



Council Minutes

March 17, 2025, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT:

Mayor S. Goodmanson
Councillor K. Guiry - Remote
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 - Remote
M. Dillabaugh, Director of Finance
K. Balzer, Director of Engineering and Public Works
Y. Nielsen, Director of Parks, Recreation and Facilities
K. Dube, Senior Manager of Information Technology and GIS
D. Petrie, Senior Manager of Business Development and Events
M. Miles, Manager of Legislative Services
C. Aubrey, Fire Chief
T. Preston, Superintendent, West Shore RCMP
L. Zetaruk, Analyst
N. Johnston, 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 Harder 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.

M. Watmough, Corporate Officer noted the online attendance of Councillor Guiry.

4. APPROVAL OF THE AGENDA

MOVED BY: MORLEY
SECONDED: YACUCHA

THAT Council approve the agenda as presented.

Motion CARRIED.

5. PRESENTATIONS

5.1 Presentation of King Charles III Coronation Medal - Presented by Jess Gunnarson, Chair, Boys & Girls Club - Recipient Brad Aschenbrenner

J. Gunnarson, Boys and Girls Club of South Vancouver Island presented the King Charles the III Coronation Medal to B. Aschenbrenner.

MOVED BY: WAGNER
SECONDED: HARDER

THAT Council take a five minute recess at 7:11 pm.

Motion CARRIED.

The meeting resumed at 7:23 pm.

6. PUBLIC PARTICIPATION

Mayor Goodmanson opened public participation at 7:23 pm.

M. Morton, Langford Resident - Item 5.1 - Speaker congratulated B. Aschenbrenner on receipt of the King Charles III Coronation Medal. Item 12 - Speaker expressed concern with the five-year financial plan as presented. Speaker expressed concern with the RCMP funding amount for 2025.

R. Sansom - Item 10.1.2 - Speaker noted they are available for questions as the representative for the application. Speaker provided a brief overview of the proposed development.

F. Johnson, Langford Resident - Item 12.1 - Speaker expressed concern with the five-year financial plan as presented. Speaker expressed concern with the RCMP funding amount for 2025.

M. Wignall, Langford Resident - Item 12.1 - Speaker expressed concern with the five-year financial plan as presented. Speaker expressed concern with the RCMP funding amount for 2025.

W. Bowers, Langford Resident - Item 5.1 - Speaker congratulated B. Aschenbrenner on receipt of the King Charles III Coronation Medal. Item 12.1 - Speaker expressed concern with the five-year financial plan as presented. Speaker expressed concern with the RCMP funding amount for 2025.

S. Rossander, Langford Resident - Item 12.1 - Speaker expressed concern with the five-year financial plan as presented. Speaker expressed concern with the RCMP funding amount for 2025.

T. Sunshine, Langford Resident - Item 10.1.2 - Speaker expressed concern with the application as presented. Item 12.1 - Speaker expressed concern with the five-year financial plan as presented.

L. Plomp, Langford Resident - Item 5.1 - Speaker congratulated B. Aschenbrenner on receipt of the King Charles III Coronation Medal. Item 10.1.2. - Speaker expressed concern with the application as presented. Item 12.1 - Speaker expressed support for the five-year financial plan process.

J. Frederiksen, Langford Resident - Item 12.1 - Speaker expressed concern with the five-year financial plan as presented. Speaker expressed concern with the RCMP funding amount for 2025.

B. Hobbs, Langford Resident - Item 5.1 - Speaker congratulated B. Aschenbrenner on receipt of the King Charles III Coronation Medal. Item 12.1 - Speaker expressed concern with the five-year financial plan as presented. Speaker expressed concern with the RCMP funding amount for 2025.

Mayor Goodman closed public participation at 7:51 pm.

7. CONSENT AGENDA

MOVED BY: HARDER

SECONDED: SZPAK

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

- Minutes of the Committee of the Whole Meeting - January 20, 2025 (RECEIVE)
- Minutes of the Committee of the Whole Meeting - January 27, 2025 (RECEIVE)
- Minutes of the Committee of the Whole Meeting - January 30, 2025 (RECEIVE)
- Draft Minutes of the Committee of the Whole Meeting - February 18, 2025 (RECEIVE)
- Minutes of the Committee of the Whole Meeting - February 20, 2025 (RECEIVE)
- Amended Minutes of the Sustainable Development Advisory Committee - February 24, 2025 (RECEIVE)
- Council Meeting - March 3, 2025 (ADOPT)
- Draft Minutes of the Committee of the Whole Meeting - March 4, 2025 (RECEIVE)
- Draft Minutes of the Sustainable Development Advisory Committee Meeting - March 10, 2025 (RECEIVE)
- Special Council Meeting - March 11, 2025 (ADOPT)
- Committee of the Whole Meeting Resolutions - March 4, 2025 (APPROVE)

Motion CARRIED.

8. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

None removed.

9. UNFINISHED BUSINESS

9.1 Reconsideration of Council Meeting Resolution - March 3, 2025

This resolution is being brought back for reconsideration due to a procedural error.

9.1.1 Potential Addition of Annual Funding Request Presentation Meeting

MOVED BY: SZPAK

THAT Council refer this item to staff for guidelines around presentations and what the criteria would be in terms of timing, materials and other specifics around a presentation.

The motion was withdrawn.

MOVED BY: MORLEY

SECONDED: WAGNER

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 DEFEATED.

OPPOSED: Councillors Guiry, Szpak, Yacucha, and Harder.

10. COMMITTEE RESOLUTIONS

10.1 Sustainable Development Advisory Committee Meeting Resolutions - March 10, 2025

10.1.1 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 excused herself due to a previously declared perceived conflict of interest pertaining to the application at 2795 and 2799 Scafe Road due to the proximity to her personal residence, and her involvement on her strata board and left the meeting at 8:10 pm.

This resolution is being brought back for reconsideration due to amended wording at the Sustainable Development Advisory Committee meeting March 10, 2025.

MOVED BY: GUIRY

SECONDED: SZPAK

THAT Council:

1. Direct staff to prepare a bylaw to amend 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;
 - 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;
- x. That landscaping should utilize native species to provide wildlife benefits and support biodiversity while reducing maintenance requirements.

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 8:13 pm.

- 10.1.2 Application to Rezone 2614-2626 Peatt and 2622-2629 Sunderland Road from the One- and Two-Family Residential (R2) Zone to the City Centre Pedestrian (CCP) Zone to Allow for the Development of Two Mixed-Use Buildings

MOVED BY: GUIRY

SECONDED: SZPAK

THAT Council take no action with respect to this application to rezone 2614-2622 Peatt Road and 2622-2629 Sunderland Road until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. an appropriate ratio of three-bedroom units within this proposed development;
- b. a plan with respect to the maintenance of buildings before they are demolished;

AND

THAT Council will consider the property at 2626 Sunderland Road as a park contribution or amenity contribution should the applicant be able to purchase the property;

AND

THAT Council take no action with respect to this application until the Official Community Plan (OCP) Refresh is complete.

Motion CARRIED.

- 10.1.3 Application for a Development Variance Permit to Reduce the Required Amount of Off-Street Parking at 991 & 995 Latoria Road.

MOVED BY: GUIRY

SECONDED: SZPAK

THAT Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for 991 & 995 Latoria Road with the following variance:
 - a. That Table 1 of the Section 4.01.01 be varied to reduce the rate applicable to liquor stores from 1 per 13m² to 1 per 54m².

Subject to the following terms and conditions:

- i. That 2/3 of the parking stalls required for the liquor store use display 15-minute parking signs.

Motion CARRIED.

11. BYLAWS

11.1 BYLAW NO. 2120

“Subdivision and Development Servicing Bylaw, Amendment No. 24, (Fee Schedule), Bylaw No. 2120, 2025”. (ADOPTION)

MOVED BY: HARDER

SECONDED: WAGNER

THAT Council adopt Subdivision and Development Servicing Bylaw, Amendment No. 24, (Fee Schedule), Bylaw No. 2120, 2025.

Motion CARRIED.

11.2 BYLAW NO. 2122

"City of Langford Development Procedures, Amendment Bylaw No. 24, Bylaw No. 2122, 2025". (ADOPTION)

MOVED BY: HARDER
SECONDED: WAGNER

THAT Council adopt City of Langford Development Procedures, Amendment Bylaw No. 24, Bylaw No. 2122, 2025.

Motion CARRIED.

11.3 BYLAW NO. 2123

"City of Langford Fees and Charges, Amendment No. 16, Bylaw No. 2123, 2025".
((ADOPTION)

MOVED BY: HARDER
SECONDED: WAGNER

THAT Council adopt City of Langford Fees and Charges, Amendment No. 16, Bylaw No. 2123, 2025.

Motion CARRIED.

11.4 BYLAW NO. 2125

"City of Langford Sign Bylaw, Amendment No. 3, Bylaw No. 2125, 2025". (ADOPTION)

MOVED BY: HARDER
SECONDED: WAGNER

THAT Council adopt City of Langford Sign Bylaw, Amendment No. 3, Bylaw No. 2125, 2025.

Motion CARRIED.

11.5 BYLAW NO. 2204

"Langford Zoning Bylaw, Amendment No. 739 (2830 Jacklin Road, 2825, 2827, 2829, and 2831 Knotty Pine Road), Bylaw No. 2204, 2024". (ADOPTION)

MOVED BY: SZPAK
SECONDED: WAGNER

That Council adopt Langford Zoning Bylaw, Amendment No. 739 (2830 Jacklin Road, 2825, 2827, 2829, and 2831 Knotty Pine Road), Bylaw No. 2204, 2024 as presented.

Motion CARRIED.

11.6 BYLAW NO. 2220

"City of Langford Housing Agreement (777 Station Avenue) Bylaw No. 2220, 2025".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: WAGNER
SECONDED: MORLEY

THAT Council give first, second, and third readings to Housing Agreement Bylaw No. 2220, 2025.

Motion CARRIED.

12. REPORTS

12.1 2025-2029 Five-Year Financial Plan

M. Dillabaugh, Director of Finance provided an overview of the revised Draft Five Year Financial Plan.

MOVED BY: WAGNER
SECONDED: MORLEY

THAT Capital Project "PD37 West Shore Parkway Trail" be funded in 2025.

Motion DEFEATED.

OPPOSED: Mayor Goodmanson, Councillors Yacucha, Szpak, Harder, and Guiry.

MOVED BY: HARDER
SECONDED: SZPAK

THAT Council increase the budget for Capital Project SW01 Sidewalk Infill by \$1.2 million in 2025 to be funded through the General Amenity Fund;

AND

THAT the budget for Capital Project SW01 be decreased by \$1.2 million from the General Amenity Fund in 2026.

Motion CARRIED.

OPPOSED: Mayor Goodmanson

MOVED BY: MORLEY
SECONDED: WAGNER

THAT an additional one (1) officer be added to the four (4) West Shore RCMP Officer's that have already been decided upon in the 2025 budget for a total of five (5).

Motion DEFEATED.

OPPOSED: Councillors Yacucha, Szpak, Harder, Guiry

MOVED BY: HARDER
SECONDED: WAGNER

THAT Council approve the 2025 budget and direct staff to bring back further information related to the projected tax increases in 2026-2029 of the 2025-2029 Five Year Financial Plan to a Committee of the Whole meeting to be held on April 8, 2025.

Motion CARRIED.

OPPOSED: Councillors Guiry, Yacucha, and Szpak.

13. ADJOURNMENT

MOVED BY: HARDER

SECONDED: MORLEY

THAT the meeting adjourn at 9:43pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer