



Council Agenda

Monday, November 20, 2023, 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 www.langford.ca

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City of Langford

Community Advisory Committee Minutes

November 2, 2023, 7:00 PM

Council Chambers & Electronic Meeting

PRESENT:

- Councillor C. Harder
- Councillor M. Morley
- Councillor K. Yacucha
- C. Foxall
- S. Klaver (remote)
- N. Lehman (remote)
- M. McDonald
- R. Plomp

ABSENT:

- F. Johnson
- M. Dillabaugh, Director of Finance

ATTENDING:

- B. Hutchins, Director of Corporate Services
- Y. Nielsen, Director of Parks and Facilities
- T. Block, GIS Technologist I
- N. Johnston, Legislative Services Administrative Coordinator
- W. Schoenefuhs, Parks Planning Coordinator

Meeting available by teleconference.

1. CALL TO ORDER

Councillor Yacucha will serve as the Chair of the Community Advisory Committee from November 2023 to February 2024.

The Chair called the meeting to order at 7:01pm.

2. TERRITORIAL ACKNOWLEDGEMENT

The Chair read the City of Langford's Territorial Acknowledgment.

3. APPROVAL OF THE AGENDA

MOVED BY: HARDER

SECONDED: MORLEY

THAT the Committee approve the agenda as presented.

Motion CARRIED.

4. PRESENTATIONS

4.1 Goldstream Farmers Market - Tony Oberstellar, President

T. Oberstellar, President, Goldstream Farmers Market provided a verbal presentation to the Committee.

The Chair opened the floor to questions and comments from the Committee. T. Oberstellar, President of Goldstream Farmers Market, B. Hutchins, Director of Corporate Services, and Y. Nielsen, Director of Parks, Recreation and Facilities responded.

4.2 Wild Wise - Mollie Cameron, President

M. Cameron, Wild Wise President provided a presentation to the Committee.

The Chair opened the floor to questions and comments from the Committee. M. Cameron, President, Wild Wise and R. Calver, BC Conservation Service responded.

The Chair opened the floor to questions and comments from the public regarding the presentations made by the Goldstream Farmers Market and Wild Wise. T. Oberstellar, President, Goldstream Farmers Market, M. Cameron, President, Wild Wise, R. Calver, BC Conservation Service, City staff, and Committee members responded.

5. ADOPTION OF THE MINUTES

5.1 Community Advisory Committee Minutes - August 29, 2023

MOVED BY: HARDER

SECONDED: PLOMP

THAT the August 29, 2023 Community Advisory Committee minutes be adopted.

Motion CARRIED.

6. REPORTS

6.1 Desmond Drive - Road Closure and Park Dedication

Y. Nielsen, Director of Parks, Recreation and Facilities & W. Schoenefuhs, Parks Planning Coordinator provided an overview of the report.

The Chair opened the floor to questions and comments from the Committee. B. Hutchins, Director of Corporate Services, Y. Nielsen, Director of Parks, Recreation and Facilities, and W. Schoenefuhs, Parks Planning Coordinator responded.

MOVED BY: HARDER

SECONDED: MORLEY

THAT the Committee recommend that Council:

- a. Give Road Closure Bylaw No. 2133 1st, 2nd, and 3rd readings; AND
- b. Authorize Mayor and CAO to enter into license agreements with the utility companies to permit them to occupy and maintain their existing infrastructure in the Park dedication;

- c. Direct staff to post a public notice as prescribed in the *Community Charter* prior to bylaw adoption; AND
- d. Authorize the Mayor and CAO or Corporate Officer to execute all documents necessary to complete the road closure and park dedication.

Motion CARRIED.

7. ADJOURNMENT

MOVED BY: MORLEY

SECONDED: PLOMP

THAT the Community Advisory Committee meeting adjourn at 8:03 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



City of Langford

Special Council Minutes

November 6, 2023, 1:00 p.m.

Council Chambers

PRESENT:	Mayor S. Goodmanson	Councillor L. Szpak
	Councillor K. Guiry	Councillor M. Wagner
	Councillor C. Harder	Councillor K. Yacucha
	Councillor M. Morley	
ATTENDING:	D. Kiedyk, Chief Administrative Officer	K. Dube, Senior Manager of Information Technology and GIS
	B. Hutchins, Director of Corporate Services	D. Petrie, Senior Manager of Communications & Economic Development - Remote
	M. Watmough, Deputy Director of Corporate Services	C. Aubrey, Fire Chief
	M. Baldwin, Director of Planning and Subdivision	L. Fletcher, Manager of Community Safety and Municipal Enforcement - Remote
	M. Dillabaugh, Director of Finance	W. Robinson, Manager of Building Services
	K. Balzer, Director of Engineering and Public Works	B. Boisvert, Legislative Services Administrative Coordinator
	Y. Nielsen, Director of Parks, Recreation and Facilities	

Meeting available by teleconference

1. CALL TO ORDER

Mayor Goodmanson called the meeting to order at 1:00 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Mayor Goodmanson read the City of Langford's Territorial Acknowledgment.

3. APPROVAL OF THE AGENDA

MOVED BY: YACUCHA

SECONDED: GUIRY

THAT Council approve the agenda as presented.

Motion CARRIED.

4. IN CAMERA RESOLUTION

MOVED BY: YACUCHA

SECONDED: WAGNER

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

- the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Motion CARRIED.

The meeting went in camera at 1:02 pm.

5. ADJOURNMENT

MOVED BY: YACUCHA

SECONDED: MORLEY

THAT Council adjourn the meeting.

Mayor Goodmanson adjourned the meeting at 3:50 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



City of Langford

Council Minutes

November 6, 2023, 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, Director of Corporate Services M. Watmough, Deputy Director of Corporate Services M. Baldwin, Director of Planning and Subdivision 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 Communications & Economic Development - Remote L. Fletcher, Manager of Community Safety and Municipal Enforcement - Remote C. Lowe, IT Support Specialist B. Boisvert, Legislative Services Administrative Coordinator

Meeting available by teleconference.

1. CALL TO ORDER

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

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. MEETING CONDUCT RULES

M. Watmough, Deputy Director of Corporate Services, read the City of Langford's meeting conduct rules.

4. APPROVAL OF THE AGENDA

MOVED BY: GUIRY

SECONDED: YACUCHA

THAT Council approve the agenda as presented.

Motion CARRIED.

5. PUBLIC PARTICIPATION

W. Hobbs, Luxton Rd - re: Item 9.2 - The speaker inquired if the City of Langford belonged to an organization named the international association of public participation. The speaker would like a bylaw regarding public participation.

L. Foxall, Langford - re: Item 9.2 - The speaker would like public consultation for funding allocation. The speaker inquired why staff recommended that the money not be allocated at this time.

P. Hamilton, Granderson Rd - re: Item 8.1 - The speaker is concerned about the manner in which the committee will evolve without public input. The speaker is concerned about the lack of representation of the Intermunicipal Advisory Committee on Disability Issues on the City of Langford's website. The speaker is concerned about accessibility challenges within the City. The speaker would like more input regarding the development of the new committee from persons with lived experiences.

D. Dignam, Reunion Ave - Item 8.2 - The speaker expressed concerns regarding the group representing aid to Ukraine. The speaker is concerned that some group members are doing so to improve political status in the City. The speaker supports option 2 of the resolutions.

D. Stroud, Jeanine Dr - re: Item 8.1 - The speaker expressed concerns regarding having persons with lived experiences be a part of the new committee. re: Item 8.2 - The speaker expressed concerns regarding a municipality contributing funds to global issues. The speaker expressed the funds could be spent on local issues.

K. Robinson, Paige Ave - re: Item 8.2 - The speaker expressed concerns regarding the funds not being used locally. re: Item 8.1 - The speaker requested that persons with lived experiences should be a part of the development of the new committee. re: Item 9.2 - The speaker requested that the public have input on the use of any funds. The speaker would like the funds allocated to parks and infrastructure. The speaker requested that all buildings follow the BC building code for accessibility.

S. Sifert, Walfred Rd - re: Item 8.2 - The speaker supports option 1 of the resolutions. The speaker expressed support for global initiatives.

C. Foxall, Players Dr - re: Item 8.2 - The speaker expressed support for option 1 of the resolutions. Expressed gratitude for the community support for the aid to Ukraine.

L. Foxall, Langford - re: Item 6 - The speaker expressed gratitude for the thoroughness of the October 23, 2023, minutes. re: Item 8.2 - The speaker thanked Bob Beckett for all his hard work with the efforts to acquire aid for the people of Ukraine.

6. CONSENT AGENDA

Minutes of the Special Council Meeting - October 23, 2023 (ADOPT)

Minutes of the Council Meeting - October 23, 2023 (ADOPT)

MOVED BY: YACUCHA

SECONDED: HARDER

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

Minutes of the Special Council Meeting - October 23, 2023 (ADOPT)

Minutes of the Council Meeting - October 23, 2023 (ADOPT)

Motion CARRIED.

7. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

None were removed.

8. REPORTS

8.1 Capital West Accessibility Advisory Committee Terms of Reference

MOVED BY: HARDER

SECONDED: GUIRY

THAT Council approve the Capital West Accessibility Advisory Committee Terms of Reference, facilitating the launch of the inaugural Accessibility Plan initiative.

Motion CARRIED.

Councillor Yacucha opposed.

8.2 Ukraine Support Update (on table)

B. Brown gave a summary of what the funds will be used for in the community of Horokhiv, Ukraine.

MOVED BY: SZPAK

SECONDED: MORLEY

THAT Council supports the contribution of \$5000 to the Ukrainian community of Horokhiv.

Motion CARRIED.

Councillor Yacucha opposed.

9. BYLAWS

9.1 BYLAW NO. 1993 (Background report attached)

"Langford Zoning Bylaw, Amendment No. 633, (3208 and 3212 Happy Valley Rd), Bylaw No. 1993, 2022". (ADOPTION)

MOVED BY: GUIRY

SECONDED: HARDER

THAT Council adopt Bylaw No.1993.

Motion CARRIED.

9.2 BYLAW NO. 2035 (Background report attached)

"Growing Communities Reserve Establishment Bylaw No. 2035, 2023" (FIRST, SECOND AND THIRD READINGS)

MOVED BY: SZPAK
SECONDED: MORLEY

THAT Council give first, second and third reading to Growing Communities Reserve Establishment Bylaw No. 2035, 2023.

Motion CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: HARDER
SECONDED: WAGNER

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

- 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.

Motion CARRIED.

The meeting went in camera at 8:22 pm.

11. ADJOURNMENT

MOVED BY: YACUCHA
SECONDED: HARDER

THAT Council adjourn the meeting.

Mayor Goodmanson adjourned the meeting at 9:56 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



Sustainable Development Advisory Committee Minutes

November 14, 2023, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT:	Councillor K. Guiry Councillor L. Szpak Councillor M. Wagner V. Dumitru B. Gordon	J. Keefer M. McNaughton K. Nentwig M. Turner
ATTENDING:	M. Baldwin, Director of Planning and Subdivision K. Balzer, Director of Engineering and Public Works	N. Johnston, Legislative Services Administrative Coordinator

Meeting available by teleconference.

1. TERRITORIAL ACKNOWLEDGEMENT

J. Keefer, Committee Member read the City of Langford's Territorial Acknowledgement.

M. Baldwin, Director of Planning and Subdivision read the moderator statement for the Sustainable Development Advisory Committee.

2. CALL TO ORDER

The Chair called the meeting to order at 7:02 pm.

3. APPROVAL OF THE AGENDA

MOVED BY: KEEFER

SECONDED: NENTWIG

THAT the Committee approve the agenda as presented.

Motion CARRIED.

4. ADOPTION OF THE MINUTES

4.1 Minutes of the Sustainable Development Advisory Committee - October 16, 2023

MOVED BY: GUIRY

SECONDED: DUMITRU

THAT the minutes of the Sustainable Development Advisory Committee meeting held October 16, 2023 be adopted as circulated.

Motion CARRIED.

5. REPORTS

5.1 Rezoning Application 982-988 Bray Avenue

M. Baldwin, Director of Planning and Subdivision provided an overview of the application.

K. Harvie, Applicant, Woodsmere Holdings Corporation, provided a presentation to the Committee.

The Chair opened the floor to questions and comments from the Committee. M. Baldwin, Director of Planning and Subdivision, K. Balzer, Director of Engineering and Public Works, and K. Harvie, Applicant, Woodsmere Holdings Corporation responded.

The Chair opened the floor to questions and comments from the public. M. Baldwin, Director of Planning and Subdivision, K. Balzer, Director of Engineering and Public Works, and K. Harvie, Applicant, Woodsmere Holdings Corporation responded.

MOVED BY: GUIRY

SECONDED: NENTWIG

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 2019 to amend the zoning designation of the properties located at 982-988 Bray Avenue from One- and Two-Family Residential (R2) to City Centre 1 (CC1) subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$750 towards the Affordable Housing Reserve Fund; and
 - ii. \$2,850 towards the General Amenity Reserve Fund;

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

- b. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 1. Full frontage improvements;
 2. A mitigation plan;
 3. A storm water management plan; and

4. A construction parking management plan.
- ii. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;
 - iii. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;
 - iv. 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;
 - v. That the developer submit the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determiner different setbacks than what is prescribed in the zone or from what has been grated through variances;
 - vi. That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that requires a minimum 10% of units constructed be rented at a rate no higher than 30% of the median renter income as calculated by the Canadian Mortgage and Housing Corporation for Langford for a term not less than 10 years or that a minimum of 5% of the units constructed be directed to and sold in accordance with the terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN). The developer shall identify the Attainable Units on the plans submitted for the required Development Permit application.
- c. Authorize the Director of Planning and Subdivision to issue the following variance in the Form and Character Development Permit for 982-988 Bray Avenue:
 - i. That Section 6.57.07(1)(b) of Zoning Bylaw No. 300 be varied to reduce the interior lot line setback of a building or structure from the required 3 m to 2 m.
 - d. Prior to public hearing, the applicant provide the following changes:
 - i. More prominent street presence for ground floor units
 - ii. Design considerations for accessibility and universal design including washer and dryer machines.

Amendment:

MOVED BY: MCNAUGHTON

SECONDED: GORDON

THAT the main motion be amended to include the following under Section B as item "vii":

vii. That no occupancy permit be issued for the proposed building until a strata plan for the building has been registered, to the satisfaction of the Approving Officer.

Motion CARRIED.

Amendment:

MOVED BY: WAGNER

SECONDED: KEEFER

THAT the main motion be amended to include the following section "e":

e. That the proposed car share program and electric heat pumps be provided as a condition of rezoning to the satisfaction of the Director of Engineering and Chief Building Inspector.

Motion CARRIED.

The vote was taken on the main motion as amended and declared CARRIED.

5.2 Development Variance Permit 2038 Troon Court

M. Baldwin, Director of Planning and Subdivision provided an overview of the application.

C. Prat, Applicant, provided a presentation to the Committee.

The Chair opened the floor to questions and comments from the Committee. M. Baldwin, Director of Planning and Subdivision, K. Balzer, Director of Engineering and Public Works, and C. Prat, Applicant responded.

MOVED BY: MCNAUGHTON

SECONDED: GUIRY

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 2038 Troon Court with the following variances to Zoning Bylaw No. 300:
 - a. That Section 3.05.02(5) be varied to reduce the minimum side lot line setback for an accessory building from 1.0m to 0.72m;
 - b. That Section 3.05.01(8) be varied to reduce the setback required for the eaves of the accessory building from 0.45m to 0.36m; AND
 - c. That Section 6.95.05 be varied to allow an accessory building to be located within the rear yard that abuts a golf course.

d. Variances pertain only to the existing structure.

Amendment:

MOVED BY: WAGNER

SECONDED: DUMITRU

THAT the main motion be amended to include the following as item "e":

e. Include screening plantings, between the shed and the property line, to the satisfaction of the Director of Planning, as a condition of the variance.

Motion CARRIED.

McNaughton OPPOSED

The vote was taken on the main motion as amended and declared CARRIED.

6. ADJOURNMENT

MOVED BY: NENTWIG

SECONDED: MCNAUGHTON

The Chair adjourned the meeting at 8:46 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



City of Langford

Staff Report to Community Advisory Committee

DATE: Thursday, November 2, 2023

DEPARTMENT: Administration

SUBJECT: Desmond Drive - Road Closure and Park Dedication

BACKGROUND:

At the intersection of Latoria Road and Desmond Drive there is a green space area of approximately one acre on the east side of Desmond Drive. This green space area is currently an undeveloped road right-of-way that has been used as a stormwater detention pond since it was dedicated as road in 1998. The area contains mature trees, plant vegetation, and wildlife habitat. Staff are recommending that Council consider closing this portion of Desmond Road and formally dedicate the area as Park, and that the land ultimately be improved for the benefit of the surrounding neighbourhoods.

Staff have attached the draft bylaw identifying the legal description and legal plan to be registered upon approval.

COMMENTARY:

The Parks and Engineering departments have been discussing the opportunity of enhancing the proposed area by formalizing existing and new trails in support of pedestrian connectivity along the Latoria Road corridor. In recent years, pedestrian trails were constructed along Latoria Road to the east and west of the subject area, as well as on the west side of Desmond Drive leading into the Delbush Lane neighbourhood. The dedication of this park would provide a continuous green corridor along Latoria Road in perpetuity.

Currently, this area is dedicated as road right-of-way and therefore is subject to the regulations of the Highway Use Bylaw No. 33 (known informally as “the Traffic Bylaw”). Should the proposed park dedication be approved, the area would become subject to the Municipal Parks Regulation Bylaw No. 177 (the “Parks Bylaw”). The Parks Bylaw contains more park and open space specific regulations including allowing dogs and other pets, and permitting activities not be captured by the Traffic Bylaw. In addition to creating regulatory ease and simplicity, this area and all enhancement features would be added to the Parks department asset inventory. The pond itself would remain the responsibility of the Engineering department as it serves as storm water management infrastructure.

The Parks department allocated \$53,000 in the 2023 Parks Capital Budget for enhancement of the Desmond Pond area. Enhancements are proposed to include a trail of approximately 240 metres around the pond, seating and rest areas, and native vegetation restoration. It is anticipated that these works will not have any negative impact on the wildlife habitat as the wildlife areas are not being disturbed. While the Parks Department is anticipating that there will be no large tree removal, should any hazardous trees need to be removed, efforts will be made to use those trees to create wildlife habitat and nurse logs. In addition to the Parks enhancements, the Engineering Department, through the sidewalk infill program along Latoria Road, has expressed interest in building a three-metre-wide pedestrian pathway, a formalized school bus stop, and a crosswalk at Desmond Road. Due to the nature of the works and the time remaining in the fiscal year, it is likely that some or all of the works will be deferred to 2024.

Mayor and Council should note that there are overhead power lines with cable and telecommunications running across the south corner of this area. The City and the utility companies will need to enter into non-exclusive license to occupy agreements for this infrastructure.

Figure 1.0: Subject Area



FINANCIAL IMPLICATIONS:

There will be some costs associated with preparing the necessary survey plans and filing the necessary documents at the Land Titles Office. Staff estimate these costs to be less than \$10,000.00.

\$53,000 was approved in the Parks Capital Budget for enhancement works around Desmond pond. These enhancements will be coordinated with Engineering's pedestrian connectivity upgrades along the northside of Latoria Road, including a school bus drop-off area, protected walking path and crosswalk. Final costs are not known at this time, as staff have held off on drafting final plans until direction from Council is received regarding the dedication.

The area is currently maintained through the roads contract with VCMMC, should this dedication occur, the area would be moved to fall within the park contract with VCMMC. It is expected that this will not result in any significant maintenance costs; however, with the creation of new trails there will be some additional costs. The actual amount of these costs will be determined upon the completion of the proposed trails.

LEGAL IMPLICATIONS:

To dedicate this land as park, the road must be closed in accordance with Section 40 of the *Community Charter*. Once the road is closed, it will be dedicated as park by depositing a plan at the Land Title Office.

As required in the *Community Charter*, public notice of intention to close the road must be posted in the local newspaper for two consecutive weeks.

Should the area be dedicated as park, it would be subject to regulation through the Municipal Parks Regulation Bylaw No. 177 as amended.

OPTIONS:**Option 1**

THAT the Committee recommend that Council:

- a. Give Road Closure Bylaw No. 2133 1st, 2nd, and 3rd readings; AND
- b. Authorize Mayor and CAO to enter into license agreements with the utility companies to permit them to occupy and maintain their existing infrastructure in the Park dedication;
- c. Direct staff to post a public notice as prescribed in the *Community Charter* prior to bylaw adoption; AND

- d. Authorize the Mayor and CAO or Corporate Officer to execute all documents necessary to complete the road closure and park dedication.

OR Option 2

THAT the Committee recommend that Council take no action at this time with respect to Road Closure Bylaw No. 2133.

SUBMITTED BY: Daryl Minifie, ASCT, Senior Land Development Technologist

Concurrence: Leah Stohmann, MCIP, RPP Deputy Director of Planning and Subdivision

Concurrence: Donna Petrie, Senior Manager of Business Development and Events

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

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

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

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

Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Braden Hutchins, Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

**SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA**

PAGE OF PAGES

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

1. BC LAND SURVEYOR: (Name, address, phone number)

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:	Control Number:
Plan Number:	
This original plan number assignment was done under Commission #:	LTO Document Reference:

3. CERTIFICATION:	Form 9	Explanatory Plan	Form 9A
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The field survey was completed on: (YYYY/Month/DD) The checklist was filed under ECR#:

The plan was completed and checked on: (YYYY/Month/DD)

I am a British Columbia land surveyor and certify that

this plan was completed and checked on: (YYYY/Month/DD)

that the checklist was filed under ECR#:

and that the plan is correct in accordance with Land Title Office records.

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of	(YYYY/Month/DD)	None	Strata Form S
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None	Strata Form U1	Strata Form U1/U2
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I am a British Columbia land surveyor and certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan

Certification Date: (YYYY/Month/DD)

I am a British Columbia land surveyor and certify:

1. That the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan subject to clause 2 of this endorsement

2. That certain parts of the buildings are not within the external boundaries but appropriate and necessary easements of other interests are registered as set out in section 244 (1)(f) of the Strata Property Act.

Registered Charge Number(s):

Certification Date: (YYYY/Month/DD)

Arterial Highway	I am a British Columbia land surveyor and certify that I am authorized by the Minister of Transportation and Infrastructure under section 44.1 of the Transportation Act to show certain lands identified on this plan dedicated as Arterial Highway.
------------------	---

Remainder Parcel (Airspace)	I am a British Columbia Land Surveyor and certify that no portion of the parcels or dedications created on this plan overlap vertically, that is, lie above or below any portion of the Air Space parcels on Air Space Plan
-----------------------------	---

4. ALTERATION: LTO Document Reference:

This is an alteration to a previous version of this plan identified by control number:

DESCRIPTION OF ALTERATION: SEE SCHEDULE

Reference Plan of Closed Road, Section 70,
Metchosin District, Plan EPP130989.

Plan EPP130990

Pursuant to Section 107 of the Land Title Act.

BCGS 92B.043



The intended plot size of this plan is 432 mm in width by 560 mm in height (C size) when plotted at a scale of 1:500

Legend:

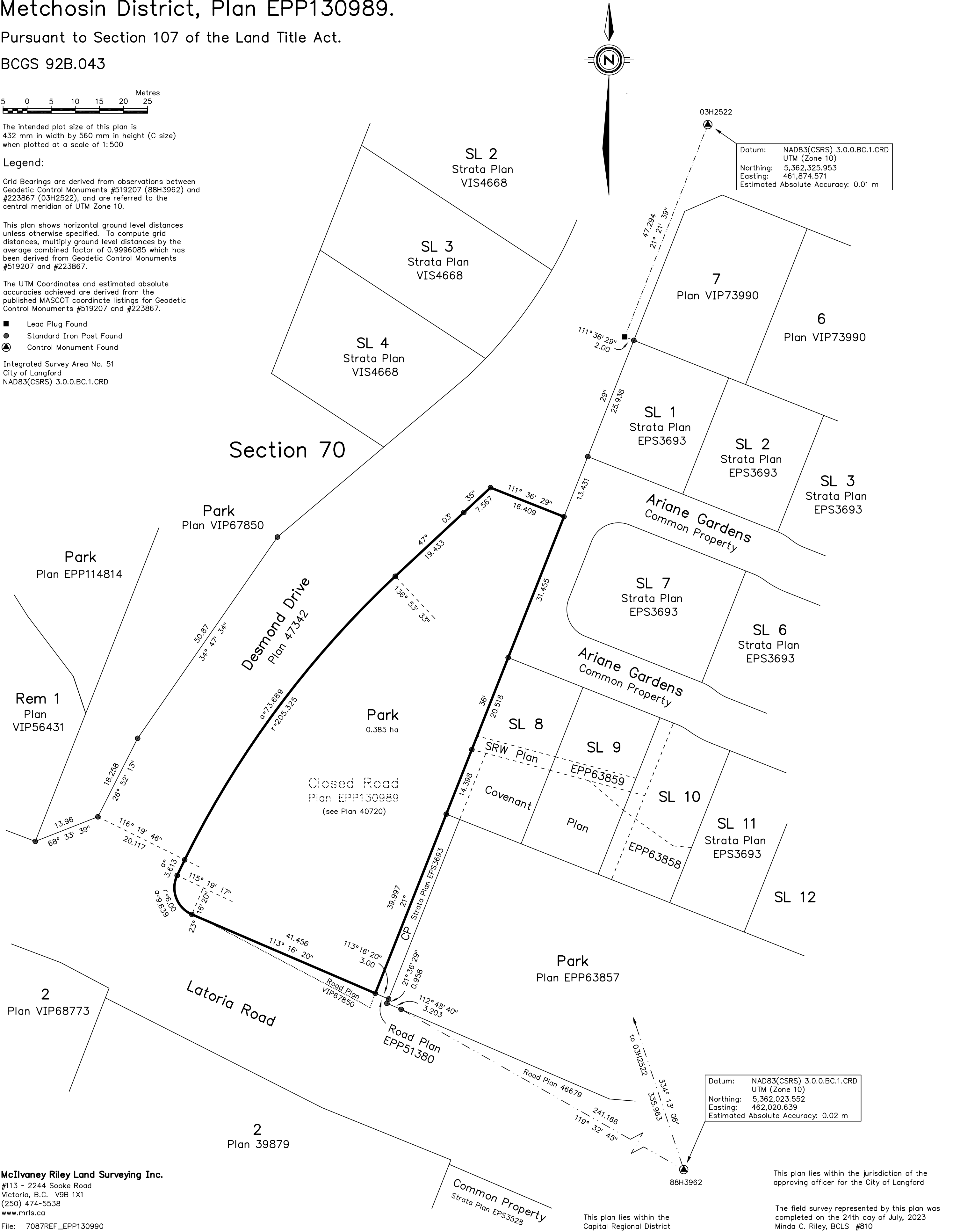
Grid Bearings are derived from observations between Geodetic Control Monuments #519207 (88H3962) and #223867 (03H2522), and are referred to the central meridian of UTM Zone 10.

This plan shows horizontal ground level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9996085 which has been derived from Geodetic Control Monuments #519207 and #223867.

The UTM Coordinates and estimated absolute accuracies achieved are derived from the published MASCOT coordinate listings for Geodetic Control Monuments #519207 and #223867.

- Lead Plug Found
- Standard Iron Post Found
- Control Monument Found

Integrated Survey Area No. 51
City of Langford
NAD83(CSRS) 3.0.0.BC.1.CRD



CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 2133, 2023
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 0.385 ha known as Desmond Drive which was dedicated as highway by Plan VIP67850 and is shown outlined in a bold black line on reference plan of Closed Road EPP130990 prepared Minda C. Riley, BCLS 810, 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 0.385 ha of highway which were dedicated as highway (which was dedicated by Plan EPP130989) 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.

5. This Bylaw may be cited as “Road Closure Bylaw No. 2133 (a portion of Desmond Drive), 2023”.

READ A FIRST TIME this day of , 2023.

READ A SECOND TIME this day of , 2023.

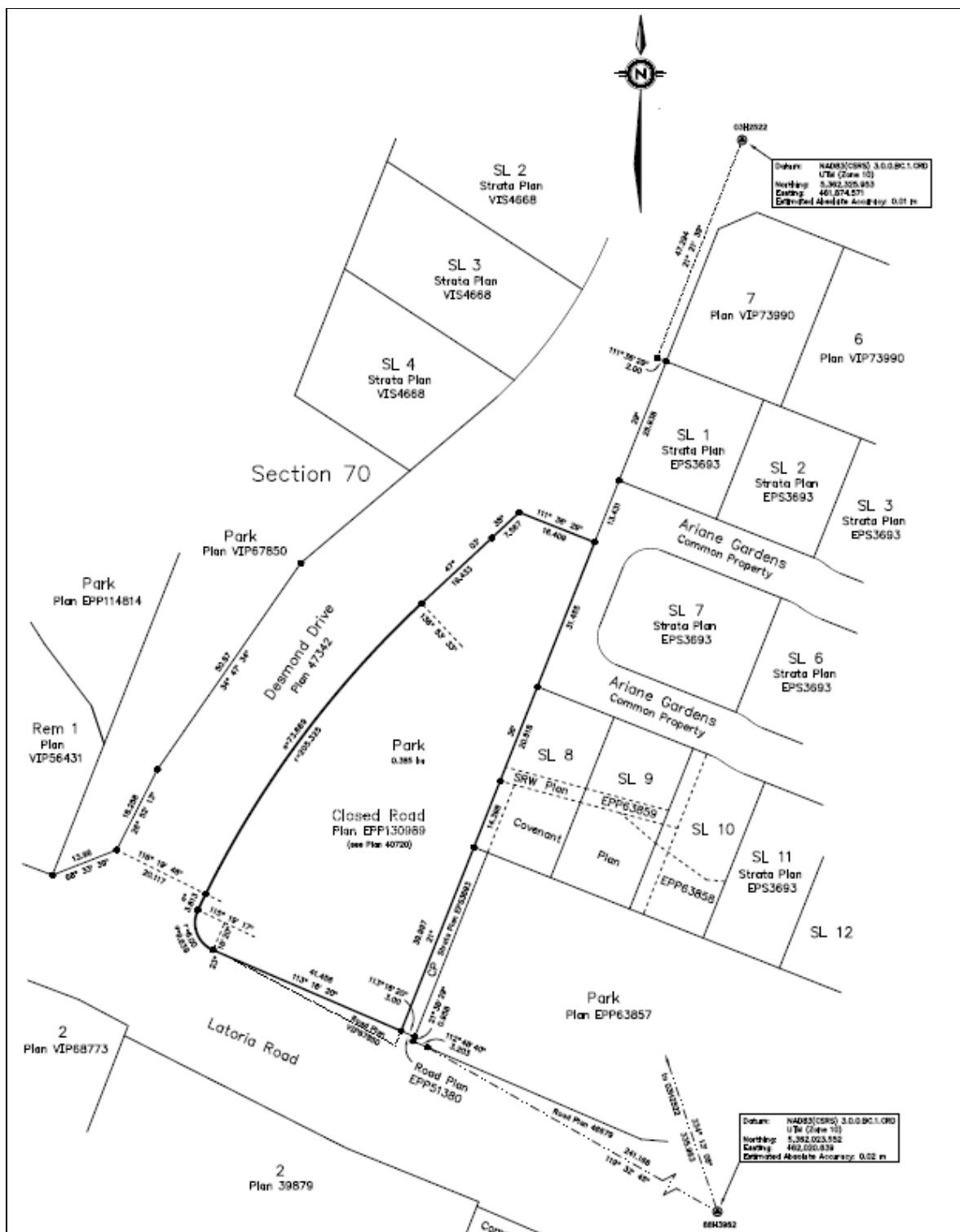
READ A THIRD TIME this day of 2023.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day
of _____, 2023.

ADOPTED this day of 2023.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER





City of Langford

Staff Report to Sustainable Development Advisory Committee

DATE: Tuesday, November 14, 2023

DEPARTMENT: Planning

APPLICATION NO.: Z22-0025

SUBJECT: Bylaw No. 2019 – Application to rezone 982, 984, 986 and 988 Bray Avenue from the One- and Two-Family Residential (R2) zone to the City Centre 1 (CC1) zone to allow for a 6-storey multi-family residential building.

PURPOSE:

Kristian Harvie of Woodsmere Holdings Corporation has applied to rezone 982-988 Bray Avenue from the R2 (One- and Two-Family Residential) zone to the CC1 (City Centre One) zone in order to construct a six-storey multi-family building containing approximately 59 residential units.

BACKGROUND:

PREVIOUS APPLICATION(S)

- Z21-0033: The City previously received an application to rezone the subject properties to CC1 in order to construct a four-storey multi-family residential building that would have contained approximately 43 residential units.

Bylaw No. 2019 received first reading on January 2022 and, prior to a Public Hearing being held, the subject properties were sold to the current owners. As the current owners wish to pursue a different design and different level of density, this application has been referred to the Sustainable Development Advisory Committee for comment. Bylaw No. 2019 does not need to be updated to reflect the new proposal, so should Council choose to proceed with further consideration of this application, a Public Hearing will be held prior to consideration of Second and Third Readings.

Table 1: Site Data

<i>Applicant</i>	Kristian Harvie	
<i>Owners</i>	Woodsmere Holdings Corporation	
<i>Civic Addresses</i>	982, 984, 986 and 988 Bray Avenue	
<i>Legal Descriptions</i>	982 and 984 Bray Avenue: Lot 4, Section 79, Esquimalt District, Plan 10124 (PID: 000-138-088) 986 and 988 Bray Avenue: Lot 3, Section 79, Esquimalt District, Plan 10124 (PID: 000-059-803)	
<i>Size of Properties</i>	1,937 m ² (0.48 acres)	
<i>DP Areas</i>	City Centre	
<i>Zoning Designation</i>	Existing: One- and Two-Family Residential (R2)	Proposed: City Centre 1 (CC1)
<i>OCP Designation</i>	Existing: City Centre	Proposed: City Centre

SITE AND SURROUNDING AREA

The existing properties each contain a two-family dwelling, and all properties are flat in nature. There are no trees or bushes on the subject properties, and surrounding properties have minimal tree coverage overall. To the south are similar properties containing some one- and two-family dwellings as well as townhouses to the west and to the east two six-storey rental buildings are currently under construction. To the north is Centennial Park, which contains baseball diamonds, tennis courts, and a playground.

Ruth King Elementary School is located approximately 1 km away on Jacklin Road and Spencer Middle School is located approximately 450 m away, located on Goldstream Avenue. School District No 62 has been made aware of this application such that they can consider the proposed increase in density in this area as part of their long-range facility planning.

The E&N Rail Trail is located approximately 450 m away, with access from Station Avenue and the Galloping Goose Regional Trail is located approximately 1.5 km away with an access from Jacklin Road.

Table 2: Surrounding Land Uses

	<i>Zoning</i>	<i>Use</i>
<i>North</i>	P2 (Community Institutional)	Recreational
<i>East</i>	R2 (One- and Two-Family Residential)	One-Family Residential
<i>South</i>	R2 (One- and Two-Family Residential)	One and Two-Family Residential
<i>West</i>	RT1 (Residential Townhouse)	Townhomes

Figure 1: Subject Properties



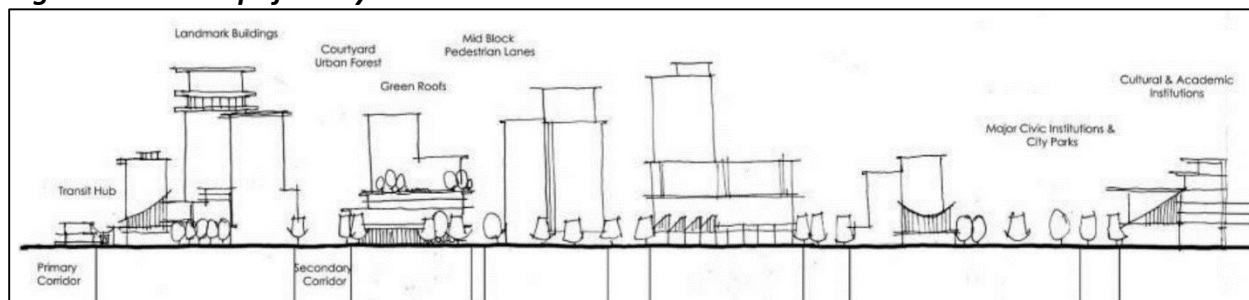
COUNCIL POLICY

OFFICIAL COMMUNITY PLAN

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

- *A major regional growth centre that support a wide range of high density housing, including affordable and rental housing*
- *A major employment area for institutional, office, commercial, light industrial uses*
- *Major civic uses and public buildings are key landmarks*
- *A major place of community gathering and celebration*
- *A wide range of public squares, parks and open spaces are integrated throughout*
- *The City’s major entertainment and/or cultural precinct*
- *Inter-city and/or inter-regional transit hub connect residents*

Figure 2: A Concept for City Centre



The applicant's proposal meets many objectives of the City's OCP relating to accessible, family-oriented housing, multi-modal connectivity, and alternative transportation/traffic reduction. In addition, approximately 45% of units include two bedrooms.

DESIGN GUIDELINES

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

S1 Centennial Park

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

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

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

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



Further to these Neighborhood Guidelines, the subject properties were identified as being appropriate for consideration of the CC1 Zone on the City Centre Concept Map forming part of the City Centre design guidelines. The CC1 Zone allows for apartment buildings with optional ground floor commercial and a maximum height of 6-storeys. As such, this proposal is consistent with the City Centre Concept Map. Council may wish to note that the applicant is proposing an entirely residential building, with no ground floor commercial units.

DEVELOPMENT PERMIT AREAS

The subject properties are not located within any of the Environmental Protection or Hazardous Area Development Permit Areas. However, these properties are located within the City Centre Development Permit Area and since the proposal is for a multi-family development, a Development Permit for Form and Character will be required. A conceptual elevation drawing is shown in this report as Figure 3; however, these will be further reviewed and refined as part of the Development Permit process to ensure the design is consistent with the City's Design Guidelines.

LOW CARBON CONCRETE

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

ATTAINABLE HOUSING POLICY

Currently, the City's Attainable Housing Policy requires all new developments with 4-storeys or more to participate in the program but does not set out specific requirements for purpose built rental buildings. On February 21st, 2023, Council passed a resolution to direct staff to add requirements for purpose-built rental buildings for Council's consideration and to review individual proposals on a case-by-case basis in the interim, provided they meet a benchmark of including at least 10% of the units in a building for at least 10% below market rent. As we are still in the interim stage, the applicant wishes to provide at least 10% of the units at 30% of the median renter income as calculated by the Canadian Mortgage and Housing Corporation for a period of 10 years, or otherwise meet the City's current Attainable Home Ownership Policy in the event that they proceed with a condo building.

The current market rent, 10% below market rent per Council's resolution, and the rent that would be required based on 30% of the median renter income is summarized below:

Table 3 – Rent Comparison

	Studio	1-bedroom	2-bedroom
<i>Current Market Rent (Victoria)</i>	\$1,850	\$2,095	\$2,789
<i>10% Below Current Market Rent</i>	\$1,665	\$1,885.50	\$2,510.10
<i>Rent Based on 30% of Median Renter Income (Langford Housing Needs Report, 2020)</i>	\$1,336.48	\$1,336.48	\$1,336.48
<i>Difference Between 10% Below Market and 30% of Renter Income</i>	\$328.52	\$549.02	\$1,173.62

While the other purpose-built rental projects that have been considered by Council since February have committed to a longer term of 25 years, this proposal does achieve a higher level of affordability than 10% below market value as indicated by the last row in the table above. This proposal achieving deeper affordability over a shorter term is in line with the CMHC MLI Select program, which the applicant intends to utilize.

Council may wish to proceed with the applicant's attainable housing proposal, or direct them to instead proceed with the providing the units at 10% below market rent for a longer term of 25 years. In either case, Council should require the applicant to enter into a Housing Agreement securing the units prior to the issuance of a building permit. The specific units will be confirmed through the development permit process.

COMMENTARY:

DEVELOPMENT PROPOSAL

The applicant is proposing to rezone the subject properties to CC1 (City Centre) in order to construct a six-storey rental apartment building that would contain approximately 59 residential units. The proposal includes a mix of studios (10), one-bedrooms (22), two-bedrooms (27). All proposed ground floor units abutting Bray Avenue have individually accessed entrances from the street, allowing the proposal to achieve the CC1 zoning requirement to have a minimum of 80% active building frontage. While a private balcony is provided for every unit, the proposal also includes a common outdoor amenity space, on the sixth floor.

The existing properties would be consolidated into one lot and there would be a single point of entry and exit located at the east side of the property. This entryway would provide direct access to the ramp for

the underground parkade. Council may wish to require that the lot consolidation occur prior to issuance of a Development Permit for Form and Character.

To remain consistent with other multi-family developments that have recently been rezoned, Council may wish to require the onsite parking stalls be secured to each unit in accordance with the Zoning Bylaw parking requirements to ensure separate rent is not charged for a parking space. This would prevent future tenants from declining to pay separately for a parking stall and choosing to park on the surrounding streets instead.

The applicant is proposing to provide one bike parking stall per unit in accordance with Zoning Bylaw No. 300. In addition, 10% of the bike stalls are proposed to be equipped with electrical charging capabilities.

The developer will be required to provide a Fire Underwriters Survey (FUS) Report to verify that sufficient water pressure is available to serve the development. The developer will be responsible for providing FUS calculations prior to the issuance of a development permit. The developer should be aware that the spatial distance between buildings may be affected by the FUS report and will take precedence over any setback requirements of the Zone. A condition, within a Section 219 covenant registered on the property, should make the developer aware of the requirement to submit the FUS calculations prior to the issuance of a DP to develop the site.

Additionally, the applicant is proposing to vary the interior (east) lot line setback from 3 m to 2 m to accommodate the port cochere (sheltered drive aisle). The neighbouring property that is affected by the requested variance is a rental building owned by the same applicant. If Council has no objection to the requested variance, they may wish to authorize the Director of Planning to issue the noted variance within the Development Permit. Conversely, if they do not support this variance, they may wish to direct the applicant to redesign the project to comply with current setbacks.

As Council has now adopted Bylaw No. 2054 to establish Electric Vehicle rough-in requirements, a Covenant is no longer required as a condition of rezoning.

As this is a purpose-built rental building and the applicant is committing to attainable rental units, Council may wish to waive the typical requirement that the applicant strata-title the building.

Figure 3: Concept Rendering – South View



Table 4: Proposal Data

	Permitted by R2 (Current Zone)	Permitted by CC1 (Proposed Zone)
<i>Permitted Uses</i>	<ul style="list-style-type: none"> • One or Two-Family Dwelling • Group Day Care • Home Occupation 	<ul style="list-style-type: none"> • Apartment • Hotel • Office • Retail Store
<i>Density</i>	n/a	5.0 FAR
<i>Height</i>	9m (30 ft)	6 storeys
<i>Site Coverage</i>	40% max	n/a
<i>Front Yard Setback</i>	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion	2.0m (6.6 ft) 1-2 storeys 4.0m (13 ft) 3+ storeys
<i>Interior Side Yard Setback</i>	1.5m (5.0 ft)	3.0 (9.8 ft)*
<i>Exterior Side Yard Setback</i>	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion	2.0m (6.6 ft) 1-2 storeys 4.0m (13 ft) 3+ storeys
<i>Rear Yard Setback</i>	5.5m (18 ft)	3.0 (9.8 ft)
<i>Parking</i>	2 per unit + 1 per suite	1.25 per 0-2 bedrooms 2.25 per 3 + bedrooms

***Variance to 2.0m (6.6 ft) Requested.**

MULTI-MODAL NETWORK

BC Transit bus stops are located near the development site and provide service to Routes 53 and 56 located within approximately 140 m proximity of the proposed development. Additionally, the Langford Exchange is located approximately 850 m away from the subject properties.

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

INFRASTRUCTURE

STORMWATER MANAGEMENT

The applicant will be required to provide a stormwater management plan to the satisfaction of the Director of Engineering prior to the issuance of a building permit or subdivision approval, whichever is first. As part of their application, the applicant has submitted a stormwater technical memo outlining how they plan to adequately manage stormwater on-site. This memo has been reviewed and approved by the Director of Engineering.

SEWER

A sewer main exists within Bray Avenue fronting this site. The developer will be required to connect the new development to the main, through approved civil drawings. Any sewer works within dedicated road right of ways will be constructed by West Shore Environmental Services at the applicant's expense.

CONSTRUCTION PARKING AND TRAFFIC MANAGEMENT PLAN

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

MITIGATION PLAN

As per Bylaw No. 1000, Section 2.5, a Mitigation Plan is required prior to land alteration to the satisfaction of the Director of Engineering (this is an interim measure for all developments, until the Good Neighbour Policy is adopted). A Mitigation Plan, currently, is required where there are reasonable grounds to anticipate discharge of contaminants, pollutants, silts, airborne particulates (dust) or toxic material to natural watercourses, municipal ditches and sewage systems, public or private lands and waters or the atmosphere.

FINANCIAL IMPLICATIONS:

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 5 and 6 below.

COUNCIL'S AMENITY CONTRIBUTION POLICY

The amenity contributions that apply as per Council's current Affordable Housing and Amenity Contribution Policy are summarized in Table 4 below, based the current floor plans and total density of 59 residential unit.

Table 5 – Amenity Contributions per Council Policy

Amenity Item	Per unit / area contribution	Total
<i>General Amenity Reserve Fund</i>	\$2,850 per residential unit (1st through 4 th storeys)	\$111,150
	\$1,425 per residential unit (5 th & 6 th storeys)	\$28,500
<i>Affordable Housing Reserve Fund</i>	\$750 per residential unit (1st through 4 th storeys)	\$29,250
	\$375 per residential unit (5 th and 6 th storeys)	\$7,500
TOTAL POLICY CONTRIBUTIONS		\$176,400

Table 6 - Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total
<i>Roads</i>	\$3,092.39	\$182,451.01
<i>Park Improvement</i>	\$1,348	\$79,532
<i>Park Acquisition</i>	\$90	\$5,310
<i>ISIF</i>	\$331.65	\$19,567.35
Subtotal (DCC's to Langford)		\$286,860.36
<i>CRD Water</i>	\$1,644	\$96,996
<i>School Site Acquisition</i>	\$600	\$35,400
TOTAL DCC's (estimated)		\$419,256.36

LEGAL IMPLICATIONS:

Should Council choose to proceed with consideration of Bylaw No. 2019, a Public Hearing will be scheduled in accordance with the requirements of the *Local Government Act*.

The amenity contributions specified in Table 5 above are incorporated into Bylaw No. 2019, and will be payable at the time of building permit along with the current Development Cost Charges specified in the various DCC Bylaws.

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

OPTIONS:

Option 1

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 2019 to amend the zoning designation of the properties located at 982-988 Bray Avenue from One- and Two-Family Residential (R2) to City Centre 1 (CC1) subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$750 towards the Affordable Housing Reserve Fund; and
 - ii. \$2,850 towards the General Amenity Reserve Fund;

Subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy and the Attainable Housing Policy depending on use and height.
 - b. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 1. Full frontage improvements;
 2. A mitigation plan;
 3. A storm water management plan; and
 4. A construction parking management plan.
 - ii. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;

- iii. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;
 - iv. 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;
 - v. That the developer submit the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determiner different setbacks than what is prescribed in the zone or from what has been grated through variances;
 - vi. That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that requires a minimum 10% of units constructed be rented at a rate no higher than 30% of the median renter income as calculated by the Canadian Mortgage and Housing Corporation for Langford for a term not less than 10 years or that a minimum of 5% of the units constructed be directed to and sold in accordance with the terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN). The developer shall identify the Attainable Units on the plans submitted for the required Development Permit application.
- c. Authorize the Director of Planning and Subdivision to issue the following variance in the Form and Character Development Permit for 982-988 Bray Avenue:
- i. That Section 6.57.07(1)(b) of Zoning Bylaw No. 300 be varied to reduce the interior lot line setback of a building or structure from the required 3 m to 2 m.

OR Option 2

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to rezone 982-988 Bray Avenue under Bylaw No. 2019 until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

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

SUBMITTED BY: Matt Notley, Planner II, Long Range Planning

Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

Concurrence: Donna Petrie, Senior Manager of Business Development and Events

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

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

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

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

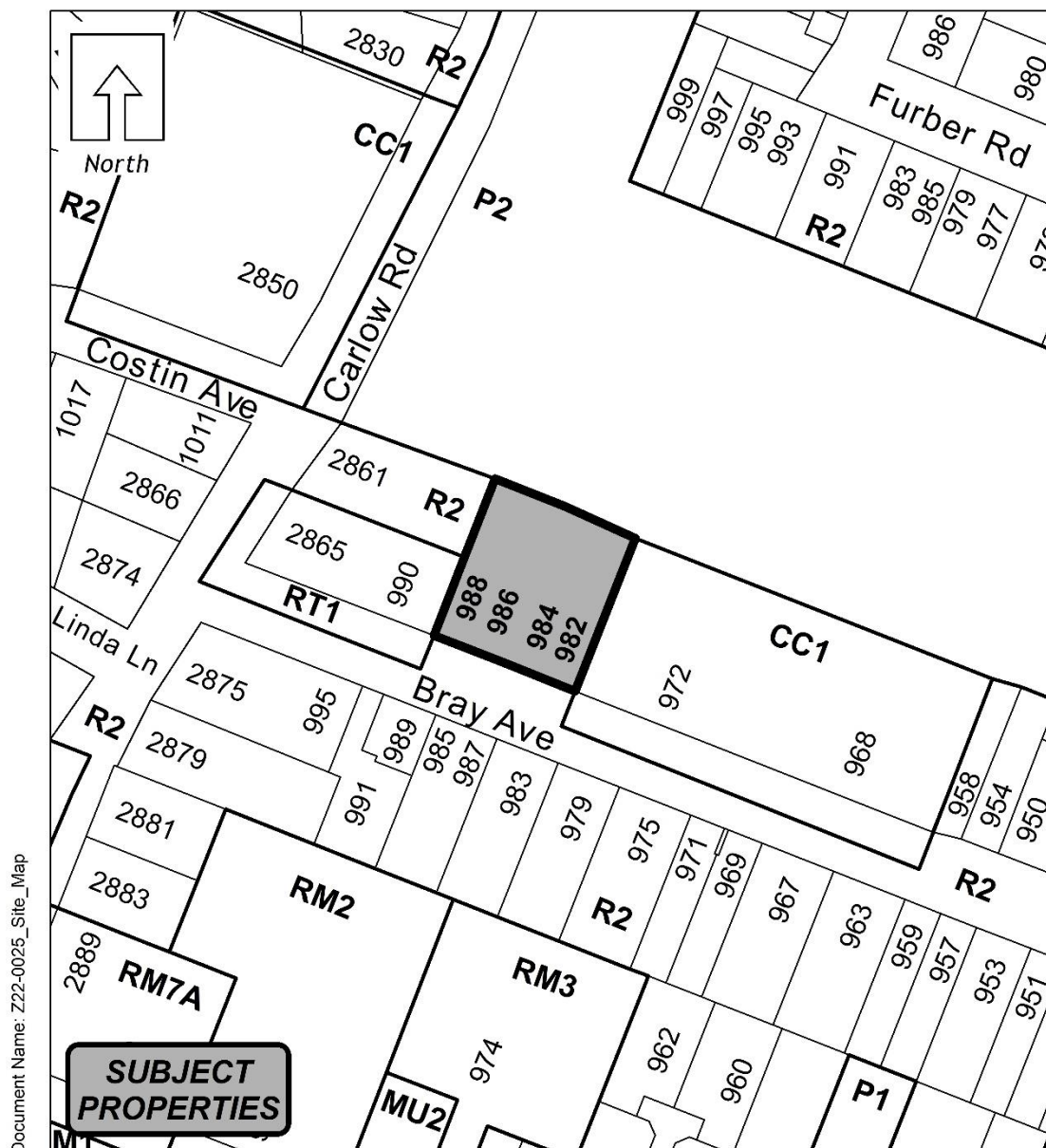
Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Braden Hutchins, Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A – Site Map

**REZONING BYLAW AMENDMENT
 (Z22-0025)
 982, 984, 986 and 988 Bray Ave**



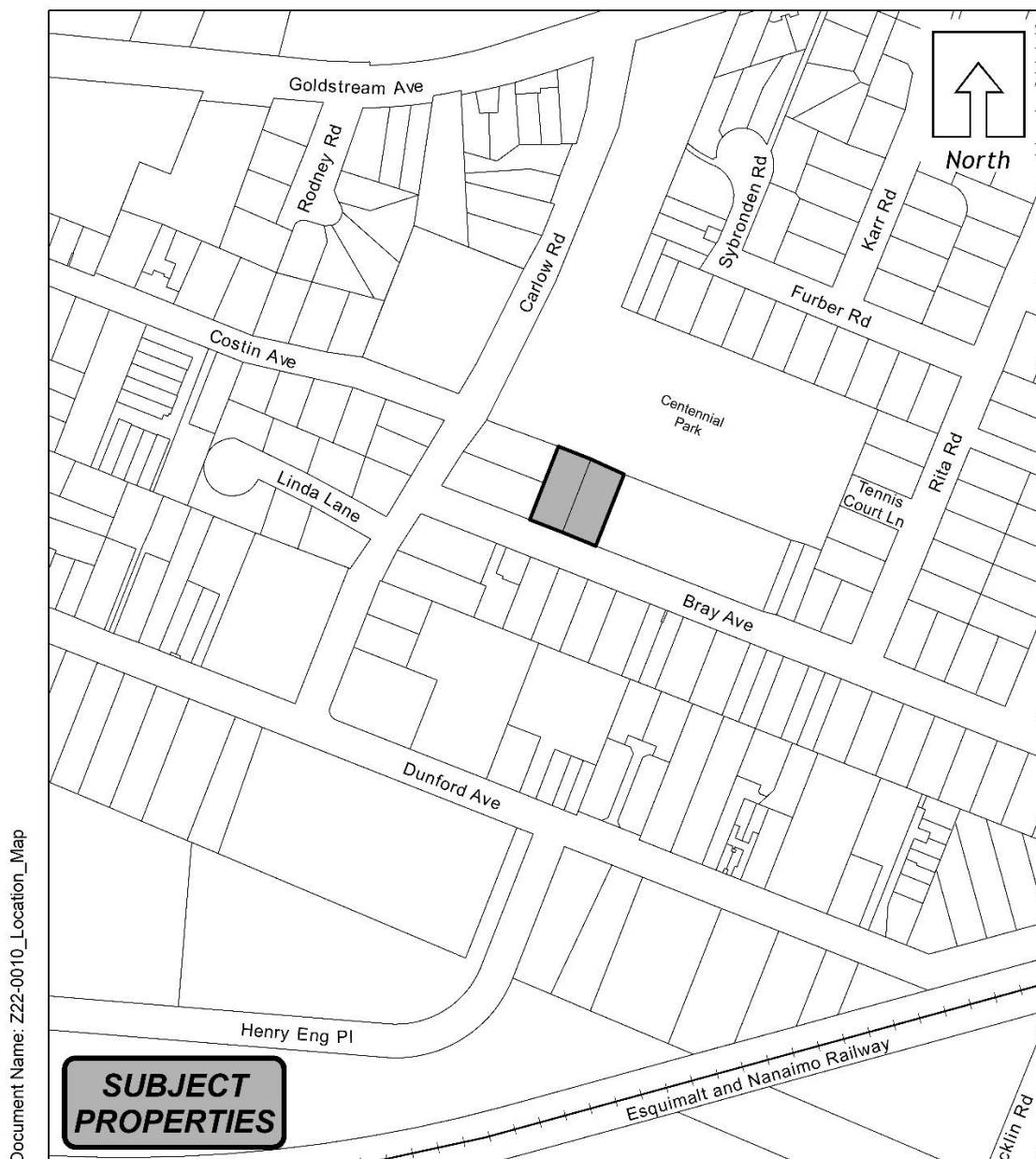
Document Name: Z22-0025_Site_Map

Scale: N.T.S.

Last Revised: 2022-06-13

Appendix B – Location Map

**REZONING BYLAW AMENDMENT
 (Z22-0025)
 982, 984, 986 and 988 Bray Ave**



Scale: N.T.S.

Last Revised: 2022-06-13

Woodsmere

creating quality

Bray Park Apartments , City of Langford
Rezoning Application

About Woodsmere

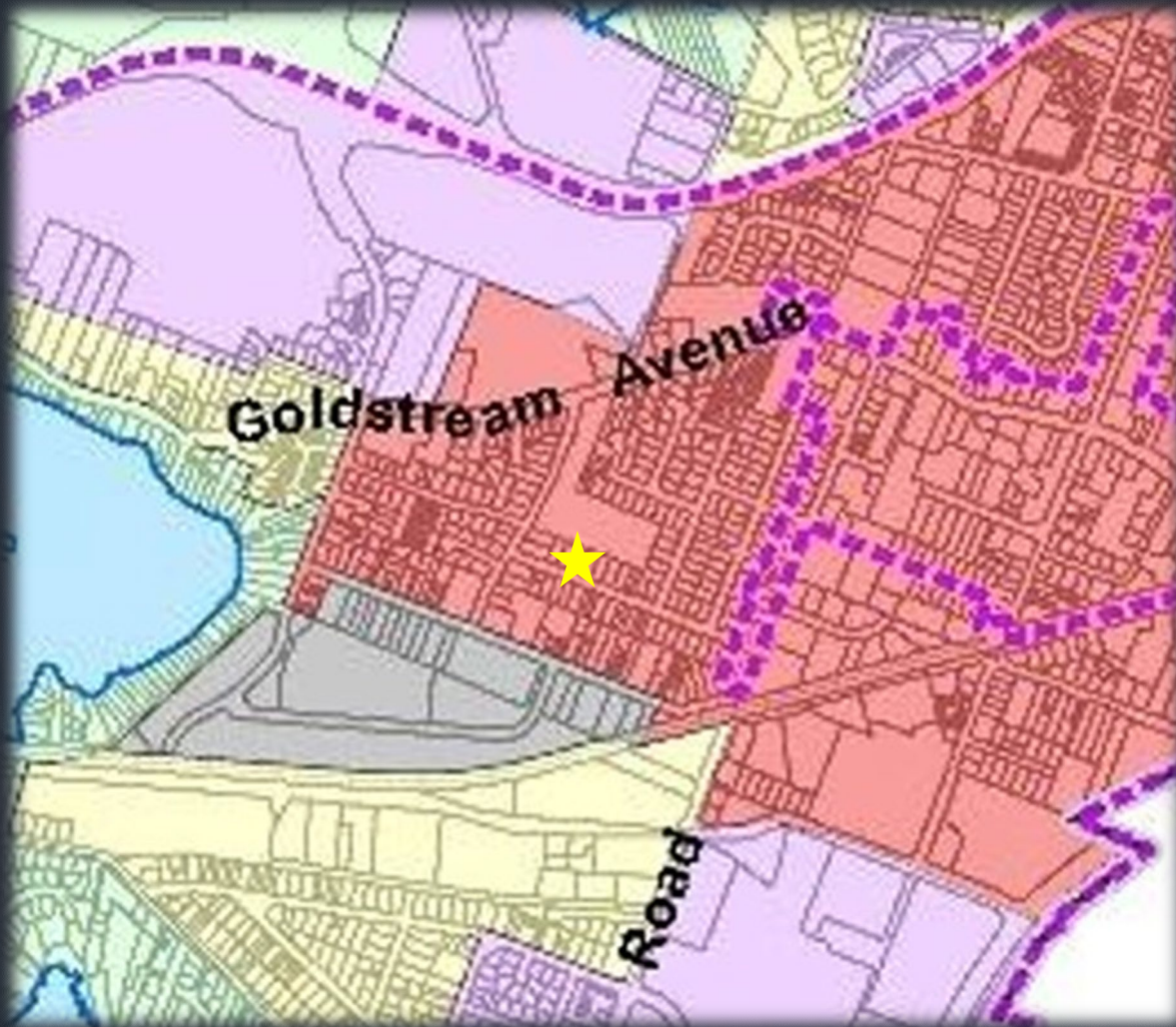


BUILDING MORE THAN A PLACE TO LIVE; WE FOCUS ON CREATING A WAY OF LIFE.








Woodsmere Holdings Corp. is a vertically integrated holding corporation specializing in land acquisitions, multi-family design, purpose-built rental development, and in-house property management. We maintain and operate a real estate portfolio of purpose-built rental apartments across Western Canada. Creating rental communities in the most desired locations, we aim to provide a quality of life and offer tenants units that are thoughtfully designed, spacious, and secure.

Through extensive market research, Woodsmere identifies and focuses on communities with a shortage of purpose-built rental housing needs to provide units that accommodate various demographics and lifestyles.

Langford OCP



**Bray Park Apartments is located
within OCP designated City
Centre**

OCP Designations		
 Agricultural	 Hillside or Shoreline	 Open Space
 Business or Light Industrial	 Mixed Use Employment Centre	 Village Centre
 City Centre	 Neighbourhood	 Town Centre
	 Neighbourhood Centre	



Bray Park Apartments

Project History

- The original application was submitted as a 4 Storey, 46 units which received PZA Committee approval and 1st Reading.
- Woodsmere purchased the site in the summer of 2022 and determined this was a underutilization of the parcel's potential.
- The current application has been revised to 59 units purpose built rental apartments.



1 SOUTH ELEVATION
A-5 Scale: 1 : 100



1 NORTH ELEVATION
A-6 Scale: 1 : 100

Existing Conditions

- The property is vacant site and used as a staging area for Woodsmere's adjacent construction site.



Proposed Concept

- Bray Park Apartment is designed to accommodate a range of incomes, housing choices, lifestyles, families, and age ranges.
- Portions of Bay Avenue abutting the development will be transformed into complete streets with scallop parking, sidewalks, street trees, and lighting.
- Active frontage is achieved by individual accessed ground-oriented units.



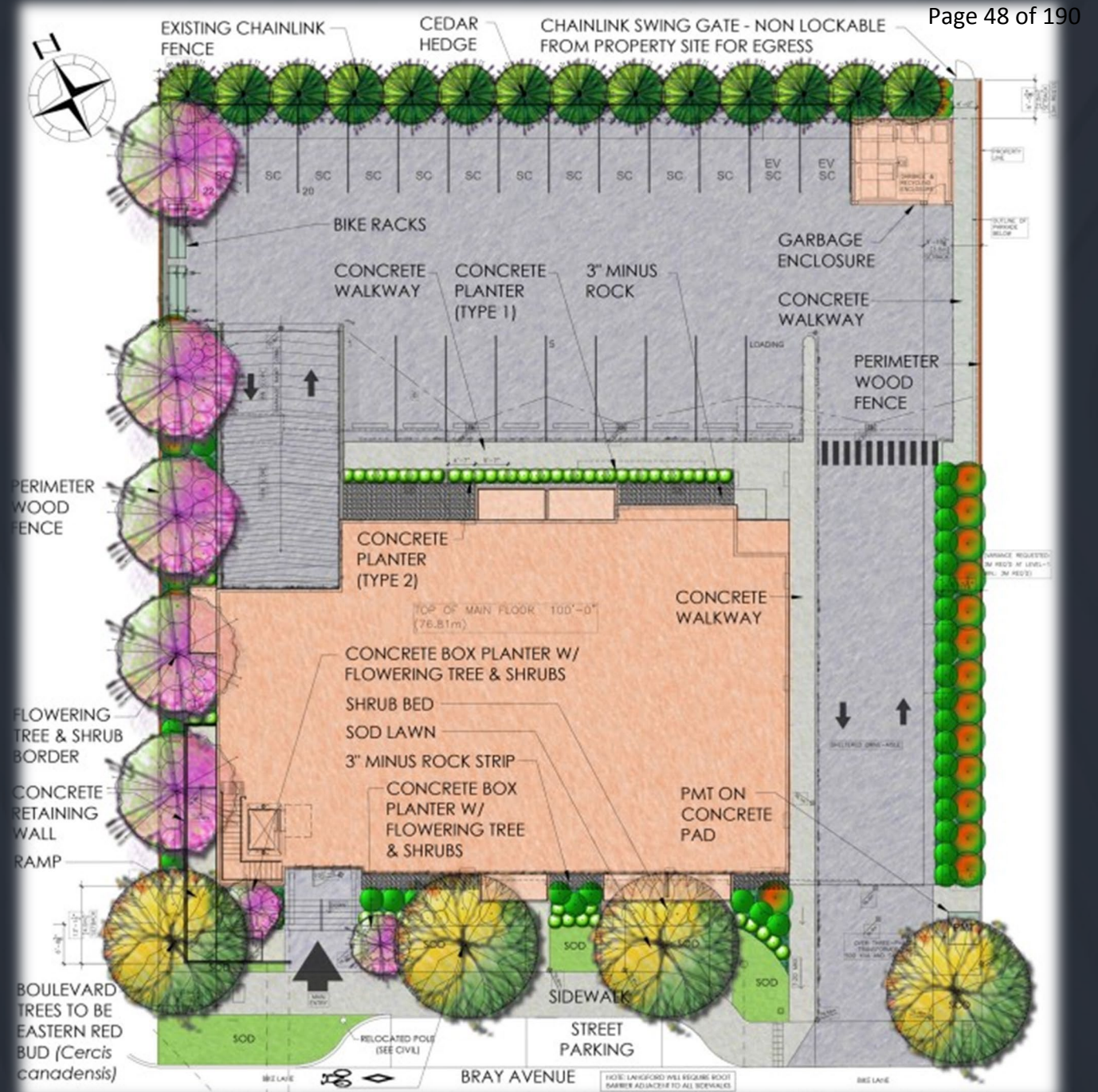
Proposed Concept

- Modern exterior look utilizing a variation of James Hardie board & Westform metal cladding
- An attractive quality of the proposed building is a roof top amenity overlooking Centennial Park. This allows residents to congregate and watch park activities.
- Bray Park Apartment will be built to Step Code 2.



Landscape

- Abundance of perimeter tree planting provides screening and sound attenuation.
- Landscape increases the urban tree canopy, and overall, aesthetically pleasing street presence
- Raised planters provide additional screening from the central courtyard. Low hedging along public and private realms will soften the raised planter walls.
- A combination of low planters and small perennial / shrub species are proposed to help soften the building façade, while not hindering access or restrict visual sightlines.



59 Units

10 - Studios

22 - One Bedroom

27 - Two Bedroom



- Our unit types range from studios to one, and two-bedroom apartments to provide thoughtful living accommodations for everyone.
- Units are fitted with 6 appliances, including in-suite laundry.
- Woodsmere is committed to heat pump air conditioners in every unit.

Variance

- A variance 1.0m into the side yard setback is requested to accommodate the structural columns beside the drive aisle.



Transportation

AFFORDABLE & CONVENIENT ALTERNATIVE TRANSPORTATION.

- Vehicular parking adheres to the requirements of the CC1 bylaw, and no parking relaxations are requested as part of this application.
- The project accommodates 20% electric car charging stations and electrical outlets for e-bike charging.
- Woodsmere carsharing program will be offered in this development by providing two electric cars.



CMHC MLI Select

10% of units at 30% of the median renter income determined by StatsCan for the region.
25% improvement in Energy Efficiency and Green House Gas Reductions over the 2017 NECB.

MORTGAGE LOAN
INSURANCE

MULTI-UNIT

**MLI
SELECT**



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HEAD OFFICE

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City of Langford

Staff Report to Sustainable Development Advisory Committee

DATE: Tuesday, November 14, 2023

DEPARTMENT: Planning

APPLICATION NO.: DVP23-0007

SUBJECT: Application to vary the regulation for accessory buildings of the Resort Community of Bear Mountain 1 (RCBM1) zone and accessory buildings of Part 3 – General Regulations of Zoning Bylaw No. 300 located at 2038 Troon Court.

PURPOSE:

Chris Prat and Angelina Bell have applied to vary the regulations for accessory buildings within the Resort Community of Bear Mountain 1 (RCBM1) zone and the general accessory buildings regulations of Part 3 – General Regulations of Zoning Bylaw No. 300 to allow for two existing accessory buildings located at 2038 Troon Court to remain in their current locations.

BACKGROUND:

PREVIOUS APPLICATIONS

The subject property was within the scope of the original rezoning application that created the CD6 (Comprehensive Development 6 -Bear Mountain) Zone, which was approved in 2002 (Z-01-10). Since that time, it has been affected by several subsequent text and/or map amendment rezoning applications.

The CD6 and CD6A Zones were later rebranded to the Resort Community of Bear Mountain 1 and 2 (RCBM1 and RCBM2) Zones in 2018 (Z18-0019).

Table 1: Site Data

<i>Applicant</i>	Chris Prat
<i>Owner</i>	Chris Prat and Angelina Bell
<i>Civic Address</i>	2038 Troon Court
<i>Legal Description</i>	Lot 5, Section 82, Highland District, Plan VIP76197, PID: 025-827-855
<i>Size of Property</i>	1,289 m ² (0.318 acres)
<i>DP Areas</i>	Extreme Fire Hazard and Habitat and Biodiversity
<i>Zoning</i>	Existing: Resort Community of Bear Mountain 1 (RCBM1)

<i>OCP Designation</i>	Existing: Village Centre
------------------------	--------------------------

SITE AND SURROUNDING AREA

The existing property contains a single-family dwelling that abuts Bear Mountain Golf Course to the west. There are a few trees and bushes on the property, similar to surrounding properties. To the north and east are properties containing one and two-family dwellings and to the south is a small townhouse subdivision.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	Resort Community of Bear Mountain 1 (RCBM1)	One-Family Residential
<i>East</i>	Resort Community of Bear Mountain 1 (RCBM1)	One-Family Residential
<i>South</i>	Resort Community of Bear Mountain 1 (RCBM1)	One-Family Residential and Townhouse
<i>West</i>	Resort Community of Bear Mountain 2 (RCBM2)	Bear Mountain Golf Course

Figure 1: Subject Property



COMMENTARY:**DEVELOPMENT PROPOSAL**

The applicant wishes to vary the regulations for accessory buildings within the Resort Community of Bear Mountain 1 (RCBM1) zone, as well as the general accessory building location regulations of Part 3 – General Regulations of Zoning Bylaw No. 300, to allow for two existing accessory buildings to remain in their current locations. The larger of the two is on a foundation and therefore deemed to be permanent, while the second structure is not on a poured foundation and is therefore deemed to be temporary or moveable. These accessory buildings were recently constructed by the owners and are of a size (under 10 m² or 107 ft²) that Building Permits were not required; however, even small structures such as these are required to comply with the setback requirements of the Zoning Bylaw.

The RCBM1 zone does not permit any accessory buildings to be located in the rear of a property that abuts a golf course. Additionally, Part 3 – General Regulations of Zoning Bylaw No. 300 requires accessory buildings to maintain a 1 m (3.3 ft) setback from all lot lines; however, eaves and gutters may project into the 1 m (3.3 ft) setback, provided that a setback of at least 0.45 m (1.5 ft) is maintained. The site plan (Appendix A) illustrates the larger of the two existing accessory building as having a setback of 0.72 m (2.4 ft) with the eaves projecting a further 0.36 m (1.2 ft) into the setback. The smaller building in Figure 2 is not shown in the site plan (Appendix A) as it could potentially be moved to comply with setback regulations.

The applicant has provided a letter from the golf course owner, which abuts the affected lot line, Ecoasis Developments LLP, who has expressed support for the design and location of the accessory building in relation to the Bear Mountain Golf Course.

Figure 2: Accessory Buildings



FINANCIAL IMPLICATIONS:

None.

LEGAL IMPLICATIONS:

None.

OPTIONS:**Option 1**

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 2038 Troon Court with the following variances to Zoning Bylaw No. 300:
 - a. That Section 3.05.02(5) be varied to reduce the minimum side lot line setback for an accessory building from 1.0m to 0.72m;
 - b. That Section 3.05.01(8) be varied to reduce the setback required for the eaves of the accessory building from 0.45m to 0.36m; AND
 - c. That Section 6.95.05 be varied to allow an accessory building to be located within the rear yard that abuts a golf course.

OR Option 2

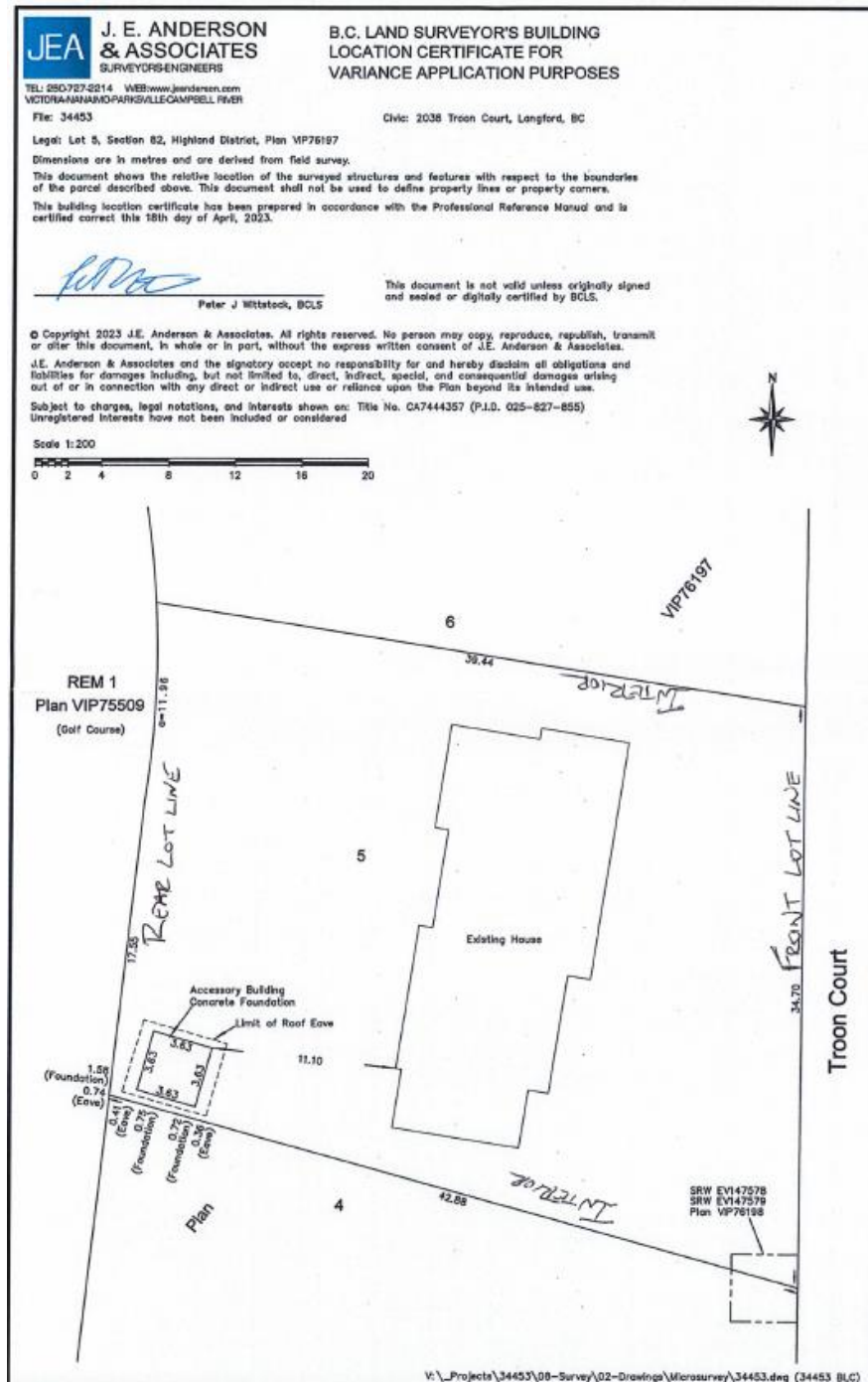
THAT the Sustainable Development Advisory Committee recommend that Council:

1. Reject this application for development variance permit.

SUBMITTED BY: Matt Notley, Planner I

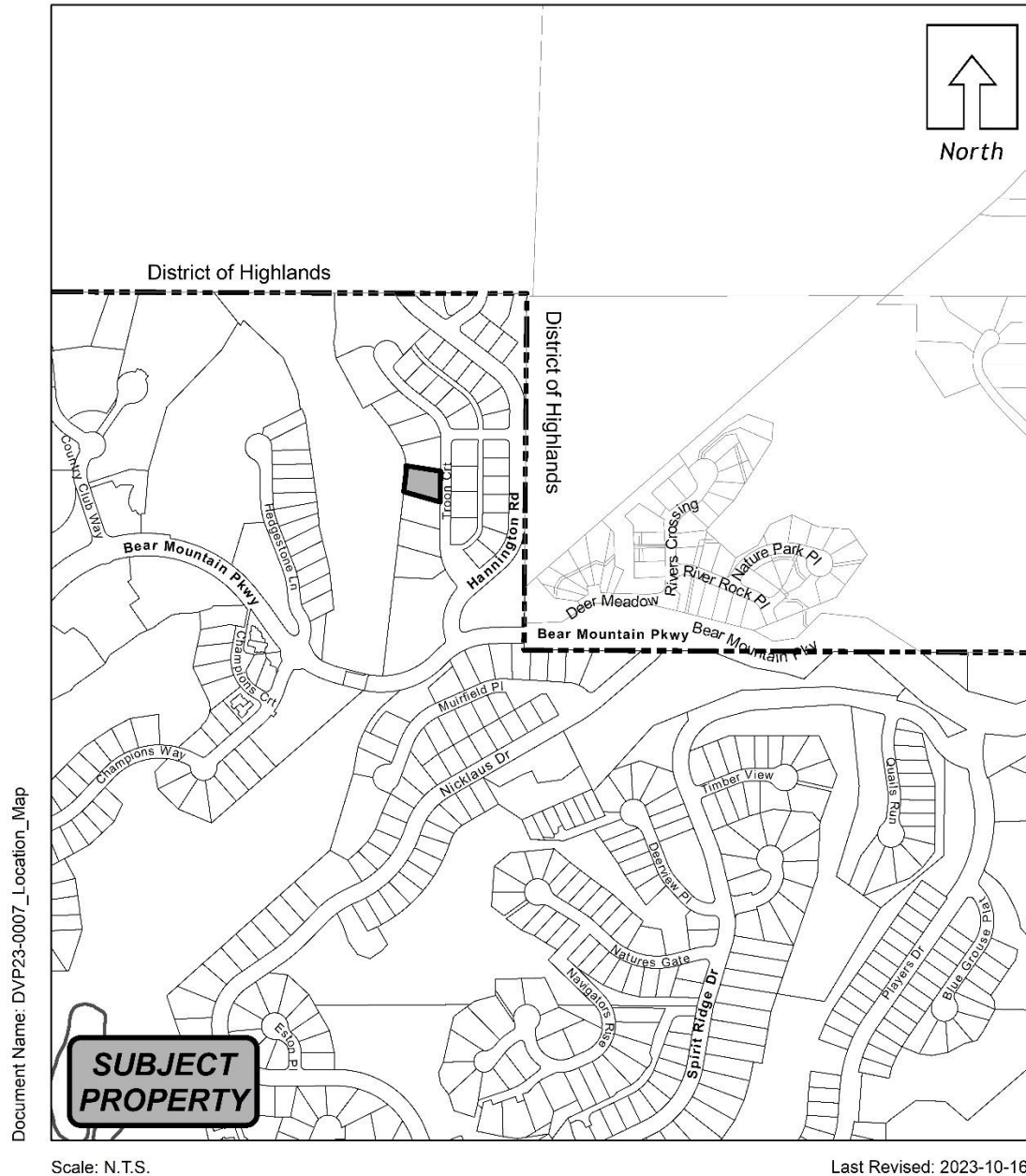
Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision
Concurrence: Donna Petrie, Senior Manager of Business Development and Events
Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities
Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision
Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works
Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence: Marie Watmough, Deputy Director of Corporate Services
Concurrence: Braden Hutchins, Director of Corporate Services
Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A – Site Plan



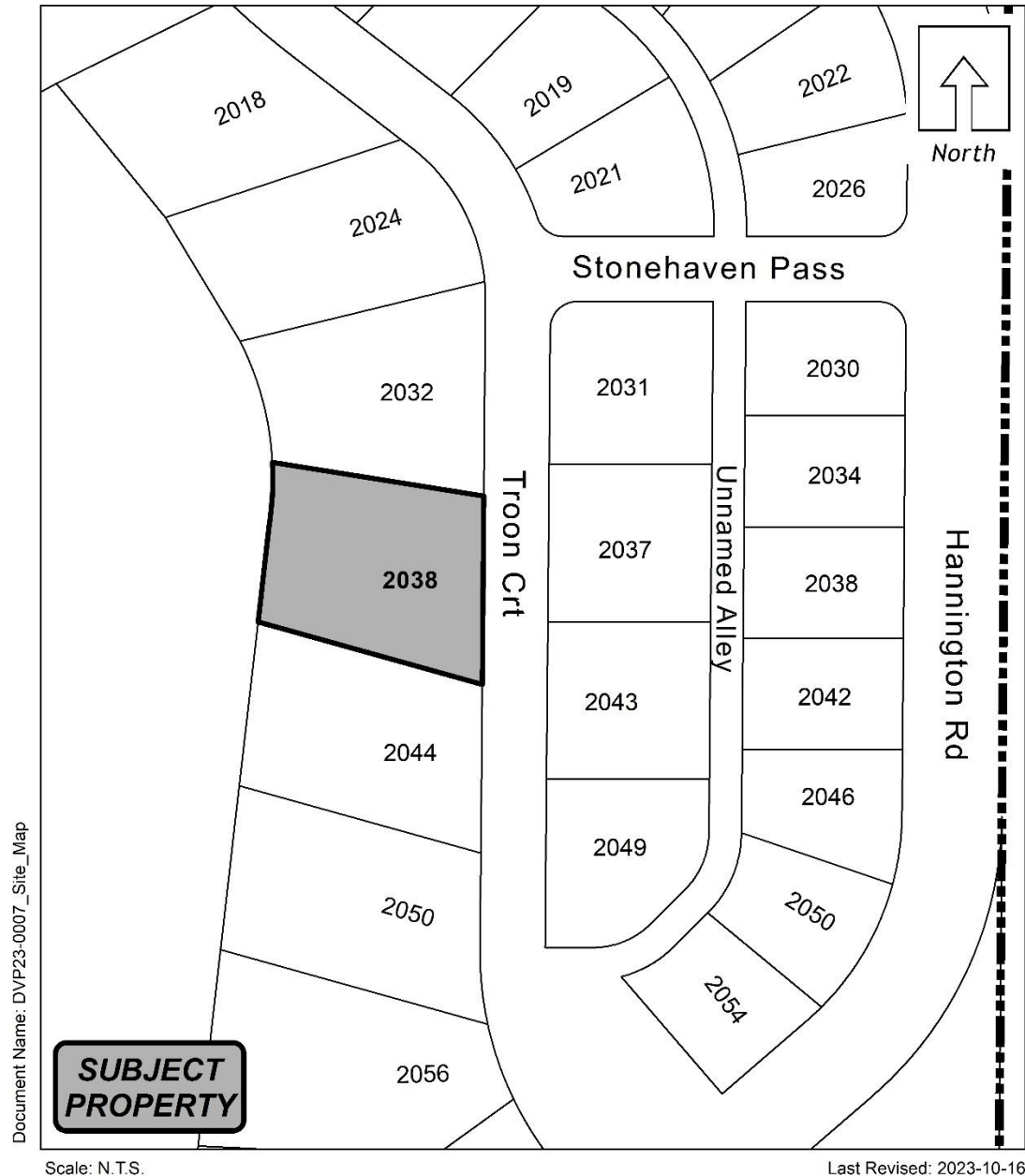
Appendix B – Location Map

**DEVELOPMENT VARIANCE PERMIT
 (DVP23-0007)
 2038 Troon Crt**



Appendix C – Site Map

**DEVELOPMENT VARIANCE PERMIT
 (DVP23-0007)
 2038 Troon Crt**



CITY OF LANGFORD TEMPORARY USE PERMIT

TUP19-0004 – 107-2317 Millstream Road

That Temporary Use Permit No. TUP19-0004 be issued by the Council for the City of Langford to Honeycomb Cannabis Inc. (formerly known as Planet Cannabis 1188770 BC Ltd.) to continue operating a cannabis retail store at 107-2317 Millstream Road by means of a Temporary Use Permit subject to the following terms and conditions:

1. Conditions:

The following conditions are imposed pursuant to section 493 of the *Local Government Act*:

2. Whereas:

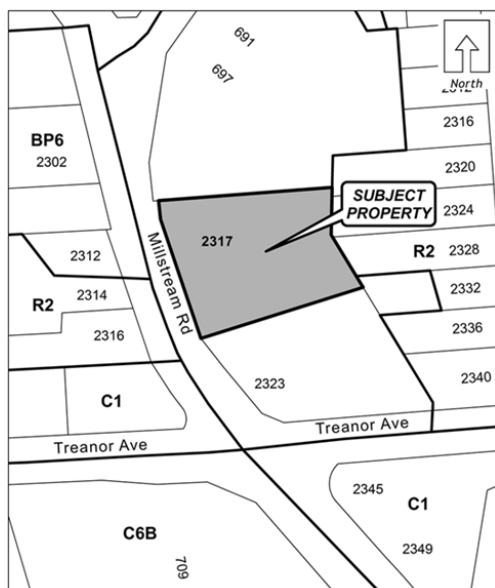
- a) The non-medicinal use of cannabis and cannabis related products has historically been prohibited by federal law in Canada and, as a result, has historically been prohibited by the City under its Zoning Bylaw No. 300;
- b) On October 17, 2018, the Federal Government legalized the non-medicinal use of cannabis and cannabis products;
- c) The Federal Government and the Provincial Government have developed a regulatory framework for the retail sale of cannabis and cannabis products for non-medicinal use;
- d) The City wishes to authorize the retail sale of cannabis and cannabis products within its boundaries, but recognizes that there are challenges associated with it doing so;
- e) The City issued the Request for Proposals for the Retail Sales of Cannabis and Cannabis Related Products to seek proposals from individuals and organizations interested in undertaking the retail sale of cannabis and cannabis products for non-medicinal use within the City's boundaries, and required that proposals include details as to how the challenges with the retail sale of cannabis and cannabis products would be addressed;
- f) The City received and reviewed over 30 proposals in response to the Request for Proposals, and identified Honeycomb Cannabis Inc. proposal as one that best addressed the challenges with the retail sale of cannabis and cannabis products; and,
- g) Honeycomb Cannabis Inc. is committed to assisting the City and taking positive steps to address the challenges with the retail sale of cannabis and cannabis products;

Now therefore be it resolved that Council issue Temporary Use Permit TUP19-0004 to Honeycomb Cannabis Inc. for it to operate a Cannabis Retail Store at 107-2317 Millstream Road for an additional three-year term subject to the terms and conditions in the Temporary Use Permit originally issued by Council on March 2, 2020 and amended by Council on September 20, 2021.

Notice of Intent

City Hall Council Chambers
Third Floor, 877 Goldstream Avenue

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



NEW MEETING DATE:

20 November 2023

STARTING AT:

7:00PM

How to Connect:

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

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

File No:

TUP19-0004

Location:

107-2317 Millstream Road, as shown shaded on the attached map

Zoning:

C6A (Neighbourhood Mixed Use)

Purpose:

Temporary Use Permit to allow Honeycomb Cannabis Inc to continue to operate a non-medical cannabis retail store

Langford.ca

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



City of Langford

IMPORTANT – COUNCIL MEETING NOTICE OWNER/OCCUPANT

Read the Report:

[Langford.ca/city-hall/public-notices](https://langford.ca/city-hall/public-notices) or contact City Hall to make an appointment to view the report in person (8:30am-4:30pm Monday to Friday, excluding holidays).

Ask Questions or Submit Questions:

Email: planning@langford.ca
Mail: City of Langford

You must include your name and civic address. Submissions must be received by noon on the Tuesday prior to the council meeting to be included in the agenda. Correspondence received after that date will be circulated to the committee the day of the meeting and uploaded to the website as an "Addendum Package" the day after the meeting.

Speak at the Meeting: Participate by phone or via Zoom app, or in person—see the website for more information.

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

Personal Information: All submissions will be published, including your name and address. For more information on this collection and disclosure, go to [Langford.ca/privacy](https://langford.ca/privacy).

Langford.ca

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



City of Langford

Greater Victoria educators earn provincial awards

Five Greater Victoria teachers and administrators go above and beyond for students, earning provincial recognition in the 2023 Premier's Awards for Excellence in Education.

Launched in 2018, the awards honour public, independent and First Nations school teachers, support staff, principals, and vice-principals, as well as school and district leaders, who all go above and beyond to make life better for K-12 students throughout the province.

Two teachers earned a nod in the community engagement category: retired Reynolds secondary teacher Heather Coey and Vanessa White, the district principal for safe and healthy schools in the Sooke School District (SD62).

In the outstanding support – teacher assistant category Parsons at David Cameron Elementary earned the nod.

Retiring SD62 superintendent Scott Stinson was named

for district leadership and in school leadership, Angela McLeish, vice principal at St. Patrick's Elementary in Victoria earned an award.


Nominated by the public and their peers, the five are among 34 education professionals from B.C. to earn awards this year.

Each recipient received a \$2,000 personal bursary for professional learning, a \$1,000 contribution to their school for professional learning and a commemorative trophy during a ceremony at Government House in Victoria on Oct. 26.

For more information about the Premier's Awards for Excellence in Education visit gov.bc.ca/gov/content/education-training/k-12/teach/excellence-in-education.



Retired Reynolds teacher Heather Coey is among the education leaders recognized in the Premier's Awards for Excellence in Education. (Screenshot/Province of B.C.)

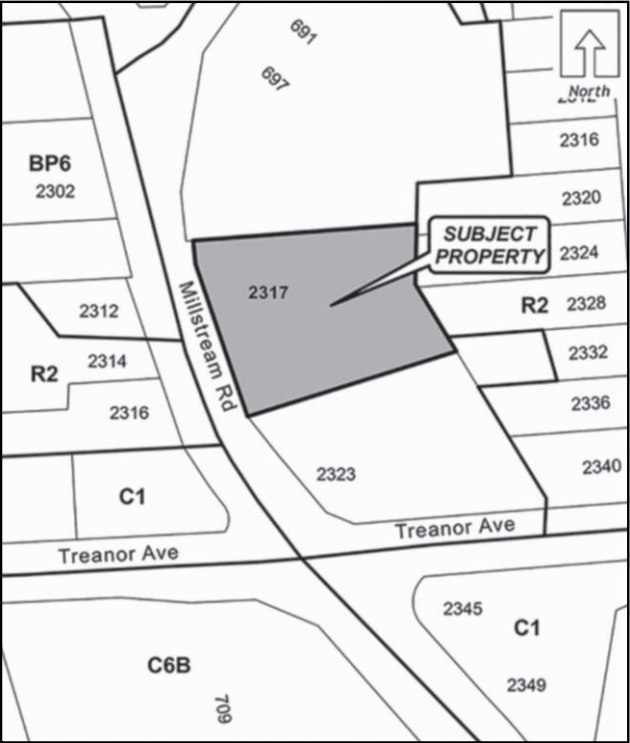


City of Langford

Notice of Intention to Consider Issuance of a Temporary Use Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for 20 November 2023, at 7 pm. **This meeting is being held electronically and with in-person attendance.**

File	Temporary Use Permit No. TUP19-0004
Purpose	The purpose of the proposed Temporary Use Permit is to allow Honeycomb Cannabis Inc. to continue to operate a non-medical cannabis retail store
Applicant	Honeycomb Cannabis Inc
Location	The land that is the subject of TUP19-0004 is 107-2317 Millstream Road




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

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

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

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

Marie Watmough
Corporate Officer



City of Langford

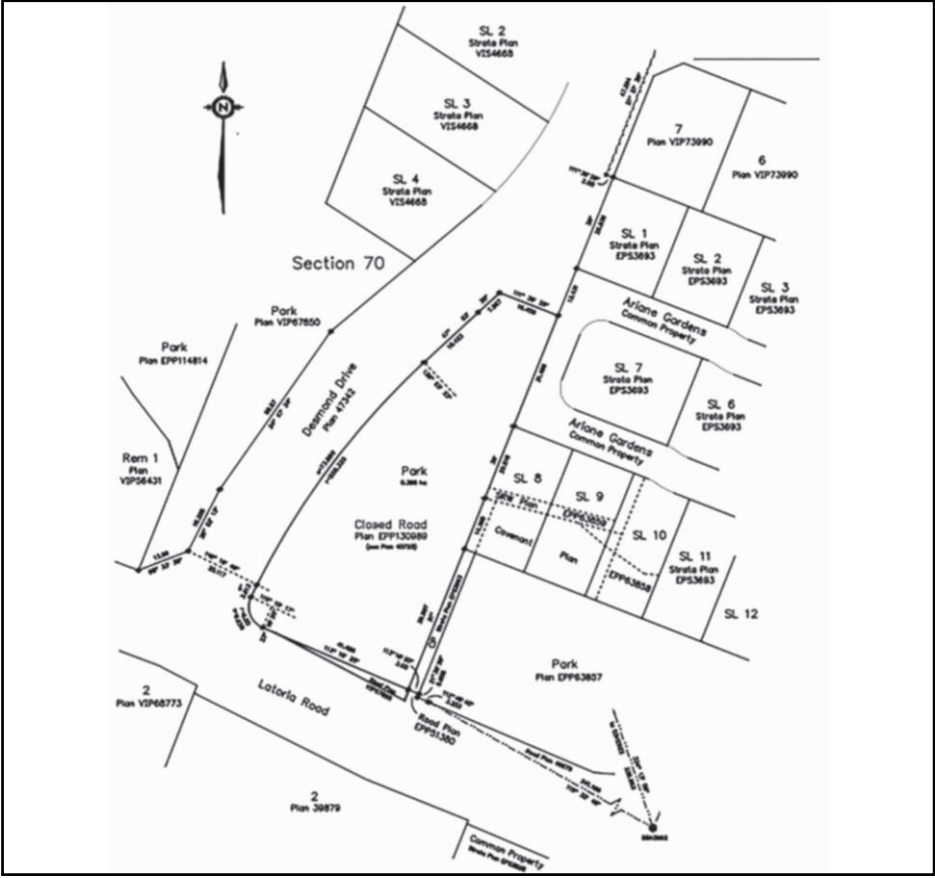
www.cityoflangford.ca

NOTICE OF ROAD CLOSURE AND DISPOSITION

The City of Langford hereby gives public notice of its intention to close a portion of road, shown in heavy outline in Schedule 'A' below, known as Desmond Drive, that was dedicated as highway by Plan EPP130990.

The approximate .385 ha portion of Desmond Drive intended to be removed as highway dedication and be dedicated as park, will be considered by the Council of the City of Langford at its regular meeting at the City Hall, 3rd Floor, 877 Goldstream Avenue, on 20 November 2023, at 7 pm. Persons who consider they are affected by the Bylaw will be provided an opportunity to make representations to Council at the meeting, or by delivering a written submission to the Corporate Officer by 3:00 pm on that date.

Schedule 'A'



Marie Watmough
Corporate Officer

Langford adopting Horokhiv, Ukraine as a sister city

Thomas Eley
News Staff

Langford and Horokhiv in Ukraine will become sister cities after the city council approved a motion to formalize the relationship on Nov. 7. The motion would include funding of \$7,500 that the mayor of Horokhiv would use

to purchase resources for students participating in science, technology, engineering, arts and math programs. A sister city relationship can be similar to that of a pen pal, said Langford Mayor Scott Goodmanson. “It can be as involved or relaxed as you want. I tell people to think of it like any of your


interpersonal relationships. Some people you talk to every day and some new talk to you once a year,” he said. Area residents Bruce Brown and Bob Beckett initially set up the move to formalize these relations between Langford and Horokhiv. “Langford has a history of seeing the bigger picture with



Horokhiv and Langford will become sister cities after the city council votes in favour of the motion. (Paul Henderson/ Chilliwack Progress)

munity have been working at this for years.” Wagner said that it makes sense to support supplying Beckett and Brown with the funds that they have asked for as it strengthens the bond between Langford and Horokhiv. Coun. Kimberley Guiry hoped the relationship between Langford and Horokhiv would be a lasting one. “It is a very complex world right now and the disparity that we see in our fellow human beings around the world makes it hard to sit without privilege here and not be compelled to do something,” she said. She said that hopefully the agreement between the two cities would stretch long into the future and the benefits of this new arrangement would continue to benefit everyone in Langford. The funding will not be able to help everyone, said Goodmanson, but it will benefit students that Beckett and Brown are trying to assist. “Think globally, act locally. There are any number of countries closer that could send help. But just because we’re at a distance doesn’t mean we shouldn’t do our part in the conflict.”

global events,” said Brown. “The community has been unbelievable in supporting these projects with large donations.” There had been some debate in the chamber among members of the public about whether or not this was a political ploy, which Brown dismissed. “You will never see my name on an election poster. I am not running for anything,” he said. The motion was approved by almost all council members, with council member Keith Yacucha being the dissenting vote. “I look at our community and how many great community groups we had to turn down funding for grant and aid requests, and there was money that was going to be spent here in our communities,” said Yacucha. He said he did not want to diminish the work done by Beckett and Brown, but did not support the city becoming involved with foreign affairs. Coun. Mary Wagner said while she agreed with what Yacucha had been saying, she would support the motion to send money and formalize the sister-city relationship. “This is not just a normal sending of charity money. It does feel like a special case. This is an unusual situation where Mr. Beckett, Mr. Brown and other people in the com-



City of Langford

Notice of Intention to Consider Issuance of a Temporary Use Permit

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File	Temporary Use Permit No. TUP19-0004
Purpose	The purpose of the proposed Temporary Use Permit is to allow Honeycomb Cannabis Inc. to continue to operate a non-medical cannabis retail store
Applicant	Honeycomb Cannabis Inc
Location	The land that is the subject of TUP19-0004 is 107-2317 Millstream Road

**CITY OF LANGFORD
TEMPORARY USE PERMIT**

TUP20-0006 – 988 McCallum Road

That Temporary Use Permit No. TUP20-0006 be issued by the Council for VCMMC to Graham Harrison to allow for additional Victoria Contracting & Municipal Maintenance Corporation employee parking at 988 McCallum Road, subject to the following terms and conditions:

1. Conditions

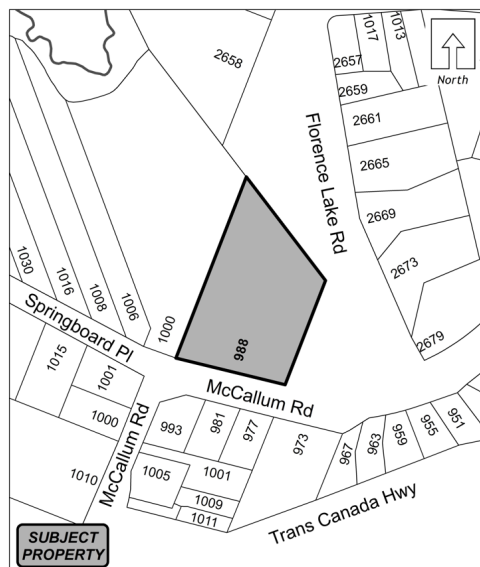
The following conditions are imposed pursuant to section 493 of the *Local Government Act*:

- a) That only the portion of the property indicated in Figure 1 may be utilized for the employee parking;
- b) That all recommendations of the Environmental Professional Opinion Memorandum prepared by Craig Barlow, RPBio, are implemented and adhered to through the term of use for employee parking; and
- c) That the lot is not used for parking of large automobiles related to the nearby work site and is only limited to personal vehicles of staff.

Notice of Intent

City Hall Council Chambers
Third Floor, 877 Goldstream Avenue

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Information on how to participate in this meeting is listed below.



MEETING DATE:

20 November 2023

STARTING AT:

7:00PM

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1-778-907-2071 (long distance charges may apply)

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

File No:

TUP20-0006

Location:

988 McCallum Road, as shown shaded on the attached map

Zoning:

R2 (One- and Two-Family Residential)

Purpose:

To allow for Victoria Contracting & Municipal Maintenance Corporation employee parking at 988 McCallum Road for an additional three years

Langford.ca

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



City of Langford

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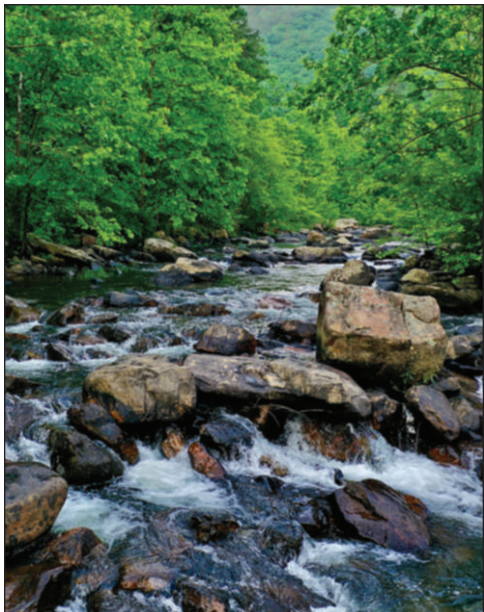
City of Langford

Langford wants input on urban forests plan

Several ways to engage the city

Tanara Oliveira
News Staff

The City of Langford has taken a step forward in shaping the future of its urban landscape with the launch of a public engagement initiatives for the inaugural Urban Forest Management Plan (UFMP).



Langford wants public input on area forests.
(Unsplash.com photo)

This plan is poised to outline Langford's 25-year vision and values for urban forest management, addressing the challenges faced by the city's urban trees and their maintenance. Langford's residents are invited to participate in an open house event scheduled for Nov. 15 from 5 p.m. to 8 p.m. at City Hall located at 877 Goldstream Ave. Residents are encouraged to visit LetsChat-Langford.ca until Nov. 27 to complete the survey and contribute their valuable insights to the formulation of the city's UFMP. The UFMP is set to encompass a range of objectives that will guide the city in preserving and enhancing its urban canopy. It will feature an array of tailored actions to bring the community's vision for its urban forest to life. The UFMP will provide a crucial baseline assessment of Langford's current urban forest condition, presenting a roadmap for future program goals, recommendations, targets, operational plans, and policies to support its implementation. "Langford council recognizes the significance of Langford's urban forest and wishes to formalize its protection and management through the creation of the city's first Urban Forest Management Plan," said Langford Mayor Scott Goodman, in a news release. "This plan will provide guidance to city staff and council during future decision-making related to development, infrastructure improvements, and parks planning. I encourage all Langford residents to participate in the public engagement initiatives taking place over the coming months as the UFMP is developed to ensure the plan truly reflects the needs of the greater community."

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malize its protection and management through the creation of the city's first Urban Forest Management Plan," said Langford Mayor Scott Goodman, in a news release. "This plan will provide guidance to city staff and council during future decision-making related to development, infrastructure improvements, and parks planning. I encourage all Langford residents to participate in the public engagement

ment initiatives taking place over the coming months as the UFMP is developed to ensure the plan truly reflects the needs of the greater community." The initial phase is designed to solicit community input and insights for the impending draft plan. The second phase, slated for spring 2024, will be dedicated to gathering feedback on the drafted UFMP.



City of Langford

Notice of Intention to Consider Issuance of a Temporary Use Permit

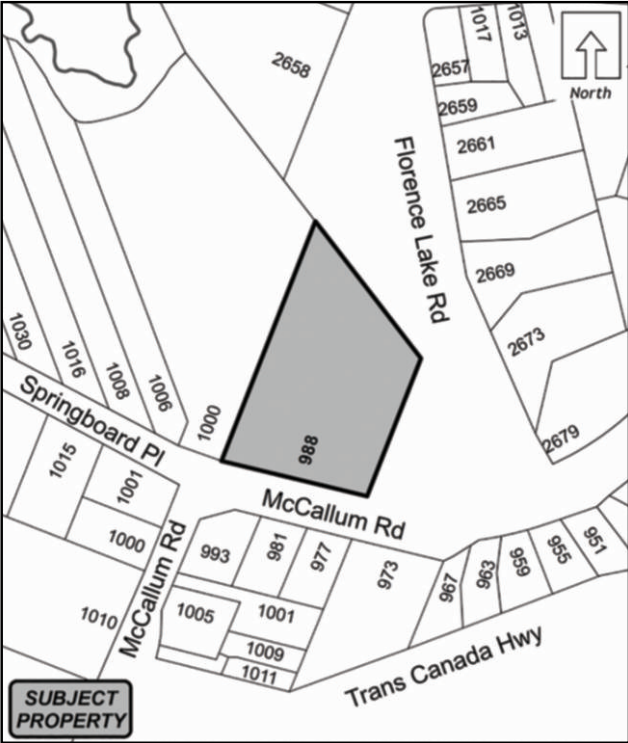
Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for 20 November 2023, at 7 pm. **This meeting is being held electronically and with in-person attendance.**

File Temporary Use Permit No. TUP20-0006

Purpose The purpose of the proposed Temporary Use Permit is to allow Victoria Contracting & Municipal Maintenance Corporation (VCMCMC) employee parking at 988 McCallum Road for an additional term of three years

Applicant VCMCMC

Location 988 McCallum Road



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

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Braden Hutchins
Director of Corporate Services



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MP MacGregor continues call for a national strategy for people with brain injuries

Robert Barron
Black Press Media

Janelle Breese Biagioni feels she and her husband were not given the support

they needed after he suffered a traumatic brain injury in 1990.

Breese Biagioni was speaking at news conference last month in support of Private

Member's Bill C-277, the National Strategy on Brain Injuries Act, which was introduced by Alistair MacGregor, MP for Cowichan-Malahat-Langford.

The bill calls for a national strategy on brain injuries that aims to support the more than 1.5 million Canadians who are suffering from a brain injury.

Breese Biagioni said her husband was a police officer who sustained a traumatic brain injury when he was in an accident on a police motorcycle, and died five months later.

She said that during those five months, her husband experienced



Alistair MacGregor

significant anxiety and depression and there were no interventions available to help him at that time.

"Through the three decades I've been involved (in working with brain injury issues), I've advocated locally, provincially and nationally for more supports for people with brain

injuries," said Breese Biagioni, who is the founder of CGB Centre for Traumatic Life Losses.

“Every one of them has experienced profound grief, despair, anxiety and depression, and many of them have gone down the rabbit holes of self medication leading to strong addictions, and some have been homeless, and some have been incarcerated.”

Breese Biagioni said brain injuries are at the forefront of the nation's opioid and homelessness crises, and if the nation is going to address these issues without addressing brain injuries and having a national strategy to

deal with them, then the efforts to deal with these crises are moving forward with one of the main puzzle pieces missing.

The proposed national strategy includes promoting the implementation of preventive measures to reduce risk; identifying the training, education and guidance needs of health care professionals; promoting research and improving data collection; creating national guidelines on the prevention, diagnosis, and management of brain injuries; encouraging the use of consulting psychologists to create a national support system; and developing and maintaining a government website to provide current facts, research, and best practices.

Dr. Alexis Turgeon, with the Canadian Traumatic Brain Injury Research Consortium, said brain injuries among the younger population are often due to auto accidents, while falls are one of the reasons many older people get brain injuries.

But, however they get their brain injuries, he said it changes the lives of all these people emotionally, psychologically, physically and sometimes their behaviour.

"It affects the individual, but also their families, friends, and the whole environment that surrounds them," Turgeon said.

"Bill C-277 is paramount here. It's time for a call to action and our consortium strongly supports this bill."

MacGregor said he has learned over the years that people with brain injuries need help and that's one of the reasons that he, as an MP, was proud to put the idea of a national strategy into action in the form of his private member's bill.



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City of Langford

Notice of Intention to Consider Issuance of a Temporary Use Permit

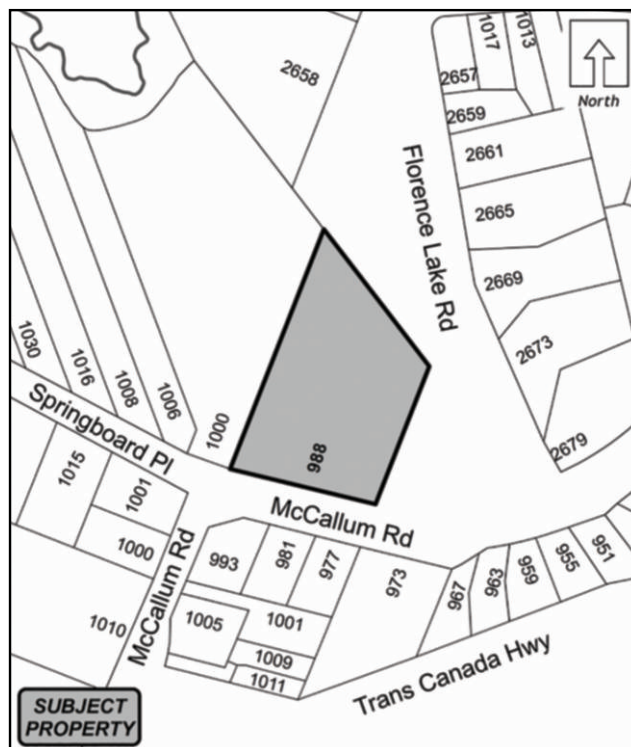
Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for 20 November 2023, at 7 pm. **This meeting is being held electronically and with in-person attendance.**

File **Temporary Use Permit No. TUP20-0006**

Purpose	The purpose of the proposed Temporary Use Permit is to allow Victoria Contracting & Municipal Maintenance Corporation (VCMMC) employee parking at 988 McCallum Road for an additional term of three years
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Applicant VCMMC

Location 988 McCallum Road



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

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

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

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

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

Braden Hutchins
Director of Corporate Services



City of Langford

Staff Report to Council

DATE: Monday, November 20, 2023

DEPARTMENT: Finance

SUBJECT: RCMP Detachment Expansion Financing Update

EXECUTIVE SUMMARY:

On February 27, 2023, staff presented a summary report to Committee of the Whole (CoW) regarding the progress to date on the RCMP Detachment Expansion project. At this meeting, CoW passed the following resolution:

THAT Committee of the Whole recommend to Council on March 6th OR through the budget process on March 27th, that the City:

approve a budget of \$721,560, which represents the City of Langford's (60.13%) of the total budget of \$1,200,000 required to further define the project requirements and goals, to arrive at a point where a decision on whether the project should proceed can be made;

AND

THAT Mayor Goodmanson and CAO Darren Kiedyk be appointed to a Joint Police Facilities Steering Committee to be made up of the Mayors and CAO's of the Town of View Royal, and the Cities of Langford and Colwood to oversee the process of advancement of further project definition,

The \$721,560 is included in the 2023 Capital Budget in the approved 2023-2027 Five Year Financial Plan that was passed by Council at the May 1, 2023 Regular Council meeting and in the 2023-2027 Five Year Financial Plan Bylaw, adopted by Council in May 11, 2023.

The Joint Police Facilities Steering Committee has met regularly. One of the many complex factors associated with a capital project of this size, especially given the number of municipalities involved, is how to best debt finance the project. The purpose of this report is to propose to Council a recommended option for debt financing.

As discussions have progressed on the RCMP Detachment expansion, the Steering Committee has focused on the most equitable, lowest risk option for financing the project. Through discussions internally with the three communities, in addition to discussions with the Municipal Finance Authority (whom the borrowing would likely be through), the option of a sub-regional CRD service was brought forward as a possible option. A sub-regional service is a service provided by the Regional District where two or more jurisdictions are served, in this case City of Langford, City of Colwood and Town of View Royal. The boundary of the sub-regional service would include the entire municipal boundary for each of the three member municipalities. Through further discussions, including senior staff from the CRD, the option has progressed to be the recommended option.

BACKGROUND:

Jointly owned by the City of Langford, City of Colwood, and the Town of View Royal (“The Communities”), the West Shore RCMP Detachment is located at 698 Atkins Avenue in Langford. The existing detachment is approximately 37,000 sq ft, comprising of two largely separate, but connected facilities; one built in the 1960s (approx. 10,600 sq ft), and a newer structure built in 1999 (approx. 26,400 sq ft).

Investments have been made in the current detachment, but the facility is nearing capacity, especially given the growth that the West Shore has experienced and the continued growth that is projected in the years to come. Projections by the RCMP demonstrate the need for increased space in the next one to four years. As the Communities continue to grow, so too does the need for specialized, efficient, and diversified policing services, including but not limited to increased use of technology, modern facilities, and a larger staff contingent to maintain current policing level of service in the region.

The Mayors and CAOs of the Communities have worked together, as part of the Joint Police Facilities Steering Committee, to continue to progress this project forward. In addition to the CAOs, the Chief Financial Officers (CFOs) have also worked to draft this report. It is important to note that a similar report will be presented to each of the three Communities’ Councils.

COMMENTARY:

Langford Council will recall that the City of Langford’s approved 2023-2027 Financial Plan includes a tax increase in each of the five years of:

Year	Tax Increase Percentage
2023	1%
2024	3.5%
2025	3.5%

2026	3.5%
2027	3.5%

The projections indicate, that while these increases would initially be used to cover the financing costs associated with the proposed purchase of the YMCA Building, the funds collected through these increases would also then allow the City to debt finance the RCMP Detachment expansion. While the option of each municipality doing their own separate borrowing is still an alternative, there are a number of significant risks and complications associated with that option, and there are also a number of intangible benefits to the CRD sub-regional service for financing.

Perhaps the biggest risk associated with choosing separate borrowing processes is that each community must initiate their own separate electoral approval process, and the chance that one or two of the communities vote against the approval while one or two approve it would leave the project as a whole in uncertainty.

While the borrowing process and timeline will be virtually the same between the option of each municipality doing their own borrowing and proceeding with a sub-regional service through the CRD, the borrowing through the sub-regional service means there is only one electoral approval process, through the CRD. By narrowing the electoral approval process to a single process eliminates the risk that only a portion of the Communities approve the borrowing.

Additional benefits of proceeding through the CRD sub-regional service for the purposes of financing the construction of the RCMP Detachment Expansion include:

1. The taxpayer will pay for the cost of the borrowing through the Capital Regional District line on their tax notice, not the municipal line.
2. The proportionate share and impact on the taxpayer throughout the area will inherently adjust over time as populations grow. This would not have been the case if each individual municipality borrowed their independent portion.
3. For each municipality, especially for Langford, this option eliminates the timing challenges associated with other municipal projects and associated with increasing the municipal property taxes enough to cover the debt servicing. Eliminating the impact on the municipal property taxes results in not needing to “delay” the project to allow the municipality to build up the required funds through tax increases to cover the debt servicing.

In addition, the following chart summarizes and compares some of the risks and benefits for each of these two options:

Risk or benefit	Option 1: Independent Borrowing	Option 2: CRD Subregional Service Borrowing
Complexity	More complex, requires greater collaboration between municipalities to coordinate messaging and public engagement, and may give rise to implications that differ between constituents.	Less complex, requires collaboration between municipalities and CRD for messaging and public engagement, but is simpler to explain because implications are the same for all constituents.
Electoral Approval	Each municipality will seek electoral approval independently; there is some risk that electors in one or more of the municipalities will not approve, effectively preventing the project from proceeding until a remedy is found.	The CRD will hold one electoral approval process for the region comprising View Royal, Colwood, and Langford. Risk of non-approval is that of the project as a whole, not specific to any one of the three municipalities.
Timing	Project cannot proceed until all three municipalities have obtained electoral approval independently; a delay by one or more municipalities will delay the project for all three.	The CRD will hold a single electoral approval opportunity; project will only proceed if electoral approval is obtained.
Debt Service Cost Recovery	Principal and interest repayment is the responsibility of each municipality separately and would appear in their property tax notice either included in the general municipal tax or identified separately as a municipal tax for this purpose.	Principal and interest repayment is the responsibility of the CRD subregional service and would be included in the CRD requisition and identified as such on the property tax notices for all taxpayers in each of the three municipalities.
Debt Limit implications <i>Legislation establishes debt limits: debt</i>	The debt is the responsibility of the municipality, and this borrowing would impact the	The debt is issued to the CRD. This debt issuance may not impact the municipalities debt

<i>servicing cannot exceed 25% of controllable/sustainable revenues. A liability servicing limit of 100% means that debt interest and principal payments equal 25% of controllable/sustainable revenues.</i>	municipalities' ability access to debt for other purposes.	limit and may not impact the municipalities' access to debt.
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In order to establish a sub-regional service, the CRD must adopt a service establishment bylaw. One of the requirements of that bylaw is to include the maximum amount that the service may cost (also the maximum amount that may be borrowed in order to pay for the service). At this time, the preliminary capital cost of the West Shore RCMP Detachment Expansion is estimated at \$82.4M (Appendix 1); as this is a preliminary cost estimate, it is recommended to consider a consider an additional contingency factor of 25% bringing the maximum estimate to \$103M.

Staff recommend establishing the service with a maximum dollar amount of \$103M; however, it is important to note that while this is the maximum that could be borrowed, it does not mean the full amount will need to be borrowed. The Communities continue to advance the work to arrive at a point where a more accurate cost is known. Given the timelines required for the establishment of the service and the loan authorization bylaws, combined with the time required to better understand the cost estimate as well as the need to ensure this project keeps moving forward in a timely manner, it is recommended that the Communities proceed with requesting the CRD service establishment with the \$103M figure.

FINANCIAL IMPLICATIONS:

Requesting the funding for the RCMP Detachment Expansion by way of a CRD sub-regional service allows for the borrowing to fall on the books and property taxes of the CRD, not the individual municipalities. The debt servicing costs will be included in the requisition the Communities receive each year from the CRD and would be collected via the Capital Regional District line item on the property tax notice; thus, not impacting the tax increases of the respective municipalities. It is expected that incremental municipal taxation would be required to fund the increased building operating costs of the facility expansion.

OPTIONS:

Option 1

THAT Council direct staff to write a letter to the Capital Regional District (CRD) requesting that the CRD establish a subregional service for the purposes of funding a joint capital project up to \$103M.

OR Option 2

THAT Council direct staff to write a letter to the City of Colwood and Town of View Royal to notify them that the City of Langford wishes to undertake the funding of the RCMP Detachment Expansion capital project individually.

OR Option

THAT Council receive this report for information and take no action.

SUBMITTED BY:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Donna Petrie, Senior Manager of Economic Development & Communications
Concurrence:	Yari Nielsen, Director of Parks, Recreation and Facilities
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision
Concurrence:	Katelyn Balzer, P.Eng., Director of Engineering and Public Works
Concurrence:	Marie Watmough, Deputy Director of Corporate Services
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer



Staff Report to Council

DATE: Monday, November 20, 2023

DEPARTMENT: Engineering

SUBJECT: Request for Construction Licence – Application for Lane Closure at 2826 Jacklin Rd.

EXECUTIVE SUMMARY:

In advance of a Construction Impact Management Strategy and 'Good Neighbour' Policy, both identified as initiatives in the Draft 2023-2027 Council Strategic Plan, and the potential bylaw amendments (similar to other municipalities in the Greater Victoria Area for street occupancy permits) that may result from that engagement process, staff have been requiring developers to submit a request for a construction licence to occupy the road right-of-way. Staff are proposing scaled daily fee rates of:

- \$0.85 per square metre per day to occupy existing public sidewalks or parking stalls; and
- \$1.15 per square metre per day to occupy existing public bike lanes or vehicular lanes.

This proposal is being brought forward by staff as a result of a request for a construction license for a significant temporary above ground encroachment in the road right-of-way fronting the development at 2826 Jacklin Rd., where there is no other option for an adjacent laydown and delivery area, but undoubtedly will result in impacts to traffic on a major road for approximately 20 months. If Council approves this licence agreement, as proposed as an interim measure, this may set a precedent for future licence agreements and potential bylaw amendments for street occupancy to be brought forward to Council.

BACKGROUND:

The application to rezone 2822, 2824, and 2828 Jacklin Road from the One- and Two-Family Residential (R2) Zone to the City Centre Pedestrian (CCP) Zone to allow for the development of a 12-storey mixed use build under Application No. Z21-0036 and Bylaw No. 2032 was adopted by Council on July 18th, 2022. The building permit was issued on September 26th, 2023 and onsite construction works have commenced.

Lubec Construction has submitted a formal request for a construction licence (application for lane closure at 2826 Jacklin Rd) to facilitate the construction of a multi-family residential tower with two levels of below grade parkade for the estimated construction duration of November 20, 2023, to August 1, 2025; see attached letter dated November 6, 2023. Lubec Construction also submitted the proposed scope of surface encroachment and traffic management plan (TMP) which addressed all of staff's preliminary comments; see attached Encroachment Plan dated June 20, 2023, with Appendix A – TMP 1

COMMENTARY:

Construction License to Occupy on Jacklin Road

Jacklin Rd is classified as a Major Road in Langford. Traffic demand on a Major Road is typically between 5000 and 30000 vehicles per day. The road cross-section at 2826 Jacklin Rd. consists of three vehicular driving lanes (two single lanes with a two-way centre left turn lane) with two unprotected bike lanes and two sidewalks with boulevard and street trees. The developer is prioritizing sidewalk connectivity around the licence area in an accessible way with temporary barrier-free ramps and concrete barriers on the roadway for protection; see Figure 1. Therefore, approval of the construction license will result in the equivalent loss of both bike lanes and the two-way centre left turn lane for 20 months.

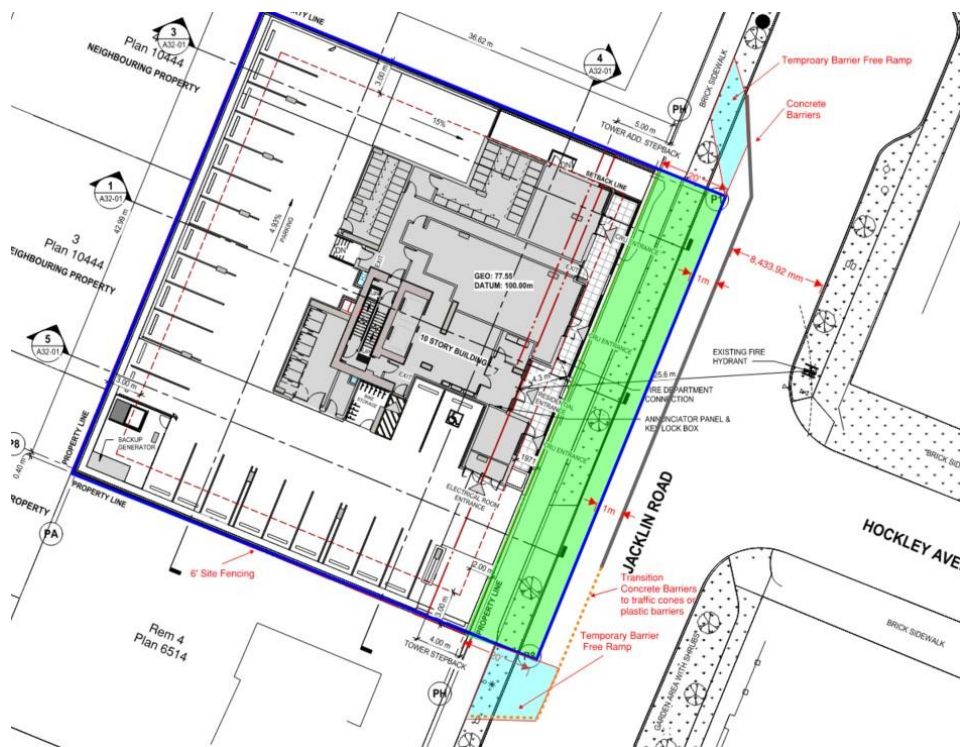


Figure 1: 2826 Jacklin Road Proposed Licence Area

It is unknown what level of impact the loss of the two-way centre left turn lane will have on the broader transportation network without a Traffic Impact Assessment (TIA). When exiting Hockley Ave onto Jacklin Rd, there is a stop sign and vehicles must wait for a break in traffic. Currently, the centre turn lane on Jacklin Rd helps with left turns off Hockley Ave onto Jacklin Rd because vehicles can turn into this middle lane even if there are vehicles southbound on Jacklin. As is currently proposed, the residents and businesses that enter and exit from Hockley Ave will still be allowed all turning movement onto Jacklin Rd because currently the Jacobson Rd connection (at the east end of Hockley Ave) is one-way westbound with “do not enter” signage on the Hockley Ave side.

Council may wish to require the developer to provide a TIA from a third-party professional or Council could approve the license agreement and the area would be monitored for traffic impacts. If there are reports of major delays at peak hour on Hockley Road (no opportunities to exit), staff would require an amendment to the TMP with options from a professional to adequately address the delays. Some options, for example restricting turning movements on Hockley Ave or reversing traffic flow on Jacobson Rd, would require engagement with the residents and businesses affected.

As is currently proposed, both bike lanes on Jacklin Road would end at the lane closure and cyclists will be directed to “take the lane” with the C-184 sign shown on the TMP and depicted in Figure 2. Although this is a standard approved construction sign in British Columbia, it is recognized that vulnerable users of all ages and abilities may not feel comfortable or confident enough to merge in with vehicular traffic on a Major Road. Council may wish to require that a cycling detour be established as part of the TMP for vulnerable users. Determining the best route would require consultation with a professional but staff can confirm that there are opportunities on parallel local streets for detour and that cyclists could still take the lane, if they so choose.



Figure 2: C-184 Sign

As stated above by the developer, time is of the essence because of the current stage this development and the funding source being CMHC. The reason why the development cannot proceed without this construction licence is because of the construction methodology assumptions and decisions made by the developer. For clarity, construction methodology is the responsibility of the developer. The City is not obligated to accommodate this request if Council determines that the impact to the community would be too great, regardless of the approvals or permits to date, the current stage of development, or the assumptions made by the developer based on a long-standing understanding of street occupancy for developments in Langford. Council has the opportunity at any time to set the standard going forward.

Charging for a Construction License to Occupy

When staff initially proposed a monthly fee of 5% of the adjacent property value per square metre per month for the construction licence, this developer attempted to rent space on the adjacent properties from another developer. In many cases, the financial deterrent has resulted in developers making other arrangements; thus, achieving the benefit of the housing being built without the impact to the public road right-of-way. In this case, the developer was unable to arrange alternative space. Once the City was

aware the developer was unable to achieve alternate arrangements and that the initially proposed fee was relatively high, staff began researching what the fees are in other municipalities, for comparison/confirmation.

Currently, Langford does have a Highway Use Bylaw No. 33 and permit process but typically only charges the minimum \$35 application fee. It is standard practice in other municipalities to charge a daily rate per square metre for occupancy of public road right-of-way for private functions, including but not limited to for construction laydown, parking, and delivery areas. This charge encourages efficient use of the occupied area for the minimum amount of time required to complete the works. Also, charging a fee for the private use of the public road right-of-way encourages alternative/innovative construction methods and consideration for purchasing/renting adjacent private property for these purposes in the early stages of developing costing/proforma, all which would be more preferable to the City and the public than the loss of use of an existing public sidewalk, bike lane, parking stall, or vehicle lane.

In other municipalities, charging a daily rate per square metre is typically done through a street occupancy permit. Saanich charges \$0.50 per square metre per day. View Royal charges \$0.75 per square metre per day. Victoria charges based on a sliding scale of impact type, from \$0.77 per square metre per day for sidewalks, to \$1.92 per square metre per day for vehicle and bike lane closures. In addition to the daily rate there is typically a base fee for the application and additional requirements, including but not limited to: traffic management plan (TMP), insurance, damage deposits, bonding for removal/reinstatement, etc.

Given that developing a street occupancy permit would require bylaw amendments, the only mechanism to begin charging for street occupancy in Langford in the short-term would be through a construction licence. Langford typically charges an administrative fee of \$2500 for a construction licence. Any conditions, requirements, fees, bonding, insurance, etc. proposed in the construction licence would be in addition to any other currently applicable bylaw or permit requirements, including but not limited to Bylaw No. 33. Please, see attached the draft licence agreement CON23-0162 for Council consideration.

Staff are proposing at a minimum the following fees for all future construction licences, as an interim measure for street occupancy, until the resultant recommendations for bylaw amendments from a Construction Impact Management Strategy and 'Good Neighbour' Policy engagement are adopted:

- A one-time licence administration fee in the amount of \$2,500;
- \$0.85 per square metre per day to occupy existing public sidewalks or parking stalls; and
- \$1.15 per square metre per day to occupy existing public bike lanes or vehicular lanes.

This is essentially a daily rental fee, which better aligns with the *Community Charter* for the exclusive private use of public lands, as long as it is applied fairly to all.

In this case, the daily fee is calculated as follow:

- The requested licence area is $6.1\text{m} \times 43.0\text{m} = 262.3\text{m}^2$;
- The result is an equivalent loss of two bike lanes and one vehicular lane;

- Therefore, the daily rate is \$1.15/m²;
- Therefore, the daily fee is 262.3m² X \$1.15/m² = \$301.65/day.

As a current comparison against other municipalities, over the duration of the proposed licence period of November 21st, 2023, to August 1st, 2025 which is 619 days, multiplied by the daily fee for this licence area, the total would be:

- \$81,181.85 in Saanich,
- \$121,772.78 in View Royal,
- \$249,790.31 in Victoria, and
- \$186,721.35 (proposed) in Langford.

Staff are proposing not charging for temporary occupancy of airspace or frontages with no existing formalized parking stalls, bike lanes, or sidewalks.

FINANCIAL IMPLICATIONS:

All fees collected would be revenue that may be used for neighbourhood improvements to counteract the temporary loss of use of the public infrastructure or as otherwise approved by Council through the 5-year financial plan budget process.

LEGAL IMPLICATIONS:

A licence agreement, approved by Council, with fair consideration, is necessary for the development to proceed. That said, Council is not obligated to approve the license agreement.

OPTIONS:

Option 1

THAT Council authorize the Mayor and CAO to execute licence agreement CON23-0162.

OR Option 2

THAT Council authorize the Mayor and CAO to execute licence agreement CON23-0162 with the following amendments:

- _____;
- _____;
- _____.

OR Option 3

THAT Council defer consideration for street occupancy in front of 2826 Jacklin Road until the following information is received and accepted by staff, with the licence agreement amended accordingly and brought back to Council:

- _____;
- _____;

C. _____.

OR Option 4

THAT Council does not allow street occupancy in front of 2826 Jacklin Road.

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

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

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

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

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

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

Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Braden Hutchins, Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

- Attachments:
1. Request for Lane Closure – 2826 Jacklin Rd. dated November 6, 2023
 2. Surface Encroachment Plan – 2826 Jacklin Rd. dated June 20, 2023, with traffic management plan in Appendix A – TMP 1 Rev 2
 3. DRAFT CON23-0162 Licence Agreement

November 6, 2023

City of Langford
Building Permit Dept.
2nd Floor 877 Goldstream Ave
Langford BC Canada V9B 2X8

Attn.: Chris Pozney, RBO

Dear Mr. Pozney:

Re: Jacklin Rd. Residences
BLD22-0448
REQUEST FOR CONSTRUCTION LICENSE – Application For Lane Closure

On behalf of our client Jacklin Residences LP, we would like to request construction licenses to occupy the land at 2826 Jacklin Rd. for the purposes of constructing a residential tower as per BLD22-0448. Existing single-family residences will be demolished and a new multi-family residential tower with two levels of below grade parking will be constructed.

This Construction License request is regarding the utilization of city boulevard and lane use for 1 southbound lane on Jacklin Road for Construction use and pedestrian detour for the construction of the Jacklin Road Apartments. Supporting Documentation will be provided via email to support this Construction License request from Lubec Construction Ltd.

Lubec Construction will be the primary construction manager on site and is estimating construction duration between November 20, 2023 through August 1, 2025.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Colton Thomas', enclosed within a blue oval.

Colton Thomas
Lubec Construction, Project Manager
250-857-6286, coltont@buildlubec.com

Encroachment Plan

Date: June 20, 2023

City of Langford**Re: 2826 Jacklin Road, Langford, BC**

Chemi Tenpa

ctenpa@langford.caSurface Encroachment

As per City of Langford request, the information provided below describes the intent of the encroachment required for the Loading and unloading for the project duration at 2826 Jacklin Road project. This Letter is to outline scope of work needed along with plan for public safety.

As per Appendix A, the site use plan and Traffic management plan outline the encroachment requirements along with the area of total encroachment.

The Scope of work required to complete the set up of the encroachment is outlined below. It is the intent that this Permit/License is to cover all work required to set up the encroachment and sidewalk relocation.

Scope:

1. Sidewalk removal from P/L to P/L – Replacement with Gravel pad for laydown area
2. Installation of temporary sidewalk let down on curbs for barrier free pathway.
3. Removal of two (2) city trees and stump to be ground down.
4. Sod removal on Boulevard with replacement of gravel for laydown. Service Bypass to be installed for irrigation.
5. Construction fence installation on curb for protection from construction.
6. Concrete barrier installation on roadway.
7. TMP set up as per TMP #1 Appendix A

TMP 1 rev 2



Additional Notes:

1. All existing turn arrows on asphalt to be grinded and removed for TMP area.
2. Existing northbound bike lane to be eradicated for TMP area.
3. COL to be present during traffic plan implementation.
4. All site access trucks entering and existing will be from south bound.



24 Hour Contact Sign Posted of Site Fence
 Jamie Gabriel - 250-661-1272
 Colton Thomas - 250-857-6286
 Ryan Reagon - 778-350-9044

LICENCE AGREEMENT
CON23-0162

This licence is dated for reference the 20th day of November, 2023.

BETWEEN:

City of Langford
2nd Floor, 877 Goldstream Avenue
Langford, British Columbia
V9B 2X8

(the "City")

AND:

Jacklin Residences Limited Partnership
217-179 Davie Street,
Vancouver, BC, V6Z 2Y1

(the "Licensee")

GIVEN THAT:

- A. Licensee is the purchaser of the property civilly identified as 2826 Jacklin Road, Langford, BC legally described as:

PID: 032-013-892
Legal: LOT 1, SECTION 5, ESQUIMALT DISTRICT PLAN, EPP124923

(the "Property");
- B. The City owns and maintains the road bordering the Property, civilly identified as Jacklin Road (the "Road");
- C. The Licensee has requested a licence to occupy upon a portion of the Road from the City as a result of the Licensee constructing a residential building as per BLD22-0448 (the "Residential Building");
- D. As authorized under the *Community Charter*, the City may permit a licence to occupy on land that is owned by the City.

THIS LICENCE is evidence that in consideration of the mutual promises contained in this Licence and the payment of \$10.00 by the Licensee to the City (the receipt and sufficiency of which the City acknowledges), the parties covenant and agree as follows:

- 1. The City hereby grants a licence to the Licensee of that portion of the land approximately 262.3 m², specifically identified on the sketches attached as Schedule "A" to this Licence (the "Licence Area"),

for the sole purpose of a staging area during the construction of the Residential Building (the "Licence"). The City grants this Licence subject to the terms and conditions of this agreement.

2. The term of this Licence shall commence on November 21st, 2023 (the "Term Commencement Date") and shall terminate on August 1st, 2025 (the "Term"), unless terminated sooner pursuant to the terms of this Licence.
3. Concurrently with the signing of this Licence, the Licensee will give to the City bonding in an amount set by the City, which shall be the approximate cost of restoring the Licence Area and adjacent Road at the end of the Term.
4. In consideration of the granting of this Licence, the Licensee will pay to the City the following:
 - (a) a one-time licence administration fee in the amount of \$2,500.00 (the "Administrative Fee");
 - (b) an encroachment fee at a daily rate of \$301.65, unless a different amount is established by City policy (the "Encroachment Fee"). For clarity, the parties agree that the Encroachment Fee may be subject to adjustments as per City policy.
5. The Encroachment Fee shall be paid on a monthly basis, calculated according to the number of calendar days in each month. The Licensee will pay the first monthly instalment on the Term Commencement Date for the period from such Term Commencement Date to the last day of the month. Thereafter, subsequent monthly instalments shall be in advance on the first day of each ensuing month.
6. The Licensee will ensure that its contractors, agents, and employees:
 - (a) Carry out the work in a good and workmanlike manner, in order to cause no unnecessary damage or disturbance to the Licence Area or the adjacent Road;
 - (b) Not use the Licence Area for any purpose other than those herein specifically set out;
 - (c) Keep and maintain the Licence Area and the adjacent Road in good and sufficient repair to the satisfaction of the City;
 - (d) Replace and relocate any plants and greenery displaced by the use of the Licence Area at their own expense, including irrigation and plant replacement costs during the Term.
7. The Licensee's obligations shall include but are not limited to:
 - (a) Provide traffic control and delineation measures satisfactory to the Director of Engineering;
 - (b) Ensure that at least one contact person is available by telephone 24 hours per day and is available to attend the Licence Area within one hour of request by the City;
 - (c) Provide and maintain all signage as may be required by the City;
 - (d) Keep the Road adjacent to the Licence Area clear of all debris and obstructions;
 - (e) Provide to the City:
 - i. a construction, parking, and delivery management plan; and
 - ii. a mitigation plan pursuant to section 2.5 of the City of Langford's Bylaw 1000, prior to entering into the Licence.

8. Upon the last day of the Term, or upon earlier termination of the License, the parties will complete an inspection to ensure the Licensee has left the Licence Area in a condition comparable to the condition of the Licence Area at the signing of this Licence. The Licensee agrees that the City may deduct amounts from the bond and will pay the City any additional amounts required to return the Licence Area to its original condition. The City will return the bond or remainder thereof, if any, within 30 days of the completion of this inspection.
9. The Licensee acknowledges that this is a non-exclusive licence and that the City and its officers, employees, contractors and agents may enter into and upon the Licence Area at all reasonable times for the purpose of constructing, maintaining and inspecting or removing any public works or utilities, and ensuring the Licensee's compliance with this Licence.
10. The Licensee shall indemnify, defend and hold harmless the City, and its elected and appointed officials, officers, employees, contractors and agents, from and against all claims, actions, damages, liabilities, costs (including legal costs), and expenses arising from any occurrence on or within the Licence Area or the Road adjacent to, or caused by or contributed to by the negligence or other default of the Licensee in respect of anything done pursuant to or ostensibly pursuant to this Licence. The Licensee is not liable for any act or omission on the part of the City, its authorized agents or employees in respect of anything done under this Licence. This indemnity shall survive the expiry or earlier termination of this Licence.
11. The Licensee agrees to obtain and maintain at its sole expense general liability insurance in an amount not less than \$5,000,000.00 per occurrence, and the insurance policy shall:
 - (a) name the City of Langford as additional insured;
 - (b) include that the City is protected notwithstanding any act, neglect, or misrepresentation by Licensee which might otherwise result in an avoidance of a claim and that such policies are not affected or invalidated by any act, omission or negligence of any third party which is not within the knowledge or control of the insured;
 - (c) be issued by an insurance company entitled to carry on the business of insurance under the laws of British Columbia with a financial credit rating of "A" or better;
 - (d) be primary and non-contributing with respect to any policies carried by the City and that any coverage carried by the City is in excess coverage;
 - (e) not be cancelled or materially modified without the insurer providing the City with 30 days written notice stating when such cancellation is to be effective or identifying the modification;
 - (f) be maintained for a period of 12 months after this Licence is terminated;
 - (g) include a cross liability clause such that the City and Licensee are each insured as if each had purchased the policy of insurance; and

- (h) be on other terms acceptable to the City, acting reasonably.
12. The Licensee will promptly provide the City with certificates of insurance confirming the insurance requirements under this Licence are met upon the execution of this Licence and thereafter upon demand by the City, including evidence of any material amendment to the policy.
 13. If the Licensee fails to maintain insurance as required by this Licence, the City in its sole discretion may, after fourteen (14) days' notice to the Licensee, obtain such insurance in whole in or in part. If the City obtains such insurance, the Licensee shall reimburse the City for the cost of that insurance plus a fifteen percent (15%) administration fee, within fifteen (15) days of receiving a written invoice from the City. For Clarity, the City has no obligation to obtain any insurance required to be maintained by the Licensee.
 14. The Licensee understands and agrees that the City may at any time after 90 days, in its sole discretion, terminate this licence upon written notice to the Licensee. If the City terminates this Licence, the Licensee shall, at its own expense, within such time as may be specified by the City, restore the Licence Area to its original state to the satisfaction of the City.
 15. If the Licensee chooses not to renew this Licence and fails to clear the Licence Area as required under this Licence, the City and its agents may remove all fixtures, chattels, improvements, personal property and all other things on the Licence Area. The cost of removal will be a debt due and owing to the City by the Licensee upon receipt by the Licensee of the City's invoice.
 16. The Licensee acknowledges there are no covenants, agreements, conditions, representations, or warranties by or binding on the City with respect to the Licence Area except as expressly set out in this Licence and the Schedules attached to this Licence.
 17. Nothing in this Licence exempts the Licensee from complying with all applicable laws, including all municipal bylaws, or from obtaining all required permits and licenses relating to the use of the Licence Area.
 18. The Licensee releases and forever discharges the City from all manner of claims of any nature whatsoever which may arise by reason of any act or omission of the City pursuant to this Licence.
 19. Notwithstanding any provision of this Licence, the Licensee shall not be entitled to compensation for injurious affection or disturbance resulting in any way from the removal of the Licence and, without limitation, shall not be entitled to business losses, loss of profit, loss of market value, relocation costs or other consequential loss by reason of the termination of the Licence.
 20. This Licence grants no interest in land in the Licence Area to the Licensee.
 21. Waiver of any default by either party shall not be deemed to be a waiver of any subsequent default.
 22. The Licensee is not permitted to assign this Licence, in whole or in part, and shall not permit or suffer any other person to occupy the whole or any part of the Licence Area.

23. The Licensee may not sublicense this Licence without the City's prior written consent.
24. Whenever the singular or masculine is used in this Licence, the same is deemed to include the plural or feminine or the body politic or corporate as the context requires.
25. Every reference to each party is deemed to include the heirs, executors, administrators, permitted assigns, employees, servants, agents, contractors, officers, elected officials, directors and invitees of such party, where the context so permits or requires.
26. If any portion of this Licence is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the remainder of this Licence.
27. The provisions herein contained constitute the entire agreement between the parties and supersede all previous communications, representations and agreements, whether verbal or written, between the parties with respect to the subject matter hereof.
28. Time is of the essence.
29. This Licence enures to the benefit and is binding upon the parties and their respective successors, heirs and permitted assigns.
30. The schedules referred to in this Licence and attached hereto form a part of this Licence.
31. Any notice or communication required or permitted to be given under this Licence will be in writing unless otherwise specified and will be effectively given if emailed, or mailed in Canada by first class mail, postage prepaid, delivered and addressed or directed as follows:

To the City at:

Attention: Director of Engineering
City of Langford
2nd Floor, 877 Goldstream Avenue
Langford, B.C. V9B 2X8

Email: kbalzer@langford.ca

To the Licensee at:

Attention: Sebastien Lebeouf
Jacklin Residences Limited Partnership
1051 Wellington Cres
Richmond, BC, V7B 1G6

Email: sebasleboeuf@hotmail.com

or to such other address as a party may specify by notice given as set out above.

32. Any notice or other communication will be deemed to have been received as follows:
- (a) if delivered before 4:00 p.m., on the date of delivery if it is a business day and otherwise on the next business day;
 - (b) if mailed, on the third business day following the date on which it was mailed; and
 - (c) If emailed, on the date the email was sent if sent before 4:00 p.m. on a business day, and otherwise on the next business day.
33. This Licence may be executed in one or more counterparts, each of which will be an original, and all of which together will constitute a single instrument. Further, the parties agree that this Licence may be signed by electronic signature (e.g., DocuSign or similar electronic signature technology) and/or transmitted by electronic means, and thereafter maintained in electronic form, and that such electronic record will be valid, and effective to bind the party so signing, as a paper copy bearing such party's hand-written signature. The parties further consent and agree that the electronic signatures appearing on this Licence will be treated, for the purposes of validity, enforceability, and admissibility, the same as hand-written signatures.
34. In this Licence, "business day" means any day Monday through Friday, except statutory holidays.

TO EVIDENCE THEIR AGREEMENT each of the parties has executed this Licence on the date first noted above.

Jacklin Residences Limited Partnership has executed this Licence by its authorized signatories:

Authorized Signatory

City of Langford has executed this Licence by its authorized by its authorized signatories:

Mayor

Chief Administrative Officer

Schedule A

Map begins on subsequent page

DRAFT

TMP 1 rev 2



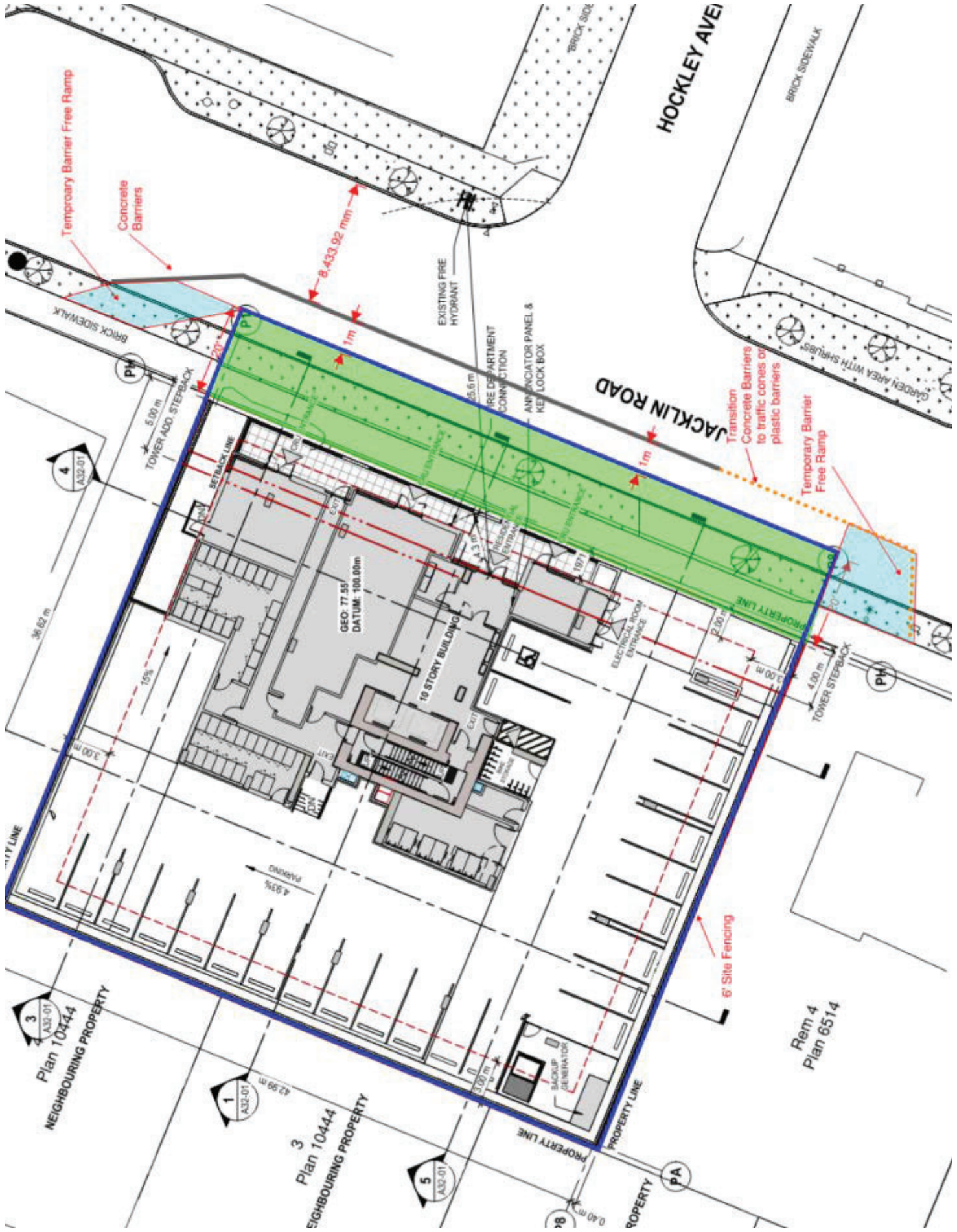
Sign that states "Access into 2800 Jackie Rd Businesses please use Orono Ave, Knotty Pine and Lequesne Ave"
 Sign to be 4' x 4' (Rendering to be provided to COL prior to order)

Additional Notes:

1. All existing turn arrows on asphalt to be grinded and removed for TMP area.
2. Existing northbound bike lane to be eradicated for TMP area.
3. COL to be present during traffic plan implementation.
4. All site access trucks entering and existing will be from south bound.



24 Hour Contact Sign Posted of Site Fence
 Jamie Gabriel - 250-661-1272
 Colton Thomas - 250-857-6286
 Ryan Reagon - 778-350-9044







City of Langford

Staff Report to Council

DATE: Monday, November 20, 2023

DEPARTMENT: Administration

SUBJECT: 2023-2027 Draft Council Strategic Plan - Additional Information and Proposed Amendments

EXECUTIVE SUMMARY:

The intent of this report is to respond to the public input at the October 23rd Regular Meeting of Council, provide Council with a detailed analysis of the public feedback received regarding the 2023-2027 Draft Council Strategic Plan ("the Strategic Plan"), and to make recommendations to Council regarding potential amendments to the Strategic Plan based on this feedback.

BACKGROUND:

At the Regular Meeting held Monday, October 23, 2023, Council passed the following resolution:

THAT Council receive this report for information and given the volume and quality of written responses received from the public, that Council defers approval of the Strategic Plan until after staff has had sufficient time to analyze the public feedback and present it to Council for consideration.

The Commentary section of this report reviews, in detail, the public feedback received and makes several suggested amendments to the Strategic Plan. Before discussing the feedback received and suggested amendments, it is worthwhile addressing a number of questions and comments that were put forward during public participation at the Regular Meeting of Council held Monday, October 23, 2023, with respect to the Strategic Plan.

Strategic Plan vs. Official Community Plan (OCP)

An OCP provides a long-term community vision for land use (but can speak to other areas of importance), while a Strategic Plan conveys the current Council's short-term (four to five year) priorities for achieving their collective goals and mandate. Strategic Plan priorities typically extend well beyond land use, and could include public safety, economic development, quality of life, and other areas of focus not covered in an OCP. Put another way, an OCP creates strategic priority areas (particularly around long-term land use), and identifies supporting policies and objectives, while a

Strategic Plan provides an opportunity for the current Council to provide clarity, resources and specific timelines to the broader objectives for their term (which may draw on strategic priority areas identified in the OCP). Further, an OCP can provide inspiration for the priorities included in the Strategic Plan, but a Strategic Plan can also be used to inspire updates to the OCP should Council introduce new initiatives or priorities that should be reflected in the OCP. It is typical for most British Columbia communities to have both an OCP and a Strategic Plan, and both documents have the ability to set high level direction for the City.

Within Langford's OCP, there is a clear emphasis on land use (as noted on page 1 of the OCP: "This OCP... provides a strong rationale for how and where development and use changes are to occur"), but there are also many policies and objectives related to other areas of the community.

In some instances, there is the strong relationship between Langford's OCP (adopted in 2008) and the Strategic Plan. For example, Langford's OCP sets objectives with respect to active transportation (on page 10: "Achieve an active transportation system that sees 42% of all trips made by walking, cycling, and transit by 2038"), while the Strategic Plan builds on this by committing to developing an Active Transportation Plan by Q3 2025 (objective 4b). As illustrated by this example, the OCP sets a high-level direction for the community, but does not provide a detailed plan, timelines, or funding for achieving that high-level direction. The Strategic Plan allows staff to implement priorities set by Council and allocate the necessary resources to move from high-level community visioning statements to ensure the implementation of prioritized objectives.

It is also worth noting that there are other instances where Langford's OCP does not have any long-term vision, policies or objectives that relate to the objectives in the Strategic Plan. For example, Langford's OCP does not provide any policy statements with respect to the RMCP/Police Services, while the Strategic Plan prioritizes the expansion of the RCMP facility in objective 6j.

Council Strategic Plan vs. Community Strategic Plan

As noted above, an OCP provides a long-term vision for land use (and other priority areas), while the Strategic Plan identifies the current Council's short-term (four to five year) priorities for achieving their collective goals and objectives. Given the short timelines of a strategic plan, it is not typical to have a lengthy and drawn-out public engagement process. Put another way, the Strategic Plan is Council's Strategic Plan and not a Community Strategic Plan, as it is Council's opportunity to define their priorities for their term, based on their collective goals, what they hear as priorities from the public, and by drawing on the OCP, and other sources.

There Was Not Enough Public Engagement

While there were 198 respondents to the online survey for the Strategic Plan, it should be noted that there were 2800 unique visits to the City's Let's Chat Langford Strategic Plan project page, and 1628

unique downloads of the Strategic Plan. Further, it should be noted that the following organizations and individuals received an email invitation from staff to provide feedback on the Strategic Plan by attending the Open House, completing the survey, or by providing a written submission:

- 4VI (formally Tourism Association of Vancouver Island)
- Aboriginal Coalition to End Homelessness
- BC Housing
- Beecher Bay First Nation
- British Columbia Economic Development Association
- CRD Housing
- Community Social Planning Council of Greater Victoria
- Goldstream Farmers Market
- Goldstream Food Bank
- Greater Victoria Public Library
- Inter-Cultural Association of Greater Victoria
- M'akola Housing Society
- NDP MLA – Ravi Parmar
- NDP MP – Alistair McGregor
- Pacific FC
- Royal Canadian Legion (Langford Branch)
- Royal Roads University
- Rugby Canada
- Superintendent – School District No. 62 (Sooke)
- Vancouver Island Economic Alliance
- Vancouver Island Film Commission
- Victoria Pride Society
- West Shore Arts Council
- West Shore Chamber of Commerce
- West Shore Developers Association
- West Shore Parks and Recreation Society (WSPRS)
- West Shore Rebels
- YMCA Greater Victoria

As the City moves to implement objectives outlined in the Strategic Plan, many projects will include significant public engagement and consultation opportunities. The level of engagement in each instance will be determined based on the scope, size, and timeline of each objective. As an example of further engagement to an objective identified in the Strategic Plan (1g: Develop an Urban Forest

Management Plan), Phase 1 of the public consultation for the Urban Forest Management Plan is currently live on Let's Chat Langford and there was a public open house for this initiative on November 15th at City Hall.

It is important to note that in addition to future public engagement opportunities with respect to specific objectives within the Strategic Plan, the Public will also have the opportunity to provide input on whether unfunded and partially funded objectives in the Strategic Plan should be funded through the City's annual budget process.

Finally, progress implementing the Strategic Plan will be discussed by Council regularly, and the Strategic Plan itself may be updated or amended as circumstances evolve. In both instances, the Public will be able to provide further feedback.

COMMENTARY:

As noted in the October 23rd report to Council, 2023-2023 draft Council Strategic Plan – Initial Rollup of Public Engagement Feedback (attached), almost 200 individuals completed the online survey, approximately 75 individuals attended the public open house and contributed their feedback on poster boards, and approximately 15 individuals contributed written submissions. Informal feedback was also received at several pop-up engagement opportunities, including at the Goldstream Farmers Market, a local coffee shop, and during a student engagement session held at Belmont Secondary School.

Given the volume and quality of feedback received from the public, the October 23rd report only provided an initial roll-up of the feedback received through the online surveys. Staff have now had time to review and analyze the feedback, in particular, the open-ended and email responses, and are now able to recommend amendments to the Strategic Plan, based on this feedback.

Before discussing potential amendments, it is important to note the following:

- All six strategic priority areas should be considered equal. In other words, just because Strategic Priority Six: Quality of Life is the last strategic priority area listed in the Strategic Plan (but received the most support from the public), it is not any less important than the other strategic priority area.
- Surveys can have their limitations, based on their design. For example, in the Strategic Plan online survey, residents were asked to rank which objective in each strategic theme was least important to them. The survey did not allow for a response that indicated that all options were important, and therefore, someone's least important objective could still be meaningful to that person. Staff have noted this limitation (in the spirit of Council's core value of

continuous learning) and will ensure that future surveys provide alternative responses.

- The public feedback is representative of those who participated, and while very useful, may not be representative of the broader Langford population. Therefore, there are two instances below where staff recommend not incorporating feedback received, as it is likely that the feedback may not be representative of underrepresented and marginalized groups.

Strategic Priority One: Sustainable Development

In this Strategic Priority, the following four objectives received the most support from the public:

- 1g: Develop an Urban Forest Management Plan (Funded, Q3 2024) – 72 votes
- 1g: Develop a Construction Impact Management Strategy and 'Good Neighbour' Policy (Partially Funded, Q2 2024) – 70 votes
- 1a: Refresh the Official Community Plan (Funded, Q2 2025) – 65 votes
- 1m: Pursue Programs and Partnerships for Affordable Housing (Funded, Ongoing) – 63 votes

The following objective received the least amount of support from the public:

- 1j: Review Downtown Public Parking Needs and Related Policies – 37 votes

Feedback from the public (received at the open house, via open-ended survey questions, and via email), suggests that the following area is not sufficiently addressed in this Strategic Priority:

- Supports for Tenants

Based on this community feedback received, Council may wish to make the following substantive amendment to the Strategic Plan:

- Remove the words “and tenant assistance policies” from Objective 1m: Pursue Programs and Partnerships for Affordable Housing, and create the following new objective:

1n: Tenant Assistance Supports (Funded, Target Completion Date Q4 2025, and in support of the following crises: Housing, Climate and Inequality)

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

On a separate note, over the past several weeks, the Province has introduced new legislation covering three topic areas: 1) amending zones to allow for “Small-Scale, Multi-Unit Housing” (i.e. townhouses and multi-plex homes containing multiple dwelling units) in traditional single-family neighbourhoods, 2) setting minimum densities for housing near transit stations/exchanges, and 3) introducing a new development-finance tool for amenity contributions, such that amenity contributions will be established through a bylaw, similar to Development Cost Charges, rather than through a Policy or negotiated on a case-by-case basis.

While the details relating to the implementation of this legislation will not be released until December 2023, this legislation will certainly transform how local government zoning bylaws are structured and applied to land, essentially ending exclusionary “single-family dwelling only” zoning (although some exemptions are expected to apply) and facilitating a greater number of small-scale and transit-oriented development to proceed without rezoning. While Langford’s Zoning Bylaw has widely permitted secondary suites and duplexes on most residential lots for many years, it is expected that significant work will still be required to respond to this legislation by the anticipated deadline of June 30, 2024.

The new legislation will also update the methodology used to prepare Housing Needs Reports to improve the understanding of the current gaps and needs of the housing market, not just the anticipated needs generated by future growth. It will also be required that local governments adopt updated Housing Needs Reports by January 2025, and ensure OCPs and Zoning Bylaws reflect the Housing Needs Report by December 2025.

The Strategic Plan does include objectives relating to the OCP Refresh project and Housing Needs Report update with completion timelines that align with these deadlines. It does not, however, include an objective to updating the Zoning Bylaw to align with these legislative changes. As such, staff suggest two new objectives, as follows:

- 1o: Update the Zoning Bylaw to reflect the new Small-Scale, Multi-Unit Housing and Transit-Oriented Development legislation (Funded, Targeted Completion Date, Q2 2024, In Support of the Following Crises: Housing, Climate, Inequality).

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

- 1p: Review the Zoning Bylaw to ensure alignment with the Housing Needs Report and OCP (Funded, Targeted Completion Date, Q2 2024, In Support of the Following Crises: Housing, Climate, Inequality).

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

Further, while the Strategic Plan does include an objective to update the Amenity Contribution Policy, staff suggest updating the wording to reflect the new Amenity Contribution Charge financial tool to be introduced by the Province, as outlined below.

- Replace the draft language in Objective 1b: Update Amenity Contribution Policy with the following:

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

In light of this new body of work and provincially mandated timelines, Council may wish to amend the Targeted Completion Dates of the following objectives:

- 1d: Update the Design Guidelines and Consider an Advisory Design Panel: Change Targeted Completion Date from Q1 2025 to Q3 2025.
- 1e: Develop a Climate Action DPA Bylaw: Change Targeted Completion Date from Q1 2025 to Q3 2025.
- 1i: Review the Zoning Bylaw Parking Requirements in the City Centre: Change Targeted Completion Date from Q3 2024 to Q2 2025.

In line with feedback received from the Public, staff will be requesting additional resources during the 2024 budget process to allow for the implementation of Objective 1g: Develop a Construction Impact Management Strategy and 'Good Neighbour' Policy (Partially Funded, Q2 2024). In addition to the above request from staff, Council may also wish to note that several other objectives within this strategic priority are unfunded or partially funded, and as such, staff will include these Objectives within the relevant budget process for Council's consideration to meet the current timelines within the Strategic Plan.

Staff do not recommend amending or removing Objective 1j: Review Downtown Public Parking Needs and Related Policies, despite the low support for this objective from the Public. The intent of this objective is to mitigate the impacts of the opening of the new West Shore Post Secondary Campus and its associated off-street and on-street parking needs on businesses, employees, and residents within

the downtown core. Further, City staff (both Bylaw and Economic Development) frequently hear growing frustrations from small local businesses that the demand on downtown parking has reached its limit. With increasing pressures from residents and business employees on downtown street parking, customers are finding it harder to park in downtown Langford and are also growing frustrated. The downtown parking review will actively seek to find timely and effective solutions to this growing challenge which will help small businesses already navigating a challenging economy.

Beyond the above substantive considerations, staff recommend the following housekeeping amendments to this Strategic Priority in the Strategic Plan:

- Label Objective 1m: Pursue Programs and Partnerships for Affordable Housing as partially funded instead of funded.
- Label Objective 1j: Review Downtown Public Parking Needs and Related Policies partially funded instead of funded.

Strategic Priority Two: Climate Change and Environmental Stewardship

In this Strategic Priority, the following three objectives received the most support from the public:

- 2e: Develop Strategies for Disaster Mitigation Due to Climate Change and Build Resiliency as a Community (Partially Funded, Ongoing) – 142 votes
- 2a: Develop a Climate Action Master Plan Including Targets for Emissions Reductions (Unfunded, Q1 2025) – 110 votes
- 2d: Update the Storm Water Management Requirements (Unfunded, Q4 2024) – 102 votes

The following objective received the least amount of support from the public:

- 2b: Hire a Climate Change Specialist

Feedback from the public (received at the open house, via open-ended survey questions, and via email), suggests that the following area is not sufficiently addressed in this Strategic Priority:

- Specific timelines and details around the City's disaster mitigation efforts as it relates to climate change

Based this community feedback received, along with further considerations from staff, Council may wish to make the following substantive amendments to the Strategic Plan:

- Clarify Objective 2e: Develop Strategies for Disaster Mitigation Due to Climate Change and

Build Resiliency as a Community (Partially Funded, Ongoing) by including a specific timeline for an overarching disaster mitigation strategy and providing specific examples of potential initiatives. The amended Objective 2e would read:

2e: Develop an Overarching Disaster Mitigation Strategy with Respect to Climate Change and Build Resiliency as a Community Based on Specific Initiatives (Partially Funded, Targeted Completion Date for the Overarching Disaster Mitigation Strategy is Q4 2024)

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

Staff do not recommend amending or removing 2b: Hire a Climate Change Specialist, as this role will be central to achieving the other objectives in this Strategic Priority. In fact, should Council wish to achieve the other objectives within this Strategic Priority (in particular 2a and 2e), staff recommend that Council amend the timeline for this objective from Q3 2024 to Q1 2024, as staff believe that the City has grant funding for this new role in the short-term.

As this staff person will play a central role in developing the Climate Action Master Plan (Objective 2a), staff suggest that the Targeted Completion Date for Objective 2a be amended to Q3 2025 to account for the time it will take to recruit a Climate Change Specialist.

Further, and in line with feedback received from the public, staff will be bringing forward a request in the 2024 budget process for resources in support of Objective 2d: Update the Storm Water Management Requirements (Unfunded, Q4 2024).

Strategic Priority Three: Economic Development

In this Strategic Priority, the following four objectives received the most support from the public:

- 3a: Develop an Economic Development Plan (Unfunded, Q4 2024) – 126 votes
- 3b: Actively Support the Evolution of the Downtown Post Secondary Campus (Partially Funded, Ongoing) – 120 votes
- 3c: Explore Ways to Incentivize and Attract Technology Companies (Funded, Q4 2025) – 98
- 3f: Create an Arts and Culture Strategic Plan (Unfunded, Q1 2025) - 91 votes

The following objective received the least amount of support from the public:

- 3d: Implement the Five-Year Tourism Strategy

Feedback from the public (received at the open house, via open-ended survey questions, and via email), suggests that all areas of importance are sufficiently addressed in this Strategic Priority.

In line with feedback received from the public, staff will be bringing forward a request in the 2024 budget process for resources in support of Objective 3a: Develop an Economic Development Plan (Unfunded, Q4 2024) and Objective 3f: Create an Arts and Culture Strategic Plan (Unfunded Q1, 2025).

Staff do not recommend amending or removing Objective 3d: Implement the Five-Year Tourism Strategy, despite the low support for this objective from the public, as this objective supports Langford's ongoing economic diversity and vibrancy, and supports community events, businesses, and sports teams located in Langford, such as Rugby Canada, Pacific FC and the West Shore Rebels, restaurants, cafes, hotels, shops, and other businesses that visitors to Langford support. Additionally, all costs associated with this objective are fully funded from the Municipal Regional Distance Tax (Hotel Tax), paid by visitors staying at local hotels, and not funded by the individual taxpayer.

Strategic Priority Four: Transportation

In this Strategic Priority, the following three objectives received the most support from the public:

- 4c: Improve and Expand Active Transportation Infrastructure (Funded, Ongoing) – 172 votes
- 4a: Develop a Transportation Master Plan (Unfunded, Q3 2025) – 137 votes
- 4b: Develop an Active Transportation Plan (Unfunded, Q3 2025) – 134 votes

The following objective received the least amount of support from the public:

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

Feedback from the public (received at the open house, via open-ended survey questions, and via email), suggests that the following area is not sufficiently addressed in this Strategic Priority:

- Traffic near schools and safe routes to schools

Based on the community feedback received, along with further considerations from staff, Council may wish to make the following substantive amendments to the Strategic Plan:

- Amending the language in Objective 4a: Develop a Transportation Master Plan to read:

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

- Amending the language in Objective 4b: Develop an Active Transportation Plan to read:

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

Further, and in line with feedback received from the public, staff will be bringing forward a request in the 2024 budget process for resources in support of Objective 4a: Develop a Transportation Master Plan (Unfunded, Q3 2025) and Objective 4b: Develop an Active Transportation Plan (Unfunded, Q3 2025).

Staff do not recommend amending or removing 4d: Create Awareness and Opportunities for Transportation Mode Shift (Funded, Ongoing), despite the low support for this objective from the public, as this objective aligns with the Active Transportation Plan (the top-rated objective in this Priority Area) and is a necessary consideration for every new project.

Strategic Priority Five: Good Governance

In this Strategic Priority, the following three objectives received the most support from the public:

- 5b: Ensure all Budgets are Fiscally Sustainable and Transparent (Funded, Ongoing) – 140 votes
- 5c: Expand Opportunities for Public Engagement (Partially Funded, Ongoing) – 87 votes
- 5a: Be at the Table for Strategic Regional Discussions and Decisions (Funded, Ongoing) – 75 votes

The following objective received the least amount of support from the public:

- 5e: Develop and Equity, Diversity and Inclusion Strategy (Unfunded, Q4 2024)

Feedback from the public (received at the open house, via open-ended survey questions, and via email), suggests that the following area is not sufficiently addressed in this Strategic Priority:

- Transparency of Financial Information

Based on the community feedback received, along with further considerations from staff, Council may wish to make the following substantive amendments to the Strategic Plan:

- Split Objective 5b: Ensure all Budgets are Fiscally Sustainable and Transparent (Funded, Ongoing) into two separate objectives:

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

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

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

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

Staff do not recommend removing Objective 5e: Develop and Equity, Diversity and Inclusion Strategy (Unfunded, Q4 2024), despite the low support for this objective from the public. The intent of this objective is to ensure that all voices can equally participate, especially those who are underrepresented and marginalized (and therefore less likely to participate in the Strategic Plan public consultation). Staff do recommend extending the targeted completion date for this Objective to Q4 2025, to ensure that a meaningful strategy can be completed. In support of this objective, staff will be bringing forward a request for resources in the 2024 budget process.

In addition, Council may also wish to note that other objectives within this Strategic Priority are partially funded, and as such, staff will include these objectives within the relevant budget process for Council's consideration in order to meet the current timelines within the Strategic Plan.

Strategic Priority Six: Quality of Life

In this Strategic Priority, the following five objectives received the most support from the public:

- 6b: Develop a Parks and Public Spaces Master Plan (Unfunded, Q3 2025) – 100 votes
- 6k: Explore Public Safety Options To Address Emerging Issues Around Unsheltered Populations (Funded, Ongoing) – 70 votes
- 6j: Support the Expansion of the RCMP Facility (Partially Funded, Ongoing) – 66 votes
- 6l: Increased Access to Recreation Services and Infrastructure (Partially Funded, Ongoing) – 60 votes
- 6d: Support the Efforts of Community Organizations to Expand Services to Youth, Seniors, and Other Underrepresented and Marginalized Groups (Partially Funded, Ongoing) – 56 votes

The following objective received the least amount of support from the public:

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

Feedback from the public (received at the open house, via open-ended survey questions, and via email), suggests that the following area is not sufficiently addressed in this Strategic Priority:

- Libraries

Based on the community feedback received, along with further considerations from staff, Council may wish to make the following substantive amendments to the Strategic Plan:

- That the following objective be added to Strategic Priority Six: Quality of Life

Objective 6m: Explore Current Library Capacity and Community Needs (Unfunded, Ongoing)

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

Further, in line with feedback received from the public, staff will be bringing forward a request in the 2024 budget process for resources in support of Objective 6b: Develop a Parks and Public Spaces Master Plan (Unfunded, Q3 2025).

In addition to this request, Council may also wish to note that other objectives within this Strategic

Priority are partially funded, and as such, staff will include these objectives within the relevant budget process for Council's consideration in order to meet the current timelines within the Strategic Plan.

Staff do not recommend removing 6c: Continue to Take Action Towards Reconciliation (Funded, Ongoing), despite the low support for this objective from the public. The intent of this objective is to ensure that the City implements the actions specific to local government as outlined in the Truth and Reconciliation Commission to Canada: Calls to Action, and that the City works with Indigenous partners, celebrates Indigenous culture and ensures its work is grounded with a meaningful lens of truth and reconciliation. Upon further review, staff recommend amending this objective to relabel it from funded to partially funded, given the volume of work that may be required to achieve this Objective. Should Council support this amendment, staff will be bringing forward a request in a future budget for additional resources.

In addition to the above resource requests, Council may also wish to note that several other objectives within this Strategic Priority are unfunded or partially funded, and as such, staff will include these objectives within the relevant budget process for Council's consideration in order to meet the current timelines within the Strategic Plan.

Beyond the above substantive considerations, staff recommend the following housekeeping amendments to this Strategic Priority in the Strategic Plan:

- That Objective 6b: Develop a Parks and Public Spaces Master Plan be renamed Objective 6b: Develop a Parks, Recreation and Trails Master Plan

Collaborative Advocacy

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

Of the seven advocacy areas in the Strategic Plan, all received a significant amount of support from the public. Only four respondents indicated that none of the collective advocacy areas were important to them.

Staff are not recommending any substantive changes to the Collaborative Advocacy Section of the Strategic Plan.

Staff are recommending the following housekeeping amendment to the Collaborative Advocacy Section:

- Amend the Number of Schools in Langford advocacy item to note that schools are needed

both in Langford and the West Shore. The amended language would read:

Number Of Schools in Langford and the West Shore:

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

FINANCIAL IMPLICATIONS:

This Strategic Plan is very ambitious and the implementation of many of the objectives in the strategic plan will have costs. Approximately twenty to twenty-five of the strategic objectives are unfunded or partially funded, and will need to be further considered by Council through the 2024 budget process (and future budget processes). If Council determines it wishes to defer a Strategic Plan objective during a budget process as a result of financial considerations, the Strategic Plan will need to be amended to reflect the changing timelines.

LEGAL IMPLICATIONS:

While there are no legal implications with Council approving the Strategic Plan, each objective within the Strategic Plan may have its own legal considerations that will need to be considered.

OPTIONS:

Option 1

1. THAT Council approves the 2023-2027 Council Strategic Plan with the following amendments:

- a. Remove the words “and tenant assistance policies” from Objective 1m: Pursue Programs and Partnerships for Affordable Housing, and create the following new objective:

1n: Tenant Assistance Supports (Funded, Target Completion Date Q4 2025, and in support of the following crises: Housing, Climate and Inequality)

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

b. Create the following new objective:

1o: Update the Zoning Bylaw to reflect the new Small-Scale, Multi-Unit Housing and Transit-Oriented Development legislation (Funded, Target Completion Date Q2 2025, and in support of the following crises: Housing, Climate and Inequality).

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

c. Create the following new objective:

1p: Review the Zoning Bylaw to ensure alignment with the Housing Needs Report and OCP (Funded, Target Completion Date Q4 2025, and in support of the following crises: Housing, Climate and Inequality).

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

d. Replace the draft language in Objective 1b: Update Amenity Contribution Policy with the following:

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

- e. Amend the targeted completion date from Q1 2025 to Q3 2025 for Objective 1d: Update the Design Guidelines and Consider an Advisory Design Panel.
- f. Amend the targeted completion date from Q1 2025 to Q3 2025 for Objective 1e: Develop a Climate Action DPA Bylaw.
- g. Amend the targeted completion date from Q3 2024 to Q2 2025 for Objective 1i: Review the Zoning Bylaw Parking Requirements in the City Centre.
- h. Label Objective 1m: Pursue Programs and Partnerships for Affordable Housing as partially funded instead of funded.

- i. Label Objective 1j: Review Downtown Public Parking Needs and Related Policies partially funded instead of funded.
- j. Clarify Objective 2e: Develop Strategies for Disaster Mitigation Due to Climate Change and Build Resiliency as a Community (Partially Funded, Ongoing) by (1) including a specific timeline for an overarching disaster mitigation strategy and providing specific examples of potential initiatives. The amended Objective 2e would read:

2e: Develop an Overarching Disaster Mitigation Strategy with Respect to Climate Change and Build Resiliency as a Community Based on Specific Initiatives (Partially Funded, Targeted Completion Date for the Overarching Disaster Mitigation Strategy is Q4 2024)

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

- k. Amend the targeted completion date for Objective 2b: Hire a Climate Change Specialist from Q3 2024 to Q1 2024.
- l. Amend the targeted completion date for Objective 2a: Develop a Climate Action Master Plan from Q1 2025 to Q3 2025.
- m. Amend the language in Objective 4a: Develop a Transportation Master Plan to read:

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

- n. Amend the language in Objective 4b: Develop an Active Transportation Plan to read:

An Active Transportation Plan (ATP) will be developed in parallel with a Transportation Master Plan (TMP). It will reduce car dependency by improving the safety and connectivity of the multi-modal network throughout Langford for all travelers. The ATP will identify key corridors

and connections, including safe routes to schools, and including recommendations for active transportation infrastructure upgrades that are healthy, enjoyable, and convenient for people of all ages and abilities who choose to travel in many different ways: walking, biking, skateboarding, scooters, wheelchairs, transit, and other active mobility options.

- k. Remove Objective 5b: Ensure all Budgets are Fiscally Sustainable and Transparent (Funded, Ongoing) and replace it with the following two separate objectives:

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

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

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

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

- l. Amend the targeted completion date for Objective 5e: Develop and Equity, Diversity and Inclusion Strategy from Q4 2024 to Q4 2025.
- m. Add the following objective to Strategic Priority Six: Quality of Life

Objective 6m: Explore Current Library Capacity and Community Needs (Unfunded, Ongoing)

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

- n. Relabel Objective 6c: Continue to Take Action Towards Reconciliation (Funded, Ongoing) from funded to partially funded.
- o. Rename Objective 6b from "Develop a Parks and Public Spaces Master Plan" to "Develop a Parks, Recreation and Trails Master Plan".

- p. Amend the Number of Schools in Langford advocacy item to note that schools are needed both in Langford and the West Shore. The amended language would read:

Number Of Schools in Langford and the West Shore:

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

OR Option 2

1. THAT Council approves the 2023-2027 Council Strategic Plan with the following amendments:
 - a.
 - b.
 - c.

OR Option 3

1. THAT Council does not approve the strategic plan at this time.

SUBMITTED BY: Braden Hutchins, Director of Corporate Services

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

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

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

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

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

Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachment 1: Analysis of Public Feedback on draft 2023-2027 Council Strategic Plan

Attachment 2: Staff Report from October 23rd, 2023

Attachment 3: Draft 2023-2023 Council Strategic Plan

Open ended input from the consultation process

In addition to the online input, additional open-ended input was received through four channels:

1. Provided at the community consultation sessions,
2. Provided by email and other correspondence,
3. Provided from students during a consultation session at Belmont Secondary School
4. Provided during the online consultation

It should be noted that the statistics below should not be read as input from single individuals. In some cases, a single individual provided multiple comments on different topics. The numbers below represent the number of times an issue was mentioned, not the number of people mentioning the topic.

It is also important to note that a small number of comments were not entirely clear, and it was difficult or impossible to determine exactly the topic being mentioned. Other comments were clearly in the domain of other jurisdictions, such as expanded parent involvement in schools. In some cases, it was not clear that the comment had to do with the draft strategic plan. For this reason, there is not an exhaustive list of every comment made, although every effort has been made to include all comments, positive and negative, that relate to the draft strategic plan.

Summary

General speaking, the open-ended input reflects much of the input collected by other means. Certain topics were dominant:

- Sustainable development
- Housing
- The environment and climate change
- Urban forest and tree protection
- Green spaces and public open spaces
- Affordability
- Public safety
- Active transportation
- Transit
- The availability of healthcare
- The unhoused

One noticeable difference in the open-ended input was the repeated emphasis on the needs of renters.

A second notable difference was the support among young people for a youth drop-in centre. However, the need for a youth drop-in centre was a direct question to the Belmont students, which was likely to generate a positive response.

There was a minor theme, mentioned 5-6 times, that the strategic plan should not reflect Council's priorities, rather the public's priorities. It should be noted that across Canada municipal strategic plans are overwhelmingly an articulation of the Council's shared priorities.

It should be noted that the great majority of the responses received from all four input channels are requests for expanded or new City services.

Other suggestions are services (healthcare, schools) that are the responsibility of other levels of government or the School District, however the City as an important advocacy role in both areas.

Comments from the public input sessions

There were opportunities during the public input sessions for people to provide open-ended input, usually structured around the major issues facing the City, or the strategic themes themselves.

Quality of Life:

The great majority of the input had to do with quality of life with 40 comments, some mentioned more than once.

There was support for:

- Placemaking when considering developments (particularly in the core) – 11 mentions
- More parkland and greenspaces – 6 mentions
- Additional police – 3 mentions
- Crime reduction – 2 mentions
- Reduced reliance on cars – 2 mentions
- Lower taxes – 2 mentions
- Free parking – 2 mentions
- Light rail to downtown Victoria – 2 mentions
- Expanded healthcare services – 2 mentions

There were concerns about:

- Mobility and accessibility (including in new developments) – 5 mentions
- Homelessness and open drug use – 3 mentions
- Unhoused in City parks – 2 mentions

The remaining topics were mentioned once and include; more urban forests, traffic, support for purchasing the YWCA, childcare availability, safe routes to schools, support for the RCMP facility expansion, compassion for the unhoused, using schools as an element of disaster planning.

Climate Crisis

There were nine comments that generally addressed the climate crisis, with two topics mentioned more than once.

There was support for:

- More cooling centres and community gardens– 3 mentions
- Fire risk (especially on Bear Mountain) – 3 mentions

Other single mentions include; tree protection, heat islands, lighting for active transportation, and renters' experience during heatwaves.

One person questioned whether there was a climate crisis, and suggested data would prove that there was not.

Housing/ Affordability

There were ten comments in this category including three issues that had multiple comments.

There was support for:

- Better defining affordability – 5 comments
- The need for rent controls and public housing – 3 comments
- Lower taxes – 2 comments

Other comments were mentioned only once each; the need for shelters for vulnerable populations, personal issues with mortgage rates, affordability for children and future generations.

Inequality

There were seven comments on this topic, none mentioned more than once, although several had to do directly or tangentially with renters.

The individual comments included; small business tax (relative to large industry), renter issues, the livability of condos.

One person was unsure that inequality was an issue.

Public Health

There were nine comments in this area, only one mentioned more than once.

There was support for:

- More clinics and doctor spaces in the City – 2 mentions

In addition, other topics were raised once including; the creation of a medical school in Langford, housing for doctors, the unreliability of the federal and provincial governments, creation a public health unit, greater emphasis on prevention, support for privatized healthcare.

Infrastructure Costs

There were ten issues raised in this topic, with two mentioned twice.

There was support for.

- Charging developers more – 3 mentions
- Improved school capacity – 2 mentions

Individual comments included; the need for a homeless shelter, the need to end sprawl, insufficient service infrastructure, more healthcare space, the need to charge developers less to improve affordability.

Does the Strategic Plan go far enough to address the issues above?

There were fourteen comments raised in response to this question, some multiple times:

There was support for:

- The City reducing its use of contracted services – 4 mentions
- Additional greenspace in the core – 3 mentions
- Further protection of forests and wetlands – 3 mentions
- Further protection of existing green spaces – 3 mentions

Other topics mentioned once include; greater focus on the need for public housing, building the economy, more input at city committees.

Two people made comments to the effect that life in the city is currently very good, and the issue of the various crises is overblown.

Are any other issues missing from the plan?

There were 20 topics raised in this entirely open-ended section, four more than once.

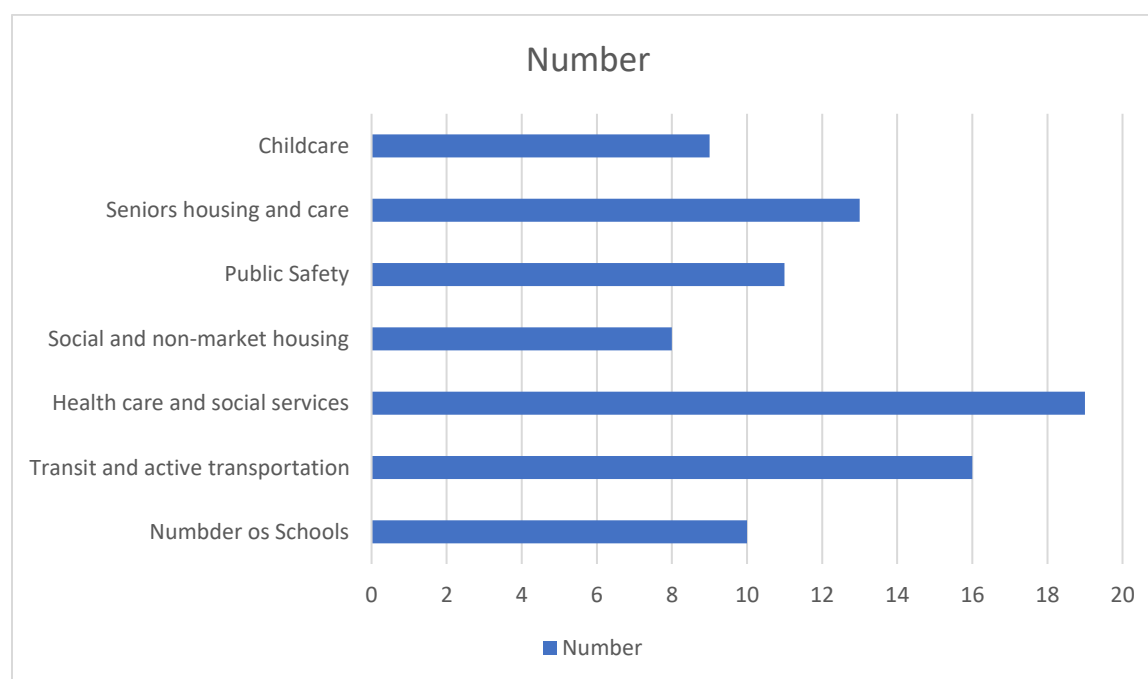
There was support for:

- More focus on the concerns of renters– 7 mentions
- Support for more coop housing – 3 mentions
- Tax break for renters, inventory of available rentals – 2 mentions
- Rent controls- 2 mentions

In addition, there was a wide variety of other issues raised once, including; compassion for the homeless, garden co-ops, trailer parks, parking, public participation at Council, the need for apartments with more bedrooms, safe spaces, concern that the public should have had more involvement in the creation of the strategic plan.

Collaborative Advocacy

In this section people were asked to check the areas most important to them (some may have checked more than one area).



In addition, there were write-in comments including:

- More funding for children with disabilities
- Opposition to dedicated housing for seniors
- Support for dedicated housing for seniors
- Support for aging in place facilities
- Affordable housing
- Rent affordability

- Co-op housing

What is missing in collaborative advocacy?

There were 11 responses to this open-ended question, three with multiple responses.

There was support for:

- Encouraging other Greater Victoria municipalities to take their fair share of housing and density – 5 mentions
- Ongoing engagement with the public – 3 mentions
- A reconciliation task force – 3 mentions
- More support for the unhoused – 2 mentions

In addition, there were single mentions of the following topics; community polarization, support for developers, renters' issues, affordability.

Emails and Correspondence

Sixteen emails and letters were received covering a wide range of topics. As well, one person submitted an annotated copy of the draft strategic plan. Some of the emails covered multiple topics. Some individuals provided comments that they asked not to be publicly shared. For these reasons some comments have been rephrased to respect the confidentiality requests.

It should be noted that a few individuals took considerable time to write lengthy and thoughtful suggestions for improvement.

The key themes that were mentioned more than once in the emails included:

- General support for the plan (sometimes with some suggested minor amendments and wording changes) – 5 mentions
- Strong support for more sustainable development – 3 mentions
- Strong support for climate change initiatives – 3 mentions
- Concerns about the process of developing the strategic plan. Some felt that the strategic plan should not be Council's plan, but rather should have been developed to reflect the public's priorities. - 3 mentions
- The need for greater consultation on the draft plan – 3 mentions
- Support for expanded urban forest – 2 mentions

There were single comments in the following areas:

- Expanded support for immigrants
- Suggestions for reorganizing the layout of the draft plan

- Expanded library services
- General support for expanded open government.
- Construction fatigue (related to a specific site)
- An exhortation for Council not to listen to extreme voices
- Support for Council's efforts to expand community engagement
- The need for more playgrounds
- Improve access to City information
- Support for a five-year financial plan

Student Engagement

To obtain input from a younger generation, a session was held at Belmont Secondary School. At this session a series of questions were explored that are related to the strategic plan, without undertaking a detailed review of the plan section by section.

What do you love about Langford?

Over 34 answers were provided, with only a few receiving multiple mentions; Those include

- Indigenous events (2),
- Food Trucks (3),
- Christmas decorations (2),
- Wildlife (2),
- Lakes (2),
- Gyms (3)
- Landscape (2).

Numerous other things were mentioned, including skate parks, Luxton fair, softball, air quality, bike trails, car show.

Do you plan to stay in Langford for work or school? Why and why not?

There were sixteen responses to this question. Three had multiple responses, including:

- Cost of living is a challenge - 3 responses
- Need better transit – 2 mentions
- Moving back to another country – 3 mentions

In addition, many indicated they have firm plans to go elsewhere for school or work, Langford lacks student housing, they will be staying in Langford to be close to family, want to take a trade program.

Which recreation programs do you use? What do you enjoy about them? What can be improved.

There were 22 responses to this, only one topic mentioned more than once:

- YWCA pool – 2 mentions

Beyond that there were numerous and highly varied responses, to the first part of the question. They include; gyms, rugby, hiking trails, turf fields, Starlight Stadium, parks.

There were also some suggestions for improvements, including: More arenas, more basketball courts, more turf fields, better dog parks, more hiking trails, more drop-in sports, skate park, more specialized training facilities

Cities across the world are facing a climate crisis, what do you think government needs to do?

There were 26 responses to this question, all different, although many had to do with varying aspects of tree protection and forests. They include; more transit, end sprawl, clean up days, more gardens, forest protection, zero carbon buildings, better land use planning, active transportation infrastructure, invasive species, clean energy, litter, planning for extreme weather events.

What activities do you participate in outside of school?

There were 17 responses to this question including three areas with multiple responses:

- Volleyball – 2 mentions
- Basketball – 2 mentions
- Badminton – 2 mentions

In addition, there were number other responses; music, gym, running, climbing, air cadets, hockey, MMA, roller derby, hanging out at Tim's.

What facilities or amenities do you wish to see more of in Langford?

There were 41 responses to this question, including five with multiple responses:

- Go karts – 5 mentions
- Sidewalks – 2 mentions
- More busses (currently too full) – 2 mentions
- Swimming spots – 2 mentions
- Mini golf – 2 mentions

In addition, there was a wide range of other suggestions including (this may not be exhaustive): fast food, gyms, speedway, transit, concerts, festivals, sky trains, turf fields, Apple store, trampoline park, women's clinic, murals, libraries, student parking at Belmont.

Do you think Langford should have a youth drop-in centre? If so, what activities would you want to see?

Twelve students supported the idea of creating a youth drop-in centre.

There were numerous areas of programming ideas where there was similar input:

- Swimming – 7 mentions
- Pool table – 6 mentions
- Karaoke and open mike nights – 4 mentions
- Roller-skating – 4 mentions
- Air hockey – 3 mentions
- Dance studio – 2 mentions
- Art – 2 mentions
- Crafts – 2 mentions
- Music lessons – 2 mentions
- Music area – 2 mentions

In addition, numerous other programming ideas were suggested including (this may not be exhaustive), gaming, pinball, badminton, cooking, maker's space, study spaces,

Do you feel connected to your community? Tell us why or why not.

Although the answers are difficult to quantify, many felt connected to the community due to the various things the city had to offer, such as sports, community events, outdoor spaces, friends, farmer's markets. Others felt there was not a lot to do, and the city was boring.

Some suggestions on how to improve connection with the City included (this may not be exhaustive); more volunteer opportunities, more to do, diversity celebrations, more gathering spaces.

Open ended input from the online survey

The online survey allowed people to provide more detail about their rankings of the strategic objectives, and the challenges facing the City. The many hundreds of more detailed thinking have been reviewed by City staff. However, respondents' priorities have been reported out in a previous report to Council, and the results are not changed by the more detailed explanations of their priorities.

However, the online survey also contained two fully open-ended questions:

Is there anything significant missing from the strategic plan?

There were numerous thoughts on this topic. In many cases people used this question as an opportunity to make general comments about the plan. Many were complimentary about the plan, while a smaller number thought it was overly broad. In terms of specific issues that people felt were missing there was a lengthy list, with some issue mentioned by more than one person:

- Unhoused -7 mentions (5 of the 7 mentions recommended that the City provide more supports for the unhoused, while 2 recommended that the unhoused be moved out of the City)
- Safety – 5 mentions
- Active Transportation – 5 mentions
- Public health and health services – 5 mentions
- Housing – 4 mentions
- Traffic and road safety – 4 mentions
- Economic development – 4 mentions
- Recreation facilities – 3 mentions
- Taxes – 2 mentions
- Public spaces – 2 mentions
- Food security – 2 mentions
- Dog parks – 2 mentions
- Infrastructure
- Sports
- City expenditure control
- Transit
- Worker’s rights
- Over regulation
- Short term rentals
- RCMP facility
- Parks maintenance
- Arts and culture
- Over development
- Additional arena
- More schools

In addition to the issues listed above, many respondents indicated they could not think of any missing elements.

Langford currently has a population of approximately 50,000 residents. What are the most important things the City can do to plan for Langford at 80,000 residents, while increasing quality of life and sustainability?

Answers to this question were highly varied with some topics receiving multiple mentions.

- Expand active transportation – 20 mentions (19 in support, 1 opposed)
- Expand/protect public and green spaces – 18 mentions
- Intensification/densification -14 mentions (11 in support, 3 opposed)
- Address traffic congestion – 12 mentions
- Expand infrastructure (especially roads) – 11 mentions
- Affordable housing – 11 mentions
- Expanded transit – 10 mentions
- More healthcare services – 9 mentions
- Improved public safety (police fire, emergency preparedness) – 8 mentions
- Expand public consultation/communications – 6 mentions
- Economic development/support for business – 5 mentions
- Address the unhoused – 4 mentions (2 support more services, and 2 support removing the unhoused)
- More schools – 3 mentions
- Lower taxes – 3 mentions
- Improved parking – 2 mentions
- More festivals and events
- Lower cost of living
- Short term rentals
- New arena
- Lower development charges
- Construction impact mitigation



City of Langford

Staff Report to Council

DATE: Monday, October 23, 2023

DEPARTMENT: Administration

SUBJECT: 2023-2027 Draft Council Strategic Plan – Initial Rollup of Public Engagement Feedback

BACKGROUND:

In January of 2023, the City issued a request for proposals to several consultants who specialize in assisting local governments with strategic planning. Through this process, James Ridge was selected to support the creation of Langford's strategic plan. The selection was based on his background in local government and the wealth of experience Mr. Ridge has in this area. In addition, he is a Langford resident, and brings an understanding of the local community.

Throughout the spring and summer of 2023, Mr. Ridge conducted a series of workshops with Council and senior staff to guide the strategic planning process. The 2023-2027 Draft Council Strategic Plan was made available to the public for input in September 2023.

The draft Plan articulates Council's vision and values and sets bold objectives that will guide the City in addressing the urgent challenges related to continued growth in population, public health, housing unaffordability, increasing infrastructure costs, social inequity, and climate change. It is centred around six strategic priority areas, and individual objectives in each of those areas. For each objective, the Plan sets out an estimated timeline and whether the planned work is currently funded or will be funded in future budgets. The Plan enables Council – and staff – to carefully prioritize and maximize the use of available resources to ensure that Langford remains sustainable, healthy, vibrant, inclusive, affordable and innovative for generations to come.

The 2023-2027 Draft Council Strategic Plan also recognizes the City's important role as an advocate for those critical services beyond a typical local government mandate, including health care, transportation, housing, and education, and commits to proactively supporting partners undertaking this critical work for the community.

Lastly, in developing the 2023-2027 Draft Council Strategic Plan, it was clear that Langford, like all communities across Canada, is facing a diverse and complex set of crises so immense that they require the entire community to work towards a shared vision and set of goals and to collaboratively address these crises. Engagement on the 2023-2027 Draft Council Strategic Plan was the public's first opportunity to comment on the objectives of Council, recognizing that many of the objectives in the Plan will require robust community engagement in the coming months and years.

The intent of this report is to provide Council with the initial roll-up of feedback received from the public regarding the draft 2023-2027 Draft Council Strategic Plan. Given the volume and quality of written responses received, staff suggest that Council defer approval of the Strategic Plan until staff have had sufficient time to analyze the feedback.

COMMENTARY:

Council invited input from the public through a variety of forums on the 2023-2027 Draft Council Strategic Plan to ensure that the diverse needs of all citizens are heard.

Public engagement opportunities included:

- Online Survey (LetsChatLangford.ca)
 - Launched September 21, 2023 and closed October 15, 2023
- Public Open House
 - Wednesday, October 4, 2023, 3pm to 8 pm, Eagle Ridge Community Centre
- Council Engagement Pop-up Events
 - Goldstream Farmers Market, October 7, 2023, 10 am to 2 pm
 - Poncho's Café, 115-755 Goldstream Avenue, October 10, 2023, 10 am to 12 pm
- Written Submissions
 - Received from September 21, 2023, to October 15, 2023.

Through these engagement opportunities, almost 200 individuals completed the online survey, approximately 75 individuals attended the public open house and contributed their feedback on poster boards, and approximately 15 individuals contributed written submissions.

This report provides an initial roll-up of the feedback received through the online surveys (see Appendix 1). Given the volume and quality of the feedback received from the public, staff require additional time to review and analyze the results, and to be able to recommend any amendments to the 2023-2027 Draft Council Strategic Plan, based on the public feedback.

FINANCIAL IMPLICATIONS:

The objectives of the 2023-2027 Draft Council Strategic Plan are ambitious and will require substantial resources, with many of the objectives currently unfunded or partially funded. For example, Objective 6h (implementing the recently developed Fire Master Plan) and Objective 6j (support the expansion of the RCMP facility) will both require substantial financial contributions (as detailed during the City's 2023 budget process).

It is important to note that the approval of the 2023-2027 Draft Council Strategic Plan does not secure funding for any of the objectives contained therein. Rather, it is anticipated that for any objective that is

partially funded or unfunded, that further discussion and approval by Council will be required on a case-by-case basis, through the annual budget process or an individual report to Council.

LEGAL IMPLICATIONS:

While there is no legal requirement in provincial legislation for a local government to have a strategic plan, it is considered best practice for local governments to have one, especially those the size of Langford.

OPTIONS:

Option 1

THAT Council receive this report for information and given the volume and quality of written responses received from the public, that Council defers approval of the Strategic Plan until after staff has had sufficient time to analyze the public feedback and present it to Council for consideration.

OR Option 2

THAT Council direct staff to make the following amendments to the 2023-2027 Council Strategic Plan, recognizing there is additional public input to come forward:

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

Option 3

THAT Council approve the 2023-2027 Council Strategic Plan.

SUBMITTED BY: Braden Hutchins, Director of Corporate Services

Donna Petrie, Senior Manager of Communications and Economic Development

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

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

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

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

Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachment 1 – Graphs from Let’s Chat Langford

Attachment 2 – Draft 2023-2027 Council Strategic Plan



CITY OF
Langford



DRAFT
**2023-2027 Council
Strategic Plan**

Land Acknowledgment

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

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

LEGEND





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

Message from Mayor and Council

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

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

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

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

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

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

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

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

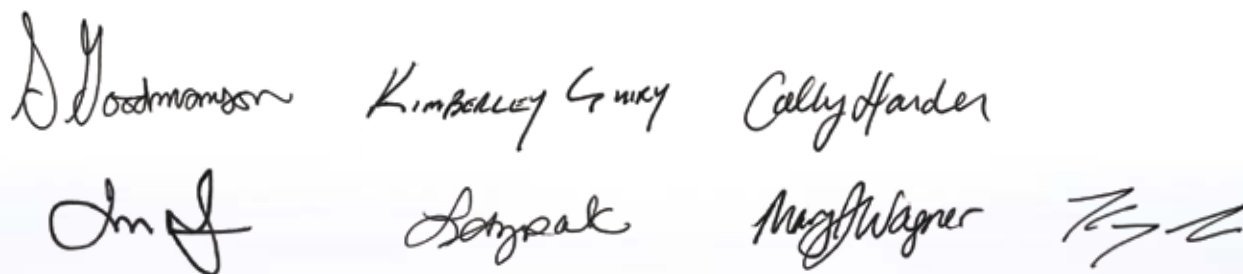
We commit to improving transportation choices for residents by expanding active transportation infrastructure and planning for growth in a way that allows for and encourages a variety of transportation options.

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

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

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

Sincerely,



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



A Pathway Forward

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



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

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

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

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





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



Core Values

COMMUNITY INVOLVEMENT

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

ETHICS AND INTEGRITY

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

ENVIRONMENTAL STEWARDSHIP

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

FINANCIAL STABILITY

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

CONTINUOUS LEARNING

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





Our Shared Crises Unite Us for A Better Tomorrow

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

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

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

Linked to housing challenges is a growing **Inequality Crisis**. Income levels are not keeping pace with increasing costs of basic needs and inflation is at levels that has not been seen in

over twenty years. These pressures are requiring everyone, but in particular single parent families, low-income earners and underrepresented and marginalized groups, to make trade-offs between the necessities of life – shelter, healthy food, and access to basic amenities.

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



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

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

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

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

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



STRATEGIC PRIORITY ONE

Sustainable Development

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

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

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

LEGEND



Develop an Urban Forest Management Plan

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



OBJECTIVES

1a | REFRESH THE OFFICIAL COMMUNITY PLAN (OCP)

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

Targeted Completion Date: Q2 2025



1b | UPDATE AMENITY CONTRIBUTION POLICY

An updated amenity contribution policy will help align the needs of the community with the financial value conveyed to development lands through rezoning.

Targeted Completion Date: Q4 2024



1c | CREATE EARLY GUIDANCE FOR THE DEVELOPMENT COMMUNITY

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

Targeted Completion Date: Complete



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

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

Targeted Completion Date: Q1 2025



OBJECTIVES

1e | DEVELOP A CLIMATE ACTION DEVELOPMENT PERMIT AREA BYLAW

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

Targeted Completion Date: Q1 2025



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

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

Targeted Completion Date: Q2 2024



1g | DEVELOP AN URBAN FOREST MANAGEMENT PLAN

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

Targeted Completion Date: Q3 2024



1h | DEVELOP AN INTERIM TREE PROTECTION BYLAW

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

Targeted Completion Date: Complete



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

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

Targeted Completion Date: Q3 2024



1j | REVIEW DOWNTOWN PUBLIC PARKING NEEDS AND RELATED POLICIES

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

Targeted Completion Date: Q2 2024



LEGEND



OBJECTIVES

1k | UPDATE THE HOUSING NEEDS REPORT

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

Targeted Completion Date: Q4 2024

**1l | CONTINUE TO MAKE STRATEGIC LAND AND FACILITY ACQUISITIONS**

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

Targeted Completion Date: Ongoing

**1m | PURSUE PROGRAMS AND PARTNERSHIPS FOR AFFORDABLE HOUSING**

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

Targeted Completion Date: Ongoing



Update the Housing Needs Report

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





STRATEGIC PRIORITY TWO

Climate Change and Environmental Stewardship

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



LEGEND



Hire a City Climate Change Specialist

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



OBJECTIVES

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

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

Targeted Completion Date: Q1 2025



2b | HIRE A CITY CLIMATE CHANGE SPECIALIST

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

Targeted Completion Date: Q3 2024



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

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

Targeted Completion Date: Q2 2025



2d | UPDATE THE STORM WATER MANAGEMENT REQUIREMENTS

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

Targeted Completion Date: Q4 2024



2e | DEVELOP STRATEGIES FOR DISASTER MITIGATION DUE TO CLIMATE CHANGE AND BUILD RESILIENCY AS A COMMUNITY

The City must act swiftly to develop and update strategies to manage the diverse types of climate impacts predicted for the region, including prolonged heat events, significant storms, droughts, wildfires and associated smoke.

Targeted Completion Date: Ongoing





STRATEGIC PRIORITY THREE

Economic Development

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

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



Soulful Sister

LEGEND





Develop an Economic Development Plan

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



OBJECTIVES

3a | DEVELOP AN ECONOMIC DEVELOPMENT PLAN

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

Targeted Completion Date: Q4 2024



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

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

Targeted Completion Date: Ongoing



3c | EXPLORE WAYS TO INCENTIVIZE AND ATTRACT TECHNOLOGY COMPANIES

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

Targeted Completion Date: Q4 2025



3d | IMPLEMENT THE FIVE-YEAR TOURISM STRATEGY

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

Targeted Completion Date: Ongoing



3e | CONTINUE TO SUPPORT THE FILM INDUSTRY

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

Targeted Completion Date: Ongoing



3f | CREATE AN ARTS AND CULTURE STRATEGIC PLAN

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

Targeted Completion Date: Q1 2025





STRATEGIC PRIORITY FOUR

Transportation

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



LEGEND



OBJECTIVES

4a | DEVELOP A TRANSPORTATION MASTER PLAN

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

Targeted Completion Date: Q3 2025



4b | DEVELOP AN ACTIVE TRANSPORTATION PLAN

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

Targeted Completion Date: Q3 2025



4c | IMPROVE AND EXPAND ACTIVE TRANSPORTATION INFRASTRUCTURE

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

Targeted Completion Date: Ongoing



4d | CREATE AWARENESS AND OPPORTUNITIES FOR TRANSPORTATION MODE SHIFT

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

Targeted Completion Date: Ongoing





STRATEGIC PRIORITY FIVE

Good Governance

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

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

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



LEGEND



Improve Access to City Information

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



OBJECTIVES

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

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

Targeted Completion Date: Ongoing



5b | ENSURE ALL BUDGETS ARE FISCALLY SUSTAINABLE AND TRANSPARENT

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

Targeted Completion Date: Ongoing



5c | EXPAND OPPORTUNITIES FOR PUBLIC ENGAGEMENT

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

Targeted Completion Date: Ongoing



OBJECTIVES

5d | IMPROVE ACCESS TO CITY INFORMATION

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

Targeted Completion Date: Q4 2026



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

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

Targeted Completion Date: Q4 2024



5f | IMPLEMENT THE USE OF A DEVELOPMENT TRACKER

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

Targeted Completion Date: Q1 2026



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

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

Targeted Completion Date: Ongoing



5h | FINALIZE A COMPREHENSIVE ASSET MANAGEMENT PLAN

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

Targeted Completion Date: Q3 2026



Develop an Equity, Diversity, and Inclusion Strategy

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





STRATEGIC PRIORITY SIX

Quality of Life

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

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

LEGEND



FUNDED



NOT FUNDED



PARTIALLY FUNDED



HOUSING



PUBLIC HEALTH



INFRASTRUCTURE COST



CLIMATE



INEQUALITY

Develop a Parks and Public Space Master Plan

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



OBJECTIVES

6a | UNDERTAKE A PARKS NEEDS ASSESSMENT

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

Targeted Completion Date: Q4 2023



6b | DEVELOP A PARKS AND PUBLIC SPACE MASTER PLAN

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

Targeted Completion Date: Q3 2025



6c | CONTINUE TO TAKE ACTION TOWARDS RECONCILIATION

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

Targeted Completion Date: Ongoing



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

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

Targeted Completion Date: Ongoing





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

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

Targeted Completion Date: Ongoing



6f | DEVELOP AND IMPLEMENT A PLACEMAKING STRATEGY

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

Targeted Completion Date: Q1 2026



6g | DEVELOP AND IMPLEMENT AN ACCESSIBILITY PLAN

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

Targeted Completion Date: Q2 2024



6h | IMPLEMENT THE RECENTLY DEVELOPED FIRE MASTER PLAN

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

Targeted Completion Date: Ongoing



LEGEND



FUNDED



NOT FUNDED



PARTIALLY FUNDED



HOUSING



PUBLIC HEALTH



INFRASTRUCTURE COST



CLIMATE



INEQUALITY



Increased Access to Recreation Infrastructure and Services

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



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

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

Targeted Completion Date: Ongoing to 2025



6j | SUPPORT THE EXPANSION OF THE RCMP FACILITY

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

Targeted Completion Date: Ongoing



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

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

Targeted Completion Date: Ongoing



6l | INCREASED ACCESS TO RECREATION INFRASTRUCTURE AND SERVICES

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

Targeted Completion Date: Ongoing





Collaborative Advocacy

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

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

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



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

PUBLIC SAFETY AND COMPASSION FOR ALL RESIDENTS:

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

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



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

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

ACCELERATE THE IMPLEMENTATION OF TRANSIT SERVICE AND ACTIVE TRANSPORTATION INFRASTRUCTURE:

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

ACCESS TO HEALTH CARE FACILITIES AND SOCIAL SERVICES:

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





CITY OF
Langford

Langford.ca

☎ 250-478-7882 ✉ hello@langford.ca

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



City of Langford

Staff Report to Special Council

DATE: Monday, November 20, 2023

DEPARTMENT: Administration

SUBJECT: Proposed 2024 Regular Council Meeting Schedule

BACKGROUND:

All municipalities are required to provide notice at least once per year of the schedule of the date, time, and place of regular council meetings. This notice must be published in a local newspaper for two consecutive weeks.

Section 15 of Council Procedure Bylaw No. 1971, 2021 further specifies that the requirement for Council to give notice of the availability of the regular meeting schedule must be completed by the end of a calendar year.

The purpose of this report is to present Council with a proposed 2024 Regular Council meeting schedule. Should Council approve this meeting schedule, notices of the Regular Council meeting schedule will be placed in the Goldstream Gazette for two consecutive weeks before the end of December in accordance with the requirements set out above.

COMMENTARY:

The proposed 2024 Regular Council meeting schedule is attached for approval. In accordance with section 8 and 9 of Council Procedure Bylaw No. 1971, 2021, Regular Council meetings are scheduled to take place at 7:00 pm at Langford City Hall.

While Council typically meets on the first and third Monday of each month, there are several exceptions through the year. Staff are proposing to hold the first meeting on January 15, 2024. This date allows the agenda to be completed by January 5 for approval and publication by the 12th. In July and August, Council has typically met only on the third Monday, and in December, Council has typically met only on the first Monday. Where a Monday is a statutory holiday, the meeting moves to the next business day, usually the Tuesday.

In addition to the exceptions above, it is recommended that the September 16, 2024, Regular Council meeting be held on September 23, 2024, to allow Council to attend the Union of BC Municipalities

annual conference taking place in Vancouver from September 16 to 20, 2024. Alternatively, Council could choose to hold only one meeting in September.

It is also noted that Council has the ability to hold Special Council meetings on additional dates should the need arises.

In addition to the Council meeting schedule, also attached are the proposed committee dates for 2024. While there is no requirement to publish notice of these meetings, it has always been the City's practice to do so.

FINANCIAL IMPLICATIONS:

None.

LEGAL IMPLICATIONS:

In accordance with section 15 of Council Procedure Bylaw No. 1971, 2021 and the *Community Charter*, notice of the Regular Council meeting schedule must be placed in the newspaper for two consecutive weeks prior to the end of December 2023.

OPTIONS:

Option 1

THAT Council approve the proposed 2024 Regular Council meeting schedule as presented.

OR Option 2

THAT Council approve the proposed 2024 Regular Council meeting schedule with the following changes:

1. _____
2. _____
3. _____

SUBMITTED BY: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Donna Petrie, Senior Manager of Business Development and Events

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

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Katelyn Balzer, Director of Engineering and Public Works

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

Concurrence: Braden Hutchins, Director of Corporate Service

Concurrence: Darren Kiedyk, Chief Administrative Officer



City of Langford

2024 Council Meeting Schedule

January 15

February 5 and 20

March 4 and 18

April 2 and 15

May 6 and 21

June 3 and 17

July 15

August 19

September 3 and 23

October 7 and 21

November 4 and 18

December 2

All regularly scheduled Council meetings are held at 7:00 p.m. in the Council Chambers of the City Hall, 3rd Floor, 877 Goldstream Avenue, unless posted otherwise. The public attendance at the meetings will be in person or electronic.

The meeting schedules are subject to change pursuant to the *Community Charter*. Meeting changes, agendas and minutes will be posted at: <https://langford.ca/meetings/>



City of Langford

2023 Committee Meeting Schedule

Sustainable Development Advisory Committee

January 8
 February 12
 March 11
 April 8
 May 13
 June 10
 July 8
 August 12
 September 9
 October 15
 November 12

Community Advisory Committee

January 30
 February 27
 March 26
 April 30
 May 28
 June 25
 July 30
 August 27
 September 24
 October 29
 November 26

All scheduled Committee meetings are held at 7:00 pm. Meetings take place at City Hall in Council Chambers, 3rd Floor, 877 Goldstream Avenue, unless posted otherwise. Public attendance at these meetings will be in person or electronic.

The meeting schedules are subject to change pursuant to the *Community Charter*. Meeting changes, agendas and minutes will be posted at: <https://langford.ca/meetings/>



City of Langford

Staff Report to Council

DATE: Monday, November 20, 2023

DEPARTMENT: Administration

SUBJECT: Public Spaces Bylaw Amendments

EXECUTIVE SUMMARY:

This report recommends a number of bylaw amendments which are intended to compliment the City's existing regulations pertaining to the management and regulation of the City's parks and public spaces. These amendments are specifically intended to support the City's legal obligation to allow for the use of parks by members of the unhoused community for temporary overnight sheltering and, in doing so, also maintain those spaces for the shared use and enjoyment of the entire community.

BACKGROUND:

City staff identify that while both the root causes and effects of homelessness lie within the jurisdiction and responsibility of the Provincial government to address, the City and its residential and business community bear the primary burden of the negative impacts of homelessness. All local governments in British Columbia have a constitutional legal obligation, established by the courts, to allow for temporary overnight sheltering in some municipally owned or controlled public spaces in situations where insufficient indoor shelter or housing options exist for the unhoused within a community.

In September of 2018, the City of Langford Council adopted Bylaw No. 1812, a Bylaw to Amend Bylaw No. 177 being the Langford Municipal Park Regulation Bylaw No. 177, 1996, to include provisions as to where unhoused members of the community are permitted to set up temporary overnight shelter (amending bylaw attached for Council's reference).

Since 2018, but more predominantly over the past year, the number of unhoused members of the community has grown. It should be said, this growth coincides with the Province's drug decriminalization pilot initiative (which launched in January 2023), rising costs of living, and actions by other local governments to restrict encampments in their communities. With this growth, so to have occurrences of negative behaviours and interactions, and related concerns from both businesses and residents regarding the use of public spaces by some of the unhoused members of the community.

In particular, unhoused members of the population tend to frequent and take up temporary overnight shelter in Danbrook Park, which is the primary park in the downtown urban core and an important recreational and leisure space which is shared and frequented by members of the adjacent residential

community (including for use of the popular off-leash dog area), the downtown business community, visitors to the downtown area, and members of the unhoused community. The recent growth of the unhoused community has witnessed a related growth in disturbances and instances of negative behaviours in Danbrook Park from this community, and which have challenged the ability of the City to consistently maintain a safe and enjoyable environment for all users.

In addition, there have been increased calls for service and time that both the West Shore RCMP and the City of Langford Community Safety and Municipal Enforcement staff are spending on unhoused-related issues, as summarized below:

- West Shore RCMP calls for service are up. In September, 2023, the West Shore RCMP reported “from May 2023 to August 2023, we have been called – or attended and generated a subsequent investigation – 63 times in relation to persons within [Danbrook Park]. Police attendances to the park began in 2019, and have steadily increased, totalling around 162 as of today Aug. 10, 2023.”
- City of Langford Community Safety and Municipal Enforcement staff hours related to unhoused issues are estimated to have averaged 67 hours per week in 2023, up from five (5) hours per week in 2022. A breakdown of this increased workload is as follows:
 - The presence of two staff at Danbrook Park is required every morning from approximately 8:45 a.m. to 10:30 a.m. to ensure any temporary overnight shelters are dismantled;
 - The attendance of two staff is required to attend to temporary overnight sheltering established elsewhere in the City where not permitted;
 - The confiscation of abandoned personal possessions (chattel), the storage of chattel for 30 days and the subsequent return of chattel if requested by the chattel owner; and
 - As of late summer, five to six patrols by the bike patrol team per day in Danbrook Park and the downtown core to ensure the City’s bylaws are being adhered to.

Through this increased workload, City staff have experienced multiple threats of violence, including one death threat, multiple homemade weapons have been confiscated at Danbrook Park, and the RCMP have made multiple arrests at Danbrook Park, primarily for individuals with warrants resulting from incidents in other locations.

To address these ongoing issues, the City has taken several steps:

- Danbrook Park is now being closed three times a week, Monday, Wednesday, and Friday (from 9-12), for deep cleaning and repair. This involves power-washing hard services, garbage cleanup, scanning the entire park with metal detectors to remove any drug paraphernalia, graffiti removal, and fixing any broken infrastructure (e.g. irrigation equipment).

- The Community Safety and Municipal Enforcement Bike Patrol Team stopped patrolling beaches and trails in late August (efforts that take about 40% of their time), so that they could better use this time to patrol Danbrook Park and the downtown core to help ensure compliance with the City's bylaws.
- Staff are reviewing environmental design improvements that could be made to Danbrook Park that would make it more durable and safer for all users and nearby residents (for example, portion of land near the residential homes is routinely being damaged, so staff will be considering alternative uses for this space).
- The City's external legal counsel has been engaged to review Langford's Municipal Park Regulation Bylaw No. 177, 1996 and Traffic Bylaw No. 33, 1995, to ensure that the City's regulations with respect to temporary overnight sheltering and related activities align with best practices in the region.

Recognizing the above concerns and recognizing the unhoused are members of the Langford community, Council has included the following statement in the 2023-2027 draft Council Strategic Plan:

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

This statement is intended to reflect both the City's compassion for the vulnerable unhoused community and, at the same time, reinforce the expectation that all members of the shared community will abide by relevant laws and bylaws.

This statement also reflects an appreciation that, as noted above, both the root causes and effects of homelessness lie within the jurisdiction of the Provincial government to address, and while the City and its citizens bear the direct burden of the impacts of homelessness, the City has limited authority and resources to address these issues.

COMMENTARY:

City's external advising legal counsel has reviewed the City's existing bylaws as they pertain to temporary overnight sheltering and related activities, have compared these bylaws to those of other

local governments in the region, and have considered Council's statement in the 2023-2027 draft Council Strategic Plan.

From this review, staff recommend an initial suite of incremental bylaw amendments that expand on the City's existing regulations, and which are tailored towards providing the City with additional tools for managing the use of public spaces shared by the City's unhoused population and the broader community.

The recommended amendments seek to harmonize the City's approach with that of the broader Capital Region District, particularly with respect to the regulation of temporary overnight sheltering in the City of Victoria.

A summary of the recommended amendments is as follow:

Existing Municipal Parks Regulation Bylaw 177, 1996 Provisions	Suggested Amendments
Existing Temporary Overnight Shelter provisions regulating times and places where sheltering can occur: s. 4.13-4.14	Harmonize with the City of Victoria's Parks Regulation Bylaw No. 07-059 as follows: <ul style="list-style-type: none"> • Change permitted overnight sheltering time from 7pm to 9am to same "7pm to 7am" hours as the City of Victoria • Include maximum 9m² footprint for temporary overnight sheltering
Existing abandoned items provisions allowing for confiscation of abandoned item: s. 4.17/4.17 – 4.20.	Add explicit prohibition on depositing/leaving drug paraphernalia, expand regulations bylaw parks to all "public spaces" Clarifies City power to remove, confiscate, and/or dispose of abandoned or unattended objects within parks and public spaces Ensure harmony between abandoned item provisions currently in <i>Traffic Bylaw</i> with those in the <i>Parks Regulation Bylaw</i>
Prohibited nuisances or disturbances	Add additional behavior prohibitions from Victoria <i>Parks Regulation Bylaw</i> to cover similar range of behaviours, expand regulation of prohibited nuisances or disturbances beyond parks to all "public spaces"

Council may wish to note that the intent of these amendments is to better enable and support the work of Community Patrol Officers with additional tools which are designed to address the specific challenges relating to the unhoused community. Should the need and circumstances warrant, further amendments may be recommended.

Council may also wish to note that the bylaw amendments contemplated above do not include any changes to the City's regulations with respect to open drug use. The rationale for this is that the Province is currently tabling legislation to place significant limitations on the locations where open drug use can occur, and therefore, local government specific amendments are not necessary while this legislation is pending.

Lastly, it is important to highlight that municipalities alone do not have the legal powers or financial resources, nor the jurisdictional responsibility, to address the root causes of homelessness, addiction and crime, and that the impact of these bylaw amendments and associated enforcement strategies, while supporting the shared use of public spaces, are unlikely to eliminate the challenges related to homelessness in Langford.

FINANCIAL IMPLICATIONS:

Aligning the City's bylaws with those of other municipalities in the region will cost the City approximately \$160,000 annually, through the addition of two new full-time Community Patrol Officers.

These additional staff members will allow the Community Safety and Municipal Enforcement Department to operate a schedule that allows for coverage from approximately 6:30 a.m. to 7:30 p.m., seven days a week.

LEGAL IMPLICATIONS:

External legal counsel has prepared the attached bylaw amendments for Council's consideration.

OPTIONS:

Option 1

THAT Council consider, later in the agenda, providing 1st, 2nd and 3rd reading to Bylaw No. 2152;

AND

That Council consider, later in the agenda, providing 1st, 2nd, and 3rd reading to Bylaw No. 2153.

AND

THAT Council approve the addition of two (2) regular, full-time Community Patrol Officers in the 2024 budget, effective January 1st, 2024, to support aligning Langford's bylaws with other municipalities in the region;

OR Option 2

THAT Council take no action at this time.

SUBMITTED BY: Braden Hutchins, Director of Corporate Services

Concurrence: Lorne Fletcher, Manager of Community Safety and Bylaw Enforcement
Concurrence: Donna Petrie, Senior Manager of Communications and Economic Development
Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities
Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision
Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works
Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence: Marie Watmough, Deputy Director of Corporate Services
Concurrence: Braden Hutchins, Director of Corporate Services
Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachment 1: Traffic and Highways Bylaw No. 33, Amendment No. 24, Bylaw No. 2153, 2023.

Attachment 2: Municipal Parks Regulation Bylaw No. 177, Amendment No. 12, Bylaw No. 2152, 2023.

Attachment 3: Municipal Parks Regulation Bylaw No. 177, Amendment No. 9, 2018

CITY OF LANGFORD BYLAW NO. 2153

A BYLAW TO AMEND BYLAW NO. 33, "Traffic and Highways Bylaw, 1995"

WHEREAS pursuant to the *Motor Vehicle Act* and the *Community Charter* the Council of City of Langford is authorized to regulate traffic and the use of highways within the Municipality; and

WHEREAS Council wishes to amend the regulations within the Traffic and Highways Bylaw No. 33, 1995;

THEREFORE the Council of the City of Langford in open meeting assembled ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as "Traffic and Highways Bylaw Amendment Bylaw No. 2153, 2023.
2. Section 4.12 of the Traffic and Highways Bylaw No. 33, 1995 is amended to read as follows:

4.12 Any chattel or temporary overnight shelter located within a highway or boulevard contrary to Section 4.9 or Section 4.10 may be:

 - (a) removed, detained or impounded under Section 7.2;
 - (b) immediately removed and disposed of under Section 7.5, if that Section applies.
3. Section 7.5 of the Traffic and Highways Bylaw No. 33, 1995 is amended to read as follows:

7.5 Despite any other provision of this bylaw, a person authorized to do so by the City Engineer, a Bylaw Enforcement Officer, or a Peace Officer may immediately remove and dispose of any of the following that are left or abandoned on a highway, at the expense of the owner:

 - (a) any refuse, garbage, noxious or offensive matter or substance;
 - (b) a chattel that has no apparent market value;
 - (c) a motor vehicle with an apparent market value of less than one hundred dollars (\$100.00).

This Bylaw may be cited for all purposes as "Traffic and Highways Bylaw No. 33, Amendment No. 24, Bylaw No. 2153, 2023."

READ A FIRST TIME this day of , 2023.

READ A SECOND TIME this day of , 2023.

READ A THIRD TIME this day of , 2023.

ADOPTED this day of , 2023.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

CITY OF LANGFORD BYLAW NO. 2152

A BYLAW TO AMEND BYLAW NO. 177, "Municipal Park Regulation Bylaw, 1996"

WHEREAS Council has the authority to regulate, prohibit and impose requirements in relation to public places within the municipality; and

WHEREAS Council wishes to amend the regulations within the Municipal Park Regulation Bylaw No. 177;

THEREFORE the Council of the City of Langford in open meeting assembled ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as "Municipal Park Regulation Amendment Bylaw No. 2152, 2023."
2. The following definition is added as section 1.25 in the Municipal Park Regulation Bylaw No. 177:

"Controlled Substance" means a substance included in Schedule I, II, III, IV or V of the *Controlled Drugs and Substances Act*, S.C. 1996, c. 19.
3. The following definition is added as section 1.26 in the Municipal Park Regulation Bylaw No. 177:

"Drug Paraphernalia" — means any equipment that is used to store or consume a Controlled Substance.
4. The following definition is added as section 1.27 in the Municipal Park Regulation Bylaw No. 177:

"Public Place" — means any place, including privately owned land or leased property, to which the public reasonably has or is permitted to have access.
5. Section 4.14 of the Municipal Park Regulation Bylaw No. 177 is amended to read as follows:

4.14. A temporary overnight shelter permitted under subsection 4.13:

(a) must not be erected before 7:00 p.m. on any one day and must be taken down and removed before 7:00 a.m. on the next day following when Daylight Saving Time is not in effect;

(b) must not be erected before 8:00 p.m. on any one day and must be taken down and removed before 7:00 a.m. on the next day following when Daylight Saving Time is in effect;

(c) must not be erected or occupied at any time in, upon or within 10 metres of any of the following:

 - (i) washroom facilities;
 - (ii) a road, driveway or parking facilities;
 - (iii) a pathway, trail, bridge, boardwalk, dock or wharf;
 - (iv) a beach;

(v) land designated on the City's official community plan as development permit areas for the purpose of protecting the natural environment; and

(d) must not be erected or occupied at any time in, upon or within 100 metres of any of the following:

- (i) a playground, spray park or pool;
- (ii) a horticultural display area or garden;
- (iii) a tennis court or other sport court;
- (iv) a sport field, stadium or dugout;
- (v) a stage or bleachers;
- (vi) a picnic shelter or gazebo;
- (vii) recreation facilities;
- (viii) a cenotaph; and

(e) must not occupy more than 9 square meters in area, including all associated objects and possessions.

6. Section 4.16 of the Municipal Park Regulation Bylaw No. 177 is amended to read as follows:

4.16. No person shall abandon, deposit, dispose of or leave unattended any chattel, refuse or other thing in any park, open space, trail, beach, or other public place other than the disposal of refuse in the appropriate receptacle.

7. Section 4.17 of the Municipal Park Regulation Bylaw No. 177 is amended to read as follows:

4.17. No person shall abandon, deposit, dispose of or leave needles or other drug paraphernalia in any park, open space, beach, trail, or other public place.

8. Section 4.21 of the Municipal Park Regulation Bylaw No. 177 is amended to read as follows:

4.21. No person shall create a nuisance or disturbance in any park or other public place by:

- (a) Participating in a fight or physical confrontation between consenting or non-consenting adults.
- (b) Urinating or leaving any human waste other than in a public washroom.
- (c) Swearing, shouting, screaming or yelling.
- (d) Using vulgar, indecent, grossly insulting or obscene language.
- (e) Using threatening or abusive words or behaviour.
- (f) Panhandling or loitering.
- (g) Without lawful justification, obstructing the free use and enjoyment of the park or other public place by another person.
- (h) Behaving in a disorderly or offensive manner.

9. Section 6.10 of the Municipal Park Regulation Bylaw No. 177 is amended to read as follows:

6.10 Despite any other provision of this bylaw, the Parks Manager or a Municipal Bylaw Enforcement Officer may immediately remove and dispose of as garbage any of the following items placed or found in or on a park, open space, trail, beach or other public place:

- (a) any refuse, garbage, noxious or offensive matter or substance;

(b) a chattel or other thing that has been abandoned if it the chattel or other thing has no apparent market value.

This Bylaw may be cited for all purposes as "Municipal Parks Regulation Bylaw No. 177, 1996, Amendment No. 12, Bylaw No. 2152, 2023."

READ A FIRST TIME this day of , 2023.

READ A SECOND TIME this day of , 2023.

READ A THIRD TIME this day of , 2023.

ADOPTED this day of , 2023.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

CITY OF LANGFORD

BYLAW 1812

A BYLAW TO AMEND BYLAW NO. 177 BEING THE *Langford Municipal Park Regulation Bylaw No. 177, 1996*

Whereas issues of homelessness, mental illness, addiction and associated criminal and illegal activity primarily fall within the jurisdiction of the Province; and

Whereas the Province has not met its obligation to provide 24/7 on-site care and support services, rehabilitation facilities, short-term shelter and permanent long-term housing to those suffering from homelessness, mental illness and addiction; and

Whereas the Province must provide 24/7 support services from the appropriate ministries in a coordinated manner to ensure that local governments across British Columbia do not bear the front-line costs, including policing, bylaw enforcement and clean-up costs, associated with addressing these issues; and

Whereas if the Province chooses to house homeless in a Provincial Park, there must be early neighbourhood and local government consultation; and

Whereas in order to limit the costs to the City of Langford, as well as to ensure the safety and security of its residents;

Now therefore, the Council of the City of Langford, in open meeting assembled, enacts as follows:

1. Langford Municipal Park Regulation Bylaw No. 177, 1996 is amended by:

a) Deleting the definition of "Park" at subsection 1.6 and replacing it with the following:

1.6 "Park" – means land dedicated as park or used by the City as a park, sports field, playground, cemetery, trail, garden, or recreational area, and all buildings and improvements upon such land.

b) Adding the following definitions to section 1:

1.19 "Homeless Person" – means a person who has neither a fixed address nor a predictable safe residence to return to on a daily basis.

1.20 "Temporary Overnight Shelter" – means a tent, lean-to, or other form of shelter that is temporary and portable in nature that is constructed from nylon, plastic, cardboard or other similar rigid or non-rigid material.

c) Adding the words ", open space, beach or trail" immediately after the word "park" in subsection 4.11.

d) Replacing the word "tent" with the words "temporary overnight shelter" in subsection 4.11.

e) Renumbering subsections 4.12 to 4.21 to be subsections 4.18 to 4.27 respectively and in order of their sequence and inserting the following as new subsections 4.12 to 4.17:

4.12 No person shall construct or place in or on any park, open space, trail or beach a shelter, pavilion or permanent structure without first obtaining the permission of Council.

4.13 Despite subsection 4.10, subsection 4.11 and subsection 4.12 of this Bylaw, where there is no accessible overnight shelter accommodation available within the City or the vicinity thereof, a homeless person may erect and occupy a temporary overnight shelter in a park subject to the restrictions set out in subsection 4.14.

4.14 A temporary overnight shelter permitted under subsection 4.13:

- (a) must not be erected before 7:00 p.m. on any one day and must be taken down and removed before 9:00 a.m. on the next day following; and
- (b) must not be erected or occupied at any time in, upon or within 10 metres of any of the following:
 - (i) washroom facilities;
 - (ii) a road, driveway or parking facilities;
 - (iii) a pathway, trail, bridge, boardwalk, dock or wharf;
 - (iv) a beach;
 - (v) land designated on the City's official community plan as development permit areas for the purpose of protecting the natural environment; and
- (c) must not be erected or occupied at any time in, upon or within 100 metres of any of the following:
 - (i) a playground, spray park or pool;
 - (ii) a horticultural display area or garden;
 - (iii) a tennis court or other sport court;
 - (iv) a sport field, stadium or dugout;
 - (v) a stage or bleachers;
 - (vi) a picnic shelter or gazebo;
 - (vii) recreation facilities; and
 - (viii) a cenotaph.

4.15 Any temporary overnight shelter erected or maintained contrary to this bylaw may be removed under subsection 6.4.

4.16 No person shall abandon, deposit, dispose of or leave unattended any chattel in any park, open space, trail or beach other than the disposal of refuse in the appropriate receptacle.

4.17 No person shall leave needles in any park, open space, beach or trail.

e) Adding the following subsections to section 6:

6.4 The Parks Manager, a Royal Canadian Mounted Police Officer or a Municipal Bylaw Enforcement Officer may remove, seize and impound or cause the removal, seizure or impoundment of any chattel placed or left in any park, open space, trail or beach contrary to this bylaw.

6.5 After the removal, seizure or impoundment of a chattel under subsection 6.4, the chattel shall be made available to be claimed in accordance with subsection 6.6 by a person entitled to its possession by no later than 2:00 p.m. on the next business day following the date of its removal, seizure or impoundment.

6.6 A person entitled to possession of a chattel removed, seized or impounded under this bylaw may reclaim the chattel by contacting the City's Parks Department during regular business hours and paying the City a fee equal to the sum of the fees that would have been payable to the City under subsection 7.3.1 of Traffic Bylaw No. 33, 1995 if the chattel had been removed, detained or impounded under Traffic Bylaw No. 33, 1995.

6.7 If a person entitled to possession of a chattel has not claimed it under section 6.6 within 30 days following its impoundment, the Parks Manager may:

- (a) cause the chattel to be sold, by public auction, to the highest bidder; or
- (b) cause the chattel to be disposed of as garbage if it appears to the Parks Manager that the chattel or structure has no market value.

6.8 Where a chattel is sold at public auction under subsection 6.7(a), the proceeds of the sale shall be applied as follows:

- (a) firstly, to pay the costs incurred by the City for the removal, storage and auctioning of the chattel; and
- (b) secondly, to pay the remainder, if any, to the person who owned the chattel if that person's identity and location are known.

6.9 Where an amount referred to subsection 6.8(b) remains unclaimed and the identity or location of the person entitled to it is unknown after one year following the date of the auction, the amount shall be paid into the general revenue of the City.

6.10 Despite subsection 6.5, the City may immediately remove and dispose of any garbage, noxious or offensive matter or substance placed or found in or on a park, open space, trail or beach.

2. This bylaw may be cited for all purposes as the "Langford Municipal Park Regulation Bylaw Amendment No. 9, Bylaw No. 1812, 2018".


READ A FIRST TIME this 24th day of September, 2018

READ A SECOND TIME this 24th day of September, 2018

READ A THIRD TIME this 24th day of September, 2018

RECONSIDERED, FINALLY PASSED AND ADOPTED THIS 26th day of September, 2018

Mayor



Certified Correct
(Corporate Officer)



CITY OF LANGFORD BYLAW NO. 2035

A BYLAW TO ESTABLISH A GROWING COMMUNITIES FUND RESERVE FUND

WHEREAS the Council of the City of Langford desires to establish a reserve fund for the funds received from the Province of British Columbia according to the terms of the Growing Communities Funding Agreement;

WHEREAS the Council of the City of Langford may by bylaw, pursuant to Section 188(1) of the *Community Charter* establish a reserve fund for the funds received from the Province of British Columbia to be directed to the “Growing Communities Reserve Fund”.

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

1. Source of Funds

1.1 There shall be and is hereby established a reserve fund, in accordance with Section 188 of the *Community Charter*. To be known as the “Growing Communities Reserve Fund”

1.2 Net proceeds received from the Province of British Columbia under the Growing Communities Funding Agreement and interest earned on the fund balance shall be placed to the credit of the “Growing Communities Reserve Fund”.

2. Use of Funds

2.1 All money in the “Growing Communities Reserve Fund”, and interest earned on it, will be solely used for the purposes allowed under the Growing Communities Funding Agreement.

3. This Bylaw may be cited for all purposes as “Growing Communities Reserve Establishment Bylaw No. 2035, 2023”.

READ A FIRST TIME this 6th day of November, 2023.

READ A SECOND TIME this 6th day of November, 2023.

READ A THIRD TIME this 6th day of November, 2023.

ADOPTED this day of November, 2023.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER



City of Langford

Staff Report to Council

DATE: Monday, November 20, 2023

DEPARTMENT: Planning

APPLICATION NO.: Z22-0026

SUBJECT: Bylaw No. 2099 – Application to Rezone 971 Walfred Road from the One- and Two-Family (R2) Zone to the Residential Townhouse (RT1) Zone to Allow for the Development of Approximately 13 Townhouses

BACKGROUND:

Note: This item has been the subject of a Public Hearing.

Council, at their regular meeting of June 19, 2023, passed the following resolution with respect to the rezoning of 971 Walfred Road:

THAT Council:

1. *Proceed with consideration of 1st reading of Bylaw No. 2099 to amend the zoning designation of the property located at 971 Walfred Road from the One- and Two-Family Residential (R2) Zone to the Residential Townhouse 1 (RT1) Zone, subject to the following terms and conditions:*
 - a. *That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:*
 - i. *\$610 towards the Affordable Housing Reserve Fund; and*
 - ii. *\$3,660 towards the General Amenity Reserve Fund.*
 - b. *That the applicant registers a road dedication plan, **prior to Bylaw Adoption**, to the satisfaction of the Director of Engineering; (DONE)*
 - 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: (DONE)*
 - i. *That the onsite paver stones and arbour with a pedestrian gate be completed as per the attached landscape plan.*

- ii. *That the architectural design drawings provided as part of the Development Permit application include a variable roofline, to the satisfaction of the Director of Planning;*
- iii. *That the following are provided and implemented to Bylaw 1000 standards to the satisfaction of the Director of Engineering, prior to the issuance of a building permit:*
 - 1. *Full frontage improvements;*
 - 2. *A storm water management plan; and*
 - 3. *A construction parking management plan.*
- iv. *That a separate covenant be registered, prior to issuance of a building permit, that states the garages are to be used for the parking of vehicles and not the storage of items preventing the parking of vehicles therein.*
- v. *That tree protection measures, inclusive of tree protection fencing, are implemented prior to commencement of work to protect the trees identified for retention in the arborist report throughout the construction period.*
- vi. *That 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 Minutes of the Council Meeting - June 19, 2023 5 development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;*
- vii. *That the developer will address the following with respect to 3303 Lodmell Road:*
 - 1. *Install drainage improvements including a pipe to improve drainage on their property, which may require an easement over the subject property;*
 - 2. *Remove the existing retaining wall;*
 - 3. *Install 6 ft fence along shared property line;*
 - 4. *Retain trees along the shared property line;*
 - 5. *Plant an additional 8 trees along shared property line.*

COMMENTARY:

The Public Hearing for Bylaw No. 2099 was held on July 17, 2023. Following the close of the Public Hearing, Council passed 2nd and 3rd readings of the Bylaw. The information as part of the Public Hearing

as well as the video recording of the Public Hearing can be found at the following link on the City's website: [Council Meeting - July 17, 2023 \(escribemeetings.com\)](https://www.escribemeetings.com)

The applicant's lawyer has provided their legal undertaking that they have received all required signatures and will file the road dedication plan and the section 219 covenant containing the requirements of items 1(c)(i-vii) in Council's resolution of June 19, 2023.

Bylaw No. 2099 was approved and signed by the Ministry of Transportation and Infrastructure on July 19, 2023.

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. 2099.

OR Option 2

THAT Council reject the application associated with Bylaw No. 2099.

SUBMITTED BY: Robert Dykstra, MCIP, RPP, Senior Planner

Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

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

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

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

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

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

Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Braden Hutchins, Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

CITY OF LANGFORD BYLAW NO. 2099

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

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

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

1. By deleting from the One- and Two-Family Residential (R2) Zone and adding to the Residential Townhouse (RT1) Zone the property legally described as Lot 1, Section 84, Esquimalt District, Plan 22196, Except Part in Plan 27407, PID No. 003-400-620 (971 Walfred Road); as shown shaded on Plan No. 1 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	2099	Lot 1, Section 84, Esquimalt District, Plan 22196, Except Part in Plan 27407, PID No. 003-400-620 (971 Walfred Road);	a) \$3,660 per unit towards the General Amenity Reserve Fund; and b) \$610 per unit towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 693, (971 Walfred Road) Bylaw No. 2099, 2023".

READ A FIRST TIME this 19th day of June, 2023.

PUBLIC HEARING held this 17th day of July, 2023.

READ A SECOND TIME this 17th day of July, 2023.

READ A THIRD TIME this 17th day of July, 2023.

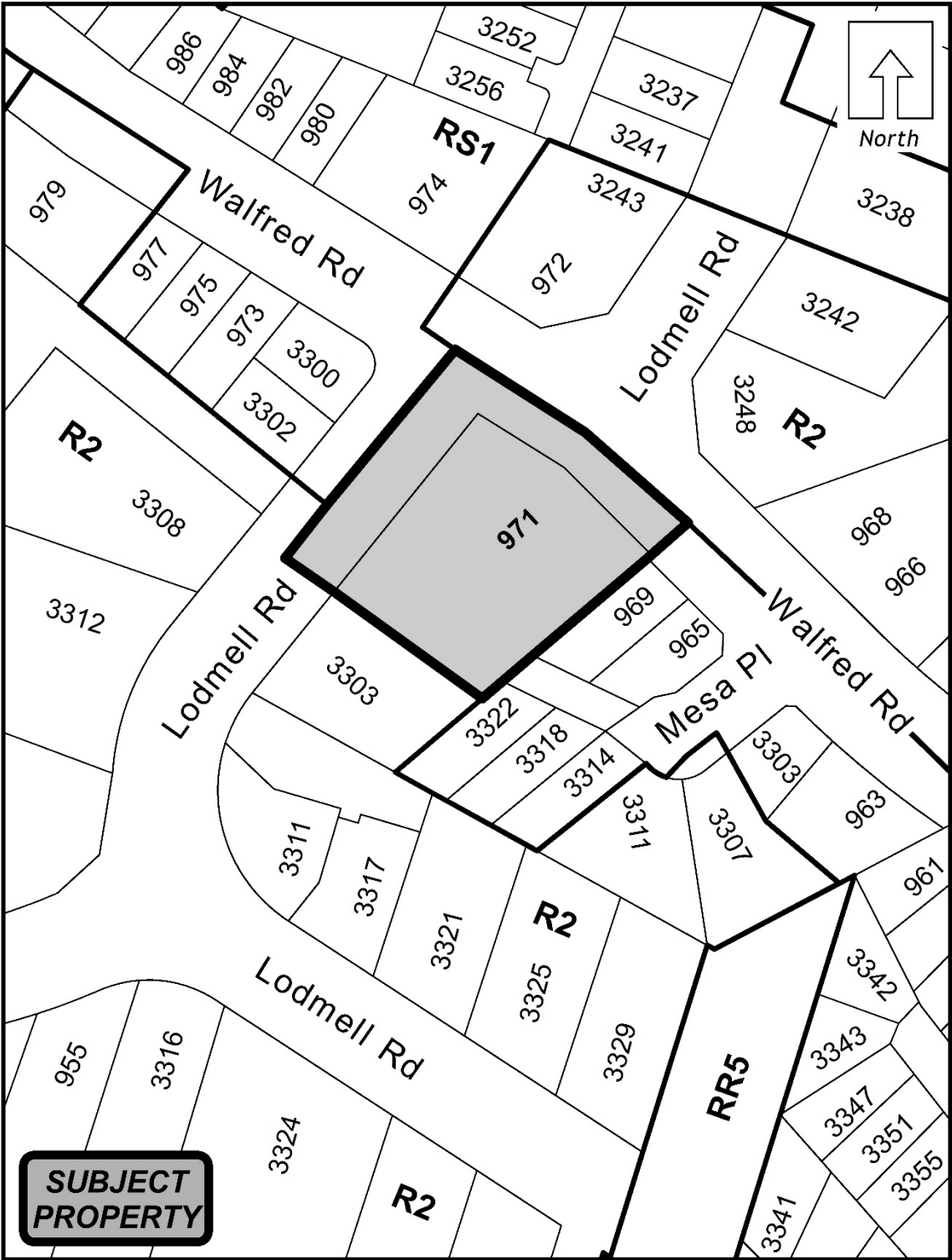
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this 19th day of July, 2023.

ADOPTED this day of , 2023.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A



CITY OF LANGFORD
ROAD CLOSURE BYLAW NO. 2133, 2023
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 0.385 ha known as Desmond Drive which was dedicated as highway by Plan VIP67850 and is shown outlined in a bold black line on reference plan of Closed Road EPP130990 prepared Minda C. Riley, BCLS 810, 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 0.385 ha of highway which were dedicated as highway (which was dedicated by Plan EPP130989) 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.

5. This Bylaw may be cited as “Road Closure Bylaw No. 2133 (a portion of Desmond Drive), 2023”.

READ A FIRST TIME this day of , 2023.

READ A SECOND TIME this day of , 2023.

READ A THIRD TIME this day of 2023.

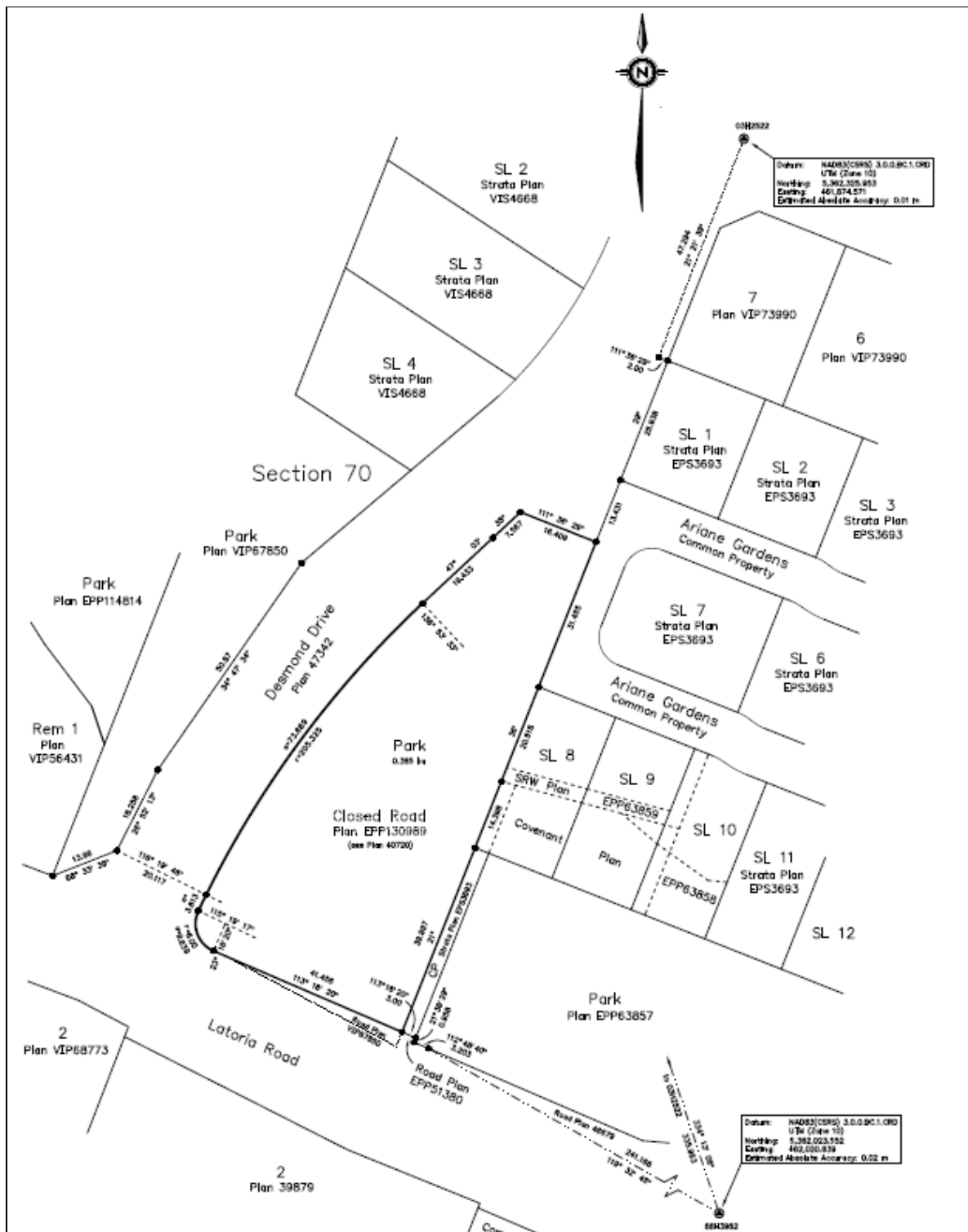
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day
of _____, 2023.

ADOPTED this day of 2023.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

SCHEDULE "A" – Road Closure Plan



CITY OF LANGFORD BYLAW NO. 2152

A BYLAW TO AMEND BYLAW NO. 177, "Municipal Park Regulation Bylaw, 1996"

WHEREAS Council has the authority to regulate, prohibit and impose requirements in relation to public places within the municipality; and

WHEREAS Council wishes to amend the regulations within the Municipal Park Regulation Bylaw No. 177;

THEREFORE the Council of the City of Langford in open meeting assembled ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as "Municipal Park Regulation Amendment Bylaw No. 2152, 2023."
2. The following definition is added as section 1.25 in the Municipal Park Regulation Bylaw No. 177:

"Controlled Substance" means a substance included in Schedule I, II, III, IV or V of the *Controlled Drugs and Substances Act*, S.C. 1996, c. 19.
3. The following definition is added as section 1.26 in the Municipal Park Regulation Bylaw No. 177:

"Drug Paraphernalia" — means any equipment that is used to store or consume a Controlled Substance.
4. The following definition is added as section 1.27 in the Municipal Park Regulation Bylaw No. 177:

"Public Place" — means any place, including privately owned land or leased property, to which the public reasonably has or is permitted to have access.
5. Section 4.14 of the Municipal Park Regulation Bylaw No. 177 is amended to read as follows:

4.14. A temporary overnight shelter permitted under subsection 4.13:

(a) must not be erected before 7:00 p.m. on any one day and must be taken down and removed before 7:00 a.m. on the next day following when Daylight Saving Time is not in effect;

(b) must not be erected before 8:00 p.m. on any one day and must be taken down and removed before 7:00 a.m. on the next day following when Daylight Saving Time is in effect;

(c) must not be erected or occupied at any time in, upon or within 10 metres of any of the following:

 - (i) washroom facilities;
 - (ii) a road, driveway or parking facilities;
 - (iii) a pathway, trail, bridge, boardwalk, dock or wharf;
 - (iv) a beach;

(v) land designated on the City's official community plan as development permit areas for the purpose of protecting the natural environment; and

(d) must not be erected or occupied at any time in, upon or within 100 metres of any of the following:

- (i) a playground, spray park or pool;
- (ii) a horticultural display area or garden;
- (iii) a tennis court or other sport court;
- (iv) a sport field, stadium or dugout;
- (v) a stage or bleachers;
- (vi) a picnic shelter or gazebo;
- (vii) recreation facilities;
- (viii) a cenotaph; and

(e) must not occupy more than 9 square meters in area, including all associated objects and possessions.

6. Section 4.16 of the Municipal Park Regulation Bylaw No. 177 is amended to read as follows:

4.16. No person shall abandon, deposit, dispose of or leave unattended any chattel, refuse or other thing in any park, open space, trail, beach, or other public place other than the disposal of refuse in the appropriate receptacle.

7. Section 4.17 of the Municipal Park Regulation Bylaw No. 177 is amended to read as follows:

4.17. No person shall abandon, deposit, dispose of or leave needles or other drug paraphernalia in any park, open space, beach, trail, or other public place.

8. Section 4.21 of the Municipal Park Regulation Bylaw No. 177 is amended to read as follows:

4.21. No person shall create a nuisance or disturbance in any park or other public place by:

- (a) Participating in a fight or physical confrontation between consenting or non-consenting adults.
- (b) Urinating or leaving any human waste other than in a public washroom.
- (c) Swearing, shouting, screaming or yelling.
- (d) Using vulgar, indecent, grossly insulting or obscene language.
- (e) Using threatening or abusive words or behaviour.
- (f) Panhandling or loitering.
- (g) Without lawful justification, obstructing the free use and enjoyment of the park or other public place by another person.
- (h) Behaving in a disorderly or offensive manner.

9. Section 6.10 of the Municipal Park Regulation Bylaw No. 177 is amended to read as follows:

6.10 Despite any other provision of this bylaw, the Parks Manager or a Municipal Bylaw Enforcement Officer may immediately remove and dispose of as garbage any of the following items placed or found in or on a park, open space, trail, beach or other public place:

- (a) any refuse, garbage, noxious or offensive matter or substance;

(b) a chattel or other thing that has been abandoned if it the chattel or other thing has no apparent market value.

This Bylaw may be cited for all purposes as "Municipal Parks Regulation Bylaw No. 177, 1996, Amendment No. 12, Bylaw No. 2152, 2023."

READ A FIRST TIME this day of , 2023.

READ A SECOND TIME this day of , 2023.

READ A THIRD TIME this day of , 2023.

ADOPTED this day of , 2023.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

CITY OF LANGFORD BYLAW NO. 2153

A BYLAW TO AMEND BYLAW NO. 33, "Traffic and Highways Bylaw, 1995"

WHEREAS pursuant to the *Motor Vehicle Act* and the *Community Charter* the Council of City of Langford is authorized to regulate traffic and the use of highways within the Municipality; and

WHEREAS Council wishes to amend the regulations within the Traffic and Highways Bylaw No. 33, 1995;

THEREFORE the Council of the City of Langford in open meeting assembled ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as "Traffic and Highways Bylaw Amendment Bylaw No. 2153, 2023.
2. Section 4.12 of the Traffic and Highways Bylaw No. 33, 1995 is amended to read as follows:

4.12 Any chattel or temporary overnight shelter located within a highway or boulevard contrary to Section 4.9 or Section 4.10 may be:

 - (a) removed, detained or impounded under Section 7.2;
 - (b) immediately removed and disposed of under Section 7.5, if that Section applies.
3. Section 7.5 of the Traffic and Highways Bylaw No. 33, 1995 is amended to read as follows:

7.5 Despite any other provision of this bylaw, a person authorized to do so by the City Engineer, a Bylaw Enforcement Officer, or a Peace Officer may immediately remove and dispose of any of the following that are left or abandoned on a highway, at the expense of the owner:

 - (a) any refuse, garbage, noxious or offensive matter or substance;
 - (b) a chattel that has no apparent market value;
 - (c) a motor vehicle with an apparent market value of less than one hundred dollars (\$100.00).

This Bylaw may be cited for all purposes as "Traffic and Highways Bylaw No. 33, Amendment No. 24, Bylaw No. 2153, 2023."

READ A FIRST TIME this day of , 2023.

READ A SECOND TIME this day of , 2023.

READ A THIRD TIME this day of , 2023.

ADOPTED this day of , 2023.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER