



Council Minutes

November 18, 2024, 7:00 p.m.

Council Chambers & Electronic Meeting

- PRESENT:**
- Acting Mayor M. Morley
 - Councillor K. Guiry
 - Councillor C. Harder
 - Councillor L. Szpak
 - Councillor M. Wagner
 - Councillor K. Yacucha
- ABSENT:**
- Mayor S. Goodmanson
- ATTENDING:**
- D. Kiedyk, Chief Administrative Officer
 - B. Hutchins, Deputy Chief Administrative Officer
 - M. Watmough, Director of Legislative & Protective Services
 - M. Baldwin, Director of Development Services
 - L. Stohmann, Director of Community Planning & Climate Change
 - M. Dillabaugh, Director of Finance - Remote
 - K. Balzer, Director of Engineering and Public Works
 - Y. Nielsen, Director of Parks, Recreation and Facilities
 - K. Dube, Senior Manager of Information Technology and GIS
 - D. Petrie, Senior Manager of Business Development and Events
 - M. Miles, Manager of Legislative Services
 - R. Gillich, Systems Administrator
 - B. Boisvert, Legislative Services Administrative Coordinator

Meeting available by teleconference.

1. CALL TO ORDER

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

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. MEETING CONDUCT RULES

Acting Mayor Morley acknowledged the passing of former Premier John Horgan with a moment of silence.

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

4. APPROVAL OF THE AGENDA

MOVED BY: GUIRY
SECONDED: HARDER

THAT Council approve the agenda as amended moving all items under 9.1 to be considered as the last order of business following consideration of Bylaws and that the agenda be renumbered accordingly.

Motion CARRIED.

5. PRESENTATIONS

5.1 Urban Forest Management Plan - Tyler Searls, Diamond Head Consulting

Tyler Searls, Diamond Head Consulting presented on the Urban Forest Management Plan and Bylaw No. 2206.

5.2 Public Participation (Urban Forest Management Plan & Bylaw No. 2206 Only)

B. White, Langford Resident - The speaker stated how impressed they were with the scope of the presentation. The speaker inquired about the development of Langford Heights and how will the Urban Forest Management Plan protect Millstream Creek.

G. Willing, Colwood Resident - The speaker stated they are a City of Langford property owner. The speaker inquired about hiring an arborist. The speaker inquired about the protection of tress under 20 cm in diameter. The speaker inquired if Agricultural Land Reserves are exempt from Bylaw No. 2206. The speaker inquired about native species trees being protected. The speaker inquired about a tree inventory on private land. The speaker inquired about risk management in regard to fire.

L. Foxall, Langford Resident - The speaker inquired about the City of Langford's insurance coverage. The speaker expressed concern regarding the tree permit process and the potential cost to the public.

S. Geary, Langford Resident - The speaker expressed concern regarding the Urban Forest Management Plan and the protection of trees during the development permitting process. The speaker expressed concern regarding Bylaw No. 2206 compared to other municipalities. The speaker expressed concern for the protection of native species.

M. Brooke, Langford Resident - The speaker stated they were pleased with the implementation of the Urban Forest Management Plan and the consideration of hiring an arborist. The speaker expressed concern regarding limiting maple trees in the City.

M. Morton, Langford Resident - The speaker expressed concern about the cost of tree removal.

N. Johal, Langford Resident - The speaker inquired about the cost of tree removal. The speaker expressed concern regarding the liability of dangerous trees.

J. McGee, Langford Resident - The speaker expressed concern regarding the previous removal of trees and the required replacement. The speaker expressed concern regarding the lack of control of their own property.

Councillor Harder left the meeting at 8:05 pm and returned at 8:06 pm.

L. Plomp, Langford Resident - The speaker stated they were encouraged to see the draft of the Urban Forest Management Plan. The speaker stated that protection of trees does not have to be at the expense of slowing development. The speaker requested that Council make changes to the Official Community Plan and the development permit process. The speaker requested long term protection of trees. The speaker requested that Bylaw No. 2206 contain a list of trees that are significant assets or heritage trees and include a penalty if any damaged or loss. The speaker requested a fund be established from fines to assist low-income households in the removal of trees. The speaker approves the hiring of an arborist. The speaker stated that fines for tree removal by developers should not be overlooked.

K. Dahlberg, Langford Resident - The speaker expressed support for the Urban Forest Management Plan. The speaker expressed concern regarding the 20 cm diameter threshold for tree removal.

S. Plank, Langford Resident - The speaker stated they appreciate the support for tree protection. The speaker requested Council develop on previously developed areas. The speaker requested Council change the required setbacks and tree protection in the development permit process. The speaker expressed concern regarding the protection of native species. The speaker supports the hiring of an arborist.

B. Sahlstrom, Langford Resident - The speaker does not support the tree permitting process. The speaker expressed concern regarding trees on City property. The speaker requested public notification of the new tree permit process.

At 8:16 pm Council made a motion to extend the Urban Forest Management Plan public participation, please see below.

Nicholas Johal, Langford Resident - The speaker inquired about the loss of tree canopy. The speaker inquired about the thermal imaging used in the report. The speaker inquired about what requirements make a tree canopy.

R. Coutre, Langford Resident - The speaker thanked Council and staff for allowing the West Shore Developers Association to be a part of the development of the draft Urban Forest Management Plan. The speaker requested section 6 d. of Bylaw No. 2206 include retaining walls, driveways, sidewalks and pathways. The speaker stated that the West Shore Developers Association welcome a conversation regarding changes to the development permit process.

C. Aram, Langford Resident - The speaker expressed gratitude for the work done to bring forth the draft Urban Forest Management Plan. The speaker expressed concern regarding the tree protection in the development permit process. The speaker supports development on previously developed areas. The speaker supports the hiring of an arborist.

W. Hobbs, Langford Resident - The speaker inquired regarding the replanting of trees when trees are removed during new road construction.

MOVED BY: HARDER

SECONDED: GUIRY

THAT Council at 8:16 pm extend public participation for item 5.2 until all first-time speakers have had an opportunity to address Council.

Motion CARRIED.

5.3 Westhills YW/YMCA Langford Aquatic Centre - Matthew Douglas, Colliers Project Leaders

Matthew Douglas, Colliers Project Leaders presented on the Westhills YW/YMCA Langford Aquatic Centre.

5.4 Public Participation (Westhills YW/YMCA Langford Aquatic Centre Only)

D. Gent, CEO, YMCA-YWCA Vancouver Island - The speaker appreciates the due diligence given in the potential purchase of the building. The speaker stated that the Westhills YW/YMCA Langford Aquatic Centre is in compliance with the obligations under the current lease requirements. The speaker expressed appreciation for the City of Langford's contribution. The speaker stated that they believe their facility is an affordable choice to the public. The speaker stated they believe the Westhills YW/YMCA Langford Aquatic Centre is a great contribution to the community of Langford. The speaker stated the programs offered by the Westhills YW/YMCA Langford Aquatic Centre. The speaker stated they look forward to collaborating with the City of Langford.

N. Medd, CEO, Victoria Conservatory of Music (Westhills), Victoria Resident - The speaker stated the Victoria Conservatory of Music (Westhills) has been in the building alongside the YW/YMCA Langford Aquatic Centre and the Greater Victoria Public Library (Heritage Branch) for 10 years. The speaker stated the programs offered by the Victoria Conservatory of Music (Westhills). The speaker stated they look forward to collaborating with the City of Langford.

F. Johnson, Langford Resident - The speaker expressed appreciation for the presentation and the extra information available online. The speaker expressed concern regarding financial details in relation to the matter. The speaker requested a referendum for the decision to purchase the building.

B. Sahlstrom, Langford Resident - The speaker stated they would like more information. The speaker requested information regarding annual reports. The speaker inquired about financial details. The speaker does not support the purchase of the building.

W. Bowers, Langford Resident - The speaker thanked the presenter. The speaker requested more information. The speaker expressed concern regarding transparency of the financial details.

M. Morton, Langford Resident - The speaker requested a referendum. The speaker expressed concern regarding the future cost of maintaining the building.

L. Foxall, Langford Resident - The speaker inquired about the financial details of purchasing the building. The speaker requested a referendum. The speaker expressed concern regarding the cost to the public.

S. Rossander, Langford Resident - The speaker inquired about the financial details of purchasing the building. The speaker requested a referendum.

S. Sifert, Langford Resident - The speaker questioned the financial details of purchasing the building. The speaker requested a referendum. The speaker expressed concern regarding the cost to the public.

L. Plomp, Langford Resident - The speaker thanked staff and consultants for the information provided. The speaker thanked the City of Langford for transparency. The speaker expressed concern regarding the cost to the public whether the building is purchased or not.

S. Plank, Langford Resident - The speaker expressed support for the purchase of the building. The speaker does not support a referendum. The speaker appreciates the amenities being provided to the community. The speaker expressed appreciation for the transparency provided.

S. Geary, Langford Resident - The speaker expressed support for the purchase of the building. The speaker expressed they do not support a referendum. The speaker expressed appreciation of the amenity being provided to the community.

At 9:21 pm Council made a motion to extend the public participation for item 5.4 for first time speakers. Please see below.

N. Johal, Langford Resident - The speaker expressed concern regarding the financial details of purchasing the building.

G. Willing, Colwood Resident - The speaker stated they are a City of Langford property owner. The speaker expressed concern regarding the original contract. The speaker requested a referendum.

A. Rossander, Langford Resident - The speaker expressed clarification that the purchase is for a building not a service. The speaker inquired about the financial details of purchasing the building. The speaker expressed concern about the lack of information being provided.

J. McGee, Langford Resident - The speaker expressed support for the purchase of the building. The speaker stated that the transparency given now regarding the purchase of the building was not considered during the original contract negotiations.

W. Hobbs, Langford Resident - The speaker requested the City of Langford post a legal opinion regarding the purchase of the building.

M. Panneton, Langford Resident - The speaker expressed support for the purchase of the building.

MOVED BY: WAGNER

SECONDED: HARDER

THAT Council at 9:21 pm extend the public participation for item 5.4 for first time speakers.

Motion CARRIED.

6. PUBLIC PARTICIPATION

A. Lowe, Victoria Resident - re: item 6.3 - The speaker wanted to clarify a section of the resolution brought forth from the Sustainable Development Advisory Committee meeting held November 12, 2024, in regard to parking.

S. Plank, Langford Resident - re: item 6 - The speaker expressed appreciation for the additional public participation opportunities on the evening's agenda.

W. Hobbs, Langford Resident - re: item 7 - The speaker expressed concern regarding the minutes.

B. Sahlstrom, Langford Resident - The speaker echoed the concerns of previous speakers.

7. CONSENT AGENDA

Minutes of the Special Council Meeting - November 4, 2024 (ADOPT)

Minutes of the Council Meeting - November 4, 2024 (ADOPT)

Minutes of the Sustainable Development Advisory Committee Meeting - November 12, 2024 (RECEIVE)

MOVED BY: HARDER

SECONDED: GUIRY

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

- Minutes of the Special Council Meeting - November 4, 2024 (ADOPT)
- Minutes of the Council Meeting - November 4, 2024 (ADOPT)
- Minutes of the Sustainable Development Advisory Committee Meeting - November 12, 2024 (RECEIVE)

Motion CARRIED.

9. NOTICES OF INTENT

9.1 TUP24-0007 - 106-4342 West Shore Pky (Jurassic Bark)

MOVED BY: GUIRY

SECONDED: WAGNER

THAT Temporary Use Permit No. TUP24-0007 be issued by the Council for the City of Langford to Selena Elrod of Jurassic Bark Holistic Pet Care Ltd. on behalf of Jarnail Dadial to operate a pet daycare and boarding kennel on the land legally described as Lot 1, Section 87, Metchosin District, Plan EPP77125, Except that Part in Plan EPS9279 (Phase 1 and 2), PID No. 030-643-236 (106-4342 West Shore Parkway), pursuant to section 493 of the *Local Government Act*, and subject to the following terms and conditions:

1. Conditions

The following regulations of Zoning Bylaw No. 300 are varied pursuant to section 493 of the *Local Government Act*:

- a) That the temporary use permit is issued for a period of three (3) years from time of issuance;
- b) That the operator of the 'pet daycare' and 'boarding kennel' are operated in conjunction with the use of 'animal hospital' as defined in the Zoning Bylaw No. 300, and neither of the uses is operated as a stand alone use; and
- c) That the operator of the business obtains a Business Licence from the City of Langford.

2. Expiry

That the Temporary Use Permit is issued for a period of three (3) years and will expire on 18 November 2027.

Motion CARRIED.

10. REPORTS

10.1 Urban Forest Management Plan

MOVED BY: GUIRY
SECONDED: HARDER

THAT Council at 9:52 pm extend the meeting to 11:00 pm or the end of business, whichever is earlier.

Motion CARRIED.

MOVED BY: WAGNER
SECONDED: SZPAK

THAT Council:

1. Approve the City of Langford's Urban Forest Management Plan as presented; and
2. Approve the hiring of a permanent, full-time City Arborist; and
3. Direct staff to explore opportunities to implement Quick Start Action 2A of the Urban Forest Management Plan, to strengthen the Development Permit Area Guidelines to improve urban forest outcomes in new development, and report back to Council; and
4. Direct staff to bring forward a new strategic plan initiative to conduct a fulsome review of the Development Permit Area Guidelines for designated Environmental Protection Areas; and Hazard Areas for Council discussion as part of the Strategic Plan annual review; and
5. Direct staff to explore options for tree replacement measures and other compensation strategies for loss of tree canopy during development.

Motion CARRIED.

10.2 Westhills YW/YMCA Langford Aquatic Centre

Council received item 10.2 for information.

11. BYLAWS

11.1 BYLAW NO. 2191

“Langford Zoning Bylaw, Amendment No. 730 (946 Isabell Avenue), Bylaw No. 2191, 2024”. (FIRST, SECOND AND THIRD READINGS)

MOVED BY: GUIRY
SECONDED: HARDER

THAT Council give Bylaw No. 2191 first, second and third readings.

Motion CARRIED.

11.2 BYLAW NO. 2199

“Langford Zoning Bylaw, Amendment No. 736 (950 Bray Avenue and 2866 and 2870 Rita Road), Bylaw No. 2199, 2024”. (FIRST, SECOND AND THIRD READINGS)

MOVED BY: GUIRY
SECONDED: SZPAK

THAT Council give Bylaw No. 2199 first, second and third readings.

Motion CARRIED.

11.3 BYLAW NO. 2206 (Background report attached)

“City of Langford Tree Protection Bylaw No. 2206”. (FIRST, SECOND AND THIRD READINGS)

MOVED BY: WAGNER
SECONDED: SZPAK

THAT Council extend the meeting to midnight or until the end of business, whichever is earlier.

Motion DEFEATED.

Councillors Harder, Guiry and Yacucha opposed.

MOVED BY: HARDER
SECONDED: WAGNER

THAT Council extend the meeting to complete Item 11. Bylaws and adjourn Item 12. Committee Resolutions to the December 2, 2024, Council meeting.

Motion Carried Unanimously

MOVED BY: HARDER
SECONDED: GUIRY

THAT Council give first, second and third readings to City of Langford Tree Protection Bylaw No. 2206, 2024.

Motion CARRIED.

11.4 BYLAW NO. 2209 (Background report attached)

"City of Langford Housing Agreement (2705 Claude Road) Bylaw No. 2209, 2024". (FIRST, SECOND AND THIRD READINGS)

MOVED BY: HARDER
SECONDED: GUIRY

THAT Council give first, second, and third readings to Bylaw No. 2209.

Motion CARRIED.

13. ADJOURNMENT

MOVED BY: HARDER
SECONDED: GUIRY

THAT Council adjourn the meeting.

Acting Mayor Morley adjourned the meeting at 11:10 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer