



Council Minutes

May 20, 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
M. Miles, Manager of Legislative Services
L. Zetaruk, Analyst
D. Sametz, Senior Planner – Long Range Planning
B. Boisvert, Legislative Services Administrative Coordinator
B. Toderian, Consultant

Meeting available by teleconference.

1. CALL TO ORDER

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

2. TERRITORIAL ACKNOWLEDGEMENT

Councillor Morley 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: HARDER
SECONDED: MORLEY

THAT Council approve the agenda as presented.

Motion CARRIED.

5. PRESENTATIONS

5.1 Official Community Plan Presentation - Brent Toderian

Leah Stohmann, Director of Community Planning and Climate Change and Brent Toderian, Consultant, presented an overview of the proposed Official Community Plan.

6. PUBLIC PARTICIPATION

B. Armstrong, Langford Resident - re: Item 9.1 - The speaker expressed concern regarding the plans available and setbacks for the proposed development. The speaker expressed concern regarding parking availability. The speaker expressed concern regarding available community spaces in their neighborhood. The speaker expressed concern regarding programs that take place in the existing building. The speaker expressed concern regarding the potential of increased traffic in the area.

W. Hobbs, Langford Resident - re: Item 9.1 - The speaker expressed concern regarding parking availability. The speaker expressed concern regarding alternative transportation options.

M. Wignall, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed support for preparing for a population of 100,000. The speaker expressed support for increased density. The speaker expressed concern regarding alternative transportation options.

O. Bradowski, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed support for the proposed Official Community Plan. The speaker expressed gratitude for the inclusion of the community through the public engagement process.

D. Russell, Langford Resident - re: Item 9.1 - The speaker expressed concern regarding the removal of the community centre from the area. The speaker expressed concern regarding the loss of a park in the area. re: Item 5.1 -The speaker requested that Council consider that while doing an Official Community Plan update the rezoning not cause a lack of community centres.

M. Brooke, Langford Resident - re: Items 5.1 & 10.1 -The speaker expressed support for the section of the proposed Official Community Plan regarding food resiliency. The speaker expressed the need for community gardens.

R. Mew, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed support for the section of the proposed Official Community Plan regarding food resiliency.

P. Hamilton, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed concern regarding potential use of ableism, ageism, and segregation language used in the Official Community Plan.

R. Sansom, Highlands Resident - re: Items 5.1 & 10.1 - The speaker expressed support for the proposed Official Community Plan.

Council at 8:38 pm made a motion to extend public participation for first time speakers. See resolution below.

N. Johal, Langford Resident - re: Items 5.1 & 10.1 - The speaker requested clarity regarding a section of mapping within the Official Community Plan. The speaker expressed concern regarding the lack of sports facilities and outdoor field areas.

P. Sternsmith, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed support for expanded bike infrastructure.

S. Plank, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed concern regarding potential development near Langford Lake.

Libras, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed support for the Official Community Plan. The speaker expressed gratitude for the proposed new libraries, community centers, and other public meeting spaces. The speaker expressed support for alternative transportation options.

J. Strauss, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed concerns regarding zoning and heights. The speaker expressed concern regarding 12 storey buildings in the downtown core. The speaker expressed concern regarding the lack of required commercial use in proposed buildings. re: Item 9.1 - The speaker expressed concern regarding the parking variance.

L. Plomp, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed concern regarding the potential height of proposed developments. The speaker expressed concern regarding public engagement. The speaker expressed concern regarding the increase to property taxation as a result of increases to public service.

W. Bowers, Langford Resident - re: Items 5.1 & 10.1 - The speaker expressed concern regarding public engagement. The speaker expressed a need for sport fields and facilities.

MOVED BY: HARDER
SECONDED: WAGNER

THAT Council extend public participation for first time speakers.

Motion CARRIED.

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 WSPRS Board of Directors Meeting - April 10, 2025 (RECEIVE)
- Minutes of the Special Council Meeting - May 5, 2025 (ADOPT)
- Minutes of the Council Meeting - May 5, 2025 (ADOPT)

Motion CARRIED.

8. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

None were removed.

9. REPORTS

9.1 Bylaw No. 2171 – Application to rezone a portion of 2805 Carlow Road

MOVED BY: GUIRY

SECONDED: SZPAK

THAT Council:

1. Bring forward Bylaw No. 2171 for 1st, 2nd, and 3rd readings at a future Council meeting to amend the zoning designation of a portion of the property located at 2805 Carlow Road from Community Institutional (P2) to City Centre 1 (CC1);

AND

2. Direct staff to register a road dedication plan at 2805 Carlow Road to the satisfaction of the Director of Engineering;

AND

3. Direct staff to ensure that the following occurs at 2805 Carlow Road:

- a. 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; and
 2. A storm water management plan.
- b. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to any land alteration:
 1. A Construction Parking Management Plan; and
 2. A Mitigation Plan.
- c. That the properties be subdivided prior to issuance of a Development Permit for Form and Character;
- d. 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;

- e. That electric heat pumps be installed;

AND

4. That Council waive the requirement to provide contributions towards the Affordable Housing Reserve Fund and the General Amenity Reserve Fund for the project at 2805 Carlow Road;

AND

5. That Council waive the requirement to provide units towards the Attainable Housing Program at 2805 Carlow Road;

AND

6. That Council authorize the Director of Development Services to issue a parking variance within the Form and Character Development Permit for 2805 Carlow Road;

AND

7. Bring forward Bylaw No. 2227 for 1st, 2nd, and 3rd readings at a future Council meeting to amend the text of the CD2 (Comprehensive Development 2 – Hull's Field) Zone to add Public Assembly and Entertainment Uses as a permitted use.

Motion CARRIED.

9.2 E-Comm 911 Contract

MOVED BY: YACUCHA

SECONDED: MORLEY

THAT Council authorize the Mayor and CAO or Corporate Officer to enter into an agreement with E-Comm 911 for the provision of police dispatch services on the terms as substantially attached, with such amendments as may be negotiated;

AND

Direct staff to enter negotiations with E-Comm 911 for an agreement for the provision of services beyond 2025, with such agreement to be brought back to Council for review;

AND

Direct staff to explore alternative options for the provision of police dispatch services together with other interested municipalities.

Prior to Consideration of the Main Motion:

Amendment:

MOVED BY: MORLEY

SECONDED: WAGNER

THAT the motion be amended to include that staff be directed to continue to request that the City be provided an invoice or explanation that includes a detailed breakdown of the charges that comprise the total amount invoiced. Specifically, in relation to the

nearly \$1.3 million charge for 2025 as well as charges for future fiscal years, the invoice must clearly identify:

- i. The basis of the calculation of the amount;
- ii. The number and types of services provided;
- iii. The volume of calls or service activity applicable to the City;
- iv. Any administrative, capital, or overhead costs being charged to the City.

Motion CARRIED.

On the Main Motion as Amended:

THAT Council authorize the Mayor and CAO or Corporate Officer to enter into an agreement with E-Comm 911 for the provision of police dispatch services on the terms as substantially attached, with such amendments as may be negotiated;

AND

Direct staff to enter negotiations with E-Comm 911 for an agreement for the provision of services beyond 2025, with such agreement to be brought back to Council for review;

AND

Direct staff to explore alternative options for the provision of police dispatch services together with other interested municipalities.

AND

Direct staff continue to request that the City be provided an invoice or explanation that includes a detailed breakdown of the charges that comprise the total amount invoiced. Specifically, in relation to the nearly \$1.3 million charge for 2025 as well as charges for future fiscal years, the invoice must clearly identify:

- i. The basis of the calculation of the amount;
- ii. The number and types of services provided;
- iii. The volume of calls or service activity applicable to the City;
- iv. Any administrative, capital, or overhead costs being charged to the City.

Motion CARRIED.

10. BYLAWS

10.1 BYLAW NOS. 2200 & 2229 (Background report attached)

"Langford Official Community Plan Bylaw No. 2200, 2025" (FIRST READING)

AND

"Langford Zoning Bylaw, Amendment No. 749 (Text Amendment to Update Appendix J), Bylaw No. 2229, 2025".

MOVED BY: HARDER

SECONDED: YACUCHA

THAT Council:

1. Give first reading to "Official Community Plan Bylaw No. 2200, 2025" with the addition of the following wording to section 8.24:

"Ensure the integration of family-sized housing into multi-unit residential developments, consisting of 4 or more stories in the City Centre, Urban Centres and Corridor Areas of this Plan".

2. Direct staff to refer "Official Community Plan Bylaw No. 2200, 2025" to the:

- a. Provincial Agricultural Land Commission (ALC) for comment; and
- b. Capital Regional District (CRD) Board for the purpose of accepting the Regional Context Statement;

AND

3. Direct staff to provide public notification that Council will consider first, second and third readings of "Langford Zoning Bylaw, 1999, Amendment No. 749 (Text Amendment to Update Appendix J), Bylaw No. 2229, 2025.

Prior to Consideration of the Main Motion:

Amendment:

MOVED BY: WAGNER

SECONDED: MORLEY

THAT Council direct staff to add the following Policy 13.30: "to create a food security strategy to provide additional direction on implementation measures to achieve the outcomes of this part".

Councillor Wagner withdrew the Motion with unanimous consent from Council.

MOVED BY: HARDER

SECONDED: YACUCHA

THAT Council table the motion on the floor.

Motion CARRIED.

MOVED BY: HARDER

SECONDED: WAGNER

THAT Council extend the meeting until 11:00 pm.

Motion CARRIED.

MOVED BY: WAGNER

SECONDED: HARDER

THAT Council bring the Motion back to the floor.

Motion CARRIED.

Prior to Consideration of the Main Motion:

Amendment:

MOVED BY: WAGNER

SECONDED: GUIRY

THAT Council direct staff to add the following as policy 13.30: "to continue to develop food security tools and strategies in the context of various applicable work programs".

Motion CARRIED.

Councillors Szpak and Yacucha opposed.

Prior to Consideration of the Main Motion:

Amendment:

MOVED BY: GUIRY

SECONDED: WAGNER

THAT Council direct staff to remove the following wording on page 4 of the proposed Official Community Plan "and shows no signs of slowing".

Motion CARRIED.

On the Main Motion as Amended:

THAT Council:

1. Give first reading to "Official Community Plan Bylaw No. 2200, 2025" with the addition of the following wording to section 8.24:

"Ensure the integration of family-sized housing into multi-unit residential developments, consisting of 4 or more stories in the City Centre, Urban Centres and Corridor Areas of this Plan".

2. Direct staff to refer "Official Community Plan Bylaw No. 2200, 2025" to the:

- a. Provincial Agricultural Land Commission (ALC) for comment; and
- b. Capital Regional District (CRD) Board for the purpose of accepting the Regional Context Statement;

AND

3. Direct staff to provide public notification that Council will consider first, second and third readings of "Langford Zoning Bylaw, 1999, Amendment No. 749 (Text Amendment to Update Appendix J), Bylaw No. 2229, 2025.

AND

4. THAT Council direct staff to add the following as policy 13.30: "to continue to develop food security tools and strategies in the context of various applicable work programs".

AND

5. THAT Council direct staff to remove the following wording on page 4 of the proposed Official Community Plan “and shows no signs of slowing”.

Motion CARRIED.

10.2 BYLAW NO. 2213 (Background report attached)

"Langford Zoning Bylaw, Amendment No. 742 (Omnibus No. 67 – Text Amendment to Various Parts of the Zoning Bylaw No. 300), Bylaw No. 2213, 2025". (ADOPTION)

MOVED BY: GUIRY

SECONDED: SZPAK

That Council adopt Langford Zoning Bylaw, Amendment No. 742 (Omnibus No. 67 – Text Amendment to Various Parts of the Zoning Bylaw No. 300), Bylaw No. 2213, 2025.

Motion CARRIED.

10.3 BYLAW NO. 2230 (Background report attached)

“City of Langford Housing Agreement (948 Bray Avenue) Bylaw No. 2230, 2025”. (FIRST, SECOND AND THIRD READINGS)

MOVED BY: GUIRY

SECONDED: SZPAK

THAT Council give City of Langford Housing Agreement (948 Bray Avenue) Bylaw No. 2230, 2025, first, second and third readings.

Motion CARRIED.

11. NEW BUSINESS

11.1 UBCM Resolutions

11.1.1 Declaring Housing as a Human Right

MOVED BY: WAGNER

SECONDED: YACUCHA

WHEREAS recognizing housing as a human right fundamentally shifts government motivations by adding critical urgency and responsibility to ensure access to affordable housing (meaning housing costs are aligned with income) through policies that prevent homelessness, address the escalating housing and homelessness crisis, eliminate discrimination, and prioritize the needs of vulnerable and marginalized populations;

AND WHEREAS the Government of Canada affirmed the right to housing as a matter of international law and enshrined it domestically through the National Housing Strategy Act (2019), recognizing housing as a human right and establishing mechanisms for accountability and inclusion;

THEREFORE, BE IT RESOLVED that the UBCM call for the BC Government to enshrine housing as a human right in legislation and forthcoming housing and homelessness strategies, ensuring that housing policy in British Columbia is grounded in principles of equity, accessibility, accountability, and the inherent dignity of all people.

Motion CARRIED.

12. IN CAMERA RESOLUTION

MOVED BY: YACUCHA

SECONDED: HARDER

THAT Council close the meeting at 10:38 pm to the public pursuant to section 90 (1) (e) of the *Community Charter* to consider:

- the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

Motion CARRIED.

13. ADJOURNMENT

MOVED BY: HARDER

SECONDED: WAGNER

THAT Council adjourn the meeting.

Mayor Goodmanson adjourned the meeting at 10:56 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer