



Council Minutes

March 4, 2024, 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
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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 Business Development and Events C. Aubrey, Fire Chief L. Fletcher, Manager of Community Safety and Municipal Enforcement S. Rose, Inspector, West Shore RCMP T. Preston, Superintendent, West Shore RCMP L. Zetaruk, Analyst N. Johnston, Legislative Services Administrative Coordinator - Remote
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Meeting available by teleconference.

1. CALL TO ORDER

Mayor Goodmanson called the meeting to order at 7:00 p.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Councillor Szpak 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: SZPAK

THAT Council add "In Camera Resolution" as item 12, renumber the agenda accordingly, and approve the agenda as amended.

Motion CARRIED.

5. PUBLIC PARTICIPATION

Mayor Goodmanson opened public participation at 7:04 pm

C. Hobbs, Cole Road - item 8.2.1 - Speaker expressed support for funding the Sarah Beckett Run.

W. Hobbs, Luxton Road - item 8.2.1 - Speaker expressed support for funding the Sarah Beckett Run. Speaker expressed support for additional staffing for the RCMP.

P. Hamilton, Langford Resident - item 8.1.2 - Speaker expressed support for the information provided for the 2024 budget process. Speaker expressed a need for staff and Council to take cost saving measures when attending conferences and events. Speaker expressed support for the proposed 2024-2028 financial plan.

N. Johal, Langford Resident - item 8.1.2 - Speaker expressed concern with the proposed 2024 - 2028 Financial Plan. Speaker noted the proposed tax increase is high.

M. Wignall, Selwyn Road - item 10.3 - Speaker expressed concern with the proposed 2024 - 2028 Financial Plan. Speaker expressed concern with the lack of new housing being built in the City. Speaker expressed support for the City continuing to use amenity funds to lower taxes.

R. Louie, Langford Resident - item 10.3 - Speaker expressed concern for small businesses in the City. Speaker inquired about the YMCA reports. Speaker expressed concerns with property tax deferment.

G. Haythornthwaite, Peatt Road - item 10.2 - Speaker expressed concern with the change in legislation pertaining to public hearings. Speaker noted this may cause a loss in public input opportunities. Speaker expressed concern with section 1a of the report. Speaker encouraged Council to review the results of the engagement from View Royal.

W. Bowers, Langford Resident - item 10.3 - Speaker expressed concern with the proposed 2024 - 2028 Financial Plan.

S. Sifert, Langford Resident - item 8.1.1 - Speaker expressed concern with the proposed 2024 - 2028 Financial Plan. Speaker noted the title of the amenity fund has changed. Speaker noted that fees could be raised to offset taxes such as used in the past. Speaker noted cost of living is very high and the proposed tax increase could be difficult on residents.

Council voted to extend public participation for first time speakers.

F. Johnson, Hannington Road - item 10.3 - Speaker expressed support for eliminating the use of amenity funds for taxes in 2024.

L. Foxall, Langford Resident - item 10.3 - Speaker expressed concern with the proposed 2024 - 2028 Financial Plan. Speaker expressed concern for renters, seniors and businesses. Speaker noted that fees could be raised to offset taxes such as used in the past. Speaker inquired about the YMCA reports. Speaker expressed concern about taxation rates on residents of Langford.

B. Daniels, Gade Road - item 10.3 - Speaker expressed concern regarding the proposed tax increase. Speaker expressed a need for more public input regarding the budget. Speaker expressed concern with the budget. Speaker expressed a need for a referendum regarding the

potential purchase of the YMCA. Speaker expressed a need for more development in the community. Speaker noted that an increase in housing can help with property tax burden. Speaker also noted that additional businesses in the City could create additional tax base.

B. Hobbs, Luxton Road - item 10.3 - Speaker expressed concern with raising taxes and its impact on families, specifically, children.

A. Robinson, Page Avenue - 8.1.1 - Speaker expressed support for community gardens. Speaker noted garden spaces are needed for community building, breaking up density, and food security. Speaker noted community partnerships could make this possible. Speaker inquired about the parks budget specifically, further access for Glen Lake. Speaker noted a need for an expended boardwalk for the lake. Speaker noted the budget documents were accessible and easy to read. Speaker is in support of the proposed property tax increase.

B. Jamieson, Rowils Crescent - item 10.3 - Speaker expressed support for the proposed tax increase.

R. MacBeth, Langford Resident - item 10.3 - Speaker expressed concern with raising taxes and its impacts on residents in Langford. Speaker noted there are many amenities in Langford.

S. Costello, Robalee Place - item 10.3 - Speaker expressed concern with raising taxes and its impacts on residents in Langford. Speaker wished to see the increase spread over numerous years and to stop development. Speaker wished to see a more fulsome sidewalk system in the City but noted this cannot be corrected in one year. Speaker wished to see less bike lanes and community gardens and more focus on financial responsibility. Speaker expressed a need for the Province to maintain and widen their streets in our City. Speaker expressed a need for the City to practice financial restraint.

R. Glenn, Langford Resident - item 10.3 - Speaker noted a need for the tax increase to be lower (5%-6%).

D. James, Dornier Road - item 10.3 - Speaker expressed support for deferring items as long as we don't forget about them.

N. Johal, Walfred Place - item 10.3 - Speaker inquired about kilometers of sidewalk in the City. Speaker noted many of these sidewalks are paid for by developers and not through property taxation.

S. Plank, Goldstream Avenue - item 10.3 - Speaker expressed support for stopping the use of amenity funds to offset taxes.

Mayor Goodmanson closed public participation at 8:02 pm

MOVED BY: HARDER

SECONDED: WAGNER

THAT Council extend public participation for first time speakers until all have had an opportunity to speak.

Motion CARRIED.

6. CONSENT AGENDA

Minutes of the Committee of the Whole Meeting - February 8, 2024 - (RECEIVE)

Minutes of the Committee of the Whole Meeting - February 12, 2024 - (RECEIVE)

Minutes of the Committee of the Whole Meeting - February 13, 2024 - (RECEIVE)

Minutes of the Committee of the Whole Meeting - February 20, 2024 - (RECEIVE)

Minutes of the Council Meeting - February 20, 2024 - (ADOPT)

Minutes of the Committee of the Whole Meeting - February 22, 2024 - (RECEIVE)

Minutes of the Community Advisory Committee Meeting - February 27, 2024 - (RECEIVE)

MOVED BY: HARDER

SECONDED: SZPAK

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

- Minutes of the Committee of the Whole Meeting - February 8, 2024 - (RECEIVE)
- Minutes of the Committee of the Whole Meeting - February 12, 2024 - (RECEIVE)
- Minutes of the Committee of the Whole Meeting - February 13, 2024 - (RECEIVE)
- Minutes of the Committee of the Whole Meeting - February 20, 2024 - (RECEIVE)
- Minutes of the Council Meeting - February 20, 2024 - (ADOPT)
- Minutes of the Committee of the Whole Meeting - February 22, 2024 - (RECEIVE)
- Minutes of the Community Advisory Committee Meeting - February 27, 2024 - (RECEIVE)

Motion CARRIED.

7. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

No items were removed from the Consent Agenda.

8. COMMITTEE RESOLUTIONS

8.1 Committee of the Whole Meeting Resolutions - February 22, 2024

8.1.1 New Budget Items for Council Discussion

MOVED BY: WAGNER

SECONDED: MORLEY

THAT Council direct staff to continue using the trolleys while exploring options for their use including possible liquidation.

Motion DEFEATED.

OPPOSED: Councillors Guiry, Harder, Szpak and Yacucha

MOVED BY: HARDER
SECONDED: SZPAK

THAT Council liquidate the Trolleys and explore other options for the use of the land and dispose of it if none others were found.

Motion CARRIED.

OPPOSED: Mayor Goodmanson, Councillors Morley and Wagner

MOVED BY: YACUCHA
SECONDED: WAGNER

THAT Council receive the Committee of the Whole recommendations regarding new budget items for Council discussion.

Motion CARRIED.

8.1.2 DRAFT 2024-2028 Financial Plan

MOVED BY: HARDER
SECONDED: GUIRY

THAT Council receive the resolutions respecting changes to the 2024-2028 5-year Financial Plan.

Motion CARRIED.

8.2 Community Advisory Committee Meeting Resolutions - February 27, 2024

8.2.1 2024 Funding Requests

M. Dillabaugh, Director of Financial Services and B. Hutchins, Director of Corporate Services responded to questions from Council.

MOVED BY: YACUCHA
SECONDED: HARDER

THAT Council fund those amounts for grants in aid exceeding the budget of \$80,000.00 from the Council Contingency.

Motion CARRIED.

MOVED BY: YACUCHA
SECONDED: HARDER

THAT Council approve the following funding applications for the 2024 year:

- Big Brothers/Big Sisters: \$5,000.00
- Bear Mountain Community Assn: \$1,500.00
- Bilston Watershed: \$1,000.00

- Capital Bike: \$4,550.00
- CoL Pipe Band: \$1,500.00
- GOATS Queer Climbing: \$5,400.00
- Goldstream Farmers Market: \$5,000.00
- JDF Lacrosse Assn: \$6,000.00
- JDF Performing Arts Centre: \$3,000.00
- Mental Health Society: \$1,500.00
- Open Gate Church: \$5,000.00
- Peninsula Streams: 20,000.00
- ReImagine West Shore: \$2,900.00
- Rewired Recovery: \$10,000.00
- Royal Canadian Legion: \$6,000.00
- Sport Assist: \$2,000.00
- Take a Hike Foundation: \$2,500.00
- Urban Food Resilience: \$5,000.00
- Victoria Sexual Assault Centre: \$5,000.00
- Wear2Start: \$2,000.00
- Wild Wise: \$2,500.00
- Wounded Warrior Run: \$2,000.00

Motion CARRIED.

MOVED BY: YACUCHA
SECONDED: HARDER

THAT Council direct staff to research other local governments to explore best practices in potentially creating and including Community Association and Community-led Neighbourhood Improvement Grants as part of the 2025 process for our current Grant in Aid Policy Funding.

Motion CARRIED.

OPPOSED: Councillor Guiry

9. NOTICES OF INTENT

9.1 DVP23-0008 - 2181 Bear Mountain Pkwy

MOVED BY: SZPAK
SECONDED: GUIRY

That Development Variance Permit No. DVP23-0008 be issued by Council for the City of Langford to Ron Coutre on behalf of Southpoint Partners Ltd. to permit a new municipal road to terminate without a cul-de-sac at 2181 Bear Mountain Parkway subject to the following terms and conditions:

1. Appendix

The site shall be developed in accordance with the site plan attached (Appendix A).

2. Variance

The following regulation of Subdivision and Development Servicing Bylaw No. 1000 be varied pursuant to section 498 of the *Local Government Act*:

a) That Section 4.16.6 be varied to allow a municipal road longer than 120 metres to terminate in a two-point turn instead of a cul-de-sac.

3. Conditions

The following requirements are imposed pursuant to section 498 of the *Local Government Act*:

a) That the two-point turnaround is constructed and secured to the satisfaction of the Fire Chief, prior to subdivision approval.

Motion CARRIED.

OPPOSED: Mayor Goodmanson, Councillors Wagner and Morley.

10. REPORTS

10.1 Bylaw 2082 Text Amendment Omnibus 60. (Various and Recreation Vehicles)

M. Baldwin, Director of Planning and Subdivision responded to questions from Council.

MOVED BY: SZPAK
SECONDED: GUIRY

THAT Council consider rescinding first reading of Bylaw No. 2082 and consider giving new first reading to Bylaw No. 2082 as revised.

Motion CARRIED.

10.2 Public Hearing Policy

MOVED BY: YACUCHA
SECONDED: GUIRY

THAT Council:

1. Direct staff to prepare bylaw and/or policy amendments to implement the following:

- a) That Council makes it their practice to employ Sec. 464(2) of the Local Government Act, unless there are extenuating circumstances that would make it undesirable to do so;
- b) That the notification procedure for applications where a Public Hearing is not being held (whether prohibited or waived) include: the placement of signage on the subject property at the beginning of the process through the conclusion of the application;
- c) That the notification procedure for applications where a Public Hearing is not being held (whether prohibited or waived) include, as required, advertisement in a local newspaper prior to 1st reading;
- d) That the notification procedure for applications where a Public Hearing is not being held (whether prohibited or waived) include written notice to owners and occupiers of land within 100m of the subject property prior to consideration of the application by Committee and again prior to 1st reading;
- e) That the Council Procedure Bylaw be amended to exclude any land use bylaw that is being considered for adoption from items that may be discussed during the Public Participation portion of Council's meeting; AND
- f) That telecommunications applications be referred to Committee for public input, with a recommendation to be approved by Council and forwarded to Industry Canada and that the term "Public Hearing" be dropped from this process.

Motion CARRIED.

10.3 2024-2028 Five-Year Financial Plan

M. Dillabaugh, Director of Financial Services, K. Balzer, Director of Engineering and Public Works, and D. Kiedyk, Chief Administrative Officer responded to questions from Council.

MOVED BY: MORLEY
SECONDED: WAGNER

THAT Council change the cessation of zeroing use of amenity funds to offset taxes which would result in an increase of approximately 15.57% for 2024 and instead, cease utilizing amenity funds for property tax reduction over a three-year period starting with the fiscal year 2024 and ending on fiscal year 2027.

Motion DEFEATED.

OPPOSED: Councillors Guiry, Harder, Szpak, and Yacucha

MOVED BY: YACUCHA
SECONDED: SZPAK

THAT Council approve the 2024 – 2028 Five Year Financial Plan as presented.

Amendment:

MOVED BY: WAGNER
SECONDED: MORLEY

THAT the debt repayment for internal borrowing be reduced by \$450,000 to reduce property taxes by approximately 1%.

Motion DEFEATED.

OPPOSED: Councillors Guiry, Harder, Szpak, and Yacucha

Amendment:

MOVED BY: GUIRY

SECONDED: HARDER

THAT the budget lines for the sidewalk infill (SW01) be increased by \$1.4 million in 2024, and \$1.85 million in 2025 for sidewalk infill projects that directly relate to schools in Langford with funds coming from the General Amenity Reserve Fund.

Motion CARRIED.

OPPOSED: Mayor Goodmanson, Councillors Morley and Wagner

MOVED BY: WAGNER

SECONDED: GOODMANSON

THAT Council increase the West Shore Chamber of Commerce funding to \$25,000 from the \$19,000 as outlined in the budget.

WITHDRAWN

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

10.4 Nolan Riding Lease Agreement

MOVED BY: GUIRY

SECONDED: YACUCHA

THAT Council approve the lease agreement with Nolan Riding on the terms as attached with such minor amendments as may be required and that Council authorize the Mayor and Chief Administrative Officer or Corporate Officer to execute the agreement.

Motion CARRIED.

11. BYLAWS

11.1 BYLAW NO. 2082

"Langford Zoning Bylaw, Amendment No. 679, (Omnibus No. 60 – Various Housekeeping Items), Bylaw No. 2082, 2023". (RESCIND FIRST READING, GIVE NEW FIRST READING)

MOVED BY: GUIRY

SECONDED: SZPAK

THAT Council rescind first reading of Bylaw No. 2082 and give new first reading to Bylaw No. 2082 as revised.

Motion CARRIED.

11.2 BYLAW NO. 2139 (Background Report Attached)

"Langford Zoning Bylaw, Amendment No. 703 (2703, 2707 and 2711 Claude Road and 726 Percy Place), Bylaw No. 2139, 2023". (ADOPTION)

MOVED BY: HARDER
SECONDED: WAGNER

THAT Council adopt Bylaw No. 2139.

Motion CARRIED.

12. IN CAMERA RESOLUTION

MOVED BY: HARDER
SECONDED: GUIRY

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

- personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity.

Motion CARRIED.

13. ADJOURNMENT

MOVED BY: YACUCHA
SECONDED: MORLEY

THAT Council adjourn the meeting at 10:19 pm

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer