



Council Minutes

March 3, 2025, 7:00 p.m.

Council Chambers & Electronic Meeting

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

ATTENDING: D. Kiedyk, Chief Administrative Officer
B. Hutchins, Deputy Chief Administrative Officer
M. Watmough, Director of Legislative & Protective Services
M. Baldwin, Director of Development Services
L. Stohmann, Director of Community Planning & Climate Change
M. Dillabaugh, Director of Finance
K. Balzer, Director of Engineering and Public Works
Y. Nielsen, Director of Parks, Recreation and Facilities
K. Dube, Senior Manager of Information Technology and GIS
D. Petrie, Senior Manager of Business Development and Events
S. Rose, Inspector, West Shore RCMP
C. Rohwer, IT Support Specialist
N. Johnston, Legislative Services Administrative Coordinator

Meeting available by teleconference.

1. CALL TO ORDER

Mayor Goodmanson called the meeting to order at 7:03 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

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

3. MEETING CONDUCT RULES

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

4. APPROVAL OF THE AGENDA

MOVED BY: GUIRY

SECONDED: HARDER

THAT Council approve the agenda as amended by adding a new section eleven (11) titled "Reports" and a new item numbered 11.1 titled "Verbal Report - Latoria Approval to Issue Tender" and that the agenda be renumbered accordingly.

Motion CARRIED.

5. PRESENTATIONS

5.1 Active Transportation Plan & Transportation Master Plan (Background/Phase 1) - Nadine King, Vice President & Tim Shah, Team Lead, Watt Consulting Group

N. King, Vice President, Watt Consulting, T. Shah, Team Lead, Watt Consulting, and K. Balzer, Director of Engineering and Public Works provided a presentation and responded to questions from Council.

6. PUBLIC PARTICIPATION

Mayor Goodmanson opened public participation at 7:56 pm

C. Foxall, Langford Resident - Item 5.1 - Speaker expressed support for proposed updates regarding the Veterans Memorial Parkway and Goldstream Avenue intersection. Item 9.2.4 - Speaker expressed concern regarding the proposed bylaw amendment. Speaker expressed concern regarding payment methods currently offered by the City.

R. Louie, Langford Resident - Item 10.1 - Speaker expressed support for the proposed RCMP town hall. Item 9.2.4 - Speaker expressed concern with the proposed bylaw amendment as presented.

S. Rossander, Langford Resident - Item 9.2.4 - Speaker expressed concern with the proposed bylaw amendment as presented. Speaker expressed concern regarding payment methods currently offered by the City.

W. Bowers, Langford Resident - Item 10.1 - Speaker expressed support for the proposed RCMP town hall. Item 9.2.4 and 11.4 - Speaker expressed opposition to the bylaw amendment as presented. Item 5.1 - Speaker expressed concern regarding the costs associated with the development of the Active Transportation Plan and Transportation Master Plan work that is underway.

W. Hobbs, Langford Resident - Item 9.2.4 - Speaker expressed concern with the proposed bylaw amendment as presented. Item 5.1 - Speaker expressed concern with the hours of the upcoming open house. Item 10.1 - Speaker expressed support for the proposed RCMP town hall.

A. Allan, Langford Resident - Item 9.1.2 - Speaker expressed concern with the rezoning application as presented. Item 9.2.4 - Speaker expressed concern regarding payment methods currently offered by the City.

S. Sifert, Langford Resident - Item 9.2.4 - Speaker expressed concern with the proposed bylaw amendment as presented. Item 10.1 - Speaker expressed support for the proposed RCMP town hall. Item 9.2.2 - Speaker expressed support for the policy as presented. Speaker expressed support for the City's policy work that is underway.

L. Foxall, Langford Resident - Item 11.1 - Speaker expressed concern regarding the addition of the late item. Item 10.1 - Speaker expressed support for the proposed RCMP town hall. Item 9.2.4 - Speaker expressed concern with the proposed bylaw amendment as presented.

P. Hamilton, Langford Resident - Item 5.1 - Speaker inquired about public consultation and accessibility considerations regarding the Active Transportation Plan and Transportation Master Plan work that is underway.

M. Morton, Langford Resident - Item 9.2.4 - Speaker expressed concern regarding the proposed bylaw as presented. Item 10.1 - Speaker expressed support for the proposed RCMP town hall.

L. Foxall, Langford Resident - Item 5.1 - Speaker expressed concerns with the Active Transportation Plan and Transportation Master Plan work that is underway.

S. Sifert, Langford Resident - Item 5.1 - Speaker expressed concerns with the Active Transportation Plan and Transportation Master Plan work that is underway.

Mayor Goodman closed public participation at 8:26 pm.

7. CONSENT AGENDA

MOVED BY: HARDER

SECONDED: MORLEY

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

- Minutes of the West Shore Parks and Recreation Society Board of Directors Meeting - January 16, 2025 (RECEIVE)
- Minutes of the Council Meeting - February 18, 2025 (ADOPT)
- Draft Minutes of the Special Sustainable Development Advisory Committee Meeting - February 24, 2025 (RECEIVE)
- Draft Minutes of the Community Advisory Committee Meeting - February 25, 2025 (RECEIVE)

Motion CARRIED.

8. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

None removed.

9. COMMITTEE RESOLUTIONS

9.1 Special Sustainable Development Advisory Committee Meeting Resolutions - February 24, 2025

- 9.1.1 Application to renew a Temporary Use Permit TUP21-0006 to allow for a light industrial use in a Heavy Industrial (M3) zone at 1057 Marwood Avenue for additional three years.

MOVED BY: GUIRY

SECONDED: WAGNER

THAT Council renew TUP21-0006 to allow for light industrial business of HVAC/R fabrication, installation, and service at 1057 Marwood Avenue for a period of three years, subject to the following terms and conditions:

- i. That the temporary use permit renewal be issued for a period of three years from time of issuance;
 - ii. That the unenclosed storage use is completely screened to a height of at least 2.5 m (8.2 ft) by building a solid decorative fence located within a landscape and screening area not less than 1.5 (4.9 ft) in width;
 - iii. That business operations at the site be restricted to the hours of 7 a.m. to 7 p.m.;
 - iv. That site lighting will be shielded to ensure that light does not shine directly onto or spill onto the neighboring properties;
 - v. That existing vehicles and materials that do not pertain to the business be removed;
 - vi. That fire and safety equipment be up to date to the satisfaction of the Fire Chief;
- AND
- vii. That Council direct staff to work with the applicant to provide a bond for the value of the fencing and landscaping.

Motion CARRIED.

- 9.1.2 Application to Rezone 2795 and 2799 Scafe Road from One- and Two-Family Residential (R2) to City Centre (CC1) to allow for the Development of a 6-Storey Residential Building

Councillor Harder declared a perceived conflict of interest regarding the 2795 and 2799 Scafe Road Rezoning Application due to the site's proximity to her home where she serves on the strata board and left the meeting at 8:33 pm.

MOVED BY: GUIRY
SECONDED: SZPAK

THAT Council:

1. Direct staff to prepare a bylaw to amend the zoning the zoning designation of the properties located at 2795 and 2799 Scafe Road from 'One- and Two-Family Residential' (R2) to City Centre (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, which includes additional frontage works immediately north of the lobby as presented to Council at the time of rezoning to be maintained by the owner(s)/strata; and
 2. A storm water management plan; and
- ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to any development permit or land alterations:
 1. A construction parking and delivery management plan; and
 2. A mitigation plan; and
- iii. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;
- iv. 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 is not provided in exchange for compensation separate from that of a residential unit;
- 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 the building be constructed with electric heat pumps for each unit, or an equivalent electric centralized system that allows each unit to control their own temperature, be installed prior to issuance of an occupancy permit;
- vii. 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;

- viii. That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that requires a minimum 5% of units constructed be directed to and sold in accordance with the terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN) OR a minimum 10% of units constructed be rented for at least 10% below the benchmark rent for the unit type for a term not less than 25 years, and that the developer identify the Attainable Units on the plans submitted for the required Development Permit application.
- ix. That the building plan reflects the rendering by the architect in its form and character and use of materials; and
- x. That the landscaping plan include native and performance species.

AND

2. Authorize the Director of Development Services to issue the following variance within the future Development Permit for Form and Character of this site:

- a) That Table 1 of Section 4.01.01 be varied by reducing the minimum number of parking spaces from the required 1.25 spaces per dwelling, of which 0.25 shall be designed for visitor parking, to 1.08 spaces per dwelling, of which 0.08 shall be designed for visitor parking, subject to the following:
 - i. Provide at least 2 bike parking stalls per residential unit;
 - ii. Provide a bike wash and repair station;
 - iii. Provide 11 bike stalls that will accommodate cargo bikes; and
 - iv. Provide electricity to all the bike stalls for e-bike charging.

Motion CARRIED.

OPPOSED: Councillor Yacucha

Councillor Harder returned to the meeting at 8:55 pm.

9.2 Community Advisory Committee Meeting Resolutions - February 25, 2025

9.2.1 West Shore RCMP 2024 Annual Report

MOVED BY: YACUCHA

SECONDED: HARDER

THAT Council receive this report for information.

Motion CARRIED.

9.2.2 Lowering of Langford Flags Policy – Proposed Repeal and Replacement

MOVED BY: YACUCHA

SECONDED: MORLEY

THAT Council repeal City of Langford “Lowering of Langford Flag Policy” (POL-0010-ADMIN) and replace with City of Langford “Flag Protocol Policy” (POL-0179-ADMIN) as presented.

Motion CARRIED.

9.2.3 Bylaw No's. 2120, 2121, 2122, and 2125 - Development Services Fees and Charges Report

MOVED BY: YACUCHA

SECONDED: HARDER

THAT Council:

1. Consider first, second, and third readings to Bylaw Nos. 2120, 2121, 2122 and 2125;

AND

2. Direct staff to:

a) Bring forward an amended fee schedule with respect to DP amendment fees.

b) Engage a consultant to conduct a wholesale review of Development Services fees and charges.

Motion CARRIED.

9.2.4 Bylaw No. 2123 - Revised Fees and Charges Report

MOVED BY: YACUCHA

SECONDED: HARDER

THAT Council consider first, second, and third reading to Fees and Charges Bylaw No. 113, 1995 Amendment #16, Bylaw No. 2123, 2024 as presented.

Motion CARRIED.

9.2.5 Potential Addition of Annual Funding Request Presentation Meeting

MOVED BY: YACUCHA

SECONDED: MORLEY

THAT Council provide a designated opportunity for the annual community and group organization funding request applicants to make a short presentation to the Community Advisory Committee (CAC) for a maximum of three (3) minutes on an evening the week prior to the scheduled CAC meeting to allow for better community engagement and informed discussions and decision-making.

Prior to consideration of the Main Motion:

Amendment:

MOVED BY: MORLEY

SECONDED: WAGNER

THAT the main motion be amended to replace "an evening the week" with "one or more evenings".

Motion CARRIED.

OPPOSED: Councillor Guiry

On the Main Motion:

THAT that Council provide a designated opportunity for the annual community and group organization funding request applicants to make a short presentation to the Community Advisory Committee (CAC) for a maximum of three (3) minutes on one or more evenings prior to the scheduled CAC meeting prior to allow for better community engagement and informed discussions and decision-making.

Motion CARRIED.

OPPOSED: Councillors Guiry, Szpak, and Harder

10. CORRESPONDENCE

10.1 West Shore RCMP Police Priorities for 2025 Letter

S. Rose, Inspector, Westshore RCMP provided an overview of the letter.

MOVED BY: SZPAK

SECONDED: WAGNER

THAT Council consider the following as policing priorities for the West Shore RCMP in 2025:

- Police presence in the community including attention to the unhoused population;
- Drug issues;
- Addressing concerns regarding gangs;
- Youth mental health;
- Traffic; and
- Property crime and theft

MOVED BY: HARDER

SECONDED: YACUCHA

THAT Council table the current motion on the floor pertaining to West Shore RCMP policing priorities for 2025.

Motion CARRIED.

MOVED BY: HARDER

SECONDED: GUIRY

THAT Council extend the Regular Meeting to 11:00 pm.

Motion CARRIED.

MOVED BY: HARDER
SECONDED: GUIRY

THAT Council pick up the resolution pertaining to the West Shore RCMP policing priorities for 2025 from the table.

Motion CARRIED.

OPPOSED: Councillor Yacucha

Prior to consideration of the Main Motion:

MOVED BY: GUIRY
SECONDED: WAGNER

THAT the main motion be amended by separating "youth" and "mental health" into two separate West Shore RCMP policing priorities for 2025.

Motion CARRIED.

OPPOSED: Councillors Morley and Yacucha

Prior to consideration of the Main Motion:

MOVED BY: GUIRY

THAT the main motion be amended to separate "police presence in the community" and "attention to the unhoused population" into two policing priorities for the West Shore RCMP in 2025

AND

THAT the following be added as a policing priority for the West Shore RCMP:

- Work with Langford Bylaw Enforcement in order to facilitate solutions with the unhoused however they present.

The amendment to the Main Motion died on the floor in lack of a seconder.

Prior to consideration of the Main Motion:

MOVED BY: MORLEY
SECONDED: HARDER

THAT the main motion be amended to add the following emerging threats as policing priorities for the West Shore RCMP in 2025:

- Cybercrime
- Online fraud
- Social media driven issues particularly those affecting youth.

Motion CARRIED.

OPPOSED: Councillor Yacucha

On the Main Motion:

THAT Council consider the following as policing priorities for the West Shore RCMP in 2025:

- Police presence in the community including attention to the unhoused population;
- Drug issues;
- Addressing concerns regarding gangs;
- Youth issues;
- Mental health
- Traffic;
- Property crime and theft;
- Cybercrime;
- Online fraud; and
- Social media driven issues particularly those affecting youth.

Motion CARRIED.

OPPOSED: Councillor Yacucha

MOVED BY: YACUCHA
SECONDED: HARDER

That Council direct staff to bring a report to the Community Advisory Committee (CAC) or subsequent Committee during the earliest possible meeting of the calendar year for Committee to review and make recommendations to Council to set the Westshore RCMP priorities for the year.

Motion CARRIED.

11. REPORTS

11.1 Latoria Road Approval to Issue Tender

K. Balzer, Director of Engineering and Public Works provided a verbal report to Council.

MOVED BY: GUIRY
SECONDED: HARDER

THAT Council amend the resolution from October 21st, 2024 relating to the Latoria Road Phase 1A and 1B projects, as follows:

1. BY CHANGING the dollar amount in item 1, Latoria Road Phase 1A from Triangle Trail to Golden Spire Crescent, from \$4,500,000 to \$3,725,800;

AND

2. BY CHANGING the dollar amount in item 2, Latoria Road Phase 1B from Golden Spire Crescent to Whimfield Terrace from \$4,000,000 to \$2,629,500;

AND

3. BY DELETING “if the project is approved in the 2025-2029 five-year financial plan”;

AND

4. BY ADDING “THAT Council authorize the Mayor and CAO, or Corporate Officer, to execute all related contract documents subject to final approval of the 2025-2029 five-year financial plan.”

Motion CARRIED.

12. BYLAWS

12.1 BYLAW NO. 2120

“Subdivision and Development Servicing Bylaw, Amendment No. 24, (Fee Schedule), Bylaw No. 2120, 2025”. (FIRST, SECOND AND THIRD READINGS)

MOVED BY: YACUCHA

SECONDED: MORLEY

THAT Council give Subdivision and Development Servicing Bylaw, Amendment No. 24, (Fee Schedule), Bylaw No. 2120, 2025, first, second and third readings.

Motion CARRIED.

12.2 BYLAW NO. 2121

“Langford Building Bylaw No. 1160, Amendment No. 16, Bylaw No. 2121, 2025”. (FIRST, SECOND AND THIRD READINGS)

MOVED BY: YACUCHA

SECONDED: HARDER

THAT Council give Langford Building Bylaw No. 1160, Amendment No. 16, Bylaw No. 2121, 2025, first, second and third readings.

Motion CARRIED.

12.3 BYLAW NO. 2122

"City of Langford Development Procedures, Amendment Bylaw No. 24, Bylaw No. 2122, 2025". (FIRST, SECOND AND THIRD READINGS)

MOVED BY: YACUCHA

SECONDED: HARDER

THAT Council give City of Langford Development Procedures, Amendment Bylaw No. 24, Bylaw No. 2122, 2025, first, second and third readings.

Motion CARRIED.

12.4 BYLAW NO. 2123

“City of Langford Fees and Charges, Amendment No. 16, Bylaw No. 2123, 2025”. (FIRST, SECOND AND THIRD READINGS)

MOVED BY: HARDER
SECONDED: YACUCHA

That Bylaw No 2123 Fees and Charges be amended to include “after the first hour” after “\$15.00 per quarter hour” in the proposed fee increased for “staff time to obtain, photograph, produce and research documents in Schedule A;

AND

THAT Council give City of Langford Fees and Charges Bylaw No 2123, 2025 first, second and third readings as amended.

Motion CARRIED.

OPPOSED Mayor Goodmanson, Councillors Guiry and Szpak

12.5 BYLAW NO. 2125

"City of Langford Sign Bylaw, Amendment No. 3, Bylaw No. 2125, 2025". (FIRST, SECOND AND THIRD READINGS)

MOVED BY: YACUCHA
SECONDED: MORLEY

THAT Council give City of Langford Sign Bylaw, Amendment No. 3, Bylaw No. 2125, 2025, first, second and third readings.

Motion CARRIED.

12.6 BYLAW NO. 2222

“Sewer Utility Bylaw No. 1600, 2016, Amendment No. 8, Bylaw No. 2222, 2025”.
(ADOPTION)

MOVED BY: GUIRY
SECONDED: WAGNER

THAT Council adopt “Sewer Utility Bylaw No. 1600, 2016, Amendment No. 8, Bylaw No. 2222, 2025”.

Motion CARRIED.

13. IN CAMERA RESOLUTION

MOVED BY: YACUCHA
SECONDED: WAGNER

THAT Council close the meeting to the public pursuant to section 90 (2) (b) of the *Community Charter* to consider:

- the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

Motion CARRIED.

Council closed the meeting to the public to consider in-camera materials at 10:53 pm.

Council returned to open session at 11:34 pm.

14. RISE AND REPORT

14.1 2026 FIFA World Cup Team Base Camp Opportunity

THAT Council direct staff to request funding assistance from the Province of British Columbia and the Federal Government with respect to the costs of converting the Starlight Stadium field from artificial turf to natural grass;

AND

THAT Council direct staff to continue with the FIFA Team Base Camp process, contingent on Provincial and Federal Government funding support, and commit to the necessary costs and renovations should Langford be selected as a Team Base Camp for the 2026 FIFA World Cup.

15. ADJOURNMENT

MOVED BY: YACUCHA

SECONDED: HARDER

THAT the Council meeting adjourn at 11:34 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer