development asked respondents to comment on their vision for Langford's future as a FireSmart community. Themes highlighted by respondents include communication between the City, emergency responders, and residents; vegetation management to reduce fuel loading in interface areas; encouraging FireSmart landscaping and building materials; reducing the size and area of the wildland-urban interface through urban planning; and updating evacuation and recovery plans.

What does wildfire resiliency mean to you?

"Accepting that wildfires will happen, trying to minimize impacts through reducing interface risks and allowing for quick and effective recovery."

"Better communication and community involvement for preparedness."

"Creating safe zones between forested/natural areas and the communities adjacent to them."

"Public safety and environmental protection should go hand in hand, with efforts to safeguard people balanced by measures to preserve nature and wildlife habitats."

"Keeping debris and leaf litter cleaned up. Removing dead trees (not the entire forest) and having all firefighters trained in forest fire fighting."

"Green forested areas and landscapes, low volumes of dead fall in forested areas that are close to developed areas, space between homes, and yards free of clutter and garbage."

Figure 17. Six survey respondents described their vision for a FireSmart community.

Audience for communications

The effectiveness of education initiatives depends on appropriate targeting of different audiences. Appropriate audiences can include:

- **Community sub-areas.** This plan describes two types of WUI condition, interface and intermix, that describe the density and arrangement of forest vegetation near homes. Mount Wells/Ravensview Drive and Braemar Heights/Walfred Road are the most prominent examples of intermix conditions in Langford. Other areas are more typical of interface conditions. Homes in intermix areas are more vulnerable to all three ignition pathways, while risk to homes in interface areas are generally less vulnerable to direct flame or radiant heat than ember spotting. Table 17 describes potential community sub-areas for strategic FireSmart communications.
- **Age and household size.** Families with children and people living on fixed incomes may face cost pressures that keep them from engaging in emergency preparedness or FireSmart initiatives. Others may not have the time to participate in community activities. Older individuals may have difficulty with the manual labour involved in creating a FireSmart property. Some individuals may speak English as a second language, making visual and graphic communications or translation services valuable components of education on FireSmart issues.
- **Langford staff and Council.** Promoting FireSmart awareness among staff and elected representatives is an important part of improving policy and achieving alignment on strategic objectives. Langford Fire Rescue can lead internal training and information sharing to ensure core personnel are familiar with the City's FireSmart program.
- **Development sector.** The CWRP makes several recommendations which if implemented would affect the City's communications with builders and the rules and procedures builders follow. The development sector includes developers, designers, landscape architects, arborists, and other building trade professionals who plan development to meet the City's guidelines and bylaw requirements. Among other initiatives, it may be beneficial to conduct outreach with the sector regarding proposed changes to the Fire Interface Hazard Development Permit Area (map and guidelines). For more information, see [Development Considerations](#), p.79.
- **Other jurisdictions and agencies.** Liaising with other actors in the community helps develop a shared understanding of wildfire risk and FireSmart. Key organizations to communicate with which have land management obligations or conduct regular vegetation management in the AOI include the Capital Regional District (Regional Parks and Watershed Protection), BC Parks (Goldstream Provincial Park), and BC Hydro.

Information placement

FireSmart information is the subject of active and passive communication strategies. Determining the appropriate location and timing of each includes considering when target audiences are available. For example, it may be difficult to engage external agencies in December, when many organizations have reduced staffing and are focused on completing other work before end-of-year. For outreach with the general public, providing FireSmart outreach at significant local community events like farmers’ markets, fairs, or other celebrations can be a successful approach for passive communications. Passive communication strategies also involve placing signage or notices in public locations, like parks, where ignition is a concern.

Digital and physical resources are desirable to respond to the needs for different audiences. While most people are comfortable reviewing information on a computer or mobile phone, relying solely on digital communications may not be appropriate for young children or older adults. Digital information should be posted on the Langford Fire Rescue’s website and social media channels, though the City may want to make clear that printed materials are available on request or at a certain location, such as City Hall or the public library.

Strategic communications

Successful public engagement requires consistent and clear messaging. To guide FireSmart education Langford Fire Rescue should create a brief communications strategy that elaborates key messages, audiences, and expected outcomes that can be used to evaluate and adjust the education component of its FireSmart initiatives. The communications strategy can be an internal document that is maintained by the FireSmart Coordinator in consultation with Langford Fire Rescue and other City staff.

Table 16. Potential key messages for a wildfire communications strategy

Potential Key Messages for Public Communications
<ul style="list-style-type: none">• Wildfire is an annual risk in Langford’s forested areas.• Extended hot and dry conditions combined with high winds create the potential for difficult to control wildfire behavior.• Climate change projections for the region are consistent with longer fire seasons.• Private landholders have a role to play in protecting life and property by adopting FireSmart practices for building and landscape maintenance, and by having a household or business emergency plan.• Langford can help reduce wildfire risk by strategically managing forest fuels on its parkland and continuing its FireSmart program.

Initiatives to Consider

Creating opportunities for passive outreach

In developing initiatives within the education discipline, Langford should leverage its existing resources and programs. Passive outreach means presenting and providing information about wildfire risk in a variety of formats that residents can use in a self-directed fashion. Langford can use digital and physical communication mediums to support community liaisons.

Digital resources may be preferred and seen by more people. At a minimum, the CWRP should be made public on the City of Langford website. Physical copies of the CWRP may be required as some people prefer to review physical documents. Langford should consider printing the plans on request for people with low digital literacy or other accessibility limitations. A printed reference copy should be made available at the City Hall and/or the library. Langford Fire Rescue can liaise with the Greater Victoria Public Library system to promote the FireSmart BC Library program, which includes activity kits and resources for young children and families.

The CWRP promotes the use of FireSmart landscaping on private and public property. FireSmart BC's Plant Program is a consumer-oriented information system of plant tags and in-store advertising that helps homeowners, business owners, and general contractors select low-flammability vegetation for their landscaping projects. Gardenworks Colwood is the nearest participating garden centre. Langford Fire Rescue can conduct outreach with one or more local home and garden centres to explore expanding the program to commercial locations within the AOI.

Parklands in Langford are primary sites for passive education through signage. The largest public parks in Langford are managed by BC Parks and the CRD, making partnership with these agencies useful for installing signage about ignition risk, fire danger, or unsafe uses during fire season. The City should also increase signage in its own park system, concentrating on parks in western Langford that are natural in character.

Expanding access to FireSmart information and services

Langford's FireSmart program distributes educational resources regularly throughout the year at community events, through the development review process, and during home assessments. The ability to conduct outreach is limited by staff capacity and budgets for printing and distribution as well as participation and staff time at community events, which often occur outside of regular hours. Growing the FireSmart program with new initiatives should be complemented with additional resourcing for promoting and explaining FireSmart programming. Applications to CRI's FireSmart Community Funding and Supports stream requires education initiatives be part of planned programming and should consider scope for additional printed/digital material distribution, staff time, and in-person engagement needs as they arise.

Hosting special FireSmart events to support program extension

A variety of special events can support program extension. Wildfire community preparedness days and FireSmart days invite members of the public to learn about wildfire emergency preparedness at home and work or conduct light work around a community park or facility while receiving information about FireSmart. Activities can include extension services like advising on building material or landscaping selection, learning about Langford's FireSmart programming, removing debris from the vicinity of buildings or pathways, pruning vegetation, removing invasive species, and raking leaves or needles. The events can include an educational component, such as a presentation about FireSmart landscaping. This type of event is usually advertised widely and supports general information sharing with the entire community.

Special events can also be used to act as gateways to other planned programming. Neighbourhood Champion workshops work to advance FireSmart Neighbourhood Recognition in interested communities by training community volunteers and advocates to engage further with their communities. Events relevant to Langford may also include field trips or site visits to areas where vegetation management is planned or to view the implementation of FireSmart building and landscaping principles.

Identifying potential neighbourhoods for FireSmart planning

FireSmart planning and outreach to communities should reflect neighbourhoods of similar levels of risk and access. The CWRP identifies that most neighbourhoods are exposed to moderate risk, while several neighbourhoods abut areas of high risk. Neighbourhoods that may make suitable sub-areas based on shared access, identity, and geographic profile are listed in Table 17.

Table 17. Priority sub-areas for FireSmart planning and neighbourhood initiatives.

<i>Area Name</i>	<i>Wildfire Risk Rating</i>	<i>Area Description</i>	<i>Recommended FireSmart Activities</i>
Bear Mountain Interface	H-M	Interface area of suburban properties in the northwest portion of the City of Langford. This area comprises properties along Bear Mountain Parkway and small subdivisions on the west and north side of Bear Mountain Parkway. The Bear Mountain Golf Club is also included in this area. There are approx. 80 properties interfacing directly with Goldstream Provincial Park, sitting upslope of coniferous forests. Scotch broom infestation is common in this area.	FireSmart initiatives are a priority for this area. Initiatives should include communications and engagement goals for FireSmart assessments of private property, community parklands, and critical infrastructure. This area is adjacent to areas identified as having potential for fuel management by the CWRP. Additional FireSmart management could target scotch broom removal and other fuel hazards, which may require the cooperation of Bear Mountain Resort.
Finlayson Arm Intermix	H-M	Interface areas with a low density of large, rural properties in the northern portion of the City of Langford. This area comprises the homes along Finlayson Arm Rd, Falcon Heights Rd, and Emerald Road. Access to this area relies on long and winding roads/driveways surrounded by heavy forest cover. This area is relatively far from suppression resources and lacks fire hydrants. Approx. 40 properties.	FireSmart initiatives are a priority for this area. Initiatives should include communications and engagement goals for FireSmart assessments of private property. Given the lack of public property in this area, the focus of initiatives should be on education and outreach with homeowners to encourage adherence to FireSmart landscaping and building practices. Organizing a regular Chipping Day where a green waste disposal bin is provided for homeowners in this area could help promote annual property maintenance.
Goldstream Meadows Interface	H-M	Interface between established residential subdivision and Goldstream Provincial Park. Residential community centered on Humpback Road north of the E&N Railway corridor. This community is potentially vulnerable to ember spotting from three sides, though only forests to the north in Goldstream Provincial Park are within the AOI and have been risk assessed by this project. The High/Moderate risk rating is consistent with 2023 results for nearby WUI area within the CRD watershed. Approx. 100 properties, including several mobile home parks.	FireSmart initiatives are a priority for this area. Initiatives should include communications and engagement goals for FireSmart assessments of private property. Most of the risk to this community is the result of ember spotting potential from forests outside the AOI. The focus of the strategy should be education and outreach with homeowners to encourage adherence to FireSmart landscaping and building practices. Organizing a regular Chipping Day where a green waste disposal bin is provided for homeowners in this area could help promote annual property maintenance.

<i>Area Name</i>	<i>Wildfire Risk Rating</i>	<i>Area Description</i>	<i>Recommended FireSmart Activities</i>
Ravensview Intermix	M-H	Intermix subdivision located on the north side of Mount Wells, somewhat isolated from other parts of the City. This area comprises the properties along Ravens View Dr, Creekside Trail, and Lakewood Pl. Access to this area relies on long and winding roads/driveways. The area lacks fire hydrants. Approx. 50 properties.	The area is a secondary priority for FireSmart initiatives. The focus of initiatives should be education and outreach with homeowners to encourage adherence to FireSmart landscaping and building practices. Organizing a regular Chipping Day where a green waste disposal bin is provided for homeowners in this area could help promote annual property maintenance.
Centre Mountain Interface	M-H	Interface area of a mix of suburban homes and high-density, small subdivisions. This area is comprised of the homes along Linda Loma Drive, Summer Breeze Lane, Lavender Field Green, Guenter Place, and Palm Terrace. The risk rating reflects results from Loma Linda Park. Approx. 40 properties directly interface Loma Linda Park or surrounding privately-owned forest. Some of the immediate interface hazard may be reduced in future years through urban development on Centre Mountain.	The area is a secondary priority for FireSmart initiatives. The focus of initiatives should be education and outreach with homeowners to encourage adherence to FireSmart landscaping and building practices. Organizing a regular Chipping Day where a green waste disposal bin is provided for homeowners in this area could help promote annual property maintenance. Lack of established access to Loma Linda Park makes it a poor candidate for hosting a community clean-up project in green spaces.
Mill Hill Interface	M-H	Interface between mix of new and established residential subdivisions on the north side of Mill Hill, partly adjacent to the area which burned in the regional park in 2020. Approx. 60 properties, including a mobile home park.	The area is a secondary priority for FireSmart initiatives. Initiatives should include promoting home assessments and general education and outreach. The CWRP identifies adjacent portions of Mill Hill Regional Park as an area to explore fuel management, including the potential for prescribed burning for cultural/ecosystem restoration purposes. If a fuel management prescription is developed within this area, engagement with homeowners to explain the treatment plan and purpose could be part of FireSmart programming.

<i>Area Name</i>	<i>Wildfire Risk Rating</i>	<i>Area Description</i>	<i>Recommended FireSmart Activities</i>
Thetis Heights Interface	M-H	Interface area between established neighbourhood and Thetis Lake Regional Park, centered on Gourman Place and Bellamy Road. Trail use downslope of property in the adjacent regional park is potentially an ignition risk.	The area is a secondary priority for FireSmart initiatives. Initiatives should include promoting home assessments and general education and outreach. The CWRP identifies adjacent portions of Thetis Lake Regional Park as an area to explore fuel management, potentially involving some tree removal. If a fuel management prescription is developed within this area, engagement with homeowners to explain the treatment plan and purpose could be part of FireSmart programming.
Westhills Interface	M-H	Interface area of relatively high density in the western portion of the City of Langford. Relatively recent land clearing has resulted in a well-defined boundary with the forest. Westhills is one of the fastest-growing communities in Langford and large areas remain to be constructed. The area is located centrally to suppression resources. There are over 100 properties within this community. Ember spotting is the most relevant ignition pathway to this area.	The area is a secondary priority for FireSmart initiatives. Initiatives should include promoting home assessments and general education and outreach. There are also opportunities in this area for hosting community clean-up of vegetation management for green spaces in City-managed parks such as Irwin Park. The CWRP identifies Irwin Park in this neighbourhood as an area to explore fuel management, likely a demonstration project. If a fuel management prescription is developed within this area, engagement with homeowners to explain the treatment plan and purpose could be part of FireSmart programming.
Walfred Road Intermix	M	Intermix properties in the eastern portion of the City of Langford. This area comprises the properties along Walfred Rd, Worrall Dr, and Mountain Top Rd. Access to this area relies on long and winding roads/driveways. Approx. 60 properties.	The area is a secondary priority for FireSmart initiatives. Initiatives should focus on education and outreach with homeowners to encourage adherence to FireSmart landscaping and building practices. Organizing a regular Chipping Day where a green waste disposal bin is provided for homeowners in this area could help promote annual property maintenance.
Other areas	M	Other neighbourhoods within the City of Langford	FireSmart initiatives could be developed based on local interest.

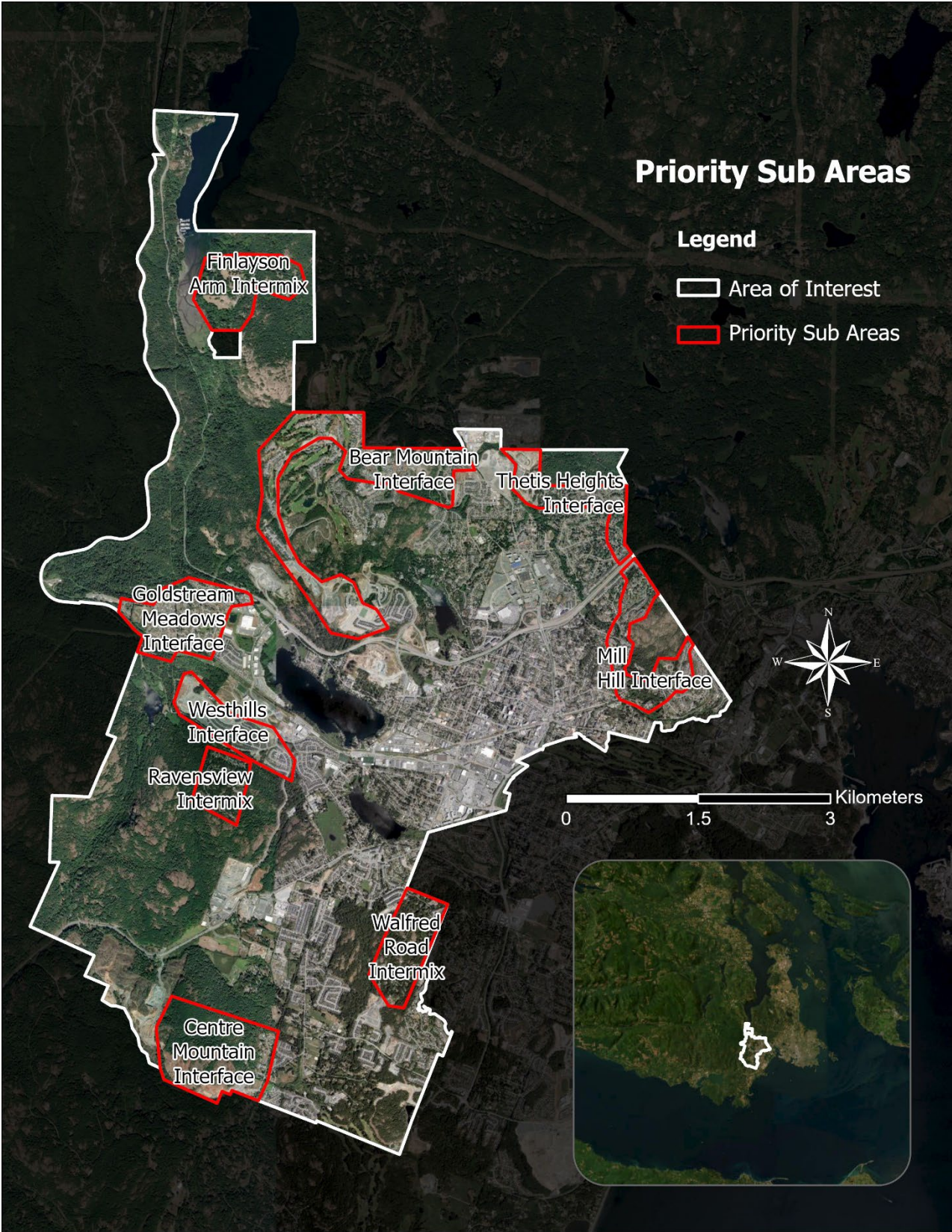


Figure 18. Priority sub-areas for FireSmart planning and neighbourhood-level initiatives.

Legislation and Planning

Federal Acts and the Community Wildfire Resiliency Plan

The Government of Canada makes laws concerning matters of national interest. Natural resources, land management, and emergency response are generally under provincial authority, which means relatively few federal acts and policies are directly relevant to the recommendations of this Community Wildfire Resiliency Plan (CWRP). The Government of Canada is not a significant landowner within Langford, and there is no federally owned forest land within Langford.

The Federal legislation with the greatest implications on wildfire management are the acts that protect animals, plants, and ecosystems, including the *Fisheries Act*, *Migratory Birds Convention Act* and *Species at Risk Act*. These acts confer protection by prohibiting damage and assessing penalties. Activities which remove vegetation, such as fuel management, may trigger reviews under an Act if a protected species or habitat is compromised. Any fuel management prescription must consider whether federally protected species or habitats will be impacted and how these impacts can be avoided. These Acts also affect how local governments apply bylaws and Development Permit requirements.

Provincial Acts and the Community Wildfire Resiliency Plan

The Province of British Columbia has core authority over lands, natural resources, and municipalities, making it the source of local government jurisdiction and a primary influence on forest and land management, including wildfire. Provincial legislation that affects the other FireSmart disciplines includes the *Building Act* and *Building Code*, *Emergency and Disaster Management Act*, *Environmental Management Act*, *Forest and Range Practices Act*, *Local Government Act*, *BC Fire Code* and *Wildfire Act*. Regulations under each of these enactments, such as the Open Burning Smoke Control Regulation, provide legal guidance and objectives for aspects of community development, land management, wildfire prevention, and emergency response.

Langford's Role

Langford's bylaws regarding burning, tree protection, and other issues, as well as corporate policies that guide capital projects and procurement can influence risk mitigation. The City regulates its bylaws through education, outreach, and enforcement, while policies are advanced internally or enforced through contracts on City projects.

The City regulates ignition hazards through the Burning and Fire Regulation Bylaw (No. 1532, 2014). This bylaw sets out when the Fire Chief will approve permits for backyard burning in the City, acknowledging that backyard burning is used on rural properties for debris management in some cases.

Council recently adopted a new Tree Protection Bylaw (No. 2206, 2024) following the development of the City's Urban Forest Management Plan. This Bylaw is intended to promote and recognize the value of trees throughout the City while placing reasonable restrictions on tree removal. Tree cutting to mitigate a fire hazard within the Interface Fire Hazard Areas DPA is an acceptable reason for issuing a permit under this bylaw. Most trees smaller than 20 cm in diameter at breast height do not require a permit to be removed. These smaller trees are often the primary concerns for fire transfer within the Immediate and Intermediate Zones of FireSmart. The new Tree Protection Bylaw is an example of appropriate balance between protecting trees and supporting wildfire hazard mitigation.

Factors for Success

Recognizing Langford's jurisdiction and capacity

Another factor in the success of a policy initiative is recognizing Langford's capacity to implement it. Policy changes within the scope of the City's authority include adjusting policies for community planning and development review, managing the use of municipal-owned parkland, and developing the capacity for bylaw or policy enforcement.

Considering the need for enforcement or other resourcing

While most residents knowingly follow rules and regulations, many may not be aware of the scope, application, or applicability of new or existing policy and regulatory measures. New bylaws or policies commonly bring with them differing or enhanced administration processes or powers, which can require enhanced or altered capacities or resources to support implementation. Understanding the trade-offs being made in the adoption of new policy and regulation, in terms of their effect and their associated administration burden, can inform decision- and policy-makers as they work through the architecture of new policy or bylaws. Policies that require additional investments in training or equipment should be carefully considered to ensure they fit within the community's broader vision, goals, and resources.

Initiatives to Consider

Conduct a review of the CWRP every 5 years. Review the Action Plan every year.

Langford can ensure it remains eligible for the CRI program by adopting a regular review and update process for this CWRP. Changes in the conditions in the forest, community, and/or climate will each reduce the relevance of this document over time. Regular assessment of wildfire risk in the community should be an essential part of community resiliency in the interface. A more frequent review of the Action Plan would keep the CWRP top of mind for the City's emergency personnel, and can help monitor progress toward the community's resiliency goals. Also, recognizing which actions have been deferred and which have been advanced can help pinpoint how the CWRP can be adjusted at its next update to better align with community needs.

Regularly assess wildfire hazard on Langford-owned properties

Langford can adopt internal policies to assure reasonable levels of service are respected concerning wildfire risk on municipal property. The assessment tools for vacant land and facilities vary. For forested land and parks, the appropriate assessment tool is the most recent provincial standards for Wildfire Threat Assessment. These assessments constitute the practice of professional forestry and should be completed by a registered forest professional with the appropriate expertise. For facilities and infrastructure, the appropriate standard is generally the FireSmart Critical Infrastructure Assessment, which provides a hazard score to reflect the vulnerability (risk) of the capital asset in the context of the surrounding fuel environment (within 100 m). Critical infrastructure and permanent structures in forested parks should receive this assessment. While there is no legal requirement that FireSmart assessments be completed by accredited professionals, a Local FireSmart Representative or Wildfire Mitigation Specialist is recommended for these assessments.

An appropriate level of service for both kinds of assessment is once every five years. New assessments more frequent than every five years are suggested if significant changes in forest health or the environment cause excess fuel loading.

Langford occasionally acquires new parkland for its portfolio of local parks. Where forested, these parcels must be assessed for wildfire hazards.



Photo 12. Irwin Park, Westhills neighbourhood

Create a FireSmart building policy to incorporate FireSmart design principles in Langford facilities

As part of a FireSmart program for its properties and critical infrastructure, Langford should incorporate FireSmart principles into City projects, where appropriate. Completed facilities are opportunities to educate members of the public about FireSmart building and landscaping materials and techniques. FireSmart design principles are sometimes seen as in conflict with any wood construction, which is a popular material in BC communities. FireSmart design focuses on reducing the use of small-piece wood components in finishing applications, such as shakes, shingles, and facing boards. Large-diameter wood elements such as heavy timbers or modern innovations like glued laminated timber (glulam) may potentially be used with minor impacts on hazard scoring. The use of unrated wood products or construction assemblies in the interface should be avoided, as designs that feature unrated wood products present clear pathways for fire to travel between homes and forests or vice versa. Recommendations for FireSmart building materials and construction can be found at the Government of BC Website https://www2.gov.bc.ca/assets/gov/public-safety-and-emergency-services/wildfire-status/prevention/prevention-home-community/bcws_homeowner_firesmart_manual.pdf

Develop programs to help residents eliminate green waste and yard debris

Frequently residents see a barrier to FireSmart in the difficulty and expense of removing yard debris (fuel) from their properties. The CWRP recommends developing a chipping days program in identified neighbourhoods as part of promoting residential FireSmart activities. To address the needs of residents who miss scheduled dates, the City could try working with the CRD to investigate the potential to reduce tipping fees for green waste or other home fuel hazards at the Hartland landfill. Reducing or eliminating tipping fees for residential green waste from interface hazard areas is a proposal in the 2023 Juan de Fuca Electoral Area CWRP.

Development Considerations

Langford's Role

The City of Langford is responsible for its Official Community Plan (OCP, Bylaw No. 1200), Zoning Bylaw (No. 300), Development and Servicing Bylaw (No. 1000) and Development Permit Design Guidelines (i.e., appendices of the Zoning Bylaw). Staff review applications for proposed land use and development within the community against these guidelines and regulations. Community planning tools are important for building fire resilience because they can be used to influence the layout, design, and construction of new development and subdivisions. This section discusses the community planning tools available to Langford and how they could be used to improve wildfire resiliency. Actions discussed in this section a range of policies, bylaws, and other regulatory tools, as well as procedural recommendations to bolster the consideration for wildfire risk management through design and construction process.

Langford's OCP is currently under review. The City provides limited recognition of wildfire as a natural and present hazard in its existing OCP, although there is support for this CWRP and emergency preparedness in general, as well as mapping of interface hazard areas as those relate to the City's development permit guidelines. The ongoing (as of December 2024) OCP review presents an excellent opportunity elevate the profile wildfire hazard within a critical community document, and also provides opportunities to shape new policy to support change in the handling of design and construction processes.

Land use, subdivision, and construction have large impacts on the future fire safety of communities. In recent decades, attention has been placed on the design of development, buildings, and landscaping as they influence the risk of wildfire in the wildland-urban interface (WUI). The National Fire Protection Association (NFPA), a US-based international organization, has developed codes and standards for the recommended design of subdivisions and buildings in the WUI, including NFPA 1141 and NFPA 1144. NFPA 1141 addresses the design of subdivisions and fire protection infrastructure at the neighbourhood scale, while NFPA 1144 considers the appropriate materials and requirements for building and landscaping on individual properties. These standards are updated periodically and reissued in new editions. Several municipalities in British Columbia have used these standards to help bring FireSmart into planning review and enforce compliance. The Province may develop regulations within the BC Building Code that address wildfire hazards in the WUI in the future.

FireSmart principles in the Immediate Zone (0-1.5 m) and Intermediate Zone (1.5-10m) are often the focus of regulations in municipalities which consider wildfire hazards in their subdivision (or relevant zoning and development) bylaws. This is because, in many municipalities, development in the interface is characterized by small-lot residential development in which the future management of off-site areas is impractical because of different ownership. Guidelines for subdivision in the interface often support the creation of a "fuel-free zone", within which vegetation and landscaping are to have low flammability ratings and non-combustible building materials are preferred.

Subdivision and development control can support FireSmart practices by ensuring:

- developments have a buffer of 10 m between homes and coniferous vegetation,
- subdivisions meet good emergency design standards (e.g., turnarounds, cisterns, or local hydrant networks where warranted), and
- subdivisions either provide or plan for secondary access to neighbourhoods, where subdivision size warrants.

In more rural areas with larger lot sizes, where portions of the Extended Zone (10-30 m) are also located on-site, conforming to FireSmart guidance for landscaping and development in the Extended Zone can support a more resilient site to wildfire risk. NFPA 1141 contains industry-accepted guidance on the design of subdivisions in the wildland-urban interface.

Zoning

Zoning provisions set out permitted land use and building envelopes within Langford. These two land use considerations in particular influence community fire resilience by setting rules for how land is used, as well as the relationship of the land to neighbouring use. For example, buildings often require minimum setbacks from property lines that differ by zone. Minimum setbacks are therefore a key driver in the distance provided both between buildings and from forest vegetation. Additional design performance measures are prescribed through Langford's Development Permit Design Guidelines. FireSmart and zoning performance are not created equal. An unfortunate reality is that in many modern single-family subdivisions, homeowners rarely have full control over the Intermediate Zone (1.5-10m) because minimum setbacks in urban residential zoning tend to be considerably less than the Intermediate Zone prescribed by FireSmart. The consequence of this is that the Intermediate Zone applicable to one home commonly extends into land owned by one or more neighbouring homes. Neighbouring homeowners are not obligated to modify their property in considering the compliance of neighbouring homes with FireSmart standards given the use or configuration of their lot.

Issues created by small zoning setbacks in urban areas can be partially mitigated through Langford's Development Permit Area and guidelines for wildfire risk. In this area, construction must receive a DP demonstrating the application of FireSmart building materials and landscaping, focused on the Immediate and Intermediate Zones. DP guidelines for the Interface Fire Hazard DPA are under review. Updated guidelines should consider setting a clear standard for no combustibles in landscaping within 1.5 m of homes, which would likely mean unrated wood fencing, conifer hedging, and other flammable landscaping could no longer be used in the side setbacks of many new developments.

The Zoning Bylaw contains Landscaping and Screening requirements for certain land uses that are potentially in conflict with FireSmart principles, especially where land uses are within the Interface Fire Hazard Development Permit Area. The CWRP recommends reconsidering Zoning Bylaw language around fencing, decorative planting, and landscape and screening areas so that FireSmart landscaping materials are clearly required in the Interface Fire Hazard DPA.

Subdivision and Development Servicing

Langford's Subdivision and Development Servicing Bylaw (No. 1000) governs standards for new subdivisions, including road design and construction, storm water management, sewage collection and disposal, water supply, irrigation, parks and trails construction, boulevard landscaping, and so forth. Where Langford's Zoning Bylaw provides direction for the size, shape and orientation of private land and private development, Bylaw No. 1000 provides direction for the public amenities and services (including the right-of-way) that must be created to support the creation of new private lots.

Because of this, Bylaw No. 1000 is an important tool in ensuring new neighbourhoods or developments are laid out to be FireSmart. Changes to Bylaw No. 1000 to support FireSmart through subdivision design could include revisiting policies for hydrant provision, secondary access and turnarounds, and land dedication for parks. During CWRP field work it was observed that many small parks and green space in Langford secured through land dedication lack effective access for firefighting or general park maintenance. While securing green space for the future is an important part of development, ensuring City lands will have regular and consistent access points suitable for vehicles and equipment is an important consideration during subdivision approval. City lands without effective vehicle access include Loma Linda Park, Parkdale Hill, and several green space reserves in the Triangle Hill and Bear Mountain areas.



Photo 13. Residential development in southeast Langford.

Development Permit Areas

The establishment of a DPA enables local government to designate DP areas through the OCP or Zoning Bylaw, and can be used to enforce special standards related to design and construction, including Building Permit applications; however the purposes of the DPA must be justified. Many local governments in British Columbia have used these provisions to establish “Wildfire Hazard” DPAs which rely on the accepted purpose of protecting development from hazardous conditions” stated in the *Act*. Langford currently has an Interface Fire Hazard DPA. The City’s Interface Fire Hazard DPA has not been updated in more than a decade. Following from the CWRP project, the DPA will be updated with new guidelines and mapping to feed into the anticipated OCP updates in 2025.

A DPA has two core components: a spatial component, identifying the properties to which the DPA applies, and guidelines which describe the requirements that must be met during development within the DPA. Local governments can also require wildfire hazard assessments on private land as a required submission for a DP to establish site-specific risk. This introduces an opportunity for a professional reliance model in managing wildfire hazard at the scale of individual development, whereby local government can rely on the recommendations of a suitable qualified professional to demonstrate DPA guidelines have been satisfied through the development of a specific property.

Many communities with modern wildfire hazard DPAs differentiate their mapping by areas of moderate, high, and extreme risk and provide guidance tailored to risk level. This sometimes requires assumptions about the wildfire risk on private property, which is not modelled by the CWRP. Another approach to mapping a wildfire hazard DPA is to identify all properties within a buffer distance of the forest interface. Buffer distances of at least 100 m are recommended to help address the risk of ember-spotting from a nearby wildfire into a neighbourhood.

Guidelines for development in the DPA must be adopted as a schedule to the OCP or Zoning Bylaw. Local government can set basic requirements about wildfire risk respecting the character of the development, including landscaping, as well as the siting, form, exterior design and finish of buildings and other structures. Guidelines are often based on NFPA 1144, with elements of NFPA 1141 and FireSmart adapted as needed to address outstanding issues with subdivision design and vegetation management.

If desired, local governments may require a professional wildfire risk assessment that provides site context and advice on appropriate standards for design and construction, which may vary the guidelines. Codified guidelines are less flexible to site circumstances but provide greater certainty to applicants within the DPA and may be administered without requiring a professional report. Risk assessment reports can help to establish wildfire threat on private land and may improve the public acceptance of any change to development control by allowing for more consideration of individual circumstances.

Initiatives to Consider

Elevate the profile of wildfire management and resilience through OCP policy

Using Langford's OCP review process to elevate the profile of wildfire threat and resilience ensures a critical community document is broadly aligned with the objectives of this CWRP, and that enclosed policy direction supports an approach to wildfire risk management that extends well beyond development regulation. Community planning, corporate asset management, parks management, and fire/emergency response policies in the OCP should reflect the wildfire is a recurrent natural hazard in the community and that fire prevention and preparedness are key to sustaining Langford's quality of life.

Provide FireSmart information as standard issue within all development permit and building permit application packages

Langford can ensure homeowners in the interface have the information they need to develop a fire-resilient design for their properties. The permit application process is an excellent opportunity for Langford to disseminate FireSmart information and importantly, it occurs early in the design process. To maximize the effect of this information, Langford could prepare a handout explaining the WUI and the importance of considering fire risk, with links to this report, the FireSmart homeowner's guide, and the contact information for the Langford Fire Rescue or a future Local FireSmart Representative. Langford Fire Rescue should work with the City's planning staff to provide all materials needed for this initiative and could also provide basic internal training to planners and front-counter staff to promote FireSmart as an "all department" initiative.

Ensure a FireSmart perspective is applied to development and building referrals and review

Langford reviews building, zoning, and OCP amendment applications internally to determine the suitability of new development in different parts of the municipality. Internal policies for referral should be amended to ensure Langford Fire Rescue is on the referral team. Increasing communications between fire professionals and the planning department will build awareness of wildfire-resilient design.

Update Langford's Interface Fire Hazard DPA toward modernized mapping and guidance

Langford currently has an Interface Fire Hazard DPA. The City's Interface Fire Hazard DPA has not been updated in more than a decade, and as such there is an opportunity to update both the mapping and modernize associated development guidelines in consideration of the current guidance provided by FireSmart.

The community survey supporting this plan suggests that there is a level of acceptance for the City to pursue regulations on new development to ensure they are FireSmart. Of 129 respondents, 79% expressed support for the statement "Adjust community planning and development bylaws to require new buildings in high-risk areas use FireSmart construction and landscaping".

Review the Zoning Bylaw for landscape and screening to clarify requirements in the Interface Fire Hazard Development Permit Area

Landscape and screening requirements in the Zoning Bylaw are not aligned with FireSmart landscaping principles in the Interface Fire Hazard Development Permit Area. To improve clarity and reduce non-compliant landscaping under DP, the City should review the Zoning Bylaw following anticipated DP guideline updates to ensure the Zoning Bylaw supports landscape compliance in the DP area for issues like fencing and landscaping within the Immediate Zone (1.5 m of structures). Due to limited setbacks, provisions like the minimum width of interior side lot line landscape screens and provision of decorative fencing are likely to conflict with objectives for creating a non-combustible perimeter within the Immediate Zone.

Review subdivision requirements in concert with land dedication policies

Currently some small green spaces and reserves on City-owned land have poor access which is a barrier to maintenance or fire suppression. Securing green space as the City grows is essential, as is ensuring new green spaces have several points of access with at least one suited to light offroad vehicles. This requires examining subdivision and land dedication policies, and potentially neighbourhood planning processes, to avoid situations where the City has accepted ownership of parcels of land that lack efficient and effective access for fire suppression or fuel management. Limited access can make accessing these green spaces for vegetation management and fire suppression challenging and expensive.



Photo 14. Subdivision sometimes results in difficult to access forested areas.

Interagency Cooperation

Actors contributing to fire response in the AOI include the range of the Langford Fire Rescue, other City departments, representatives of the BC Wildfire Service, First Nations, nearby local governments, and major private landowners. Local emergency responders in the Westshore region participate in an existing Community FireSmart Resiliency Committee and cooperate on other initiatives like the CREST communication system.

Factors for Success

Identifying Actors and Roles

Emergency response responsibilities are divided in the province. The following agencies and groups have important roles in preparing and responding to wildfire in Langford:

- **Langford Fire Rescue** – Directs emergency and evacuation planning in the City, and suppresses fire within service area boundaries. Manages and communicates local burn bans. Conducts local FireSmart program.
- **City of Langford** – Declares local states of emergency. Supports local park management and sets policies for parkland acquisition. Regulates development and exercises municipal powers related to land use, trees, and development (incl. landscaping).
- **Nearby fire departments** – Have mutual or automatic aid agreements with Langford Fire Rescue guiding assistance to each other during incidents.
- **Capital Regional District** – The Regional District coordinates key services like sewerage and water delivery for Langford residents and maintains a FireSmart Coordinator on staff. Manages fire suppression in the protected watershed which forms Langford's western boundary.
- **BC Wildfire Service** – Before a wildfire, supports wildfire risk reduction through projects on provincial crown land and joint training; collaborates with local fire departments and local governments on FireSmart projects. During a wildfire, supports suppression response inside fire service area boundaries when called on. Acts as primary fire suppression response outside of local fire department service areas.
- **First Nations** – Langford is within the traditional territory of the Xwsepsum (Esquimalt), Lekwungen (Songhees), Sc'ianew (Beecher Bay), and the WSÁNEĆ Peoples represented by the Tsartlip, Pauquachin, Tsawout, Tseycum, and Malahat Nations. These Nations can advise emergency responders on social, economic, and cultural values threatened by fire prevention or suppression activities.
- **Emergency Management BC** – Before, during, and after a wildfire supports local government response.
- **Ministry of Forests** – Provides review and issues tenures to fuel management projects located on crown land.
- **BC Hydro** – Responsible for maintaining safe limits between vegetation and its electrical network.

Regular Communications: the Community FireSmart Resiliency Committee

Core organizations and emergency responders in the Westshore municipalities meet regularly through the Community FireSmart and Resiliency Committee. Langford Fire Rescue's participation in this initiative offers opportunities to learn and engage with the FireSmart programs in neighbouring communities, collaborate on regional initiatives, and secure CRI program eligibility.

Setting Expectations for Interagency Cooperation

With so many actors involved in emergency response, it is important to set goals, scope, and limitations on any regular communications. This is largely the goal of any regular committee or working group established to bring representatives of the different emergency responders and land managers together. A committee charter can be used to establish the rules and organization of a working group's activities and acts as a contract between partners to build trust and promote coordination of emergency planning functions.

Initiatives to Consider

Maintain Participation in a Wildfire Resiliency Committee

Participating in such a committee is a required pre-condition of CRI FCFS applications for allocation-based funding.

Langford Fire Rescue should review guidance for operating a CFRC and ensure the Wildfire Resiliency Committee's mandate covers the following suggested functions:

- Review and/or create CRI funding applications.
- Suggest initiatives for inclusion in the funding applications.
- Provide monitoring of CWRP implementation.
- Support Community FireSmart Days and advocate for FireSmart planning in priority neighbourhoods.
- Research alternate funding sources for priority projects not supported by CRI.
- Advocate for FireSmart and proposed activities among Committee members' communities and organizations.
- Advocate and educate within the community at large, leading FireSmart communications on behalf of multiple partners.
- Liaise with the BC FireSmart Committee to provide learning and feedback on program design and availability.

Additional guidance and suggested roles for a CFRC can be found on the FireSmart BC website.

Provide cultural sensitivity training to better partner with Indigenous Peoples

Ensuring that all communities receive an equitable standard of service and care during a wildfire is an important public duty. As a discipline involving land management, wildfire prevention can affect Indigenous cultural values. Langford contains several known sites of archaeological value and many more of continuing cultural significance. Additionally, the City's boundary completely surrounds Goldstream IR 13, an uninhabited reserve jointly held by the WSÁNEĆ Nations.

Ensuring emergency responders are trained to provide culturally sensitive assistance to Indigenous residents during a wildfire and to have positive, proactive relationships with representatives of Indigenous nations is an important aspect of reconciliation.

CRI supports providing cultural safety and humility training to emergency management personnel involved in both wildfire prevention and suppression. Langford should seek to ensure emergency responders have this cultural training.

Coordinate a tabletop scenario exercise with suppression partners

Langford Fire Rescue can facilitate a joint training exercise with other local departments, representatives of the BCWS, and other emergency personnel. This exercise would gather participants and present a wildfire scenario, which then allows all participants to confirm their roles and follow through a chain of action during the hypothetical wildfire event. The scenario should include details about the wildfire's location, time, and context. Such an exercise can also be a time to discuss seasonal wildfire readiness with fire departments with which Langford has enacted aid agreements.

FireSmart Training and Cross-Training

FireSmart Training and Cross-Training are intended to develop the level of ability and knowledge of emergency managers and first responders to respond to wildfire and conduct prevention activities. Cross-training means bringing the knowledge of one role together with the knowledge of another and is a major component of facilitating FireSmart programming and interagency cooperation. While the Community Resiliency Investment (CRI) program recognizes the value of a range of training for emergency responders, it focuses its investment on a set of selected courses focused on fire suppression training and FireSmart implementation.

Factors for Success

Identify Needs

Because of the dedication of community members, Langford has an excellent base of knowledge and training in wildfire preparedness and response. The Langford Fire Rescue has a robust training program to meet provincial requirements for registered departments and encourages members to develop knowledge of interface fire suppression and management by supporting members to access additional certifications. Members of the department have a variety of experiences working with or for the BC Wildfire Service and some have served as contract structural protection crews on interface wildfires elsewhere in the province. Maintaining this training and experience-building program can help secure resilience in Langford.

Identify Funding Eligibility

Local fire departments can refer to this document and the annual updated CRI program information to understand which courses or opportunities are covered by grant funding. Currently, direct funding opportunities for training within the CRI program are limited to certain courses and professional roles for enrolment. For example, only volunteers with Fire Departments registered with the Office of the Fire Commissioner can access the suite of courses related to fire suppression. The following courses can be funded from the CRI program for members of the Langford Fire Rescue:

- **SPP-WFF1 Wildland Firefighter Level 1** – This course, designed by the Office of the Fire Commissioner, provides training to structural firefighters in the specifics of wildland firefighting and enables structural firefighters to participate in the province’s Structural Protection Program, or field deployments during the fire season. This course replaces S-100 and S-185 for structural firefighters participating in wildland deployments with the BC Wildfire Service.
- **S-100 Basic Fire Suppression and Safety** – This course, designed by the BC Wildfire Service, is the minimum basic standard for any person to participate as a wildland firefighter in British Columbia.
- **S-185 Fire Entrapment Avoidance and Safety** – This course, designed by the BC Wildfire Service, provides basic knowledge of entrapment avoidance and survival techniques during a wildfire.
- **S-231 Engine Boss** – This course, designed by the BC Wildfire Service, trains firefighters with wildland experience to lead an engine and crew during an interface event and allows contract firefighters to act in higher capacities while on deployment.
- **WSPP-115 and WSPP-FF1** – These courses provide training and instruction for structure protection unit crews working with the BC Wildfire Service on deployment.
- **Task force leader (structure protection only)** – This course supports personnel on deployment with BCWS to monitor and assess specialty resources that can be brought together to accomplish a suppression task.
- **Structure Protection Group Supervisor (structure protection only)** – This course supports personnel on deployment with BCWS to implement their assigned portion of the Incident Action Plan and be responsible for all operations conducted within the division/group.
- **Wildfire Mitigation Specialist training** – The Home Partners Program workshop is required training for certification of Wildfire Mitigation Specialists, the credential required for FireSmart assessors participating in the Home Partners Program.

Initiatives to Consider

Support members of the Langford Fire Rescue and the City's emergency response to access additional training on a continuing basis

As recruitment occurs, ensure all members receive basic wildland fire suppression training (SPP-WFF1 or equivalent) and support members to access additional training for structure protection deployments as interest arises. This would ensure all members have the same knowledge of wildland suppression and enable all members to participate in structural protection deployments with the BC Wildfire Service if desired. Engine Boss training supports higher roles for contract members in the province's Structural Protection Program, valuable interface firefighting experience that can be brought back to Langford.

While ICS 100 certification is standard for Langford and City emergency staff, staff responsible for the Emergency Operations Centre may benefit from receiving higher levels of ICS training. Although it is not currently funded by CRI, consider supporting additional staff involved in EOC management to achieve ICS 200 certification.

Consider developing a Home Partners Program approach to FireSmart assessment

The Home Partners Program (HPP) is another means to provide homeowners with personalized property assessments. While Local FireSmart Representatives are trained to develop neighbourhood recognition, the Home Partners Program is focused on delivering targeted assessments to individual properties within an area, regardless of neighbourhood FireSmart activity. Assessment and completion of recommendations by the homeowner is recognized by some insurance providers who provide discounted rates to homeowners who have obtained a FireSmart certification through the program. The program depends on FireSmart certified "Wildfire Mitigation Specialists" who have received additional training to conduct a more detailed FireSmart hazard assessment. Specialists conduct home assessments in the program, providing a personalized report to property owners that contains specific discussion about the features of their home, and how the fuel environment on their property is likely to behave during a wildfire event.

No members of Langford Fire Rescue are currently certified Wildfire Mitigation Specialists. Training for the Wildfire Mitigation Specialist role can be funded through the CRI program. Langford can grow its program by helping Langford Fire Rescue members access training to meet future demand, with at least two certified members being desirable for ensuring program continuity. Langford can also dedicate public outreach and advertising for the HPP service through its online channels and in-person engagements.

Ensure at least 2 certified Wildfire Mitigation Specialists are within the Langford Fire Rescue on a continuing basis.

Ensuring the department is staffed by a certified Wildfire Mitigation Specialist will facilitate the delivery of a future Home Partners Program. One way to ensure continuity in this credential is to aim to have two or more members certified at any time. If staff are added to the department to develop FireSmart programming, this credential should be considered an asset.

Emergency Planning

This FireSmart discipline addresses Langford's preparedness and examines connections between the Community Wildfire Resiliency Plan (CWRP) and the City's emergency planning mandate. The primary purpose of this section is to consider how the threat of wildfire can be incorporated into emergency planning conducted by the City and appropriate levels of readiness during the fire season. This discipline also includes related interagency actions such as coordinating joint training and scenario exercises.

Wildfires are complex and dynamic events that have the potential to combine multiple emergencies within communities. Wildfires rapidly change behaviour depending on winds, weather, the fuel environment, and topography. Respecting the dynamism of wildfire is the first step to making a successful plan.

Langford prepares an emergency plan; declares states of local emergency; issues evacuation alerts, orders and rescinds; and coordinates an Emergency Operations Centre during periods of need. Emergency planning undertaken by Langford focuses on rapid situation assessment and an all-hazards approach, rather than prescriptive plans that may quickly be overcome by situational uncertainty. During a wildfire emergency, multiple routes and resources may quickly become unpassable or unsafe or need to be reserved for emergency responders.

Factors for Success

Wildfire Preparedness Condition Level

Adopting a guide to emergency preparedness levels about wildfire danger can help prioritize limited departmental resources during fire season (

Table 18). This guide will associate Langford’s staffing and activities with the levels of fire danger, with more action to prepare for wildfire being appropriate whenever fire danger rises above low. Fire danger is monitored daily during the fire season by the Langford Fire Rescue and can be viewed publicly on the website of the BC Wildfire Service. Langford can work towards implementing a level of service based on the example below, adapted from the BC Wildfire Service’s guidance.

Table 18. Guide to Wildfire Response Condition Level.

Preparedness Level/ Fire Danger Rating	Possible Action Guidelines
I Low	<ul style="list-style-type: none"> • Staff monitor fire danger rating weekly
II Moderate	<ul style="list-style-type: none"> • Staff monitor fire danger rating daily
III High	<ul style="list-style-type: none"> • Staff on normal shifts • Notify the proposed Community FireSmart and Resiliency Committee of the preparedness level. • Publish the fire danger rating on the Langford website and publicize it on social media.
IV Extreme	<ul style="list-style-type: none"> • Weekly communications with EOC staff over internal preparedness; review EOC activation plans. • Promote wildfire awareness and reporting mechanisms on social media channels. • Publish the fire danger rating on the Langford website and publicize it on social media.
V Ongoing fire(s)	<ul style="list-style-type: none"> • Issue area closures in affected local parks and publicize with media releases, Langford website, social media and Westshore Alert. • Mobilize EOC if evacuation is needed, or if fire requires additional support from Emergency Management BC. • Issue Evacuation Alerts and Orders based on fire behaviour prediction as appropriate in consultation with BC Wildfire Service and publicize with a media release and Langford website. • Assist evacuated residents with support access and emergency lodging. • Daily communications with BC Wildfire Service and response partners. • Daily public updates via social media.

Initiatives to Consider

Conduct FireSmart assessments for critical infrastructure and community assets

Langford can complete FireSmart Home Ignition Zone or Critical Infrastructure assessments as appropriate for critical infrastructure and community assets. This is supported by the Community Resiliency Investment program to allow local governments to develop a FireSmart program for their capital asset and emergency infrastructure portfolio. With assessments in place, Langford could apply for implementation funding to complete re-landscaping or even exterior renovations of its facilities and infrastructure. Observations of critical infrastructure during CWRP preparation revealed a high standard of adherence to FireSmart building materials and landscaping for fire and emergency and utility infrastructure, and varying standards of adherence for community assets not managed by the City. Formalizing FireSmart assessments for critical infrastructure and community assets will create a list of projects for landscaping and building maintenance that can be scheduled annually.

Acquire additional equipment to support effective fire response.

As part of preparing this CWRP, Langford Fire Rescue compiled a list of equipment for acquisition to support suppression response in natural areas. The equipment overlaps with the

Structure Protection List provided through the FCFS program to guide equipment purchases, although not all entries can be funded at this time (

Table 19).

Table 19. Firefighting equipment to improve suppression capability in natural areas.

Langford Equipment List	FCFS Structure Protection List eligible
1600 feet 1.5 forestry line	Yes (Phase 1)
400 feet econo line	Yes (Phase 1)
6 water thieves	Yes (Phase 1)
6 econo nozzles	Partial (Phase 1, limit 5)
3 Hanson nozzles	No
2 back packs	No
8 hose clamps	No
Fuel lines for Mark 3 pump	Yes (Phase 1, max 4 single & 4 dual)
4 gated wyes (scotty)	Partial (Phase 4, limit 1)
4 hand pump back packs	Partial (Phase 3, limit 1)
1 Mark 3 pump	Yes (Phase 1)

Establish a guide for Wildfire Emergency preparedness levels during wildfire season

Langford can help allocate the limited resources of the Emergency Program during fire season by developing and following a guide to Wildfire Response Condition Levels (

Table 18, above), tied to fire danger reporting updated daily by the province. The table presented previously in this section can be used as a sample of the content and actions to be considered by Langford Fire Rescue in defining its level of service for different fire danger ratings. Actions should be refined in consultation with emergency response partners.

Identify “Clean Air Refuges” for use by vulnerable populations during periods of heavy smoke

While the focus of the CWRP is on preparing for a wildfire within the municipal boundaries, wildfire smoke impacts have affected the community during past fire seasons. Langford can seek to identify potential local partners, such as commercial centres or community buildings with suitable HVAC systems, where residents can access filtered air during high smoke periods. The steps of identifying community partners for such a program and alerting them to expected smoke conditions could be incorporated into the wildfire emergency preparedness condition guide, along with guidelines for monitoring expected smoke weather.

Conduct pre-incident planning as part of the Fire Department's wildfire preparedness

The pre-incident plan is a body of knowledge for wildfire response prepared by emergency responders led by Langford Fire Rescue. All partners in fire suppression and emergency response should know where key fire suppression resources are located in the community, including water sources and resources, vehicles, future structure protection equipment, and even stores of hand equipment. The following issues should be addressed by a pre-incident plan:

Command

- First responder
- Incident command and delegation
- Management constraints
- Area closure procedures
- Interagency agreements

Logistics

- Alert/Order publication and notification
- Location of utilities and de-energization
- Communications protocols
- Roads, trails, and access
- Emergency Operation Centre location

Operations

- Air and water access
- Control line locations
- Natural barriers
- Safety zone options
- Staging area locations
- GPS locations for key points

Planning

- Topographic maps
- Vegetation and fuel maps
- Community base map
- Hazardous values
- Archaeological/cultural values
- Protected or rare environmental features
- Land ownership
- Access control

Preparing a pre-incident plan is an opportunity to simulate a wildfire response effort. Developing the plan can be part of joint training exercises coordinated between Langford, Parksville, BC Wildfire Service, the CRD, and adjacent local fire departments.

Update the City's Emergency Evacuation Plan to reflect new provincial legislation and information from the CWRP

The City's Emergency Evacuation Plan was last updated in 2020. While provisions for responding to wildfire are still relevant to EOC setup and operation, updates should incorporate additional preparedness information and contextual information on wildfire risk provided by the CWRP. Additional regulations associated with the *Emergency and Disaster Management Act* are anticipated in early 2025 which may be relevant to this undertaking.

Vegetation Management

In the context of wildfire, manipulating the fuel environment is often an effective way to reduce wildfire threat or risk. This is what vegetation management achieves, from the small-scale of FireSmart on individual properties to larger-scale fuel management in forests.

This discipline addresses opportunities to mitigate wildfire risk by altering both natural forest vegetation and the cultivated landscaping around the homes and critical infrastructure. Considerations for this section are divided into two categories corresponding to the common forms of implementation: FireSmart landscaping focused closely on homes, infrastructure, and small green spaces; and broader fuel management in forest areas. This division reflects the difference in goals and methods between the two scales. As of 2024, CRI now supports funding for FireSmart (small-scale) treatments of culturally significant sites such as identified First Nations sites and community green spaces, which can include municipal parks, linear corridors, and other natural lands not otherwise suited for the development of landscape-scale fuel management. These areas are in addition to projects focused on community assets, critical infrastructure, and residential areas.

Managing Vegetation through FireSmart

FireSmart vegetation management is intended to reduce the risk of ignition to a specific building, infrastructure, or cultural value/natural area when threatened by fire. Accordingly, FireSmart vegetation management focuses heavily on achieving guidelines in the Immediate Zone (0-1.5m), the Intermediate Zone (1.5-10 m), and the Extended Zone (10-30 m) around a home or piece of infrastructure. In natural areas, projects often focus management activities on the areas of higher ignition risk, such as near trails, parking/staging areas, and user facilities. Vegetation management for FireSmart is often guided by an assessment report prepared by a Local FireSmart Representative, though some homeowners may wish to undertake FireSmart treatments on their own. The expertise of a Registered Professional Forester is recommended for projects where management includes areas of native forest vegetation, such as in municipal parks and green spaces.

Supports are available through the Community Resiliency Investment (CRI) program for FireSmart activities on private land in residential areas, for publicly owned critical infrastructure, for “community assets” that are designated as critical infrastructure for wildfire response, culturally significant sites, and community green spaces.

Implementing FireSmart assessment recommendations for Langford's Critical Infrastructure and Community Assets

Local governments can apply for funding to implement the recommendations from a FireSmart assessment for designated critical infrastructure up to a maximum of \$58,000 per eligible structure. This is available only for structures critical to wildfire response (such as a reception centre, water infrastructure, communications towers, and electrical infrastructure) having a completed FireSmart assessment scorecard at the time of application. Reassessment with the appropriate scorecard following the mitigation works is required to access funding supports for these projects. Conducting a FireSmart assessment program for Langford's identified critical infrastructure and community assets must occur prior to accessing implementation funding. Field observations of critical infrastructure and community assets suggested that adherence to FireSmart building and landscaping principles is high for most critical infrastructure and community assets, with the most common deficiencies being encroaching vegetation from adjoining property.

Supporting FireSmart activities on residential property

Langford Fire Rescue already offers free home assessments for residential property owners. The FireSmart program for residential areas can be extended by offering rebates of up to 50% of the total cost of eligible activities identified by a FireSmart assessment to a maximum of \$5,000 per property. This can be a strong incentive for homeowners who are concerned about FireSmarting their properties to decide to proceed with renovation or landscaping projects.

Additionally, some homeowners having a completed FireSmart assessment are eligible to receive extra support for completion of their assessment's recommendations. Seniors, elders, people with mobility limitations, and other vulnerable populations who cannot undertake mitigation activities can receive free labour for implementing FireSmart recommendations, which is then reimbursable for the City through FCFS. Providing labour for FireSmart projects could result in an increased demand on staff time and resources in the City, and it may make more sense for some projects to involve Parks/operations employees instead of firefighting personnel. The City should consider carefully whether the development of such a supports program is likely to result in the need for additional capacity on staff, or whether it can be supported through a supplier agreement with local landscaping firms.

Exploring FireSmart projects for green spaces

FireSmart projects for green spaces involve smaller areas and reduced scope of activities compared with fuel management in forest landscapes (discussed below). However, FireSmart activities like removing small, fine debris accumulations trailside in parks, on park perimeters with private property, or adjacent to critical infrastructure, can have benefits for fire suppression and fire intensity. Under the CRI program, FireSmart activities for green spaces are only eligible for support where fuel management prescription development has been ruled out as inappropriate. Langford has several City-owned parks and natural areas which may be suitable for hosting FireSmart demonstration projects.

Table 20. Potential City-owned properties for FireSmart greenspace management.

City of Langford Park	Potential activities
Langford Gravity Zone and Nature Trails	Removing scotch broom from roadside and trailside.
Millstream Creek Park	Clearing or dispersing accumulations of fine fuels trailside. Discouraging informal trails by placing coarse woody debris across openings.
Nicklaus Park	Clearing or dispersing accumulations of fine fuels trailside.
Setchfield Park	Clearing or dispersing accumulations of fine fuels trailside.
South Point Park	Removing scotch broom from roadside and forest edges.
Westhills Park	Removing scotch broom from roadside and forest edges.
Willing Park	Removing scotch broom from trailsides.

**Photo 15. Scotch broom is an aggressive invasive plant that burns readily.**

Fuel Management for Forest Landscapes

Fuel management is about strategically altering the characteristics of a forest to transition it towards lower wildfire threat and thereby reducing the general risk to the community. This facilitates easier wildfire response, and a reduction in the resources required by response agencies to action a wildfire. Sometimes, fuel management is used to produce future fire suppression opportunities such as anchor points or safety zones, locations to initiate defensive back-burns or improved access to remote areas of a community. Directions for how much vegetation to remove and retain, as well as how to protect other values in the forest landscape, are contained in a fuel management prescription prepared by a Registered Professional Forester and reviewed by the BC Wildfire Service. The intent of fuel management is generally to support healthy forest development while reducing wildfire risk. Fuel management is only supported through CRI on public land. Fuel management must be on local government-managed land, such as regional or community parks, to be eligible for CRI funding. Crown land is eligible for CRI funding only if it forms a continuous treatment area with local government-managed land.

Fuel management is completed through three phases:

1. Identify areas for fuel treatment within a Community Wildfire Resiliency Plan (CWRP) or other high-level strategic plan.
2. Develop a detailed Fuel Management Prescription which identifies objectives and strategies to reduce wildfire risk.
3. Operational implementation of the Fuel Management Prescription.

This CWRP is the first step in identifying and prioritizing candidate areas for fuel management prescription development. Fuel management is a process of starting wide and narrowing down potential treatment areas as constraints are identified and areas are ground-truthed. The areas mapped in Figure 20 (p.103) can be used to support discussions around pursuing a fuel management program. It should be noted that the process from initial identification of a treatment area to implementation on the ground typically takes several years.

Methods for Identifying Potential Fuel Treatment Areas

Areas on public lands that were identified as having potentially high wildfire risk within 100m of densely populated areas or critical infrastructure were visited in the field. Fuel plots were established in representative areas of the forest stands to determine wildfire threat. Assessments of the fuel condition were completed following the provincial assessment system using the 2020 Wildfire Threat Assessment Guide. This is the provincial standard for field assessments of fuel hazards in the WUI and is used to plan fuel hazard mitigation works. Fuel types are scored under this system which is used to help prioritise the areas for fuel hazard mitigation funding under the CRI Program.

The fuel component of wildfire threat is driven by the density and continuity of fuel on the forest floor, in the canopy, and the ladder fuels that connect the two. The highest threat fuel types are composed of dense coniferous trees with high vertical and horizontal continuity and high fuel loading on the forest floor.



Photo 16. Example of a forest before fuel management.



Photo 17. In the same area as the previous photo, following fuel treatment.

Fuel treatments at the interface modify forest composition, lowering wildfire threat. This involves reducing the overall fuel load and disrupting both vertical and horizontal continuity to create gaps between fuel layers. The overall objective of the fuel treatment prescriptions is to change the fire behaviour potential of forests from a crown fire to a surface fire under the most dangerous weather conditions. Successful fuel management allows suppression resources to be able to act on the wildfire and defend the adjacent values. The detailed strategies for reducing fire behaviour potential are detailed in a fuel management prescription, which is developed by a Registered Professional Forester with wildfire management experience. Potential strategies include tree thinning, spacing, pruning, surface debris removal, or creating fuel gaps. Treatment areas should be adjacent to the values at risk, with a target of at least 100m wide and located up against man-made and natural fuel breaks when possible.



Surface fire is where only fuels in contact with the ground are involved in a wildfire.



Crown fire is where tree crowns, including foliage and branches, are involved in a wildfire. Crown fire can be *passive*, meaning only single tree crowns or groups of trees are involved, or *active*, meaning fire is readily spreading between tree crowns.

Figure 19. Comparison of surface and crown fire behaviour.

Potential Treatment Areas

The opportunities for forest fuel management on public land in Langford are limited. This is because of several factors, including:

- The fragmented state of public land in the municipality.
- High environmental values of remaining forest cover
- Terrain constraints, such as the presence of riparian areas, wet soils or steep slopes.
- Poor accessibility

While all forms of public land ownership within the WUI are potential fuel treatment areas in this CWRP, Langford only has the authority to advance treatments that occur on its own property. Fuel management on other forms of public land ownership must be advanced through a partnership with the agency having authority and the BC Wildfire Service.

Five potential areas for fuel management are identified. Two of these areas are entirely owned by the City, two are owned by the CRD, and one is owned by the province. The largest area for investigation is within the boundaries of Goldstream Provincial Park. The Goldstream potential treatment area is contiguous and borders the Bear Mountain Community to the west. This treatment area has the potential to act as a fuel break between the community and the continuous forest cover within the Park but includes steeply sloping terrain and rocky areas that could complicate prescription development and implementation. A second treatment area has been identified on CRD land within Thetis Lake Regional Park, where fuel management may help protect the community of Thetis Heights and a City-owned water tower, as well as create an additional fuel break between houses and the regional park. Treatment in these parks would require coordination with the province and with the CRD, respectively.

Three additional treatment areas of lesser priority have been identified. One is along the western slope of Mill Hill Regional Park, and the remaining two potential treatment areas are located within the municipal-owned Irwin Park and Chan Hillside Park. Fuel management in these parks would reduce the risk of an interface fire in the vicinity of Westhills and Glen Lake.

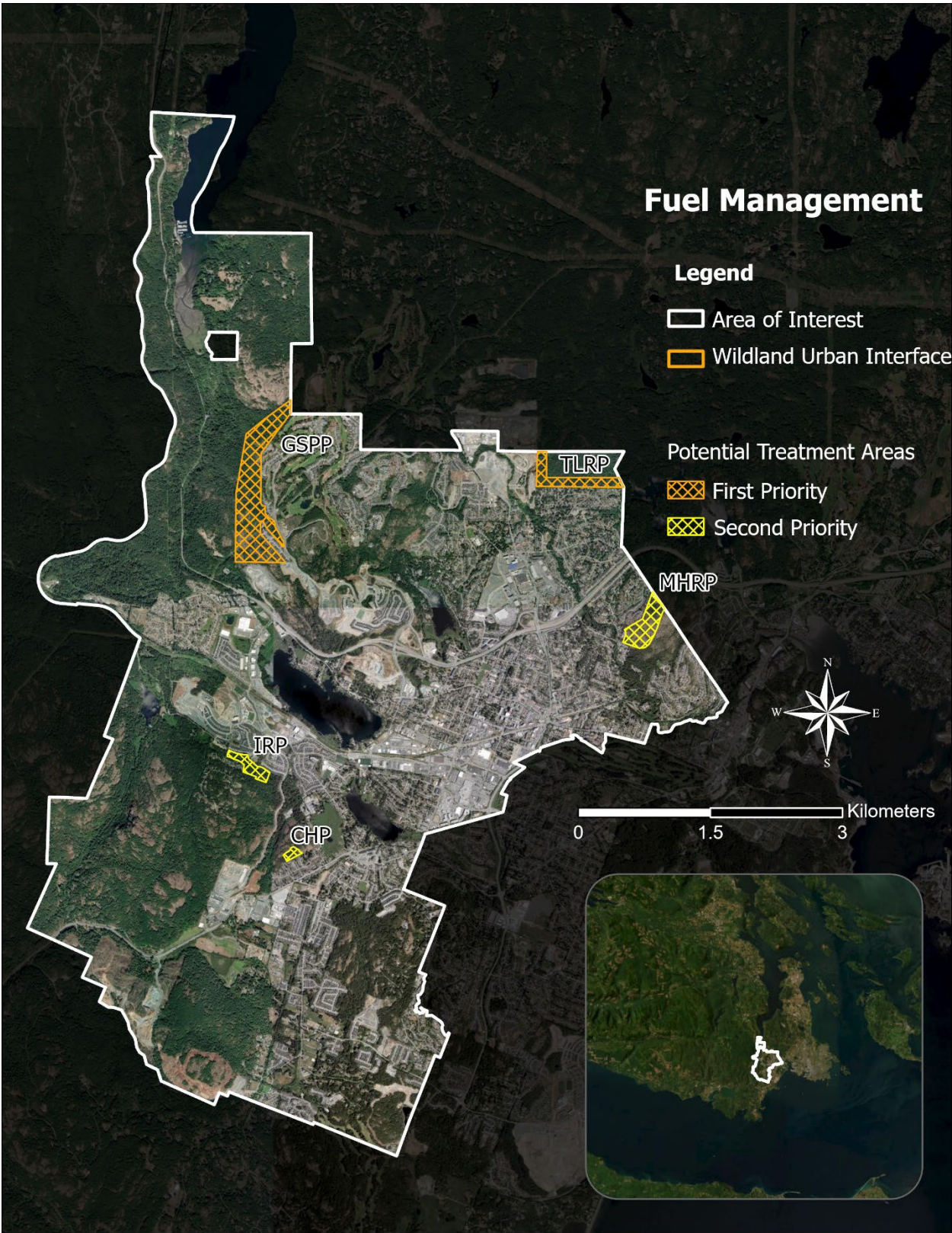


Figure 20. Potential Fuel Management Areas in Langford.

Table 21. Areas with the highest potential for fuel management in Langford. The table continues next page.

Short Name	Long Name	Jurisdiction	Wildfire Risk Rating	Total Area (ha)	Priority	Treatment Rationale / Constraints
GSPP	Goldstream Provincial Park	BC Parks	Moderate/High	56	1 st Priority	<p>Rationale: Mature coniferous forest of Douglas-fir over western redcedar and bigleaf maple, some arbutus. Moderate density overstorey and understorey with above average dead and down material in the surface layer, some related to forest health issues from drought (primarily affecting western red cedar). Scotch broom is present in forest edges and openings and could act as an accelerant. Thin from below to reduce ladder fuel continuity and reduce surface fuel loading. Reduces potential fire behaviour upwind of homes to the east, flanking fires to the south, while also creating a fuel break between the Provincial Park and the Bear Mountain Community.</p> <p>Constraints: Contains habitat for several blue, red and yellow-listed species. Will require coordination with BC Parks. Access challenges include limited access via easements and reserved rights of way between private property, as well as steep slopes and areas of blocky terrain with thin soils. Riparian value is present. Depending on the treatment approach, an archaeological survey may be required. New entry and staging may be required from Bear Mountain Golf Club depending on extent of treatment. Will require permission from the golf club.</p>
TLRP	Thetis Lake Regional Park	CRD	Moderate/High	13	1 st Priority	<p>Rationale: Semi-mature coniferous stand dominated by Douglas-fir, approximately 20% arbutus. Thin from below to remove suppressed and regenerating conifers and lift prune canopies to reduce ladder fuel continuity. perform surface fuel mitigation to reduce surface fire intensity. An interface fire in this area puts the community of Thetis Heights and a municipal water tower at risk.</p> <p>Constraints: Recreational trails in area. Contains habitat for red-listed species slender popcorn flower and critical habitat for the federally listed species western painted turtle. Located within Thetis Lake Regional Park and will require coordination with the CRD to conduct treatment. Limited access due to private property. Large staging area adjacent to the potential treatment area to the southwest but will require the permission of the private landowner for use.</p>

Short Name	Long Name	Jurisdiction	Wildfire Risk Rating	Total Area (ha)	Priority	Treatment Rationale / Constraints
MHRP	Mill Hill Regional Park	Regional	Moderate/High	14	2 nd Priority	<p>Rationale: Mixed fuel types with O-1a/b, C-5, and D-1 (Garry oak) present. Includes portion of area burned in 2020 by wildfire. Contains red-listed ecological community (Garry Oak-California Brome) which may benefit from fire management. Included in CWRP as a potential prescribed burn candidate to reduce surface fuel volume (cured grasses) and promote fire-dependent meadow plants.</p> <p>Constraints: Rocky terrain with thin soils in places. Access constrained by private property and may require easement depending on treatment plan. Conflict with recreational trails. Public sensitivity is potentially high due to the previous 2020 wildfire. Sensitive/protected ecosystems.</p>
IRP	Irwin Park	Municipal	Moderate/High	6	2 nd Priority	<p>Rationale: Mature mixed wood stand with approximately 70% conifer coverage, patchy accumulations of dead and down material, and some concentration of ladder fuels (understorey density). Treatment would reduce potential fire behaviour downslope of homes on Irwin Road and Commander Court.</p> <p>Constraints: Includes mountain bike park and popular recreational trails. Some blocky terrain. Sensitive/protected ecosystems.</p>
CHP	Chan Hillside Park	Municipal	Moderate/High	2	2 nd Priority	<p>Rationale: Immature Douglas-fir and arbutus forest with high stand density and crown closure. Elevated surface fuel loading in 10 and 100 hour fuels. Located above suburban residential subdivision centered on Ronald Road. Treatment to reduce crown fire potential/ember production.</p> <p>Constraints: Poor access to area via a recreational footpath and blocky terrain. Manual treatment likely required, though total area under consideration is small. Sensitive/protected ecosystems.</p>

LANGFORD'S

FIRESMART ROADMAP

These high priority actions will help build a resilient community. See the CWRP Action Plan for more details.

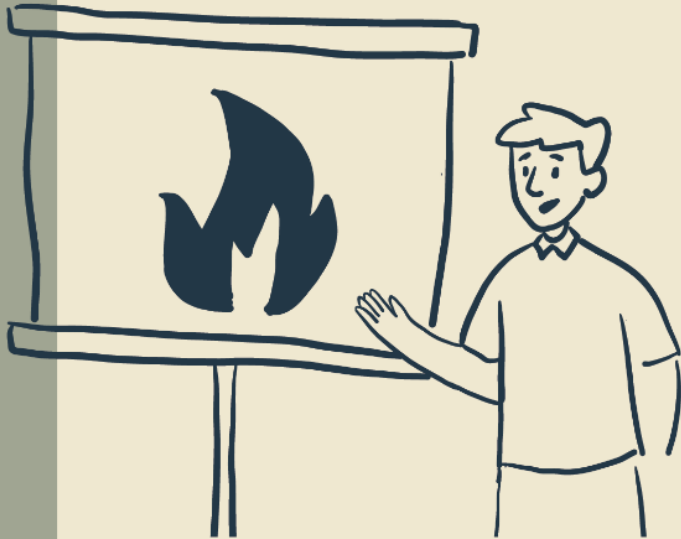
ENGAGEMENT PHASE

Building awareness. Focus on building an understanding of the risk of wildfire and the benefits of developing and growing a local FireSmart program.

- Public the CWRP and highlights on Langford's website.
- Examine education/information needs for FireSmart projects as the program is expanded.
- Develop FireSmart strategies in priority neighbourhoods.



01



02

INITIATIVE PHASE

Taking actions and implementing local FireSmart activities. The focus is on building capacity both in people and your community to withstand wildfire events.

- Review the Action Plan every year.
- Develop programs that help residents eliminate green waste and yard debris.
- Support firefighters to access additional training.
- Conduct FireSmart assessments of existing critical infrastructure and community assets.

INTEGRATION PHASE

Long-term and permanent changes to support community wildfire resiliency. The focus is on development considerations and collaboration with partners.

- Incorporate recognition of and addressing wildfire hazard into the Official Community Plan.
- Update and modernize Langford's Interface Fire Hazard DPA.
- Explore cooperating with BC Parks and/or CRD to suggest Fuel Management Prescription development in high priority areas.

03

EXPANSION PHASE

FireSmart activities within the eligible WUI. The focus is on broader community planning.

- Update the development referral process to ensure fire and emergency personnel are included.
- Establish a guide for emergency preparedness levels during wildfire season.
- Consider advancing one or more FireSmart activities in suggested green spaces.
- Incorporate info from the CWRP into the next Emergency Evacuation Plan update.

04



Action Plan & Implementation

This section takes discussion from the preceding sections on FireSmart Disciplines and summarizes recommendations for the City of Langford and Langford Fire Rescue to consider pursuing. Successful implementation of the Community Wildfire Resiliency Plan (CWRP) requires a strategy for implementation, tracking mechanisms for success, and a schedule for revisiting issues left unresolved. The Action Plan follows the SMART criteria for outlining potential initiatives:

- **Specific:** target exactly what is to be achieved
- **Measurable:** quantify or suggest an indicator of progress
- **Assignable** – specify who will be responsible for implementation
- **Realistic:** state what results can reasonably be achieved
- **Time Bound:** state expected time for completion. Note that some recommendations must be implemented annually or biannually. For example, an annual social media campaign to raise awareness.

Plan monitoring and updates

While priorities and timelines are suggested below, Langford may, with feedback from the community, decide some initiatives are of greater importance than others. The risk environment will continue to change beyond the completion of the Plan and require adjusting expectations and resource allocation for building wildfire resiliency programming. This is a natural part of the implementation process of any plan. For these reasons, the CWRP and this Action Plan should be revisited from time to time to ensure they are meeting the needs of the community. A formal review after five years is recommended, with at least annual reviews of the Action Plan.

Tracking and Reporting

There are funding sources available to help implement many of these recommendations, subject to a competitive application program open to all local governments. UBCM manages the Community Resilience Investment (CRI) Program which offers up to 100% funding for a range of wildfire mitigation initiatives. Many of the recommendations made in this report are eligible for CRI funding. Estimated costs for implementing these recommendations are in addition to existing operating budgets.

The Action Plan can be recreated and modified to add columns for noting whether items are in progress or have been completed, as well as capture specific measurable outcomes that can help justify the Region’s wildfire resiliency initiative.

Following the Action Plan, Table 23 provides a sample tracking and reporting tool.

Table 22. Action Plan.

Recommendation/Action	Lead(s)	Priority	Cost (Est.)	Resources Required	Metric for Success	Notes
Renewing the Plan and Building Resiliency						
Objective: View the Community Wildfire Resiliency Plan as a Living Document and incorporate wildfire resiliency into strategic decisions						
1. Conduct a formal review of the CWRP contents every 5 years. Review the Action Plan every year. (p.76)	Langford Fire Rescue	High	\$35,000 per update	Continuing program capacity for wildfire preparedness within the Langford Fire Rescue	Maintain annual tracking and monitoring information on initiatives in the Action Plan.	CRI funding eligible (CWRP updates). Having an acceptable CWRP or CWPP is a funding requirement.
2. Maintain a FireSmart and Wildfire Resiliency position within the Langford Fire Rescue. (p.65)	Langford Fire Rescue	High	Salary 1 FTE	Capacity for cyclical grant application to maintain position and activities; pay sufficient for employee retention	Maintain FireSmart and Wildfire Resiliency position within the Department each year.	CRI funding eligible. Having a FireSmart role in the community is a funding requirement.
3. Participate in regular meetings of the Community FireSmart & Resiliency Committee (p.86)	Langford Fire Rescue	High	Up to \$6,000 per year or \$12,000 per year if acting as the lead agency	Executive capacity and ability to coordinate within Langford Fire Rescue	Review the mandate of the existing Wildfire Resiliency Committee and ensure suggested CFRC activities are reflected.	CRI funding eligible. Active participation in a CFRC is a funding requirement.
Education						
Objective: Promote FireSmart as a strategy for wildfire preparedness and continue Langford Fire Rescue's high level of engagement with the community						
4. Publish the CWRP and highlights on Langford's website (p.69)	Corporate Services/ Communications	High	Staff time	IT support	Successful publication within two months following endorsement.	
5. Examine education/information needs for FireSmart projects as the program is expanded (p.69)	Langford Fire Rescue	High	Staff time	Support an FS Coordinator position with Langford Fire Rescue.	Offer an annual opportunity for residents to have their property assessed.	Information materials are CRI funding eligible. New applications must include an education component.
6. Liaise with the Greater Victoria public library to access the FireSmart BC Library program (p.69)	Langford Fire Rescue	Medium	\$600 per branch	FS Coordinator time	Material "check-outs" at local library.	CRI funding eligible

Recommendation/Action	Lead(s)	Priority	Cost (Est.)	Resources Required	Metric for Success	Notes
7. Host a special event to promote FireSmart landscaping in the Interface Fire Hazard DP Area (p.70)	Langford Fire Rescue	Medium	Up to \$6,000	FS Coordinator time	Complete 1 event in 2025.	CRI funding eligible
8. Develop FireSmart strategies in priority neighbourhoods (see Table 17, p.70)	Langford Fire Rescue	High	Up to \$1,200 per neighbourhood	Capacity within the FS Coordinator schedule to support additional neighbourhood engagement.	Number of households represented, participating.	CRI funding eligible
Legislation and Planning						
Objective: Ensure Langford's by-laws and policies support wildfire resiliency						
9. Develop programs that help residents eliminate green waste and yard debris (p.78)	Langford Fire Rescue	High	Costs to be reviewed	Coordination between departments Baseline studies Operational capacity and training	Green waste by weight associated with a completed FireSmart assessment. Fees deferred.	CRI funding eligible
10. Incorporate FireSmart design guidance in Langford facilities. (p.78)	Corporate Administration/ Planning/ Operations	Medium	Staff time	Coordination between departments	New capital projects reflect recognition of FireSmart building design and principles.	Review and revision may be CRI funding eligible depending on scope.
11. Conduct wildfire hazard assessments in City-owned natural areas every 5 years and in new greenspace dedications. (p.77)	Langford Fire Rescue / Planning	Medium	Staff time	Qualified individual or contractor	Standard for wildfire hazard assessment of parklands and land dedications is established.	CRI funding eligible
Development Considerations						
Objective: Consider FireSmart design principles in planning and development bylaws.						
12. Provide FireSmart information (bulletins, brochures, web resources) with development application materials (p.83)	Planning	Medium	Staff time	Coordination between departments.	FireSmart information is provided with all development permit application templates.	CRI funding eligible, to a pre-determined maximum; web resources free

Recommendation/Action	Lead(s)	Priority	Cost (Est.)	Resources Required	Metric for Success	Notes
13. Update the development referral process to ensure fire and emergency personnel are included (p.83)	Planning/ Langford Fire Rescue	High	Staff time	Coordination between departments. Capacity in departments.	Host an interdepartmental workshop to go over FireSmart principles and design elements respecting land subdivision, including fuel setbacks and potential vegetation management. Develop a working protocol for FS Coordinator involvement in development review.	Protocol: potentially CRI funding eligible depending on scope.
14. Review the Zoning Bylaw landscape and screening requirements to reduce potential conflicts in Interface Fire Hazard DP areas. (p.84)	Planning	Medium	Staff time	Capacity in the planning department	Establish FireSmart principles in landscaping throughout the City of Langford.	CRI funding eligible, subject to scope limitations.
15. Incorporate recognition of and addressing wildfire hazard into the Official Community Plan (p.83)	Planning	High	Staff time		Acknowledgement of wildfire hazard and resiliency issues in new corporate documents.	
16. Update and modernize Langford's Interface Fire Hazard DPA (p.83)	Planning	High	\$10,000-15,000	Contractor	Map community-supported zones for wildfire interface hazard. Incorporate updates into the OCP.	CRI funding eligible, subject to scope limitations.

Recommendation/Action	Lead(s)	Priority	Cost (Est.)	Resources Required	Metric for Success	Notes
17. Review subdivision and land dedication policies to ensure new City-owned parkland and greenspace can be accessed for fire suppression and vegetation management. (p.84)	Planning/ Langford Fire Rescue	Medium	Staff time	Coordination between departments.	Revise land dedication and subdivision policies to reduce the number of green spaces that lack effective access.	Protocol: potentially CRI funding eligible depending on scope.
Interagency Cooperation						
Objective: Ensuring wildfire response is effective						
18. Continue cultural training for emergency staff to support awareness and positive partnerships with Indigenous people and communities (p.87)	Langford Fire Rescue	Medium	Staff time & facilitation fee		1 on-duty or on-call EOC staffer with cultural sensitivity training during an emergency.	CRI funding eligible
19. Coordinate a tabletop scenario exercise with suppression partners (p.87)	Langford Fire Rescue	Medium	Staff time	Participation from neighbouring departments and agencies.	Complete 1 tabletop exercise per year in advance of fire season.	CRI funding eligible
Cross Training						
Objective: Ensuring emergency responders have a variety of training and experience						
20. Support Langford Fire Rescue members in becoming Wildfire Mitigation Specialists. (p.90)	Emergency Planning	Medium	Staff time (training)		At least 2 persons in Langford Fire Rescue have active WMS certification.	CRI funding eligible. Support this training for the new FireSmart and Wildfire Resiliency position
21. Support firefighters to access additional training on future CRI funding applications. (p.89)	Langford Fire Rescue	High	Incidental	Identify training needs for recruits, transfers	Full participation in training by members who want it.	CRI funding eligible

Recommendation/Action	Lead(s)	Priority	Cost (Est.)	Resources Required	Metric for Success	Notes
22. Consider developing a Home Partners Program approach to FireSmart assessment (p.89)	Langford Fire Rescue	Medium	Staff-time (training)	Identify training needs on a cyclical basis.	At least 2 persons in Langford Fire Rescue have active WMS certification.	CRI funding eligible.
Emergency Planning						
Objective: Enhance emergency response capacity						
23. Establish a guide for emergency preparedness levels during wildfire season (p.93)	Langford Fire Rescue	High	Staff time		Adopt as policy a Guide to Wildfire Preparedness Condition Levels.	See Emergency Planning, p. 93
24. Conduct FireSmart Assessments of existing critical infrastructure and community assets. (p.92)	Langford Fire Rescue	High	\$25,000-\$30,000	Coordination between departments	Completed FireSmart Assessment Score Cards for Langford-owned critical infrastructure.	CRI funding eligible.
25. Consider acquiring equipment to support more effective fire response in interface areas (p.92)	Langford Fire Rescue	Medium	Staff time	Training for firefighters in deployment and use.		Some equipment is eligible for funding under the Structure Protection provisions of CRI.
26. Incorporate info from the CWRP into the next Emergency Evacuation Plan update (p.95)	Langford Fire Rescue	High	Staff time	Updates will be informed by regulations expected later this year under the new <i>Emergency and Disaster Management Act</i>	As per requirements in forthcoming provincial regulations.	
27. Identify "Clean Air Refuges" for use by the public during smoke events (p.94)	Langford Fire Rescue/ Facilities	Low	Staff time	Partnership with community businesses and facilities. Identification of suitable buildings.	Identify locations that the public can visit for clean air during periods of heavy smoke.	Budget Dependent
28. Conduct pre-incident planning as part of preparedness (p.95)	Langford Fire Rescue	Low	Staff time	May be achieved through updates to City's Emergency Plan	Conduct a pre-incident plan.	

Recommendation/Action	Lead(s)	Priority	Cost (Est.)	Resources Required	Metric for Success	Notes
Vegetation Management						
Objective: Modify fuel environments to reduce risk around infrastructure and communities						
29. Work to implement FireSmart Assessment recommendations for critical infrastructure and community assets (p.97)	Langford Fire Rescue	Medium	TBD based on assessment outcomes.	Contractor Coordinator time	Completed FireSmart activities and updated scorecards.	CRI funding eligible, when initial FireSmart assessment has been completed.
30. Consider developing wraparound supports for FireSmart activities on residential property, such as a rebate or contributed labour programs (p.97)	Langford Fire Rescue	Medium	TBD based on assessment outcomes	Contractor Coordinator time		CRI funding eligible – vulnerable populations
31. Consider advancing one or more FireSmart activities in suggested green spaces (p.97)	Langford Fire Rescue Parks	High	Up to \$27,000 per eligible location.	Contractor Coordinator time Parks	Host one project in a suggested park in 2025.	CRI funding eligible, with a fuel management checklist
32. Explore cooperating with BC Parks and/or CRD to suggest FMP development in high priority areas. (p.102)	Langford Fire Rescue	High	Up to \$500/ha for fuel management prescription	Coordination with agencies having jurisdiction.	Maintain options to pursue fuel treatment in identified areas.	CRI funding eligible
33. Consider FMP development in second priority areas on City owned property (p.102)	Langford Fire Rescue Parks	Medium	Up to \$500/ha for fuel management prescription		Maintain options to pursue fuel treatment in identified areas.	CRI funding eligible

Table 23. Sample tracking and reporting tool.

Recommendation/Action	Lead	Date Completed	Cost	Successes, challenges, and lessons learned	Follow up – provide description
Action	Who leads this implementation?	When was the implementation completed? Or is this an annual project?	What was the cost? Include labour hours here	Was the metric for success achieved? If not, why? Was the metric unrealistic? What unexpected challenges were encountered?	How does implementation or failure to implement impact other actions? Did implementation of this action lead to new required actions?

Appendices

Appendix A: Glossary of Terms

Term	Definition
Area of Interest (AOI)	The geographic study area for a Community Wildfire Protection Plan, within which the extent of the boundaries of the WUI are determined.
Community Wildfire Resiliency Plan	A Plan adopted by a local government or First Nation to identify wildfire threat and risk throughout the study area, examine policy and planning responses, and assess emergency response capacity while providing action item recommendations for building community resilience. The Plan is supported by the Province through the Community Resiliency Investment Program.
Critical Infrastructure	Assets, structures, or features that underpin the health and safety of the community and allow governance to take place
Crown fuels	Forest fuels occurring above the level of the ground, on tree stems or in tree canopies, including live and dead branches attached to trees, bark, and foliage.
Fire Return Interval	The time between fires in a defined area, typically measured at the landscape scale.
FireSmart	A term that describes living with the risk of wildfire while reducing the adverse effects of wildfire. Also refers to a program of disciplines for mitigating the risks of wildfire
Fuels	Those elements of a forest that can burn, including organic material on the forest floor; logs; dead branches and needles; shrubs and herbs; and the bark, wood, and foliage of live trees.
Fuel management	Coordinated action to reduce wildfire risk by modifying the structure and density of forest fuels.
Fuel management prescription	A document that identifies fuel management strategies to reduce wildfire risk in a defined area, while also ensuring other values are protected.
Fuel treatment	The implementation of a fuel management prescription, which may involve the physical modification of fuels by heavy machinery or ground workers.
Interface	A pattern of urban development where contiguous development directly abuts native vegetation.
Intermix	A pattern of urban development where buildings are closely placed within and among trees.

Landscape Unit Plan	A plan prepared by the Province that provides objectives for resource management within a defined area, including policies related to forest biodiversity and wildlife habitat.
Official Community Plan	A local government plan for an electoral area or municipality, mandated by provincial legislation, which shows how land use will be planned and how the local government will meet other provincial policy objectives. Official Community Plans may also include additional policies based on local needs and interests.
Suppression	Actions taken in response to fire to control the spread of the fire or to reduce it in area or severity.
Surface fuels	Forest fuels found on top of the organic layer of the soil and below the crowns of trees, typically including understory vegetation, dead branches, needles, and logs.
Wildfire	A form of natural landscape disturbance involving the combustion of vegetation.
Wildfire risk	The probability of a wildfire occurring, combined with the consequences or impacts it would cause.
Wildfire season	The period of the year during which wildfires generally take place due to weather and fuel conditions. In BC, this is typically April – September.
Wildfire threat	A classification of potential fire behaviour based on fuel conditions, weather conditions, slope, aspect, and other biophysical factors.
Wildland-Urban Interface (WUI)	The geographic area where homes and buildings meet continuous areas of natural vegetation.

Appendix B: Local Wildfire Threat and Risk Process

This section provides a summary of the local wildfire threat and risk assessment, including field-reviewed fuel characteristics, local fire spread patterns, topographical considerations, and proximity of fuel to the community. This appendix describes the methodology used to determine wildfire risk. The findings of this analysis have been integrated into the main body of the report in the Wildfire Risk Assessment section.

The local Wildfire Risk Assessment process involves:

1. Verification of local fuel types to develop a fuel type map
2. Assessment of fire spread patterns
3. Consideration of topography
4. Stratification of the WUI based on relative wildfire threat
5. Classification of wildfire risk areas

Fuel Type Attribute Assessment

Fuel typing falls into sixteen national benchmark fuel types that are used by the Canadian Fire Behaviour Prediction System²⁴. This system divides fuels into five major groups and 16 more specific fuel types. These groups are used to describe fuels according to stand structure, species composition, surface and ladder fuels, and the organic (duff) layer. The current Canadian Forest Fire Behavior Prediction (FBP) System does not include coastal forests in their fuel type descriptions²⁵, therefore the fuel type that most closely represents forest stand structure was identified.

Different fuel types are associated with different levels of wildfire threat (wildfire behaviour potential). Therefore, accurate fuel typing is a critical input to wildfire behaviour and threat assessment mapping. Conifer fuel types typically have the highest wildfire behaviour potential and are the most likely to support continuous crown fire and spotting potential. Different conifer fuel types have different crown fire and spot fire potential.

²⁴ Natural Resources Canada. (April 2021) FBP Fuel Type Descriptions.
<https://cwffis.cfs.nrcan.gc.ca/background/fueltypes/>

²⁵ Perrakis, Daniel D.B., Eade, George. (2018). British Columbia Wildfire Fuel Typing and Fuel Type Layer Description. Victoria, B.C. Canadian Forest Service, Pacific Forestry Centre.

C-5 - Conifer Fuel Types

There are 7 possible conifer-dominated fuel types (Figure 21), only 5 of which are typically encountered in British Columbia. Only C-5 is commonly found on public land in the AOI. Although both C-3 and C-5 can be used to characterize second-growth conifer stands in BC, C-3 includes a higher-density stand with lower crown heights, while C-5 is lower in density and has higher crown heights.

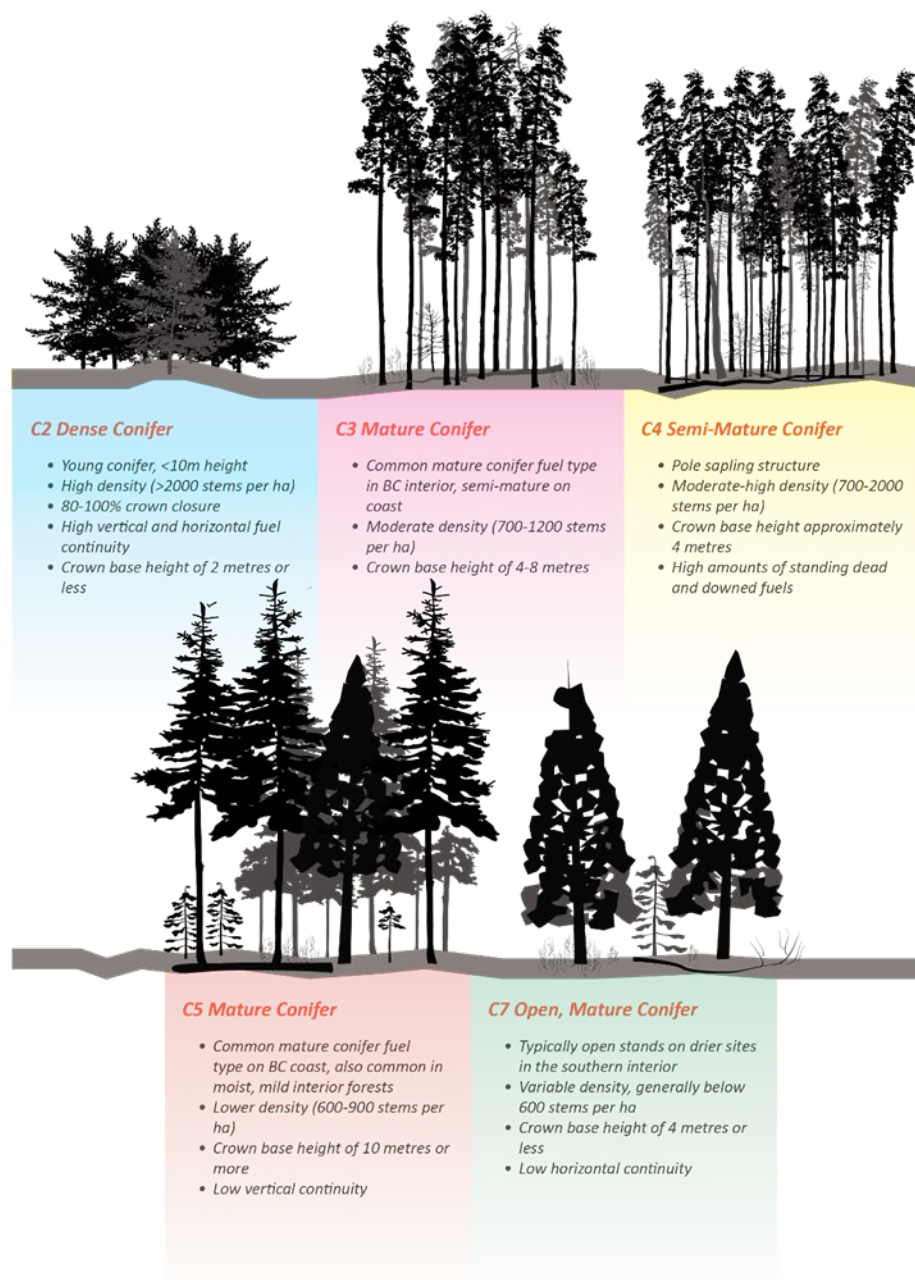


Figure 21. Characteristics of the five common conifer fuel types. C-5 is prevalent within the AOI.



Photo 18. Example of a stand classified as C-5 fuel type.

Fuel type M-1/2 – Mixed stands

This fuel type is found throughout the study area, often around riparian areas. They are characterized by stands comprised of a mix of coniferous and deciduous species. The conifer component in these stands is mostly a mix of Douglas-fir, western red cedar, and western hemlock. The deciduous component varies and includes bigleaf maple and red alder. Fire behaviour potential in these stands increases with and is highly dependent on, the number of coniferous trees present.



Photo 19. Example of a stand classified as M-2 fuel type.

Fuel type D-1/2 - Deciduous

This fuel type consists of stands that are generally moderately stocked and dominated by deciduous trees. Within the AOI, there is little area classified as this fuel type. These stands occur primarily in areas that have historically been disturbed. They can include a small amount of conifer trees, usually in patches or as single trees. Dead and down round wood fuels are a minor component of this fuel complex. During the summer months, the principal fire-carrying surface fuel consists chiefly of deciduous leaf litter and cured herbaceous material. Areas dominated by shrubs are also included in this type. These are dense plant communities with few trees and a variety of shrub species. These deciduous stands and shrub communities will all have a relatively low fire behaviour potential.



Photo 20. Example of a stand classified as D-1/2 fuel type (outside Langford).

Fuel type O1 a/b– Grass

This fuel type consists of grass cover with minimal tree cover. This fuel type is applied to unmaintained, native grasses, rather than large, maintained lawns or irrigated crops which are much less flammable. Grass fuels are dominated by fine fuels and are very responsive to moisture inputs or deficits. As such, wildfire behaviour varies widely based on recent weather conditions. Under dry and windy conditions, grass fuels can support extreme rates of spread and fire intensity. However, small amounts of moisture can drastically limit wildfire spread or behaviour. Therefore, the wildfire behaviour potential in these areas is dependent on the degree of curing, which is typically quite high during the wildfire season.



Photo 21. O-1a/b fuels may present as managed or unmanaged grass.

Fuel types were provided in the Provincial Strategic Threat Analysis (PSTA) dataset. The PSTA fuels layer is conducted at a landscape level and typically appears coarse when viewed at a small scale. The PSTA fuels data is derived from existing provincial data and algorithmic interpretation of orthophotos. When examined at a local scale for a CWPP, errors are evident. These are often due to recent disturbances, such as logging or land clearing for development. Another source of error is very fine differences in fuel types that are difficult to capture in a large-scale analysis, such as selection cut harvesting, or tree mortality from disturbance.

An updated fuel types layer is required to provide an accurate fire behaviour and wildfire threat map. The following process was used to update the fuel type layer, which has been developed in consultation with the BCWS fuels specialist (Dana Hicks, pers communication):

1. DHC reviewed the fuel type layer with the latest ortho imagery. Identified obvious errors at this scale. This included areas identified as forest but have recently been cleared.
2. Areas were identified for ground truthing. This focuses on areas adjacent values and communities as priorities.
3. Fieldwork was conducted to ground-truth the fuel layers. Polygons adjacent to values were visited by a professional forester acting within their scope of practice and the accuracy of the fuel layer was confirmed. No fuel type changes have been proposed for this project.

Fire Spread Patterns

Initial Spread Index (ISI) is a rating of the expected rate of spread of a fire. ISI is derived by combining wind speed with the Fine Fuel Moisture Index (FFMC), which measures the moisture content of the most easily ignited fuels. High winds, FFMC, and ISI will result in an increased rate of spread and wildfire intensity and are therefore reviewed together. Data for FFMC and ISI is recorded at local BCWS weather stations. In addition, local weather stations record wind speed and direction. This data is then assessed under typical wildfire conditions to determine rates of spread potential, potential wildfire intensity, and spread direction.

Topography

Steep slopes significantly increase wildfire spread through increasing radiant and convective heat. Aspect on steep slopes will also affect wildfire spread, as south-facing slopes will be much warmer and drier than other aspects. Areas with steep, vegetated slopes below them are at higher risk than flat areas with similar fuel loading.

Table 24 Slope percentage and fire behaviour implications.

Slope Percent Class	Fire Behaviour Implications
<20%	Very little flame and fuel interaction caused by slope, normal rate of spread.
21-30%	Flame tilt begins to preheat fuel, increasing rate of spread.
31-45%	Flame tilt preheats fuel and begins to bathe flames into fuel, high rate of spread.
46-60%	Flame tilt preheats fuel and bathes flames into fuel, very high rate of spread.
>60%	Flame tilt preheats fuel and bathes flames into fuel well upslope, extreme rate of spread.

Table 25 Slope position of value and fire behaviour implications.

Slope Position of Value	Fire Behaviour Implications
Bottom of Slope/ Valley Bottom	Impacted by normal rates of spread.
Mid Slope - Bench	Impacted by increased rates of spread. Position on a bench may reduce the preheating near the value. (Value is offset from the slope).
Mid slope – continuous	Impacted by fast rates of spread. No break in terrain features affected by preheating and flames bathing into the fuel ahead of the fire.
Upper 1/3 of slope	Impacted by extreme rates of spread. At risk of large continuous fire run, preheating and flames bathing into the fuel.

Local Wildfire Threat Classification

Integrating fuels, fire spread patterns, and topography provides an assessment of local wildfire threat or the wildfire behaviour potential under severe wildfire conditions. Severe wildfire conditions are defined as the 90th percentile weather conditions over the last 10 years. These are the times when wildfire is most likely, and suppression conditions are most challenging. This analysis highlights the locations most likely to support high or extreme wildfire behaviour that may be beyond the suppression capability of BCWS or local fire departments.

Proximity of Fuel to the Community

Fuel closest to the community usually represents the highest hazard. To capture the importance of fuel proximity, the wildland-urban interface (WUI) is weighted more heavily from the value or structure outwards. Fuels adjacent to the values and/or structures at risk receive the highest rating followed by progressively lower ratings moving out.

The local wildfire threat assessment process subdivides the WUI into 3 areas (Table 26):

- 1. Areas within 100 m of the WUI (WUI 100)
- 2. Areas from 101 to 500 m from the WUI (the WUI 500)
- 3. Areas 501 to 2000 m from the WUI (the WUI 2000).

Table 26 Proximity to the Interface.

Proximity to the Interface	Descriptor*	Explanation
WUI 100	(0-100 m)	This Zone is always located adjacent to the value at risk. Treatment would modify the wildfire behaviour near or adjacent to the value. Treatment effectiveness would be increased when the value is FireSmart.
WUI 500	(101-500m)	Treatment would affect wildfire behaviour approaching a value, as well as the wildfire's ability to impact the value with short- to medium-range spotting; should also provide suppression opportunities near a value.
WUI 2000	(501-2000 m)	Treatment would be effective in limiting long-range spotting but short-range spotting may fall short of the value and cause a new ignition that could affect a value.
	>2 000 m	This should form part of a landscape assessment and is generally not part of the zoning process. Treatment is relatively ineffective for threat mitigation to a value unless used to form a part of a larger fuel break / treatment.

* Distances are based on spotting distances of high and moderate fuel type spotting potential and threshold to break crown fire potential (100m). These distances can be varied with appropriate rationale, to address areas with low or extreme fuel hazards.

WUI threat classes of High or Extreme are depicted in Figure 14. These are identified through a combination of both wildfire behaviour and proximity to communities or values. High WUI Threat Class areas are those with High or Extreme wildfire behaviour and are within 500 m of a

value or community. Extreme WUI Threat Class areas are those with High or Extreme wildfire behaviour and are directly adjacent to a value or community.

Local Wildfire Risk Classification

Wildfire risk at a local level is determined by combining fuel, fire spread patterns, and topography with proximity zones. This estimates the likelihood of extreme wildfire occurring near communities. The BCWS has provided a [systematic process](#) to model wildfire risk in a community which involves using weighted averages to provide a numerical wildfire risk score (Figure 22). This score is then ranked as Low, Moderate, High, and Extreme, which is then mapped for easy visual reference. Areas of high and extreme risk are typically directly adjacent to communities, and downwind of dense conifer forests. The areas of highest risk are prioritized for field assessment to ground truth and determine management options.

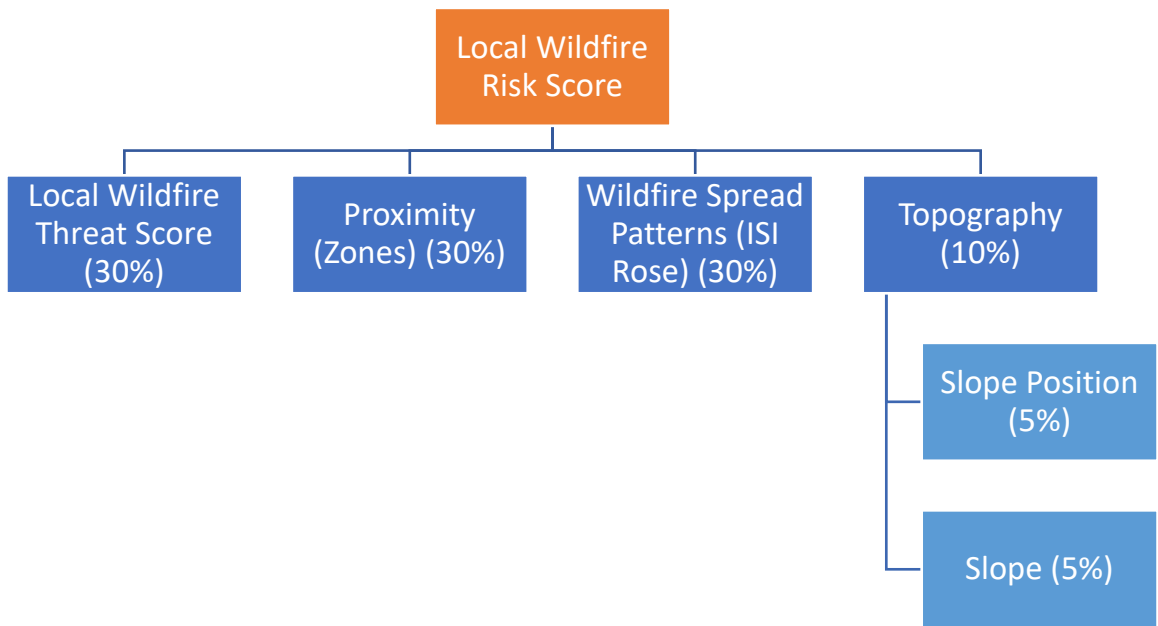


Figure 22. Weighted averages are used to determine wildfire risk.

Appendix C: Engagement

A key component of building community resilience to wildfire is establishing effective relationships within the community. This includes internal Langford staff in other departments, external stakeholders, other governments and First Nations governments, and the general public.

Local First Nations

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 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.

City of Langford residents

The CWRP development process invited the general public to participate via:

- In-person open house for the Fire Department (October 6, 2024), where participants could speak with the FireSmart Coordinator and view project poster boards.
- A community survey (online) receiving responses from 12 September 2024 to 18 November 2024. 126 people completed the survey.

Appendix D: Community Survey Response Report



Survey

SURVEY RESPONSE REPORT

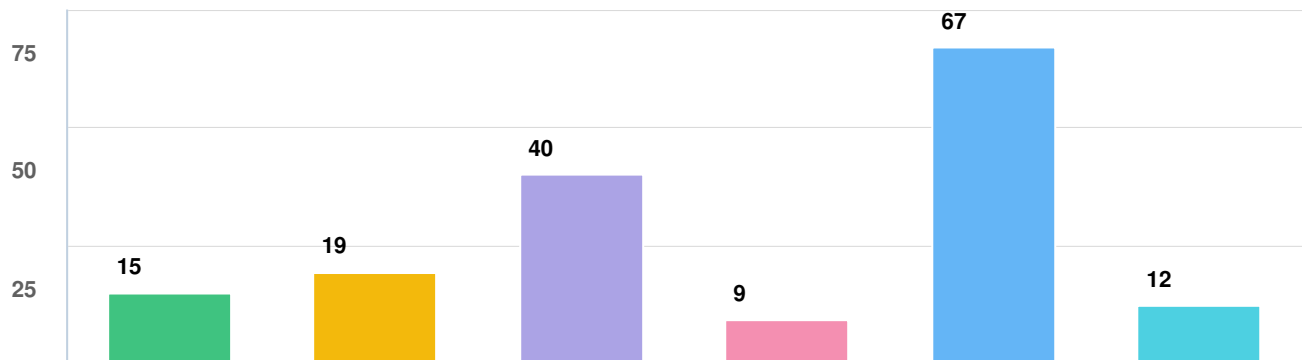
19 May 2023 - 18 November 2024

PROJECT NAME:

Community Wildfire Resiliency Plan



SURVEY QUESTIONS


Q1 Have you completed any of the following FireSmart activities in the past 5 years?
<https://firesmartbc.ca/> (Check all that a...

Question options

- Participated in a community wildfire preparedness and cleanup event
- Completed a FireSmart home assessment for my property ● Changed landscaping around my property to reduce fire risk
- Changed building materials on the outside of my home to reduce fire risk ● Read about FireSmart in a brochure or online
- Other (please specify)

Optional question (92 response(s), 34 skipped)

Question type: Checkbox Question



Q2 | What does wildfire resiliency mean to you? What would a wildfire-resilient Langford look like?

Screen Name Redacted
10/04/2024 04:31 PM

Doing what we can to mitigate the potential impacts of wildfire (house and nature)

Screen Name Redacted
10/04/2024 04:32 PM

Fire departments informing property owners about risk, providing recommendations for mitigation.

Screen Name Redacted
10/04/2024 04:32 PM

Ensuring understory is free of flammable debris and poor health trees are removed from public areas.

Screen Name Redacted
10/04/2024 04:33 PM

Reduced interface fire risk

Screen Name Redacted
10/04/2024 04:40 PM

Looking at ways to reduce the on-site risk of fire approaching my home and home safety procedures that I could invoke.

Screen Name Redacted
10/04/2024 05:07 PM

The community working together to ensure that anything we can do to stop the fuel being available that would increase the spread of a wildfire if it were to start.

Screen Name Redacted
10/04/2024 05:23 PM

Accepting that wildfires will happen, trying to minimize impacts through reducing interface risks and allowing for quick and effective recovery

Screen Name Redacted
10/04/2024 05:34 PM

It looks like being prepared so that damage from fire is minimal and also that the community is responsive when property damage from fires happens.

Screen Name Redacted
10/04/2024 05:36 PM

Since there are no trees, it already seems pretty resilient

Screen Name Redacted
10/04/2024 05:38 PM

Homes and neighbourhoods follow FireSmart principles, parks are managed to reduce fuels using appropriate measures such as thinning or prescribed fire.



Screen Name Redacted 10/04/2024 05:40 PM	Pretty sure council has already decided so it doesn't matter what the public thinks
Screen Name Redacted 10/04/2024 05:44 PM	To have a municipality that promotes fire reducing ideas. Langford should along with the province clean the forest floors like in the 50-60's.
Screen Name Redacted 10/04/2024 05:59 PM	Trimmed dry grass
Screen Name Redacted 10/04/2024 06:12 PM	1. Homes, condos, etc built with fire resistant materials. 2. COL handing out pamphlets on how to be firesmart around the home. 3. All houses, condos, apartments, etc equipped with the latest building code fire suppression systems. 4. Firebreaks.
Screen Name Redacted 10/04/2024 06:16 PM	voluntary Fire Smart guideline compliance
Screen Name Redacted 10/04/2024 06:32 PM	Knowing that a loss to the community would not be a catastrophic loss, that we have plans with the appropriate buffers around the city and within it. Up to date evacuation plans. Better communication and community involvement for preparedness.
Screen Name Redacted 10/04/2024 06:41 PM	Less sprawl into the WUI. Prescribed burns and or fuel breaks in the nearby forest. And a contingency plan for the worst case scenario when those fail, like Jasper.
Screen Name Redacted 10/04/2024 07:29 PM	1. Creating safe zones between forested/natural areas and the communities adjacent to them. 2. Creating bylaws to restrict new plantings of high risk plants 3. Put rules in place re: building materials 4. Hold information sessions on dealing with wild fir
Screen Name Redacted 10/04/2024 07:46 PM	No change to what we currently do. I'm not in favour of cutting down trees unless deemed a falling Harvard and or dead.
Screen Name Redacted 10/04/2024 08:51 PM	Enforcing fire safe building regulations, maintaining and planting drought resistant plants/trees, community events/talks.
Screen Name Redacted	Education, respect for society and nature. Shame litterers, seems to



10/04/2024 09:16 PM

me most fires on the Island are human caused.

Screen Name Redacted

10/04/2024 09:16 PM

It means stop clear cutting areas adjacent to forest, stop approving blanket resining permits, and actually save some green space around the municipality instead of clear cutting it. Centre mountain is a good example of bad fire mgmt

Screen Name Redacted

10/04/2024 09:50 PM

taking action around your home to make sure noting is combustible

Screen Name Redacted

10/04/2024 10:03 PM

I love trees and nature however unmaintained trees overhanging other properties is a concern of mine. My yard is buffeted by 4 very large trees that worry me during wind. rain and fire seasons.

Screen Name Redacted

10/04/2024 10:52 PM

Using materials on homes that stop fires. Also using landscaping that limit fires. Also the urban forest should be looked at by fire management not just retaining tree canopy.

Screen Name Redacted

10/04/2024 11:28 PM

Appropriate management of forest and trees and anything that could be a fire hazard

Screen Name Redacted

10/05/2024 04:41 AM

Planting native plants and trees to better resist spreading fire and encourage development that maintains current tree canopy (especially Douglas Fir) and enhances planting of native or fire resistant species that help with climate change.

Screen Name Redacted

10/05/2024 05:46 AM

Ability to put out a wildfire. Educating residents at the urban interface. No demolished wood houses sitting around next door for months while the developer thumbs his nose at you.

Screen Name Redacted

10/05/2024 07:32 AM

Not sure but happy the city is planning for this

Screen Name Redacted

10/05/2024 09:19 AM

Clean up of undergrowth in easements, property spaces. Excessive number of vehicles in yards and driveways

Screen Name Redacted

10/05/2024 11:26 AM

frestart educated and aware, grateful Langford is doing all they can firestart wise /other, feeling less stressed during fire season/year



Screen Name Redacted 10/05/2024 11:26 AM	One that allows property owners to manage and remove trees from their private property and not have government involved. My tree if I want to remove it I will.
Screen Name Redacted 10/05/2024 12:49 PM	Houses built further apart, metal/concrete/ignition resistant structures
Screen Name Redacted 10/05/2024 01:15 PM	Proper forest management to decrease the amount of deadfall and combustable material
Screen Name Redacted 10/05/2024 01:19 PM	Public safety and environmental protection should go hand in hand, with efforts to safeguard people balanced by measures to preserve nature and wildlife habitats.
Screen Name Redacted 10/05/2024 01:41 PM	prevention and protection... ensuring that potential dangers are targetted, such as accumulated understory and combustible materials. And tools to combat fires suitable to the area, such as site-based water storage reserves.
Screen Name Redacted 10/05/2024 01:51 PM	Average residents having Firestorm literacy beyond just keeners who pay attention to emergency preparedness. Firestorm would be part of our culture.
Screen Name Redacted 10/05/2024 06:03 PM	Dangerous and trees too close to a home, should be determined by the fire department.
Screen Name Redacted 10/05/2024 06:44 PM	Keeping debris and leaf litter cleaned up. Removing dead trees (not the entire forest) and having all firefighters trained in forest fire fighting.
Screen Name Redacted 10/05/2024 07:37 PM	a) having insurance b) fire hydrants near the forest
Screen Name Redacted 10/05/2024 09:07 PM	Strategic building materials, spacing, and creation of fire barriers with as little ecological detriment as possible
Screen Name Redacted 10/06/2024 09:47 AM	Keep more wooded areas. We need trees to fight the cause of global warming but firesmart these areas.



Screen Name Redacted 10/06/2024 10:12 AM	Reducing the risk of wildland fire destroying or damaging dwellings.
Screen Name Redacted 10/06/2024 10:46 AM	A plan with areas of priority and risk and a piece on what citizens can do
Screen Name Redacted 10/06/2024 11:51 AM	natural buffers to control the spread, the availability of low flammable materials especially in rural areas, cleanup of empty lots covered with dry dead trees and weeds by property owners
Screen Name Redacted 10/06/2024 01:24 PM	I am not sure but I do believe there must be a balance that protects forested areas as well as defining best practices.
Screen Name Redacted 10/06/2024 06:59 PM	Better development practices to provide spacing near green zones and community readiness for such events (knowing what to do, how to help, where to go, etc)
Screen Name Redacted 10/06/2024 07:33 PM	Informed community members and leaders, appropriate native vegetation and landscaping, Indigenous-led cultural burns
Screen Name Redacted 10/07/2024 08:10 AM	Houses are being built too close to one another, and native forests are being removed across many areas. This practice not only disrupts local ecosystems, but it also increases the risk of wildfires.
Screen Name Redacted 10/07/2024 10:22 AM	educated the public about possible threats due to fire
Screen Name Redacted 10/07/2024 10:34 AM	Using common sense
Screen Name Redacted 10/07/2024 01:42 PM	Climate change is the root of severe fire seasons. Be proactive - STOP clearcutting. Langford needs a plan to reduce greenhouse gases, Plant more trees for natural cooling, work with professionals, Bring community together for discussion/education..
Screen Name Redacted 10/07/2024 04:07 PM	Removing flammable items near structures. Maintaining easy fire equipment access to all structures.



Screen Name Redacted 10/07/2024 05:27 PM	Balancing natural resources and practices to create fire resiliency.
Screen Name Redacted 10/07/2024 05:46 PM	Firestations per capita
Screen Name Redacted 10/08/2024 09:48 AM	Buildings must be resistant to fire. Community members who are displaced by fire must have a safe and convenient place to go to within Langford itself.
Screen Name Redacted 10/08/2024 09:51 AM	Keeping your property as free as possible
Screen Name Redacted 10/08/2024 07:25 PM	It means reducing obvious risks of fire, such as garbage collected or dead trees being removed from forests. A capable and resourceful fire Department. Enforced fire codes for all structures. Stop FEAR MONGERING about climate change!
Screen Name Redacted 10/08/2024 07:57 PM	Manager development, education and maintenance of neighborhoods and communities of people that prevent fires from taking hold or spreading faster than they can be put out
Screen Name Redacted 10/09/2024 10:13 AM	unsure at the moment
Screen Name Redacted 10/09/2024 01:08 PM	We live adjacent to a covenanted area and I'm really not sure what if anything should or could be done there. Obviously I don't want to store firewood next to our house. Otherwise I'm up for suggestions
Screen Name Redacted 10/09/2024 10:46 PM	A balanced approach that takes wildlife habitat and ecological protection into consideration, while allowing for prescribed burns and debris cleanup as necessary to reduce the risk of uncontrollable wildfires. Learn from the wisdom of Indigenous elders.
Screen Name Redacted 10/10/2024 07:31 AM	I'm really not sure
Screen Name Redacted 10/10/2024 10:03 AM	How well the community can prevent and deal with wildfires. A Wildfire resilient Langford would implement mitigation strategies like forest management (cleaning/controlled burns), adequate fire station staff, fire-resistant building material, etc.



Screen Name Redacted 10/10/2024 09:33 PM	More standoff with treelike, not having wood piles right up on buildings, community members keeping their space tidy and maintained, metal roofing mandatory for all new builds, and subsidies to those replacing asphalt roofs.
Screen Name Redacted 10/11/2024 01:51 PM	It would prevent an interface fire from destroying neighbourhoods like what was seen in Japser, AB.
Screen Name Redacted 10/11/2024 04:24 PM	Fire response teams prepared to respond. Properties abutting forests prepared by clearing debris and having water stored to wet down yard/buildings.
Screen Name Redacted 10/12/2024 05:05 PM	clean up the fuel on the ground, cut the long grass in ditches
Screen Name Redacted 10/13/2024 01:33 PM	debris-free community, maintaining healthy green spaces, community safety plan for wildfires
Screen Name Redacted 10/15/2024 02:24 PM	I live in Kettle Creek along the old E&N line. There is quite a bit of brush between the homes & the rail line. In the past when I contacted the city & railroad about the fire hazard I was basically told "not our problem."
Screen Name Redacted 10/16/2024 08:10 PM	making my home and garden less flammable, there should be better fire breaks between forested areas around Langford homes/commercial areas, developers should plant areas after clearing to prevent edge trees from dying
Screen Name Redacted 10/16/2024 11:55 PM	There are not many wildfires and when they do happen, they are controlled rapidly. They do not damage homes or other buildings and there is no loss of life. Everyone (citizens and city officials) knows exactly what to do and what their role is.
Screen Name Redacted 10/17/2024 11:11 AM	It means not having any combustible materials such as cedar hedges, wooden fences or trash piled up near your house that is not being disposed of.
Screen Name Redacted	I am not sure what a wildfire resilient Langford would look like and I



10/17/2024 03:40 PM

am unconvinced that any strategies you intend to enact will prevent wildfires since most fires are caused my careless humans and lightning strikes, both of which are hard to control.

Screen Name Redacted

10/18/2024 09:53 AM

Ability of communities (Langford) to survive a wildfire without total distruction of peoples homes and livelyhood.

Screen Name Redacted

10/18/2024 04:03 PM

Being prepared when. Wildfire comes, be ready to easily exit the area safely if it occurs and hopes that we can rebuild quickly if it were to happen.

Screen Name Redacted

10/19/2024 02:25 PM

Taking steps to protect our personal property by applying FireSmart principles wherever possible. A wildfire resilient Langford would have many neighbourhoods (especially those adjacent to forested areas) introduced to/engaged with the FireSmart program.

Screen Name Redacted

10/19/2024 04:25 PM

Increase in public communications materials/emergency preparedness (paying for PSA ads on social media), developing new properties with wild fires in mind, consider controlled burn (e.g., pile burning) in highly forested areas like Goldstream

Screen Name Redacted

10/20/2024 04:51 PM

Scotch broom removed from all areas of Langford and other inflammable invasives. Regular clean-ups of garbage illegally deposited. Environmentally respectful clean-up of forest debris. Summertime watering of trees and shrubs on City property.

Screen Name Redacted

10/21/2024 04:34 PM

A sustainable community focused on climate change adaptation.

Screen Name Redacted

10/22/2024 06:09 AM

Not sure

Screen Name Redacted

10/22/2024 06:21 PM

Green forested areas and landscapes, low volumes of dead fall in forested areas that are close to developed areas, space between homes and yards free of clutter and garbage.

Screen Name Redacted

10/22/2024 06:57 PM

More separation between buildings, especially multi-family. Impossible to have a proper protection zones when there is little setback from neighbours.



Screen Name Redacted

10/22/2024 07:16 PM

Proactive action to mitigate and/or manage wildfire risk profile

Screen Name Redacted

10/25/2024 03:10 PM

Maintaining healthy ecosystems around our community to support stronger vegetation. Building homes and buildings with more resilient materials.

Screen Name Redacted

10/25/2024 04:48 PM

Separation between risk areas and developed areas. Fire resistant building materials, information campaigns for residents adjacent to forest/brush

Screen Name Redacted

10/26/2024 06:46 PM

Still have lots of healthy trees everywhere but people would take care of the dead fuel on the ground; homes in high risk areas should have sprinklers

Screen Name Redacted

11/01/2024 06:41 PM

more firesmart surveys to educate residents to keep a clear boundary of vegetation away from homes and Langford helping residents with costs of tree removal and a municaple /

Screen Name Redacted

11/01/2024 08:02 PM

Having developpers plant trees in new neighbourhoods that conform to the FireSmart preferred tree list and using construction materials that would be more fire deterrent (ex: wooden fences).

Screen Name Redacted

11/01/2024 09:26 PM

Reduce risk of fast forest fire spreading in urban areas. Langford should not be like Ft McMurray or Banf and see its building burned down if we implement a good plan for wildfire resiliency.

Optional question (90 response(s), 36 skipped)

Question type: Single Line Question



Q3 Please rank the following wildfire risk factors you've observed in Langford from most concerning (1) to least concerning (6)

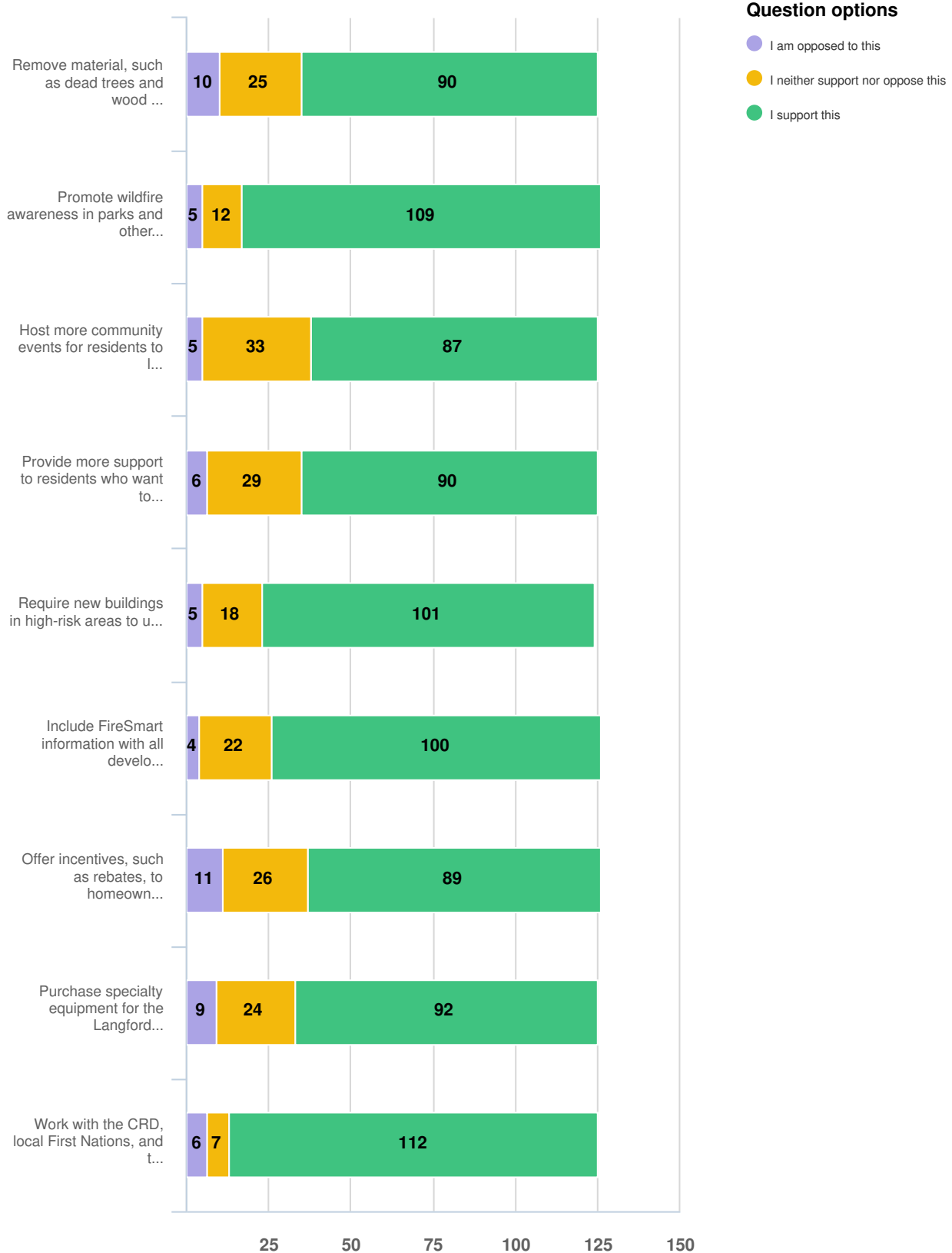
OPTIONS	AVG. RANK
Climate change/more hot and dry weather	2.82
Ignition sources (e.g. cars parked on grass, cigarettes, equipment, campfires)	2.88
Dead trees/vegetation	3.02
Highly flammable landscaping/landscaping too close to homes	3.47
Limited access to water for fire suppression	4.15
Combustible roofing and exterior building materials	4.22

Optional question (123 response(s), 3 skipped)

Question type: Ranking Question



Q4 Rate your support for the following actions the City of Langford could take to reduce wildfire risk in the community.



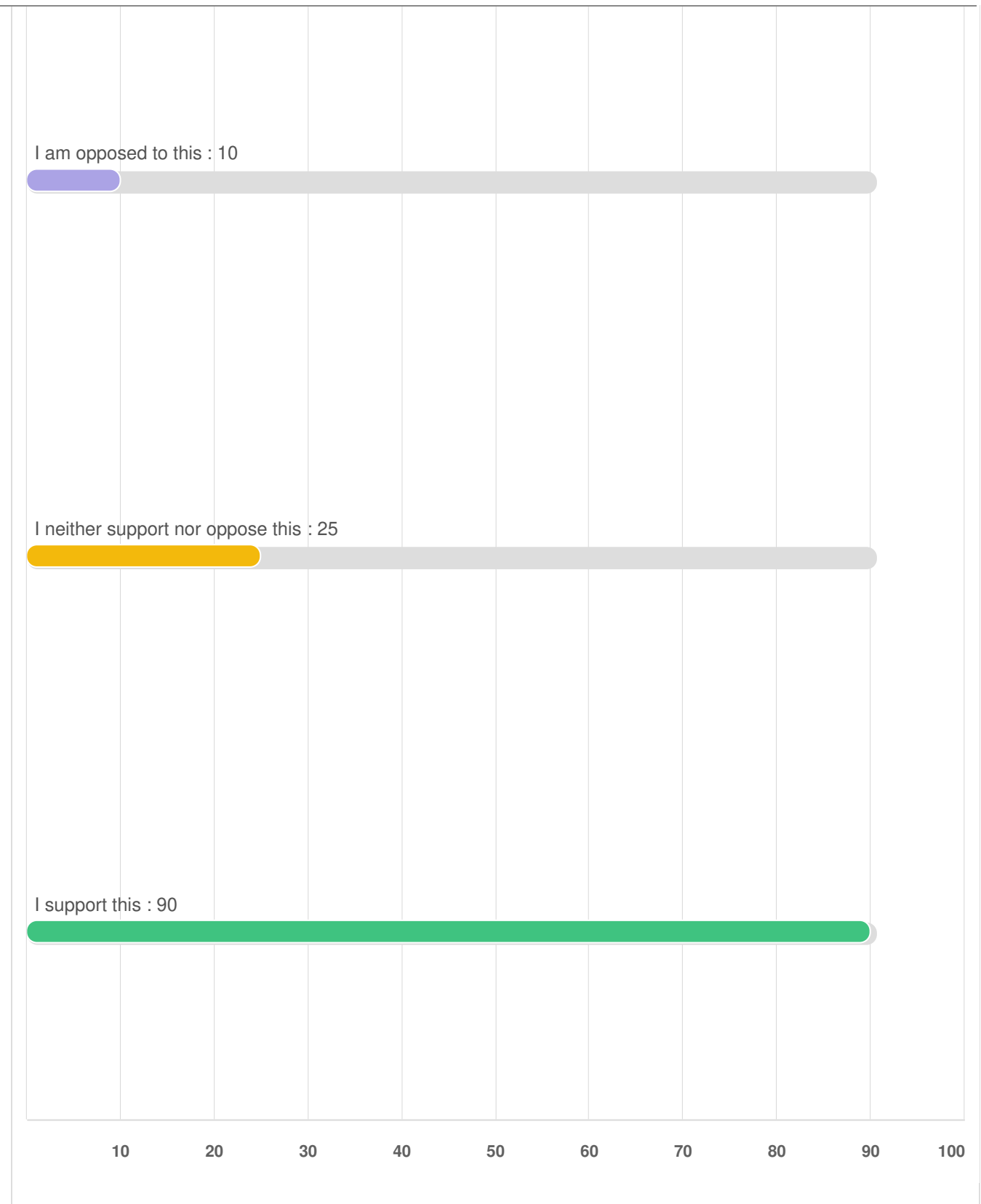
Optional question (126 response(s), 0 skipped)

Question type: Likert Question



Q4 | Rate your support for the following actions the City of Langford could take to reduce wildfire risk in the community.

Remove material, such as dead trees and wood on the forest floor, that could fuel fires in forested parks and City-owned property.





Promote wildfire awareness in parks and other public places with posters, educational signs, and other outreach methods.

I am opposed to this : 5



I neither support nor oppose this : 12



I support this : 109



10 20 30 40 50 60 70 80 90 100 110 120



Host more community events for residents to learn about wildfire risk and FireSmart programs.

I am opposed to this : 5



I neither support nor oppose this : 33



I support this : 87



10 20 30 40 50 60 70 80 90 100

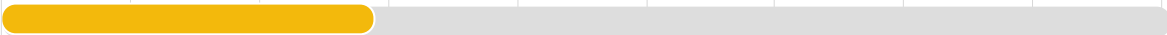


Provide more support to residents who want to achieve FireSmart Neighbourhood Recognition.

I am opposed to this : 6



I neither support nor oppose this : 29



I support this : 90



10 20 30 40 50 60 70 80 90 100



Require new buildings in high-risk areas to use FireSmart construction and landscaping practices.

I am opposed to this : 5



I neither support nor oppose this : 18



I support this : 101



10 20 30 40 50 60 70 80 90 100 110

**Include FireSmart information with all development application packages.**

I am opposed to this : 4



I neither support nor oppose this : 22



I support this : 100



10 20 30 40 50 60 70 80 90 100 110



Offer incentives, such as rebates, to homeowners who protect their homes from fires by following FireSmart practices.

I am opposed to this : 11



I neither support nor oppose this : 26



I support this : 89



10 20 30 40 50 60 70 80 90 100



Purchase specialty equipment for the Langford Fire Department specifically for fighting wildfires.

I am opposed to this : 9



I neither support nor oppose this : 24



I support this : 92



10 20 30 40 50 60 70 80 90 100

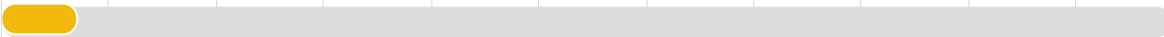


Work with the CRD, local First Nations, and the Provincial Government to prepare for wildfires across the region.

I am opposed to this : 6



I neither support nor oppose this : 7



I support this : 112



10 20 30 40 50 60 70 80 90 100 110 120

Q5 Do you have any other suggestions for how the City could reduce wildfire risk?



Screen Name Redacted

10/04/2024 04:31 PM

There needs to be a strategy to manage scotch broom- it's out of control and very flammable

Screen Name Redacted

10/04/2024 04:33 PM

Free branch drop-off program to encourage people to clean up their spaces

Screen Name Redacted

10/04/2024 05:07 PM

Nothing specific, truly appreciate all the work that are for department does in conjunction with the municipality to keep fire safety awareness top of mind

Screen Name Redacted

10/04/2024 05:34 PM

Create fire safety programs, similar to the block watch program, where individual streets can work toward receiving a special designation because homeowners on their street participate in fire safety education and damage prevention tasks for their street

Screen Name Redacted

10/04/2024 05:38 PM

Prescribed fire is a key tool for reducing wildfire risk. I'd like to see the city evaluate its land for areas where prescribed fire could be an appropriate option, such as in the more rural areas or larger parks.

Screen Name Redacted

10/04/2024 05:40 PM

Nope looks like you've got your plan already just don't tell me my taxes are going up because " the public chose these plans" such a farce

Screen Name Redacted

10/04/2024 05:44 PM

Move traffic around the area faster so not having hot cars sit on top off flammable materials

Screen Name Redacted

10/04/2024 06:12 PM

The biggest concern I have is the lack of transportation corridors throughout all municipalities in the event of a catastrophic wildfire on the Malahat. I feel an emergency transportation plan must be discussed with all municipalities and implemented.

Screen Name Redacted

10/04/2024 06:16 PM

Have a city site where residents can bring dead branches, etc.. When the property on Irwin Road is developed, incorporate emergency access and fire hydrants for the adjacent Raven Wood Estates, where there are NO fire hydrants and ONLY one escape route o

Screen Name Redacted

10/04/2024 06:41 PM

One concern I have with the current and proposed policy regarding firesmart standards for new developments near woodland: I am



worried it encourages developers to chop down the whole forest rather than uphold the higher building standards

Screen Name Redacted

10/04/2024 07:29 PM

New developments tend to be quite crowded together as developers aim to achieve higher density (and higher profits). There needs to be fire breaks of some kind between groups of houses, especially those that abut natural, forested areas.

Screen Name Redacted

10/04/2024 07:46 PM

Focus on reducing municipal costs. Limit any expenditure to removal of dead wood from municipal owned lands. Do not add any new requirements to home owners or developers. .

Screen Name Redacted

10/04/2024 08:21 PM

1. Encourage homeowners of large treed properties too replicate what the City plans to do to mitigate the spread of fire. Cancel open burning and provide large lot owners with drop off area to dispose of debris. Campfire permits abused for open burning

Screen Name Redacted

10/04/2024 09:16 PM

Follow and teach leave no trace principles. More receptacles to dispose of garbage/recycling/compost. Create a city owned public works yard, public owned garbage/recycling/compost/yard waste collection. Annual collection day for old furniture.

Screen Name Redacted

10/04/2024 09:16 PM

Prioritize watershed management, not watershed destruction. Fully protect fire resistant trees like Garry oaks and arbutus. Stop the clear cuts and replacement with plastic homes and non-native plants and hedges that will burn

Screen Name Redacted

10/04/2024 09:50 PM

Need to work with GFL to have a Langford resident yearly dumping garden waste program so neighbors to pile it up in their yards which could cause a fire.

Screen Name Redacted

10/04/2024 10:03 PM

Is there a phone number to contact the city if we have concerns about dry vegetation/tees if so is it easily found?

Screen Name Redacted

10/04/2024 10:19 PM

Re start the railway so we can get to areas in Langford to fight fire

Screen Name Redacted

10/04/2024 10:52 PM

Just have events for the public and youth to educate people on being fire smart. A lot of it is common sense.



Screen Name Redacted

10/05/2024 05:46 AM

Excessive woody debris should be removed from parks, but this material is part of a healthy ecosystem.

Screen Name Redacted

10/05/2024 08:29 AM

In years past, govt. employed summer students to work with forestry trained employees to clear dead fall, dead or broken tree limbs. Great place to start is around Langford lake.

Screen Name Redacted

10/05/2024 09:19 AM

Assist small bareland stratas in clearing debris with city teams or free disposal of debris on set days.

Screen Name Redacted

10/05/2024 11:00 AM

The Fire Department seems to have decided that Firesmart will do everything that is necessary. For large treed areas such as the Ridley property and Walfred Rd. Firesmart is not effective. What is the plan to prevent fires in this area?

Screen Name Redacted

10/05/2024 11:26 AM

above suggestions is a good start, and province wise

Screen Name Redacted

10/05/2024 01:41 PM

support property owners in fire-fighting reserve storage, especially for rural sites, with rebates and tax incentetives on purchases ; use rainwater for storage rather than pulling from the aquifers

Screen Name Redacted

10/05/2024 01:51 PM

Have some city buildings firesmart features and treatments highlighted so passersby can see an example of what it can look like in person.

Screen Name Redacted

10/05/2024 06:03 PM

The fire department not hiring an arborist to determine which trees should be removed.

Screen Name Redacted

10/05/2024 06:44 PM

No

Screen Name Redacted

10/05/2024 07:37 PM

a) help sponser broom removal b) encourage more trees in order to moderate high temperatures

Screen Name Redacted

10/06/2024 10:12 AM

Transition to planting more deciduous trees and fewer conifers



Screen Name Redacted 10/06/2024 11:51 AM	hold property owners accountable for vacant holding properties upkeep
Screen Name Redacted 10/06/2024 01:24 PM	Langford & the Fire Department has subsidized forest clean-up efforts by placing bins in our neighbourhood, the residents have done the work. It has been a huge success. Maybe other areas could benefit from this program?
Screen Name Redacted 10/06/2024 07:33 PM	Partner with First Nations re traditional/cultural burns
Screen Name Redacted 10/07/2024 08:10 AM	It is important to revisit and carefully review the approval process for new developments. Many of these projects are being approved with housing that is too densely packed, leading to an increased removal of local native forests.
Screen Name Redacted 10/07/2024 01:42 PM	Harsh penalty for tossing cigarettes. Mandatory tree planting at every development site for natural (free) cooling. Stop clearing forest grounds - decomposition supports healthy forests.
Screen Name Redacted 10/07/2024 05:46 PM	Please stop spending our growing taxes.
Screen Name Redacted 10/08/2024 09:51 AM	Have a drop off area for unwanted or fallen debris so residents don't have to wait for a designated day.
Screen Name Redacted 10/08/2024 07:25 PM	Getting the feedback is important and appreciated. However, when you do this all I can envision is ridiculous increased taxes AGAIN. Please DO NOT make Langford unaffordable!
Screen Name Redacted 10/09/2024 10:13 AM	.
Screen Name Redacted 10/09/2024 01:08 PM	I would like some information on what we should be doing as homeowners
Screen Name Redacted 10/09/2024 10:46 PM	Remove invasive scottish broom, which is highly flammable.



Screen Name Redacted

10/10/2024 07:31 AM

Put up barriers to people who park along rural wooded area in an effort to stop from stopping on sides of the road for a cigarette , for instance place boulders along Awsworth Rd to prevent this where fires have occurred .

Screen Name Redacted

10/10/2024 10:03 AM

While I support all of the ideas above (to various degrees), most important is consulting experts in fire mitigation and fire safety for what is the most impactful method to invest resources into.

Screen Name Redacted

10/10/2024 11:46 AM

A method of reporting if you feel that someone is being unsafe and there is a chance of a fire occurring. If this is something that already exists then educating the public on it

Screen Name Redacted

10/10/2024 05:37 PM

Work with First Nations to resume cultural burning practices. I am wary of removing too many dead trees and wood, as decomposition around things like treefalls are part of healthy forest ecosystems

Screen Name Redacted

10/10/2024 09:33 PM

Make all new build strata have a monitory to smoking bylaw

Screen Name Redacted

10/11/2024 01:51 PM

Increase the number of Fire Marshals that visit high risk areas such as interface zones, boondocking sites, campgrounds and back country recreational areas. The fines for such infractions are woefully inadequate, but that is a Provincial issue.

Screen Name Redacted

10/12/2024 05:05 PM

burn days for acreages... once this was banned... acreage owners stopped cleaning up their acreages... tonnes of fuel load on the ground

Screen Name Redacted

10/15/2024 02:24 PM

Put more effort into forest mgt by clearing out dead material from treed areas.

Screen Name Redacted

10/16/2024 08:10 PM

Cool the city with more canopy, green spaces, water features. create buffer zones/fire breaks between cleared land and forested spaces

Screen Name Redacted

10/17/2024 11:11 AM

Ban smoking on all public trails and public parks.

Screen Name Redacted

- continue open burn periods for large properties, be sure the tree



Survey : Survey Report for 19 May 2023 to 18 November 2024

10/18/2024 09:53 AM

removal bylaws do not prevent people from FireSmarting their homes, work with BC Hydro, etc make sure their contractors trimming trees around powerlines remove all debris createdremov

Screen Name Redacted

10/19/2024 02:25 PM

Would like to see a school program started at the Elementary level. Excellent resources are already available through FireSmart BC.

Screen Name Redacted

10/20/2024 04:51 PM

Offer workshops for FireSmart programs, do public outreach in different neighbourhoods, hire summer interns to communicate with residents at parks and community events

Screen Name Redacted

10/21/2024 04:34 PM

Protect old forest and big trees

Screen Name Redacted

10/21/2024 04:52 PM

Dead trees/wood in forested areas provide decomposing material for native ecosystems, and many flora, fauna, and fungi may be negatively impacted. If this action goes forward, I suggest very careful consideration of what and where material is removed :)

Screen Name Redacted

10/22/2024 06:21 PM

Nothing beyond what is being proposed or already in place.

Screen Name Redacted

10/22/2024 06:57 PM

More support for strata corporations to implement FireSmart; challenge to coordinate among multiple owners especially with limited funds.

Screen Name Redacted

10/25/2024 04:48 PM

No

Screen Name Redacted

10/26/2024 06:46 PM

Require sprinklers in all new buildings in high risk areas

Screen Name Redacted

10/31/2024 08:10 AM

we have a lot of forest coming from water shed Goldstream Park it would be an area that we need to possible be prepared with barriers or? to stop the spread? you cant clean dead wood and forest floors in most of theses areas but the boundaries are a start

Screen Name Redacted

11/01/2024 06:41 PM

help residents with costs for removal of trees too close to homes and have a registered biologist assisting on contract for firesmart



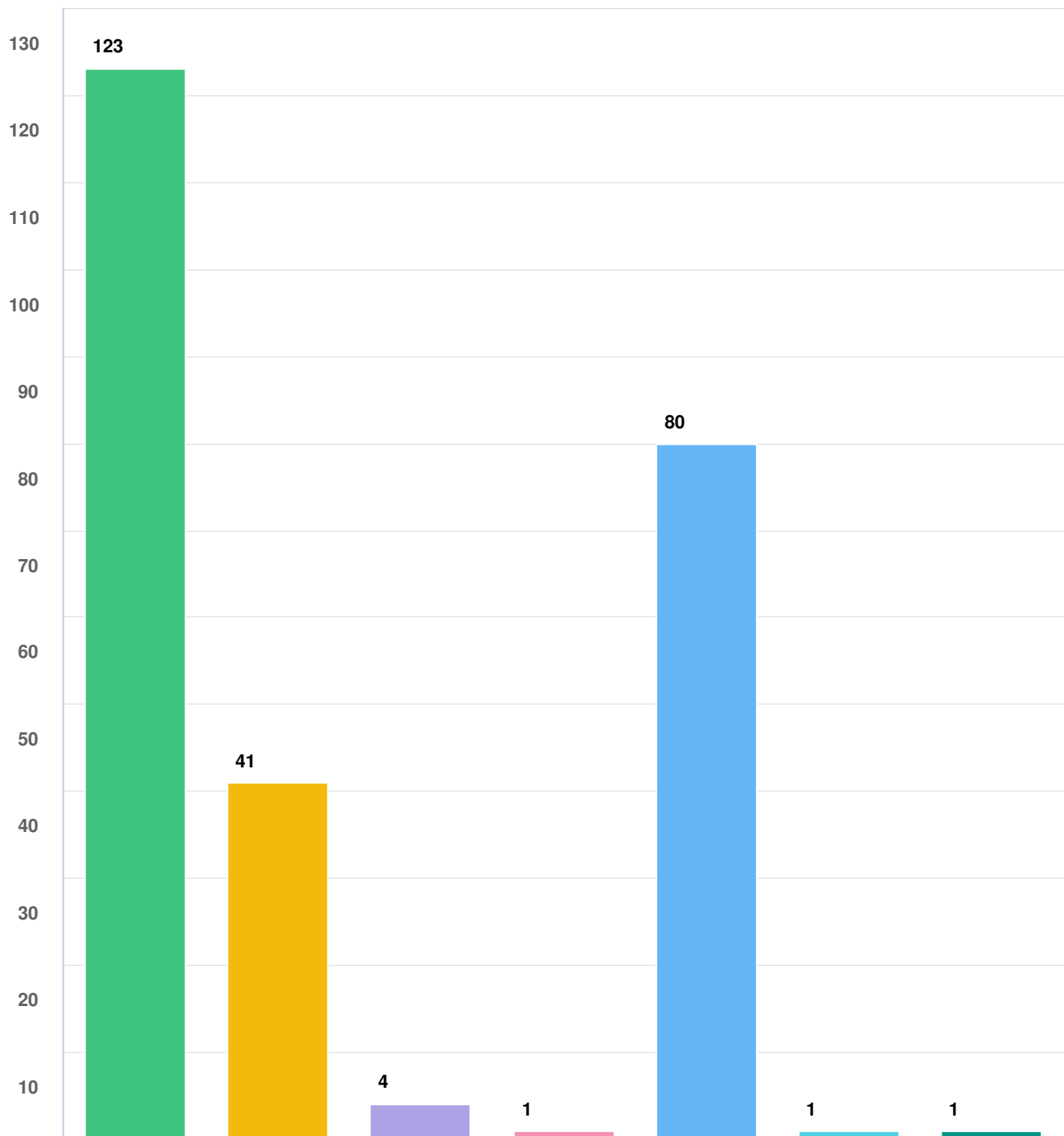
Screen Name Redacted

11/01/2024 09:26 PM

Look at what trees are being planted in new development areas and recommend only firesmart tree species. Change building codes not to have wood fences attached to houses (ours has one).

Optional question (63 response(s), 63 skipped)

Question type: Single Line Question


Q6 Do you (select all that apply):

Question options

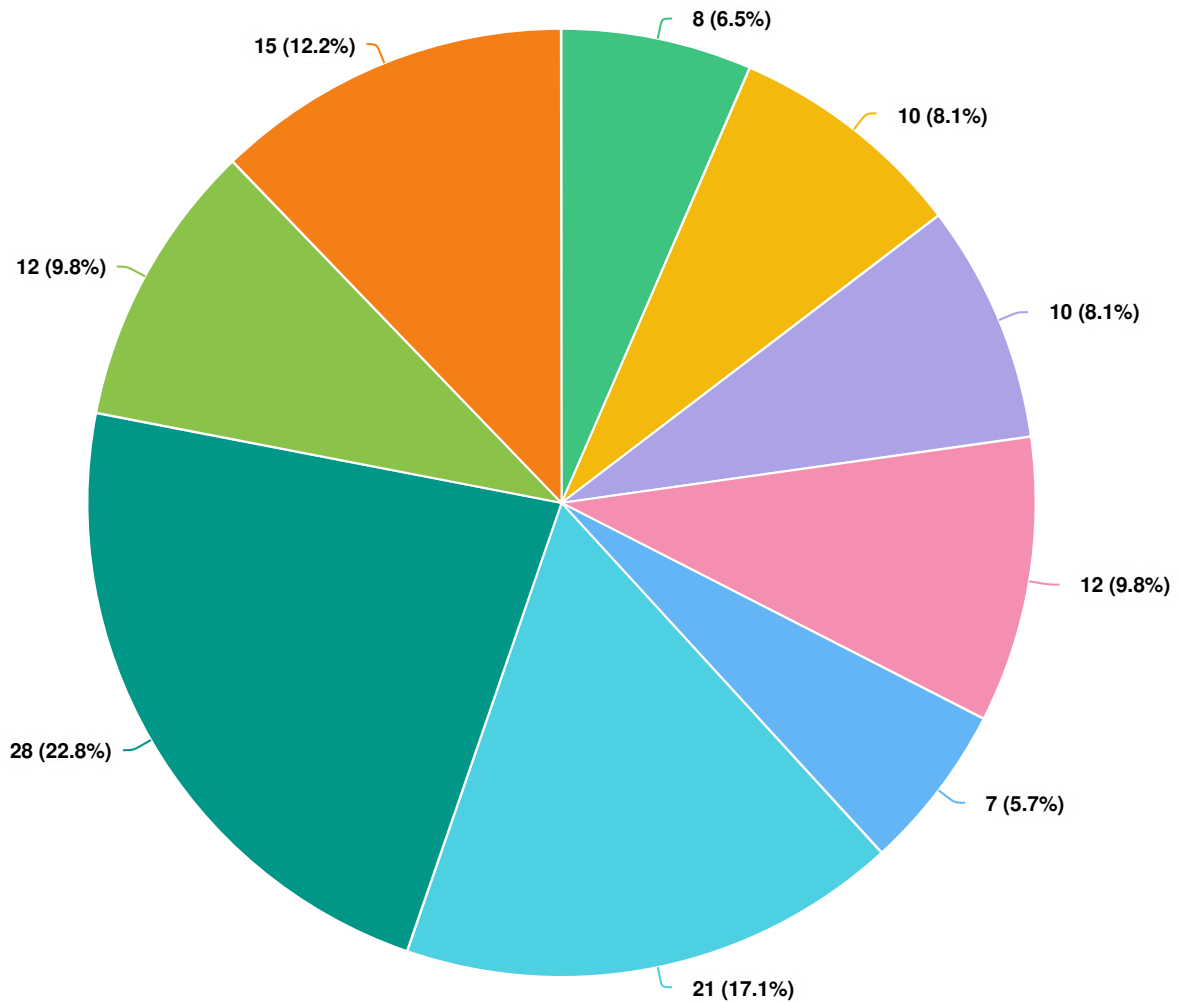
- Other (please specify)
 ● None of the above
 ● Access shopping, recreation, or other activity in Langford
- Go to a post secondary school in Langford
 ● Go to grade school in Langford (elementary or high school)
- Work in Langford
 ● Live in Langford

Optional question (125 response(s), 1 skipped)

Question type: Checkbox Question



Q7 What neighbourhood do you live in?

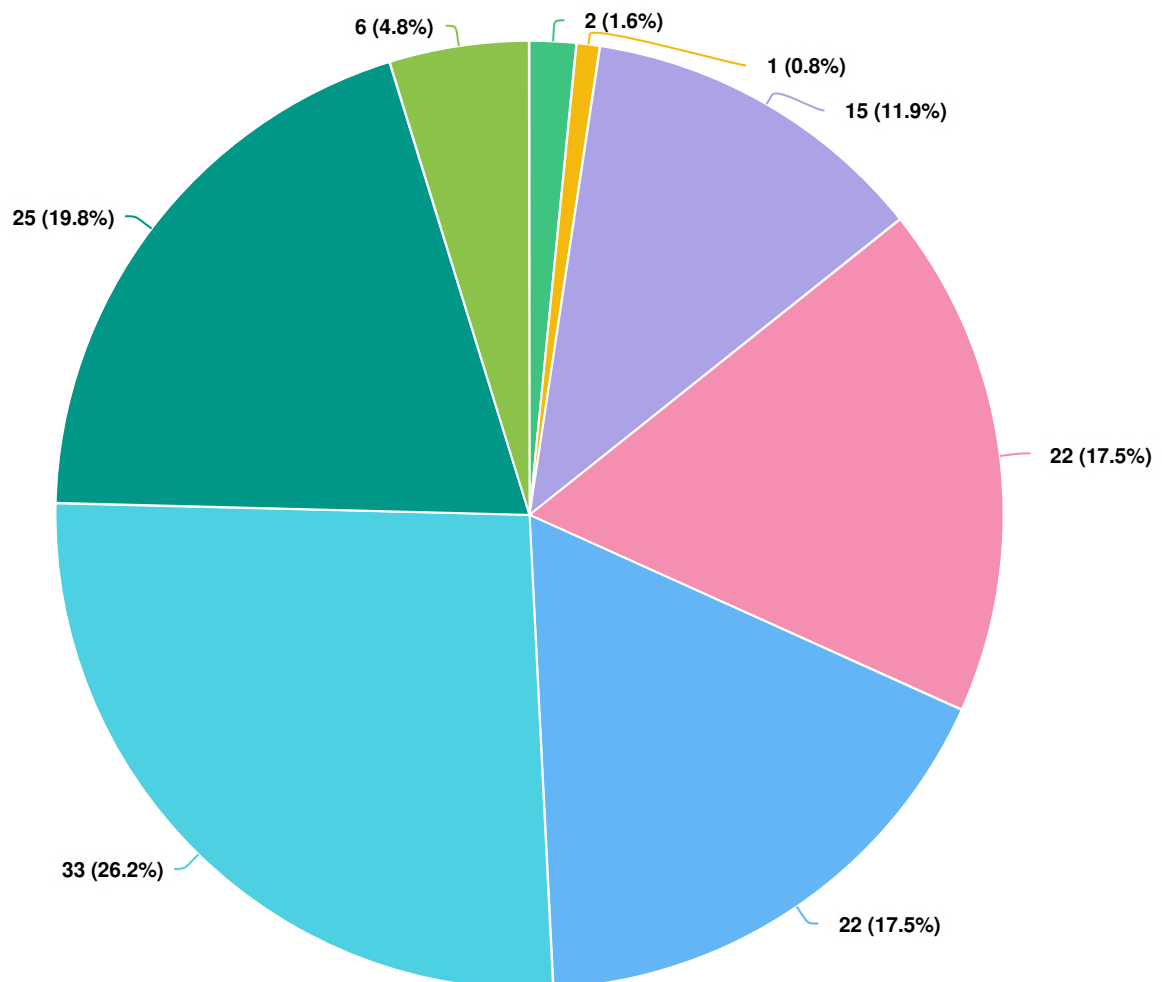


Question options

● Langford Lake and Glen Lake
 ● Westhills
 ● South Langford
 ● City Centre
 ● Goldstream Meadows
● Mill Hill
 ● Thetis & Millstream
 ● North Langford
 ● Bear Mountain

Optional question (123 response(s), 3 skipped)

Question type: Dropdown Question

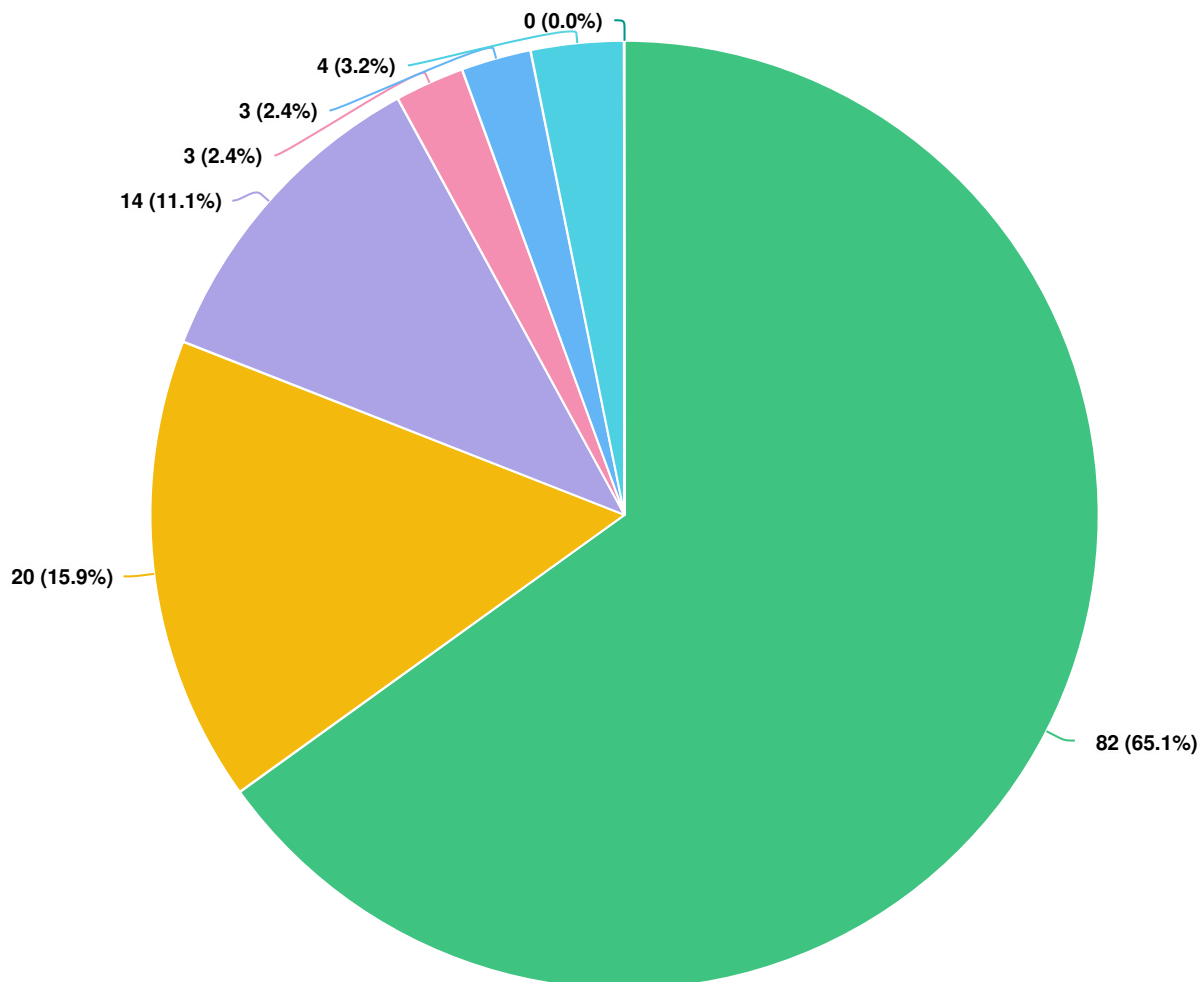

Q8 Please indicate your age group:

Question options

● Prefer not to answer
 ● 65 and older
 ● 55 to 64 years
 ● 45 to 54 years
 ● 35 to 44 years
 ● 25 to 34 years
 ● 18 to 24 years
 ● Under 18 years

Optional question (126 response(s), 0 skipped)
 Question type: Radio Button Question



Q9 What type of housing structure do you live in?

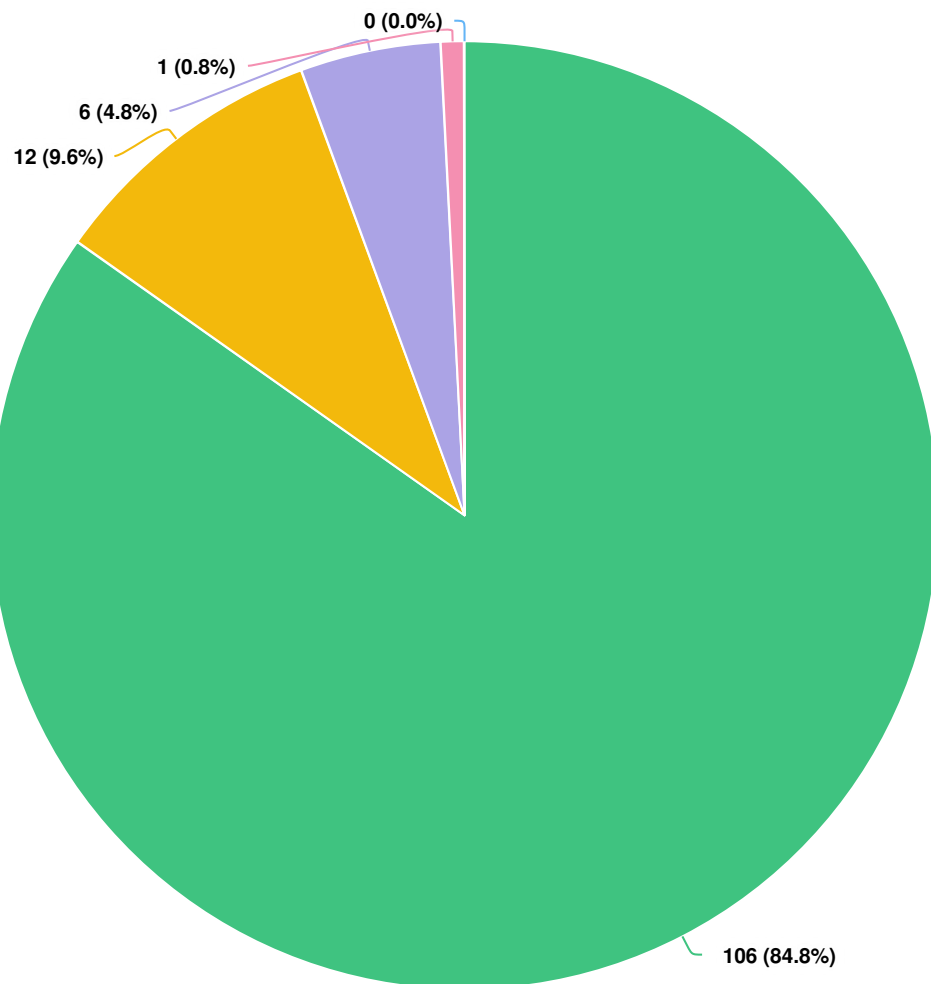


Question options

- Laneway home
 ● Other (please specify)
 ● Prefer not to answer
 ● Suite in a house
 ● Apartment/Condo
- Townhouse/Row house
 ● Single detached house or duplex

Optional question (126 response(s), 0 skipped)

Question type: Radio Button Question

**Q10** Do you own or rent your home?**Question options**

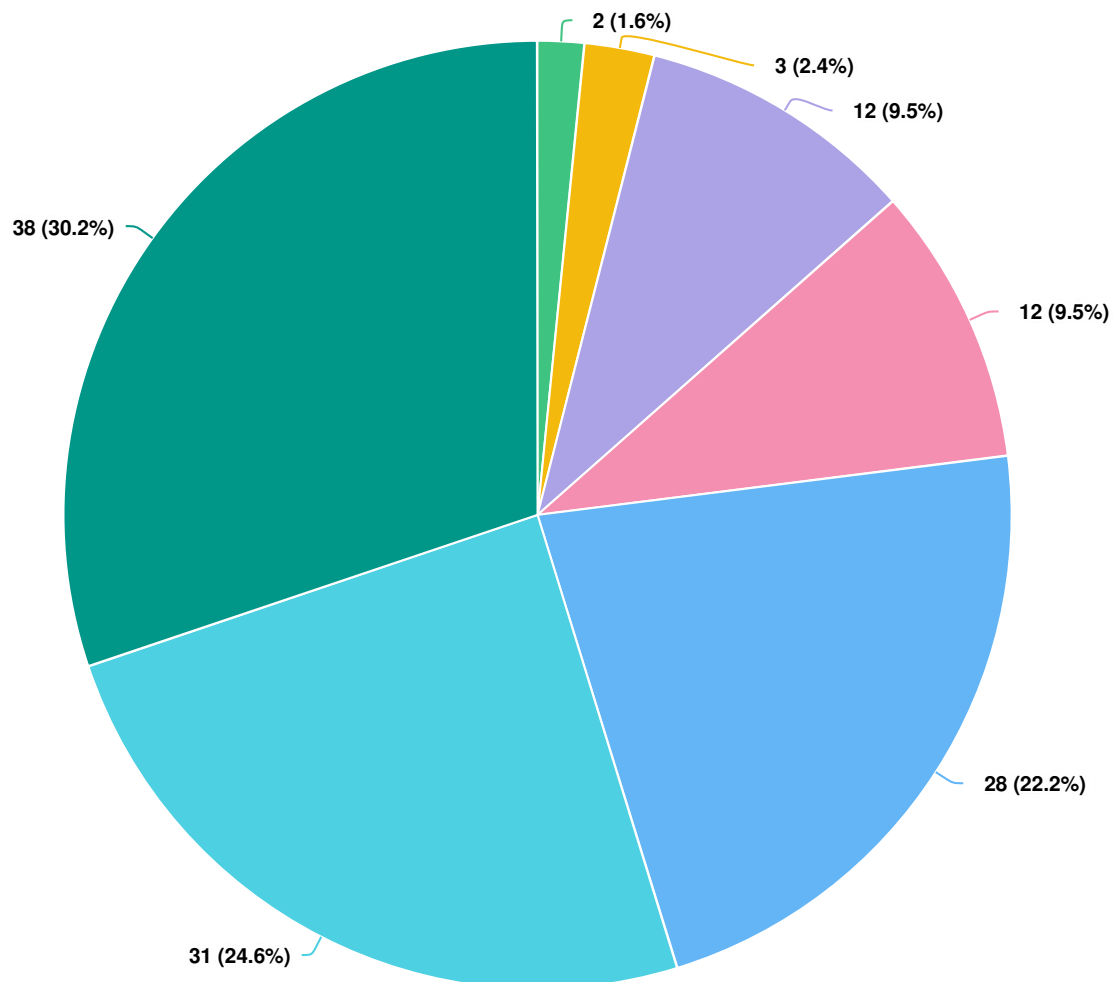
☐ I don't live in Langford ☐ Other (please specify) ☐ Prefer not to answer ☐ Rent ☐ Own

Optional question (125 response(s), 1 skipped)

Question type: Radio Button Question



Q11 What is your total household income before-tax?

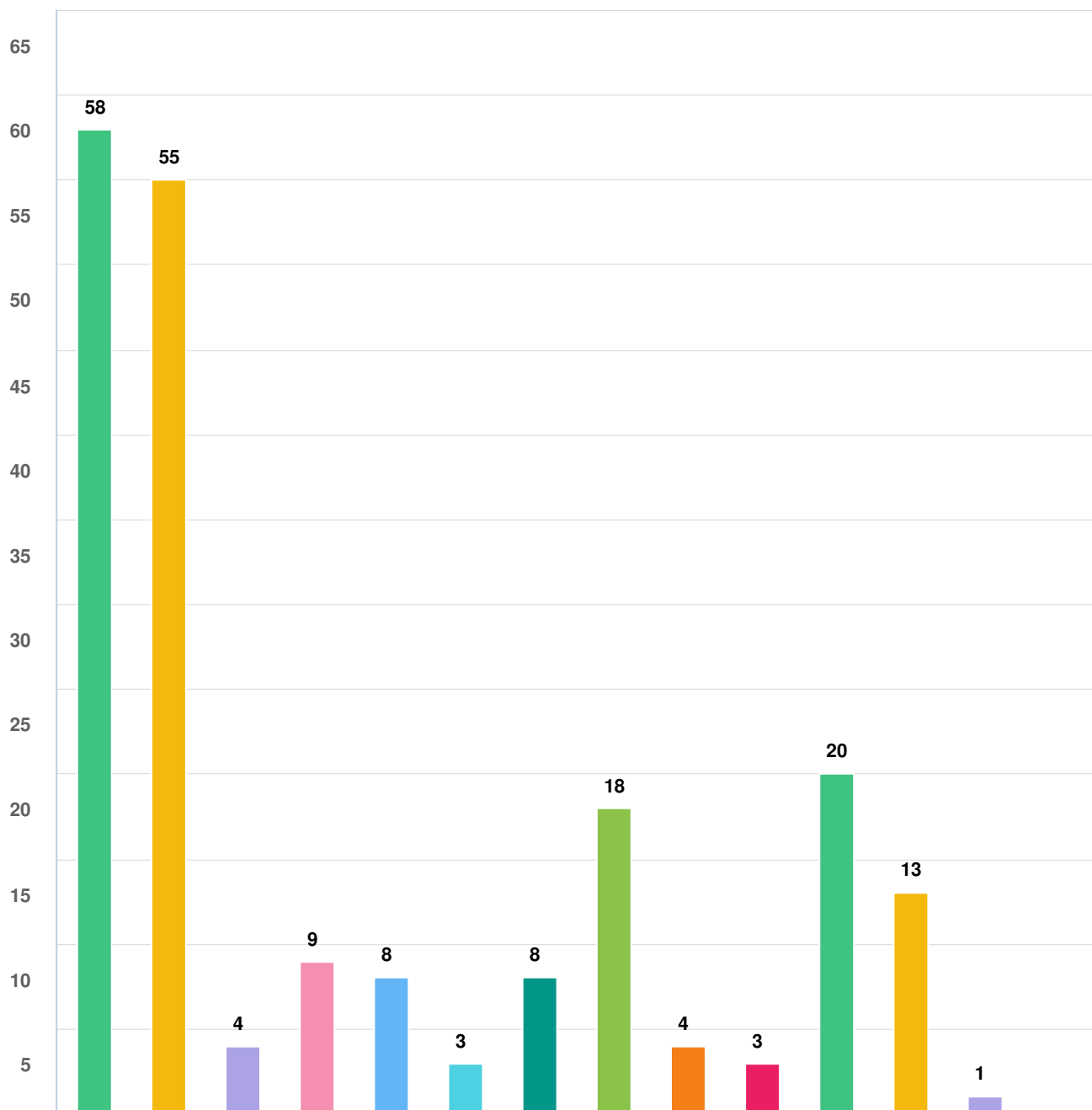


Question options

- Prefer not to answer
 ● \$150,000 or over
 ● \$100,000 to \$149,000
 ● \$75,000 to \$99,999
 ● \$50,000 to \$74,999
- \$25,000 to \$49,999
 ● Under \$25,000

Optional question (126 response(s), 0 skipped)

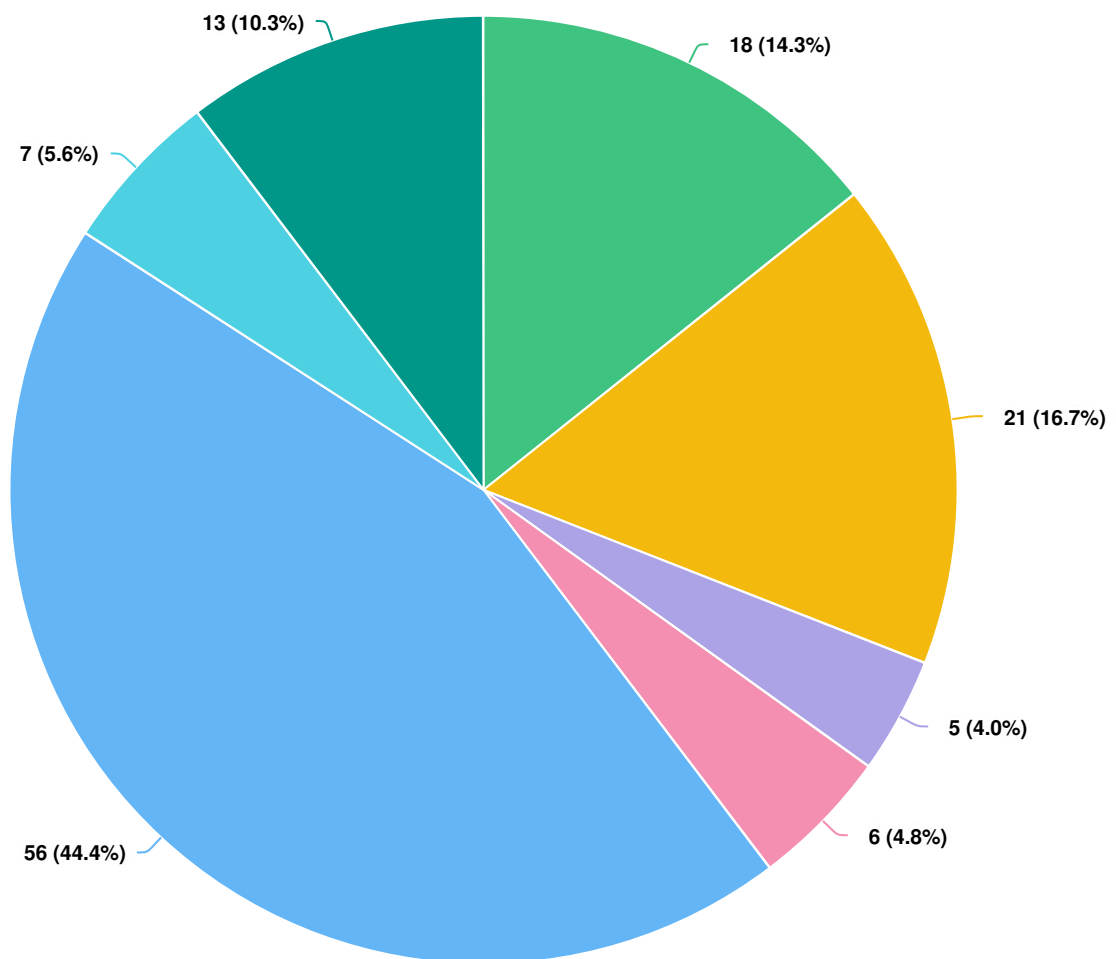
Question type: Radio Button Question


Q12 Do you consider yourself any of the following (select any that apply)?

Question options

- Refugee
 ● Any other identity that is important to you
 ● Prefer not to answer
- New to Langford (moved to Langford in the last 5 years)
 ● New to Canada (moved to Canada in the past 5 years)
- I am a caregiver for an aging parent or family member
 ● I am a caregiver for children (parent, grand parent, foster parent, etc.)
- Person with a disability
 ● Indigenous (First Nation, Métis, Inuit)
 ● Visible Minority
 ● 2SLGBTQIA+
- Gender non-binary
 ● Woman
 ● Man

Optional question (126 response(s), 0 skipped)

Question type: Checkbox Question

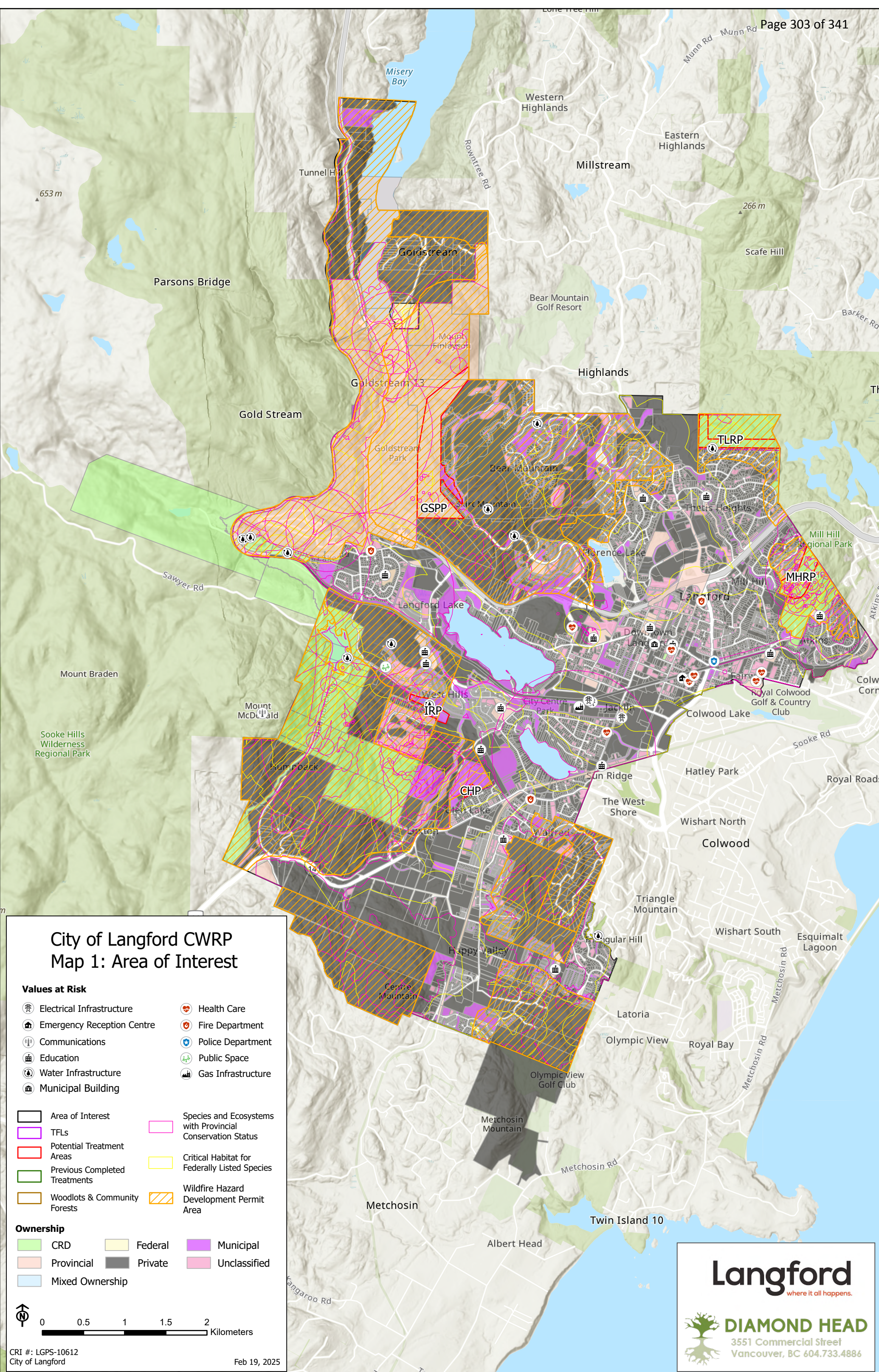

Q13 How did you find out about this public engagement process?

Question options

● Other (please specify)
 ● Digital media
 ● Let's Chat Langford Newsletter
 ● Event
 ● Local newspaper
 ● Social media
 ● City of Langford's website

Optional question (126 response(s), 0 skipped)

Question type: Radio Button Question

Appendix E: CRI Mandatory Maps



City of Langford CWRP Map 1: Area of Interest

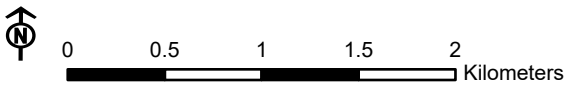
Values at Risk

- | | |
|----------------------------|--------------------|
| Electrical Infrastructure | Health Care |
| Emergency Reception Centre | Fire Department |
| Communications | Police Department |
| Education | Public Space |
| Water Infrastructure | Gas Infrastructure |
| Municipal Building | |

- | | |
|-------------------------------|--|
| Area of Interest | Species and Ecosystems with Provincial Conservation Status |
| TFLs | Critical Habitat for Federally Listed Species |
| Potential Treatment Areas | Wildfire Hazard Development Permit Area |
| Previous Completed Treatments | |
| Woodlots & Community Forests | |

Ownership

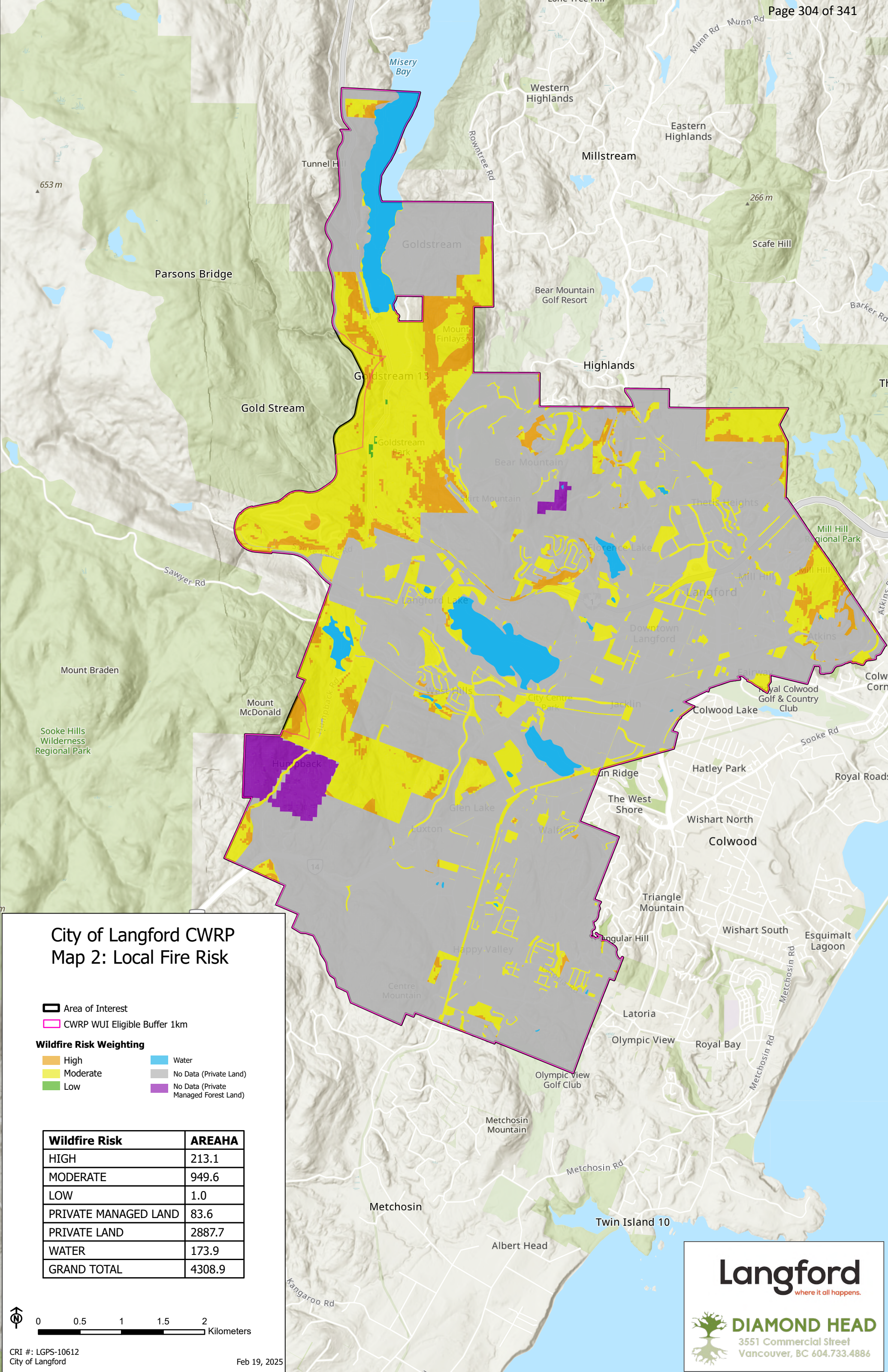
- | | | |
|-----------------|---------|--------------|
| CRD | Federal | Municipal |
| Provincial | Private | Unclassified |
| Mixed Ownership | | |



Langford
where it all happens.



DIAMOND HEAD
3551 Commercial Street
Vancouver, BC 604.733.4886



City of Langford CWRP
Map 2: Local Fire Risk

- Area of Interest
- CWRP WUI Eligible Buffer 1km
- High

Water
- Moderate

No Data (Private Land)
- Low

No Data (Private Managed Forest Land)

Wildfire Risk	AREAHA
HIGH	213.1
MODERATE	949.6
LOW	1.0
PRIVATE MANAGED LAND	83.6
PRIVATE LAND	2887.7
WATER	173.9
GRAND TOTAL	4308.9

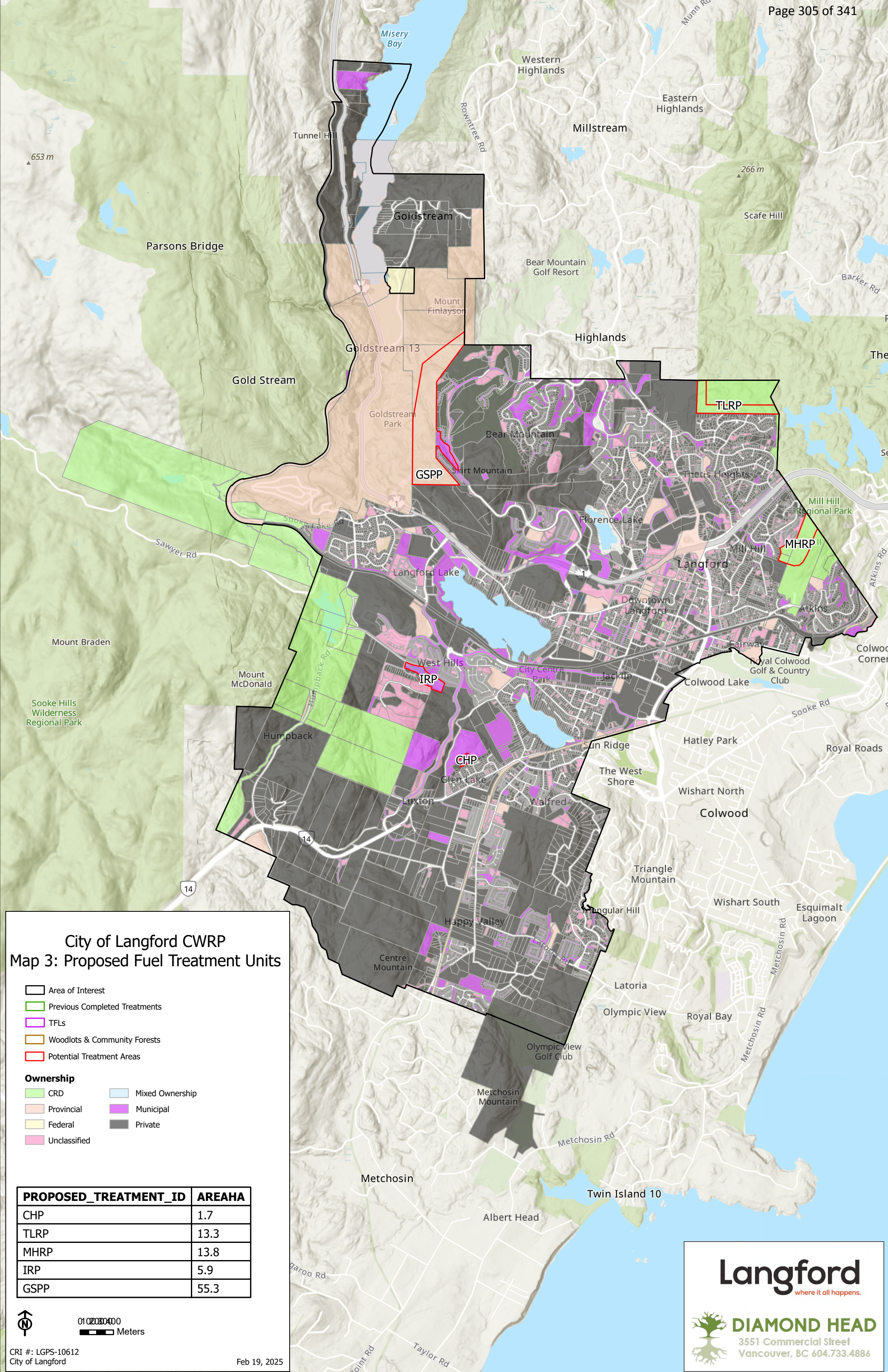


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3551 Commercial Street
Vancouver, BC 604.733.4886



City of Langford CWRP
Map 3: Proposed Fuel Treatment Units

- Area of Interest
- Previous Completed Treatments
- TFLs
- Woodlots & Community Forests
- Potential Treatment Areas

- Ownership**
- CRD
 - Provincial
 - Federal
 - Unclassified
 - Mixed Ownership
 - Municipal
 - Private

PROPOSED_TREATMENT_ID	AREAHA
CHP	1.7
TLRP	13.3
MHRP	13.8
IRP	5.9
GSPP	55.3

01 02030400
Meters

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DIAMOND HEAD

3551 Commercial Street
Vancouver, BC 604.733.4886

**CITY OF LANGFORD
BYLAW NO. 2171**

**A BYLAW TO AMEND BYLAW NO. 300,
“LANGFORD ZONING BYLAW, 1999”**

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

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

1. By deleting from the 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 (2805 Carlow Road)	Nil	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 721, (2805 Carlow Road), Bylaw No. 2171, 2025”.

READ A FIRST TIME this day of, 2025.

READ A SECOND TIME this day of, 2025.

READ A THIRD TIME this day of, 2025.

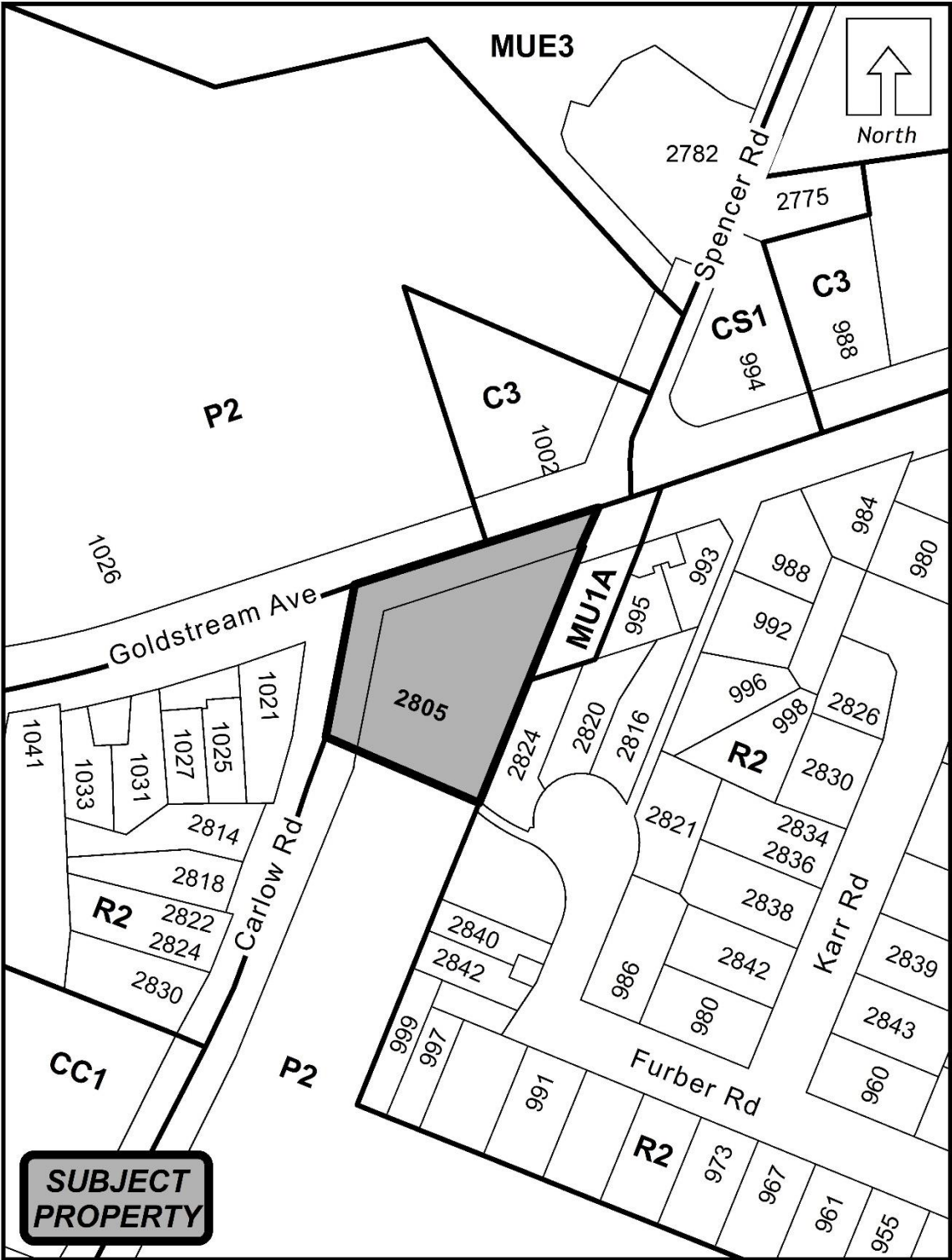
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2025.

ADOPTED this day of, 2025.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A





City of Langford

Staff Report to Council

DATE: Monday, June 16, 2025

DEPARTMENT: Planning

APPLICATION NO.: Z23-0017

SUBJECT: Adoption of Bylaw No. 2203 – Application to Rezone 646 Atkins Avenue from One- and Two-Family Residential (R2) to Residential Small Lot 1 (RS1) to allow for the creation of 7 lots.

BACKGROUND:

At their Regular meeting of September 23, 2024, Council passed the following resolution with respect to 646 Atkins Avenue:

That Council:

1. *Proceed with consideration of First, Second, and Third Reading of Bylaw No. 2203, following public notification, to amend the zoning designation of the properties located at 646 Atkins Avenue from the R2 Zone to the RS1 Zone subject to the following terms and conditions:*
 - a. *That the applicant provides, **as a bonus for increased density**, the following contributions per lot, **prior to the subdivision approval**: (secured in Bylaw No. 2203)*
 - i. *\$610 per townhouse unit towards the Affordable Housing Reserve Fund*
 - ii. *\$660 per single family home or half duplex towards the Affordable Housing Reserve Fund;*
 - iii. *\$3,660 per townhouse unit towards the General Amenity Reserve Fund; and*
 - iv. *\$3960 per single family home or half duplex towards the General Amenity Reserve Fund.*
 - b. *That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, to the satisfaction of the Director of Engineering; (complete)*
 - c. *That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following: (complete)*
 - i. *That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering, prior to the issuance of a building*

permit:

1. *Full frontage improvements; and*
 2. *A storm water management plan.*
- ii. *That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to any land alteration:*
 1. *A construction parking management plan; and*
 2. *A mitigation plan.*
 - iii. *That the applicant shall apply for subdivision utilizing the plan demonstrated to Council during the rezoning process, or one that is substantially similar demonstrating that all new lots created are below 280 m² in size;*
 - iv. *Tree protection fencing shall be installed by the project arborist for all trees identified for retention in the arborist report prepared by SouthShore Forest Consultants dated July 19th, 2024, prior to the commencement of any work on site, and shall be maintained throughout the construction period;*
 - v. *Acknowledgement that the site is in proximity to an existing rail corridor that may be utilized for transportation uses in the future such as, but not limited to rail, bus, or other, that these uses may result in general nuisances, and that the owner and all future owners assume all risk and annoyance of such nuisances;*
 - vi. *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;*
 - vii. *That the applicant, prior to subdivision approval, upgrade the facade of the existing dwelling that is remaining in order to better comply with City Design Guidelines, to the satisfaction of the Director of Development Services;*
 - viii. *That electric heat pumps be installed in all future units.*

AND

2. *Proceed with consideration of First, Second, and Third Reading of Bylaw No. 2203, following public notification, to amend the required parking for residential uses in Restricted Zones specified in Part 4 of Zoning Bylaw No. 300 as follows: (secured in Bylaw No. 2203)*

<i>Residential uses on Lots within a Restricted Zone and shown on Schedule AA that have a lot area of 281 m² or greater</i>	<i>0 spaces per dwelling unit</i>
<i>Residential uses on Lots within a Restricted Zone that have a lot area of less than 281 m² developed</i>	<i>1 space per dwelling unit</i>

AND

3. *Authorize the Director of Development Services to issue a setback variance to the exterior side lot line of the existing dwelling unit only to 1.59 m instead of the required 3m. (to be dealt with in future development permit)*

COMMENTARY:

This application was prohibited from being the subject of a Public Hearing, as per the changes made by the Province to the *Local Government Act* through *The Housing Statutes (Residential Development) Amendment Act, 2023*.

Council gave first, second, and third readings of Bylaw No. 2203 on October 21, 2024. 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 - October 21, 2024](#)

The applicant's lawyer has provided a legal undertaking that they have obtained all required signatures, and they will ensure the covenant is registered against the subject property. The covenant agrees to items in 1. c. i-viii in Council's resolution dated September 23, 2024, noted above.

Bylaw No. 2203 was signed by the Minister of Transportation and Infrastructure on October 22, 2024.

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. 2203 as presented.

OR Option 2

That Council take no action with respect to adopting Bylaw No. 2203

SUBMITTED BY: Julia Buckingham, Planner II

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

Attachments:

Bylaw No. 2203

CITY OF LANGFORD BYLAW NO. 2203

A BYLAW TO AMEND BYLAW NO. 300, “LANGFORD ZONING BYLAW, 1999”

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

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

1. By deleting from Table 1 of Section 4.01.01, within Section “I. Residential”, the following:

Residential uses on Lots within a Restricted Zone and shown on Schedule AA, in Bylaw No. 300 (<i>Bylaw No. 2183</i>)	0 spaces per dwelling unit
--	-----------------------------------

2. By adding to table Table 1 of Section 4.01.01, within Section “I. Residential”, the following:

Residential uses on Lots within a Restricted Zone and shown on Schedule AA that have a lot area of 281 m ² or greater	0 spaces per dwelling unit
Residential uses on Lots within a Restricted Zone that have a lot area of less than 281 m ² developed	1 space per dwelling unit

3. By deleting from the R2 (One- and Two-Family Residential) Zone and adding to the RS1 (Residential Small Lot) Zone legally described as Lot 6, Section 72, Esquimalt District, Plan 9468, PID No. 004-508-602 (646 Atkins Avenue); as shown shaded on Schedule A attached to and forming part of this Bylaw.

4. 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
RS1	2203	<ul style="list-style-type: none"> Lot 6, Section 72, Esquimalt District, Plan 9468, PID No. 004-508-602 (646 Atkins Ave) 	a) \$610 per townhouse unit towards the Affordable Housing Reserve Fund b) \$660 per single family home or half duplex towards the Affordable Housing Reserve Fund; c) \$3,660 per townhouse unit towards the General Amenity Reserve Fund; and d) \$3960 per single family home or half duplex towards the General Amenity Reserve Fund.	No

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 738 (646 Atkins Avenue), Bylaw No. 2203, 2024”.

READ A FIRST TIME this 21st day of October, 2024.

READ A SECOND TIME this 21st day of October, 2024.

READ A THIRD TIME this 21st day of October, 2024.

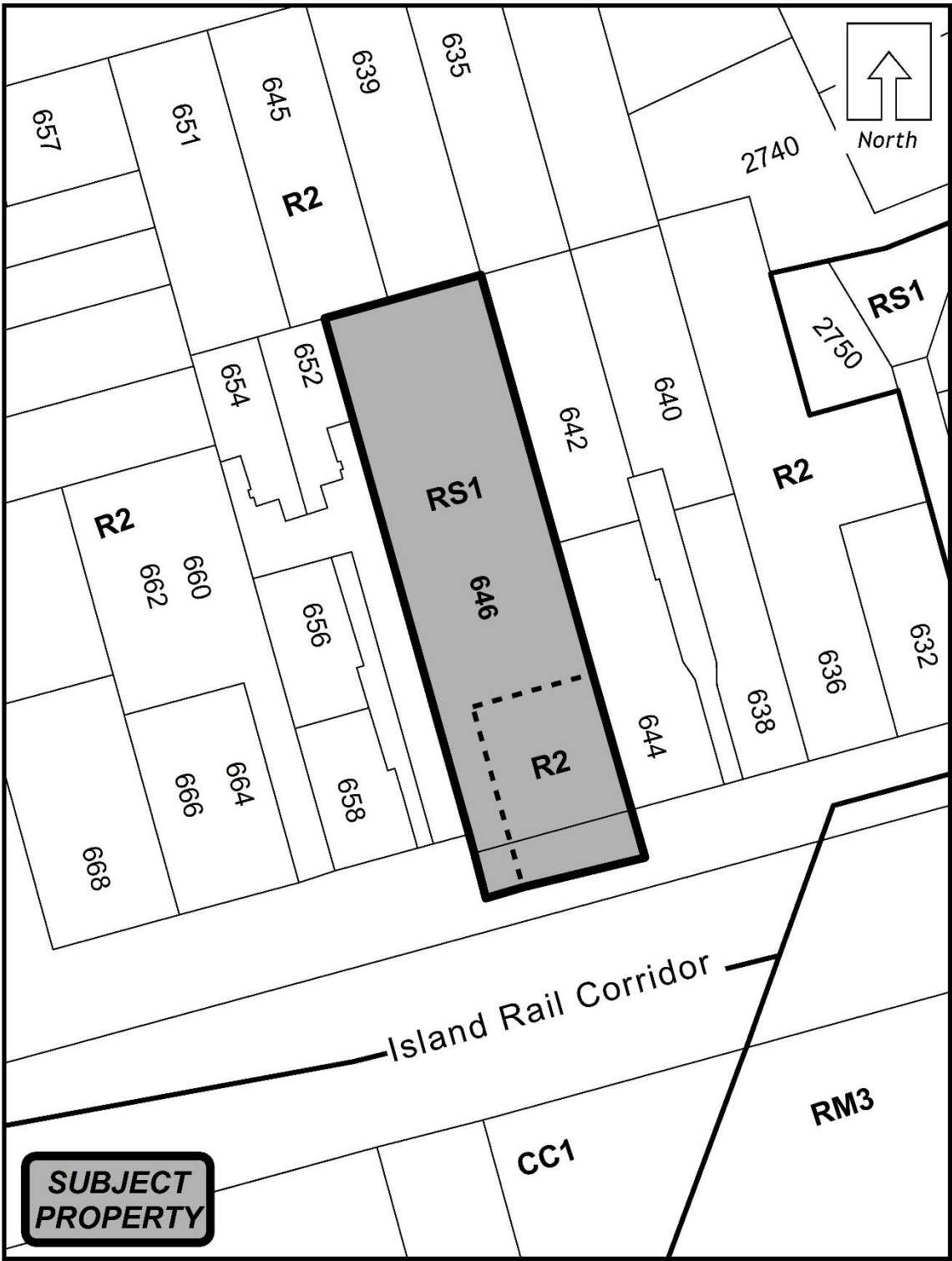
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this 22nd day of October, 2024

ADOPTED this day of , 2025.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A



CITY OF LANGFORD BYLAW NO. 2216

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

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

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

- a) By deleting from the RR2 (Rural Residential) Zone and adding to the RT1 (Residential Townhouse) Zone the properties legally described as Lot 21, Section 69, Metchosin District, Plan 23855, PID No. 003-154-238 (893 Klahanie Drive), as shown shaded on Schedule A attached to and forming part of this Bylaw.

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

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD
RT1	2216	Lot 21, Section 69, Metchosin District, Plan 23855, PID No. 003-154-238 (893 Klahanie Drive)	a) \$610 per townhouse unit towards the Affordable Housing Reserve Fund; and b) \$3,660 per townhouse unit towards the General Amenity Reserve Fund.	No

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

READ A FIRST TIME this day of, 2025.

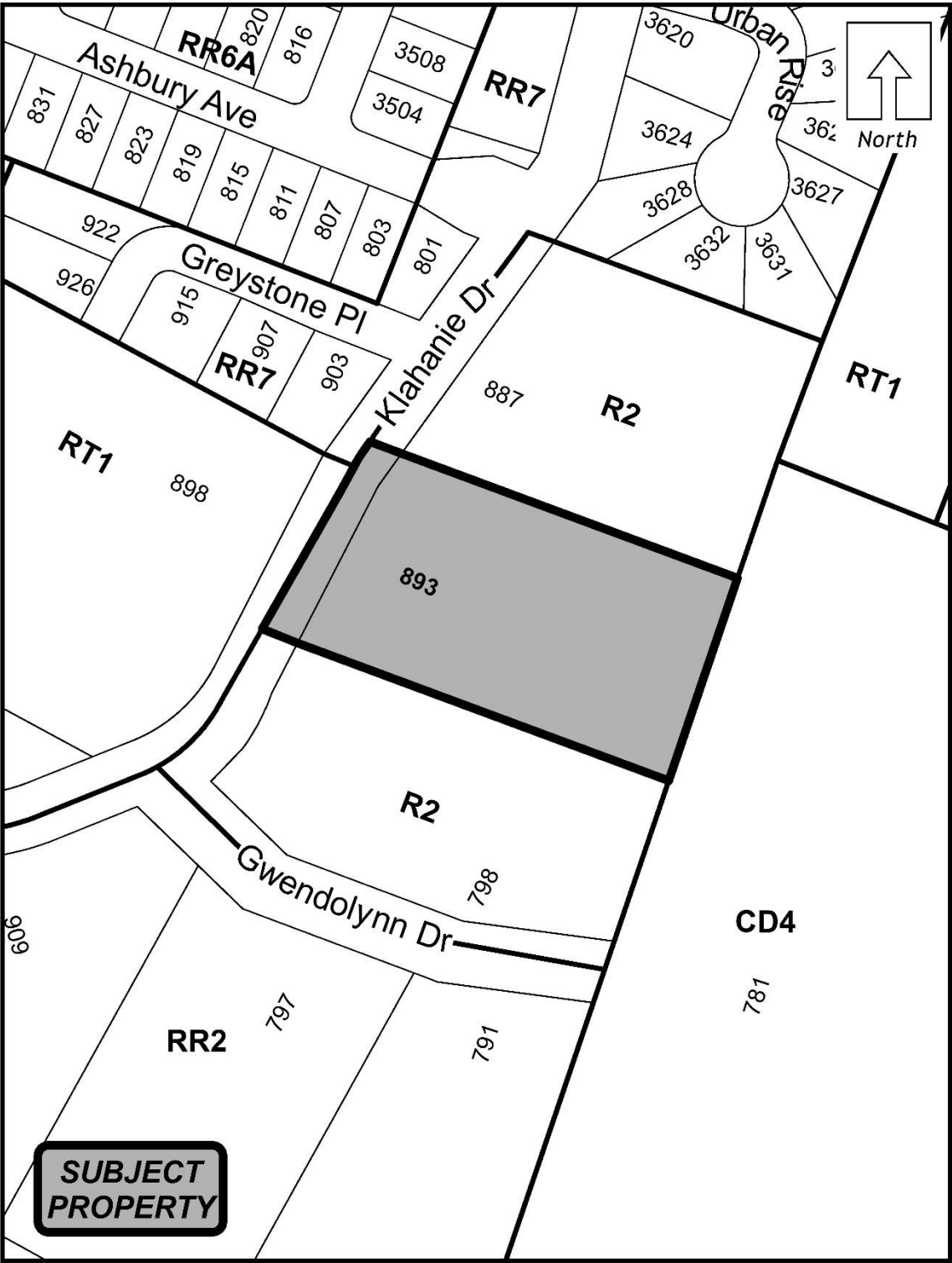
READ A SECOND TIME this day of, 2025.

READ A THIRD TIME this day of, 2025.

ADOPTED this day of, 2025.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER



**CITY OF LANGFORD
BYLAW NO. 2227**

**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 as Section 6.91.01(3)(g) the following text, and renumbering the subsequent clauses accordingly;

(g) Public Assembly and Entertainment Uses;

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 748 (Text Amendment to the CD2 Zone), Bylaw No. 2227, 2025".

READ A FIRST TIME this day of, 2025.

READ A SECOND TIME this day of, 2025.

READ A THIRD TIME this day of, 2025.

ADOPTED this day of, 2025.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

CITY OF LANGFORD 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 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 Office a notice of the housing agreement, as required by the *Local Government Act*.
4. The appendix attached to this Bylaw is incorporated into and forms a part of this Bylaw.
5. The Bylaw may be cited as "City of Langford Housing Agreement (948 Bray Avenue) Bylaw No. 2230, 2025".

READ A FIRST TIME this 20th day of May, 2025.

READ A SECOND TIME this 20th day of May, 2025.

READ A THIRD TIME this 20th day of May, 2025.

ADOPTED this day of, 2025.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule "A"

TERMS OF INSTRUMENT - PART 2**HOUSING AGREEMENT AND SECTION 219 COVENANT**(Section 483 *Local Government Act* and 219 *Land Title Act*)THIS AGREEMENT dated for reference the 16th day of June, 2025, is BETWEEN:**1341378 B.C. Ltd., Inc. No. BC1341378**942 Park Royal South
West Vancouver, BC
V7T 1A1(the "**Owner**")

AND:

CITY OF LANGFORD2nd 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;
- (i) 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.

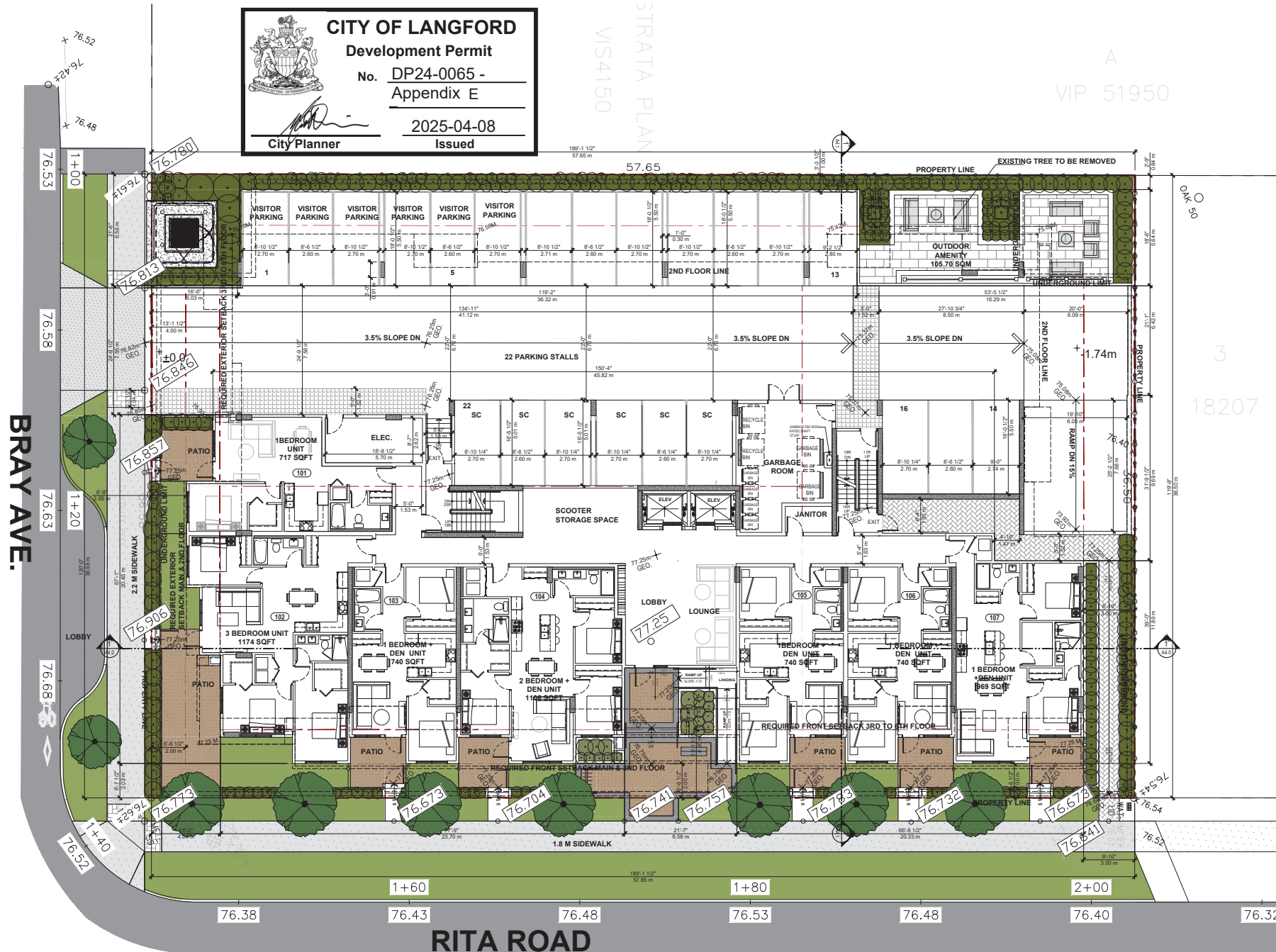
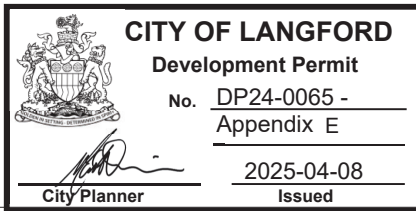
4.19 Agreement Runs with Lands – This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons 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.

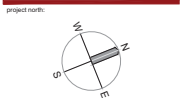
4.22 Applicable Law – The laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

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.



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consultants:



Issue / Revision	Date
4 ISSUED FOR DEVELOPMENT	06 NOV '24
PERMIT APPLICATION	
3 ISSUED FOR REZONING	27 MAY '24
2 REZONING COORD	23 APR '24
1 FOR REVIEW	25 FEB '24
No. Issued / Revisions	Date

alan lowe architect inc.

118 - 21 Erie St.
Victoria, British Columbia

T 250.360.2888



Project Title:
SYMPHONY
6 STOREY RESIDENTIAL BUILDING

350 BRAY AVE., 2870 & 2886 RITA RD.
LANGFORD BC

Drawing Title:

MAIN FLOOR PLAN

project no.: 24.757

date: 06 NOV '24 scale: AS NOTED

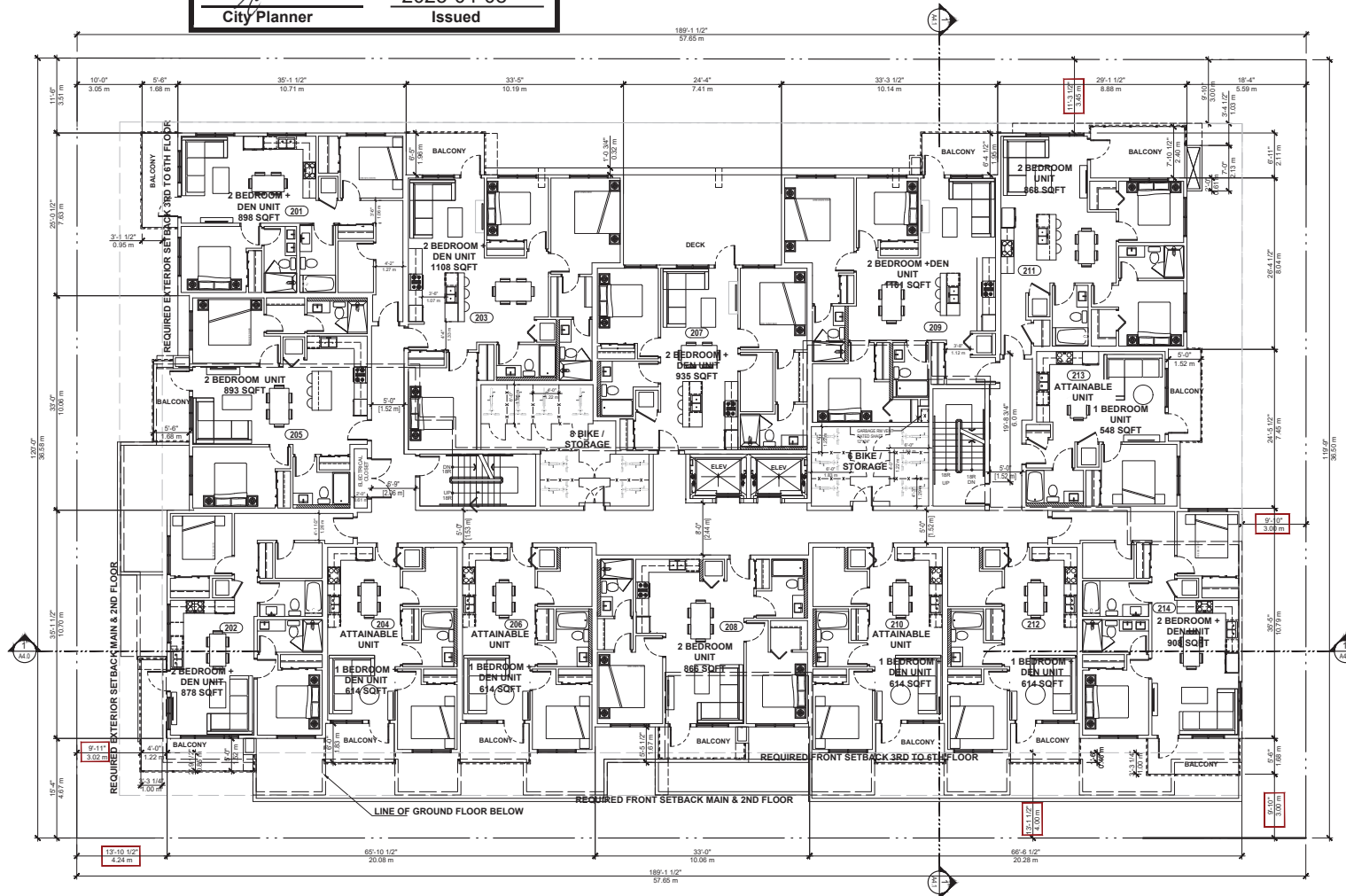
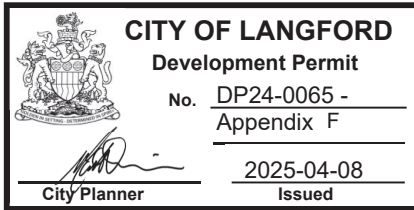
checked by: LOWE drawn by: RM

sheet no.:

A2.1

1 MAIN FLOOR

A2.1 SCALE: 1/8" = 1'-0"



project north:



Issue / Revision:

Issue / Revision	Date
4 ISSUED FOR DEVELOPMENT PERMIT APPLICATION	06 NOV '24
3 ISSUED FOR REZONING	27 MAY '24
2 REZONING COORD	23 APR '24
1 FOR REVIEW	25 FEB '24
No. Issued / Revisions	Date

alan lowe architect inc.

118 - 21 Erie St.
Victoria, British Columbia
1 250.360.2888

seal



project title:
SYMPHONY
6 STOREY RESIDENTIAL BUILDING

350 BRAY AVE., 2870 & 2886 RITA RD.
LANGFORD BC

drawing title:

SECOND FLOOR PLAN

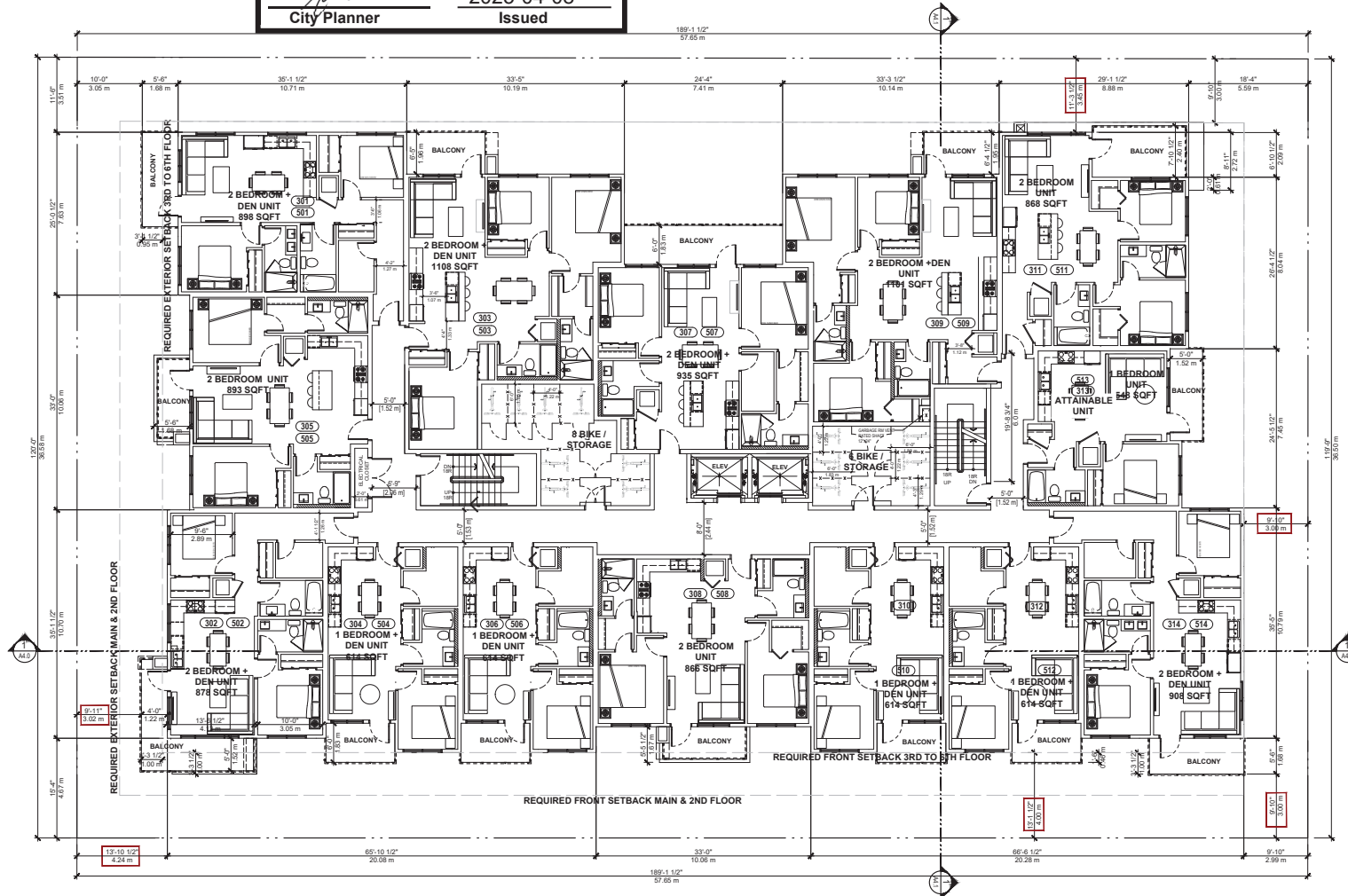
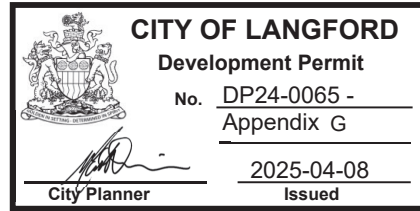
project no.: 24.757

date: 06 NOV '24 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

A2.2



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consultants:



project north:

Issue / Revisions:

No.	Issue / Revisions	Date
4	ISSUED FOR DEVELOPMENT PERMIT APPLICATION	06 NOV '24
3	ISSUED FOR REZONING	27 MAY '24
2	REZONING COORD	23 APR '24
1	FOR REVIEW	25 FEB '24

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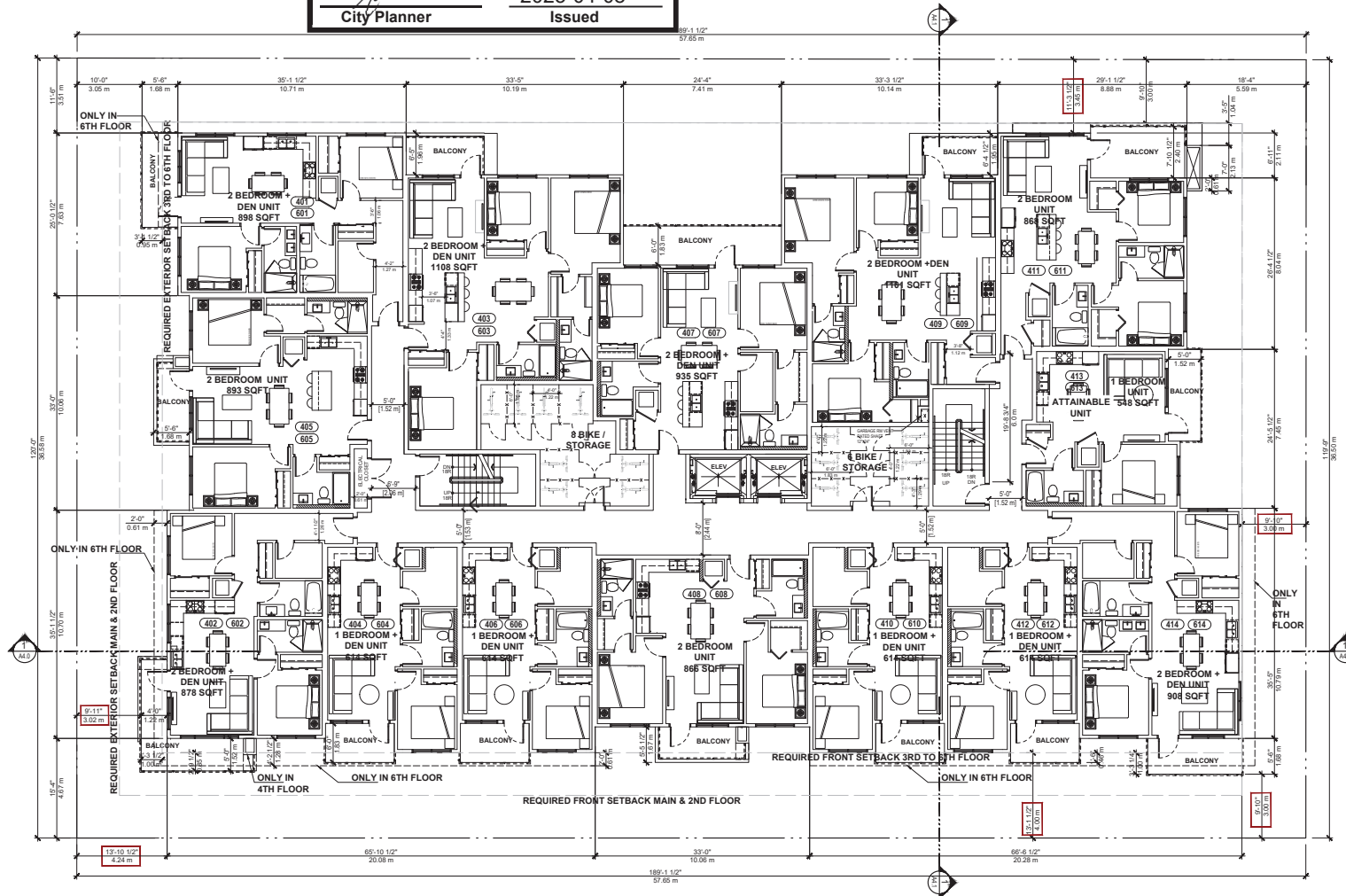
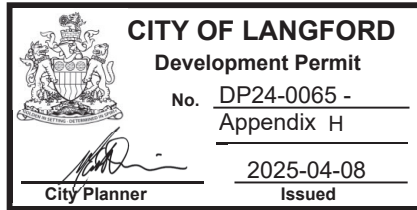


Project Title:
SYMPHONY
6 STOREY RESIDENTIAL BUILDING
350 BRAY AVE., 2870 & 2886 RITA RD.
LANGFORD BC

Drawing Title:
THIRD & FIFTH FLOOR PLAN

project no.: 24.757
date: 06 NOV 24 scale: AS NOTED
checked by: LOWE drawn by: NA, RM
sheet no.:

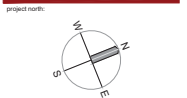
A2.3



1
A2.4
FOURTH AND SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

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consultants:



Issue / Revision	Date
4 ISSUED FOR DEVELOPMENT PERMIT APPLICATION	06 NOV '24
3 ISSUED FOR REZONING	27 MAY '24
2 REZONING COORD	23 APR '24
1 FOR REVIEW	25 FEB '24
No. Issued / Revisions	Date

alan lowe architect inc.
118 - 21 Ene St.
Victoria, British Columbia
1 250.360.2888



project title:
SYMPHONY
6 STOREY RESIDENTIAL BUILDING
350 BRAY AVE., 2870 & 2886 RITA RD.
LANGFORD BC
drawing title:

FOURTH & SIXTH
FLOOR PLAN

project no.:	24.757
date:	06 NOV '24
checked by:	LOWE
drawn by:	NA, RM
sheet no.:	

A2.4

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



City of Langford

Staff Report to Council

DATE: Monday, June 16, 2025

DEPARTMENT: Finance

SUBJECT: Revenue Anticipation Borrowing Bylaw

EXECUTIVE SUMMARY:

In alignment with the City's banking agreements, a Revenue Anticipation Borrowing Bylaw is brought forward annually allowing for the borrowing of up to \$20 million if needed to cover current expenses.

BACKGROUND:

The main source of revenue for local government is property taxation. Property taxes are levied at the end of May and are due on the first business day in July. Expenses, on the other hand, are incurred throughout the year. This means that municipalities may face a cash flow shortage in the first six months of the year. The *Community Charter* resolves this issue by giving Council the authority to borrow temporarily and repay any amounts borrowed out of tax collections when they are received.

While the proposed bylaw authorizes up to \$20 million in borrowing, only the amount(s) actually required to cover current expenses will be borrowed. It should be noted, in previous years the City of Langford has not needed to utilize the borrowing of funding from the Revenue Anticipation Borrowing Bylaw, and at this time, it is not anticipated that the City will need to use any of this borrowing capacity as we remain in a healthy cash flow position. Having said this, per the terms of the City's banking agreements, staff have prepared Revenue Anticipation Borrowing Bylaw No. 2231 for Council consideration.

OPTIONS:

Option 1

THAT Council give first, second and third reading of Revenue Anticipation Borrowing Bylaw No. 2231, 2025.

OR Option 2

THAT Council give first, second and third readings of Revenue Anticipation Borrowing Bylaw No. 2231, 2025 with the following amendments:

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

SUBMITTED BY: Curtis Staniforth, Manager of Budgets and Revenue

Concurrence: Melisa Miles, Manager of Legislative Services

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

Concurrence: Matthew Baldwin, MCIP, RPP, 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: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachment: DRAFT Revenue Anticipation Borrowing Bylaw No. 2231, 2025

CITY OF LANGFORD**BYLAW NO. 2231**

A BYLAW TO PROVIDE FOR THE BORROWING OF MONEY IN ANTICIPATION OF REVENUE.

WHEREAS the municipality may not have sufficient money to meet current lawful expenditures of the municipality before receipt of current year tax revenues;

AND WHEREAS it is provided by Section 177 of the Community Charter, that Council may, by bylaw, provide for the borrowing of money that may be necessary to meet current lawful expenditures;

AND WHEREAS the debt outstanding shall not exceed the total of the unpaid taxes for all purposes imposed during the current year and the money remaining due from other governments.

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, ENACTS AS FOLLOWS:

1. The Council is hereby empowered and authorized to borrow upon the credit of the municipality, an amount or amounts not exceeding the sum of Twenty Million dollars (\$20,000,000) as the same may be required and to pay interest thereon at current market rates.
2. All taxes of the current year when levied or so much thereof as may be necessary, shall, when collected, be used to repay the money so borrowed.
3. This Bylaw may be cited as "Revenue Anticipation Borrowing Bylaw No. 2231, 2025".

READ A FIRST TIME this 16th day of June, 2025.

READ A SECOND TIME this 16th day of June, 2025.

READ A THIRD TIME this 16th day of June, 2025.

ADOPTED this 21st day of July, 2025.

PRESIDING COUNCIL

(Certified Correct)
CORPORATE OFFICER



City of Langford

Staff Report to Council

DATE: Monday, June 16, 2025

DEPARTMENT: Land Development

SUBJECT: 1420 Flint Avenue Road Closure and Disposition Bylaw No. 2232, 2025

EXECUTIVE SUMMARY:

This report introduces Bylaw No. 2232, 2025 to close a portion of road adjacent to 1420 Flint Avenue and authorizes the disposition of the land so that it can be consolidated with the subject property where a mixed-use building with 110 residential units and 621m² of commercial space is currently under construction. A portion of the building encroaches into the road right of way.

BACKGROUND:

DP22-0003 was issued in August 2022 to authorize the construction of a two-storey commercial building and a six-storey mixed-use building on the property located at 1420 Flint Avenue.

In early 2023, the developer of this land, Verity Construction, offered to purchase a portion of the adjoining road right of way to use the land as a patio for a café or restaurant proposed to be built within the ground floor commercial space of the mixed-use building, as shown below.



Figure 1 Building Renderings Showing the Closed Road Location Adjacent to Commercial Space

COMMENTARY:

This portion of road was dedicated to construct the roundabout at Bear Mountain Parkway and Flint Avenue. The roundabout has been constructed, and staff have confirmed that the proposed road closure area does not contain any municipal works and is considered surplus. Staff are now bringing forward a road closure and disposition bylaw for Council's consideration.

During the preparation of the road closure plan, it was also determined that the building's roof overhang encroaches into the road right of way by approximately 0.85m as shown below.

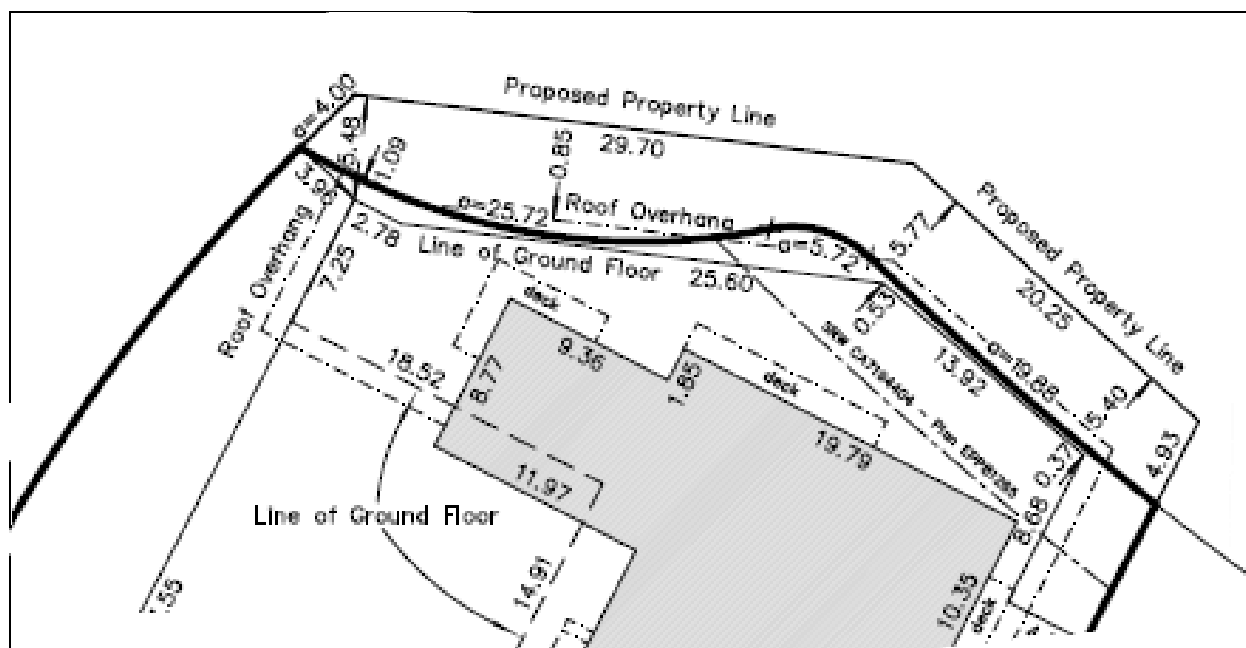


Figure 2 Survey Drawing showing the Proposed Property Line and Roof Overhang Encroachment

FINANCIAL IMPLICATIONS:

Council's policy for compensation when disposing of closed roads (POL-0152-PLAN) requires that the amount received be based on the value of the land it will be consolidated with. The value of the land is based on the assessment from the BC Assessment Authority. In this case, 1420 Flint Avenue is valued at \$4,098,000 and is 5,180m² in area, which makes the unit cost of land \$791.12/m². As the area of closed road is 260.2m², the total compensation calculated pursuant to the policy is \$205,849.34.

Should Council refuse the road closure and disposition, the developer would have to modify the building to eliminate the encroachment. The physical ability to complete that work and its cost is unknown.

LEGAL IMPLICATIONS:

Public notification of the road closure as required by provincial legislation was provided in the June 4th and 11th, 2025 issues of the Goldstream Gazette. The Purchase and Sale Agreement has been drafted in consultation with the City's lawyers. There are no known legal implications associated with the closure and disposal of this portion of road.

OPTIONS:

Option 1

THAT Council give 1st, 2nd and 3rd readings to Road Closure Bylaw No. 2232, 2025 (Flint Avenue);

AND

THAT Council authorize Mayor and Chief Administrative Officer or Corporate Officer to execute a Purchase and Sale Agreement with the applicant to sell the portion of closed road shown in Road Closure Plan EPP130623 for a purchase price of \$791.12 per square metre.

OR Option 2

THAT Council take no action with respect to Bylaw No. 2232, 2025 (Flint Avenue) at this time.

SUBMITTED BY: James Oliver, Deputy Approving Officer, Senior Land Development Technologist

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

Concurrence: Melisa Miles, Manager of Legislative Services

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

Concurrence: Wolfgang Schoenefuhs, Acting 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

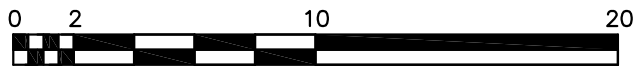
Attachments: Road Closure Plan EPP130623

Bylaw No. 2232, 2025

Reference Plan to accompany
Bylaw No. 2232 (City of Langford)
To Close Parts of Road Dedicated
on Plan VIP81993, Section 115,
Esquimalt District

BCGS 92B.043

Pursuant to Section 120 of the Land Title Act
and Section 40 of the Community Charter.



All distances are shown in metres.

The intended plot size of this plan
is 864mm in width by 560mm in height
(D size) when plotted at a scale of 1:250.

LEGEND

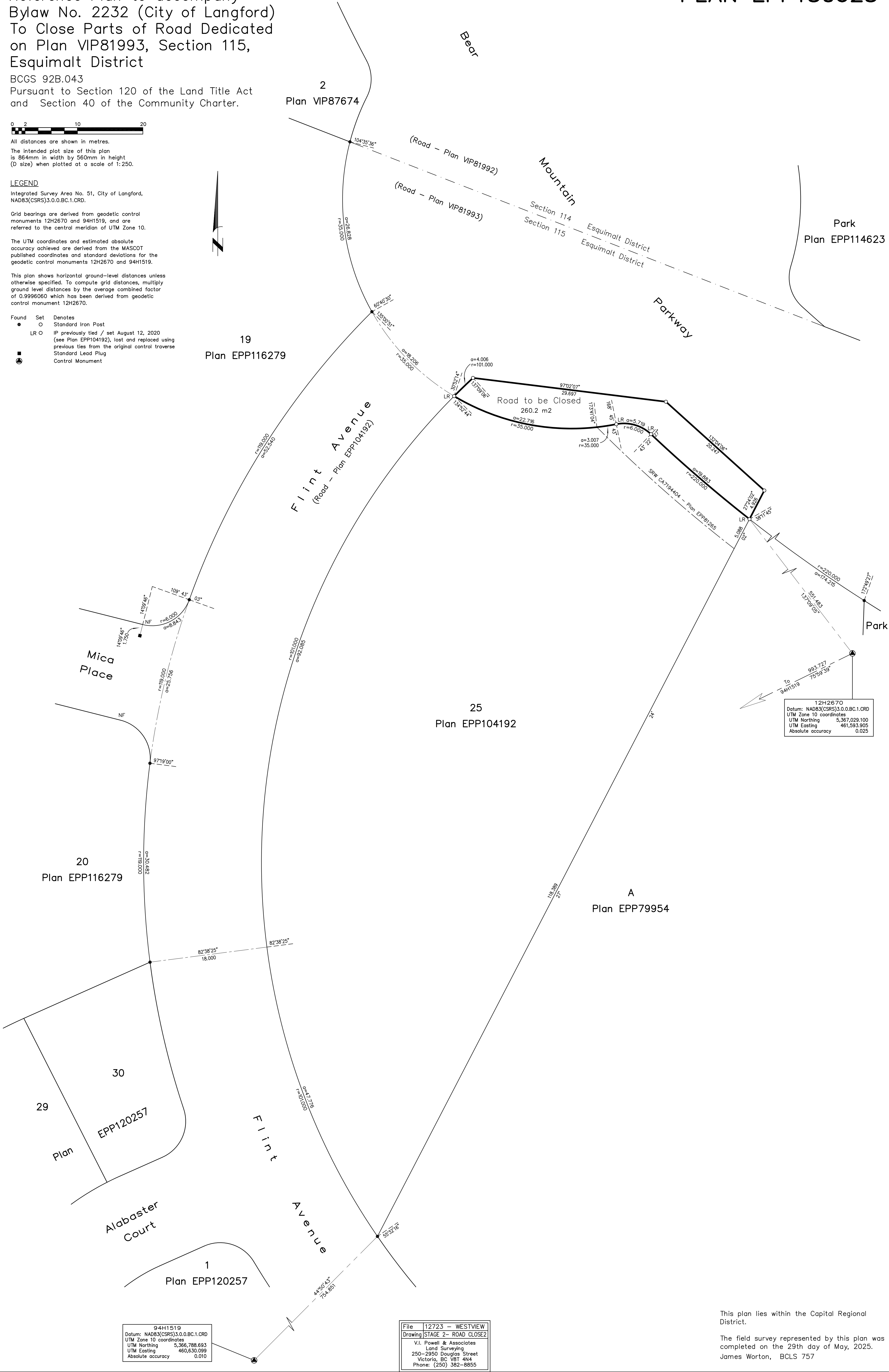
Integrated Survey Area No. 51, City of Langford,
NAD83(CSRs)3.0.0.BC.1.CRD.

Grid bearings are derived from geodetic control
monuments 12H2670 and 94H1519, and are
referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated absolute
accuracy achieved are derived from the MASCOT
published coordinates and standard deviations for the
geodetic control monuments 12H2670 and 94H1519.

This plan shows horizontal ground-level distances unless
otherwise specified. To compute grid distances, multiply
ground level distances by the overage combined factor
of 0.9996060 which has been derived from geodetic
control monument 12H2670.

Found	Set	Denotes
●	○	Standard Iron Post
LR ○	○	IP previously tied / set August 12, 2020 (see Plan EPP104192), lost and replaced using previous ties from the original control traverse
■		Standard Lead Plug
⊙		Control Monument



12H2670
Datum: NAD83(CSRs)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,367,029.100
UTM Easting 461,593.905
Absolute accuracy 0.025

94H1519
Datum: NAD83(CSRs)3.0.0.BC.1.CRD
UTM Zone 10 coordinates
UTM Northing 5,366,788.693
UTM Easting 460,630.099
Absolute accuracy 0.010

File	12723 - WESTVIEW
Drawing	STAGE 2- ROAD_CLOSE2
V.I. Powell & Associates	
Land Surveying	
250-2950 Douglas Street	
Victoria, BC V8T 4N4	
Phone: (250) 382-8855	

This plan lies within the Capital Regional District.

The field survey represented by this plan was
completed on the 29th day of May, 2025.
James Worton, BCLS 757

CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 2232, 2025
Road Closure Bylaw

WHEREAS, pursuant to Section 40 of the *Community Charter*, Council may, by bylaw, close a portion of a highway to traffic and remove the dedication of the highway, if prior to adopting the bylaw, Council publishes notices of its intention in a newspaper and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Council of the City of Langford deems it expedient to close to traffic and remove the dedication of that portion of highway comprising a total of approximately 260.2 m² (2800 ft²) which was dedicated as highway by Plan VIP81993 and is shown outlined in a bold black line on reference plan EPP130623 prepared by James Warton, BCLS 757, a reduced copy of which is attached hereto (the "Road Closure Plan");

AND WHEREAS notices of Council's intention to close that portion of highway to traffic and to remove its dedication as highway were published in a newspaper and posted in the public notice posting place, and Council has provided an opportunity for persons who consider they are affected by the closure to make representations to Council;

AND WHEREAS the Council does not consider that the closure of the Closed Road will affect the transmission or distribution facilities or works of utility operators;

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

1. Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a reduced copy of the reference plan of highway closure.

(the "Road Closure Plan").
2. The City hereby authorizes the closure to traffic and removal of highway dedication of:

the 260.2 m² (2800 ft²) of highway which were dedicated as highway by Plan VIP81993 and labelled "Closed Road" on the Road Closure Plan.

(the "Closed Road").
3. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the Victoria Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.
4. The Mayor and the Chief Administrative Officer of the City are authorized to execute all deeds of land, plans and other documentation necessary to affect this road closure and disposition.

5. This Bylaw may be cited as “Road Closure Bylaw No. 2232 (1420 Flint Avenue), 2025”.

READ A FIRST TIME this day of , 2025.

READ A SECOND TIME this day of, 2025.

READ A THIRD TIME this day of, 2025.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of, 2025.

ADOPTED the day of, 2025.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

SCHEDULE "A" – Road Closure Plan

