



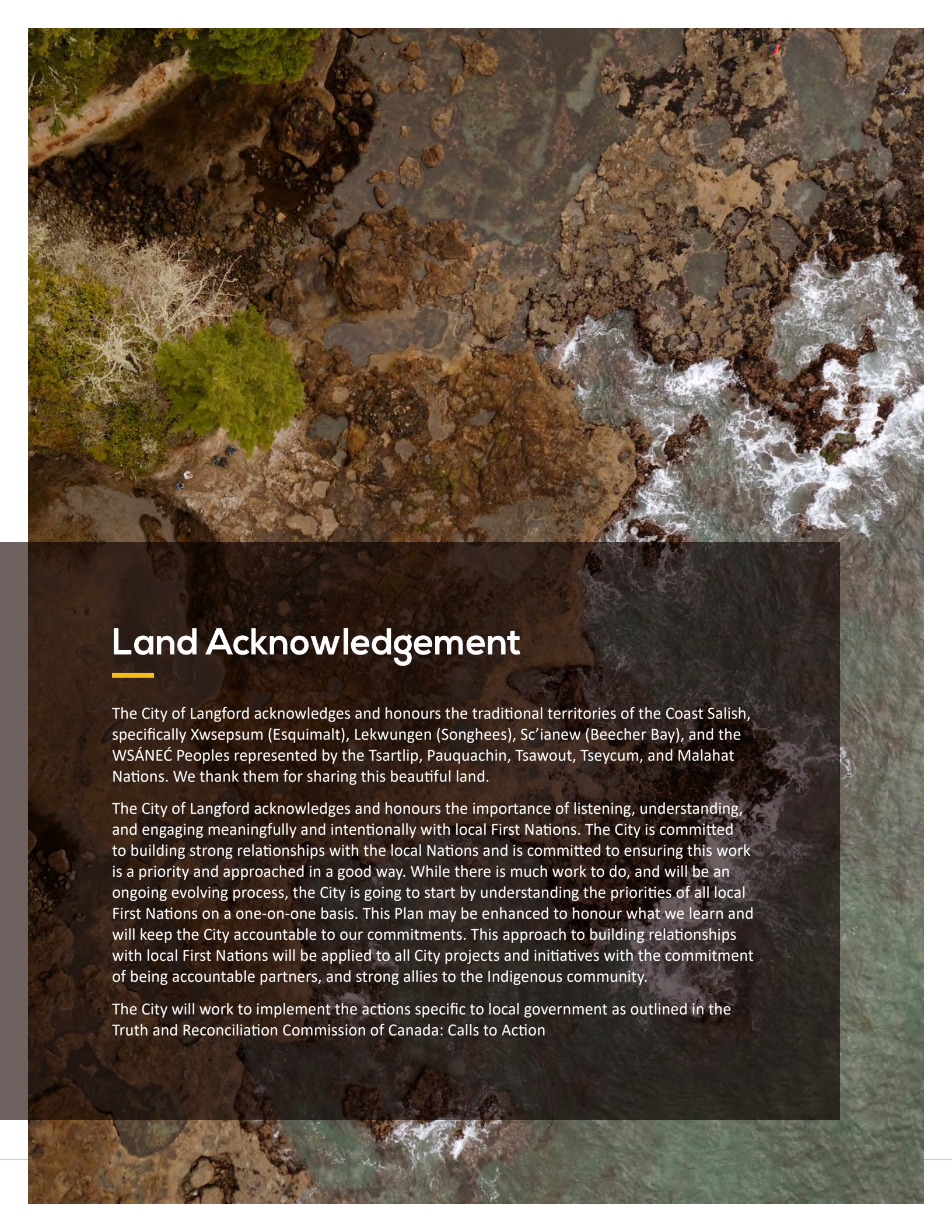
Official Community Plan

BYLAW NO. 2200

JULY 2026

CITY OF
Langford

LET'S PLAN LANGFORD.
FOR 100,000.



Land Acknowledgement

The City of Langford acknowledges and honours the traditional territories of the Coast Salish, specifically Xwsepsum (Esquimalt), Lekwungen (Songhees), Sc'ianew (Beecher Bay), and the WSÁNEĆ Peoples represented by the Tsartlip, Pauquachin, Tsawout, Tseycum, and Malahat Nations. We thank them for sharing this beautiful land.

The City of Langford acknowledges and honours the importance of listening, understanding, and engaging meaningfully and intentionally with local First Nations. The City is committed to building strong relationships with the local Nations and is committed to ensuring this work is a priority and approached in a good way. While there is much work to do, and will be an ongoing evolving process, the City is going to start by understanding the priorities of all local First Nations on a one-on-one basis. This Plan may be enhanced to honour what we learn and will keep the City accountable to our commitments. This approach to building relationships with local First Nations will be applied to all City projects and initiatives with the commitment of being accountable partners, and strong allies to the Indigenous community.

The City will work to implement the actions specific to local government as outlined in the Truth and Reconciliation Commission of Canada: Calls to Action

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PART 1

Background on this new Official Community Plan



Background on this new Official Community Plan

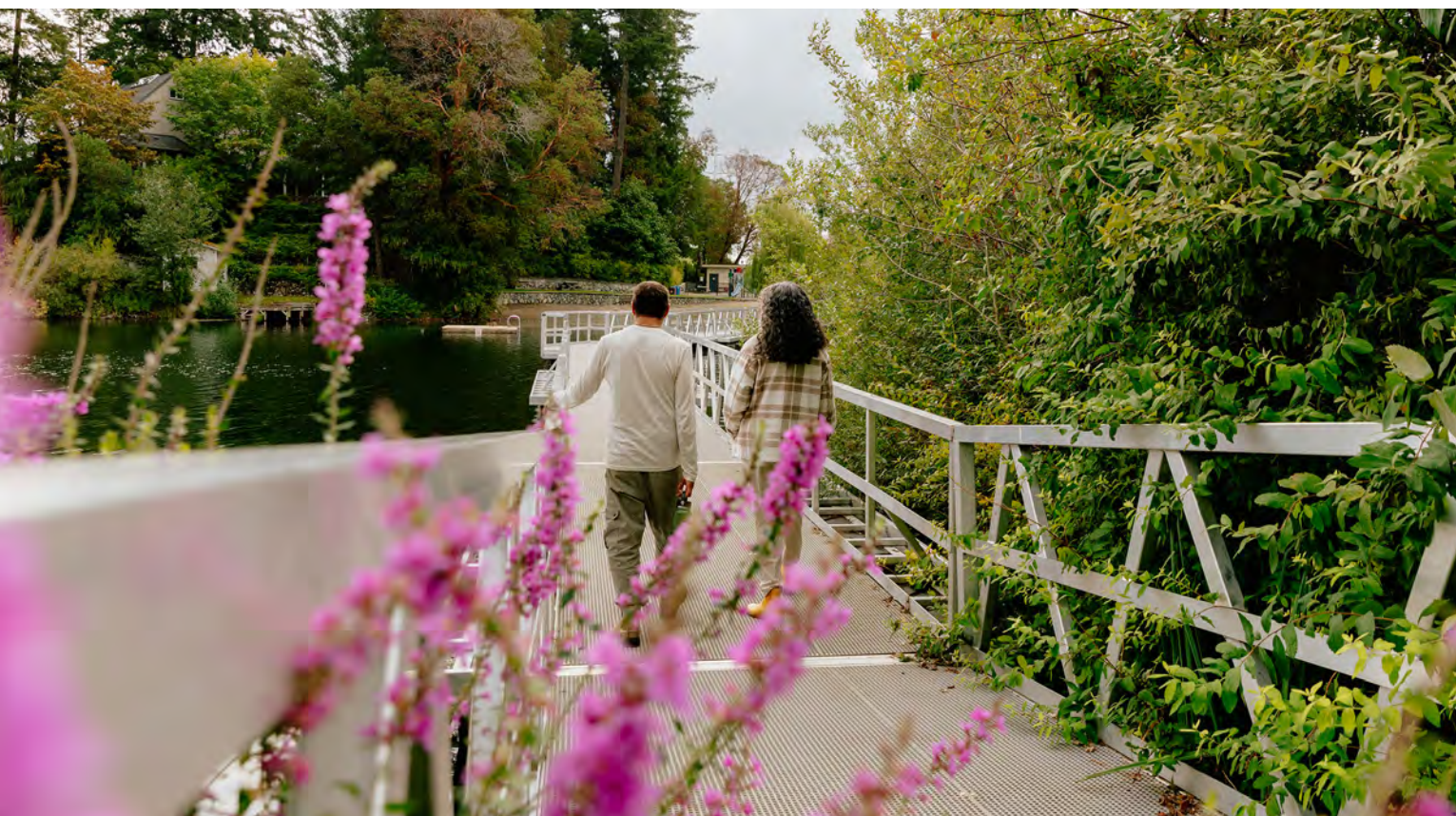
Introduction

The City of Langford is a rapidly growing community that has been transitioning from a primarily suburban municipality to a vibrant urban destination in the heart of the capital region. With a population increase of nearly 60% over the past two census periods, Langford continues to be one of the fastest growing cities in Canada.

Generally, growth and change has been accepted and even embraced by Langford residents, as it brings numerous benefits to the community. For instance, increased tax revenues from new development has been reinvested into enhancing public spaces, improving amenities, and building new facilities. Additionally, new development has created jobs, expanded services, and provided affordable housing options, along with a more diverse housing market.

Throughout this change, Langford has remained one of the most affordable cities in the region.

At the same time, many residents have been calling for a more strategic, purposeful and proactive approach to community planning and development. This OCP lays the groundwork for future development by strategically aligning community objectives with best practices in city planning and prioritizing the direction of future growth. This new Plan is intended to address the multiple challenges facing our community while providing greater clarity on the location and nature of new development as Langford enters a new era of growth.



What is an Official Community Plan?

An Official Community Plan (OCP) is a long-term land use plan and policy document that guides a municipality's growth and development. The vision set by an OCP reflects the input of residents, community partners, professionals, and municipal staff who contributed to its creation. It also incorporates best practices in city planning, tailored to the local context. By integrating land use, transportation, economy, environment, urban design, quality of life, community needs, and services, the OCP provides a comprehensive strategy for decision-making and dialogue about the city's future.

An Official Community Plan is a long-term land use plan and policy document that guides a municipality's growth and development.

This OCP outlines how the city will grow to address both current and future challenges while ensuring accountability, transparency, and follow-through on community objectives. Rather than replacing the previous OCP entirely, many of its valuable policies have been retained and enhanced. This “refresh” approach allows the City to build on existing strengths while incorporating bold new ideas. In this way, key sections have been strategically consolidated, reorganized, and refined to make meaningful progress while optimizing public time and resources.

A significant shift in this OCP is its emphasis on implementation and outcomes. Rather than planning for a fixed number of years with uncertain outcomes, the refreshed OCP plans for a population of 100,000 residents. This approach offers the key advantage of zeroing in on what Langford needs to support this milestone, no matter how long it takes to get there. It's an example of “planning for outcomes rather than timeframes;” a best practice that keeps the city's growth strategies relevant over time with unknown variables.

The strategic direction of this OCP is organized around “desired outcomes,” which serve as specific goals for the future. Each desired outcome is supported by a range of policies that guide implementation, resourcing, and strategic planning. By focusing on outcomes, this OCP provides a flexible, forward-thinking framework that adapts to changing conditions while keeping the City on course toward its long-term vision.

It is acknowledged that conditions and public priorities can shift as new opportunities and challenges emerge. For this reason, the *Local Government Act* states that an OCP does not commit or authorize a municipality to implement policies specified in the Plan. However, any new or amended bylaws or works undertaken by a Council must align with the OCP. In this way, an OCP serves as a high-level guide for growth and development, while other municipal plans, bylaws, and policies work in coordination to implement its objectives.

The next critical step in achieving the OCP's desired outcomes is the completion of several key projects, including a Transportation Master Plan, an Active Transportation Plan, a Climate Action Master Plan, a Parks and Trails Master Plan, an Arts and Culture Strategy, and an Economic Development Strategy. These initiatives will outline specific actions to support community-wide objectives, such as updating City Bylaws—including the Zoning Bylaw and the Subdivision and Development Servicing Bylaw—to shape future development and infrastructure improvements. They will help to establish how new amenities and community benefits are integrated into developments, guide strategic property acquisitions and capital investments, and identify opportunities to enhance transportation networks with active transportation and transit-priority infrastructure. As these implementation measures take shape, the OCP will be updated to ensure a cohesive, integrated plan for Langford's future.

What do we mean by a Plan for 100,000 residents?

The reference to 100,000 residents in this OCP does not reflect a population goal for Langford, but it isn't a random number either. Langford has been growing quickly and consistently for the last two decades. In fact, Langford was the third fastest growing city in Canada between 2016 and 2021. Past projections have suggested that Langford could reach 100,000 residents within 15-20 years, but we can't know with real certainty when we will hit this number. What we do know is that growth is expected to continue.

Expectations outlined in the Capital Regional District's (CRD) Regional Growth Strategy and the new Provincial housing legislation point to the need for Langford to accommodate regional growth expectations. In fact, Provincial housing legislation now requires local governments to calculate the five- and 20-year housing needs for their community using standardized methodology and data sources, and account for the identified number of new homes in both their OCPs and Zoning Bylaws.

For Langford, the 20-year housing need is projected to be nearly 17,000 new homes, which will add approximately 42,000 new residents to Langford's 2024 population of just over 58,000. The projected housing needs of the city must be reviewed and adjusted every five years to account for changing needs and the actual pace of new growth. For the time being, this housing needs projection roughly aligns with the 100,000 residents accounted for in this OCP.

To be clear, Langford's growth isn't expected to be "finished" when we reach 100,000 people. Rather, that would signify the ending of this Plan's tenure, and the beginning of the next planning phase for the city. In other words, 100,000 is not a new density decision, but density that is already expected, and required to be planned for through the Provincial housing legislation. The key decisions in this new OCP involve where and how we grow.

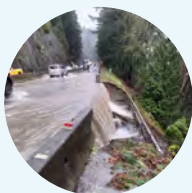


Tackling the Five Crises

In 2023, the City's first Five-Year Strategic Plan was adopted. This is different from the OCP in that it is a separate Council Plan that outlines their vision, core values, and key priorities to guide decision making on a range of topics over a five-year period. In the Strategic Plan, Council identified and prioritized many strategic objectives around the "Five Crises" that are

facing all cities, including Langford. These crises are so significant and daunting that they require a shared set of goals and actions if they are to be comprehensively and successfully addressed. The Five Crises, and how the City can address the complex challenges they represent through this OCP, are emphasized in this OCP.

THE FIVE CRISES



1 - Climate Crisis

The way we plan and build our cities and suburbs will determine a large part of our success or failure in mitigating the climate crisis. How far and how fast we go with the decisions contained in the new OCP, particularly our land-use and transportation decisions, will be the most important step our community will take toward this goal.



2 - Housing and Affordability Crises

Housing and transportation represent the two biggest costs in determining how affordable or unaffordable our city will be as it grows. The new OCP decisions around density, land-use mix, community completeness, housing types and tenures, and mobility options will either greatly support or hinder our affordability goals.



3 - Equity Crisis

The extent to which our city and its opportunities are equitable and accessible for all citizens, now and in the future, is strongly influenced by our city-building practices and policies. Such policies and practices guide decisions that support creating more housing options, the availability of viable transportation choices, and how the community's many needs are met. The new OCP policy choices seek to enable a more equitable city throughout every part of the Plan.



4 - Public Health Crisis

The way we build cities and suburbs dramatically affects our individual health and the overall public health system. This is due to the health implications of designing opportunities for regular activity and environmental quality into our communities. The land-use and transportation policies that guide the new OCP will be the bedrock for a healthier city as we grow.



5 - Infrastructure Cost Crisis

Where and how we grow has a powerful effect on overall urban economics, and particularly the infrastructure, services, amenities, and municipal taxes that residents and the City can or can't afford. In short, some types and locations of growth cost a lot more public funding, both initially and over the long term, than others. Growth that positively contributes to the local economy, and even subsidizes more expensive growth, both immediately and in the long term, will be emphasized in this OCP.

Designing the Plan around Big Ideas

An effective Official Community Plan (OCP) begins with a strong, community-driven vision for the future. To ensure this vision was accurately captured, community feedback was actively sought and integrated in multiple phases throughout the planning process.

In addition to public input, one of the most common best practices in OCP development is to centre the Plan around “Big Ideas.” These Big Ideas, shared with the public during the engagement process,

are designed to strategically address the needs of a growing population of 100,000, while tackling critical challenges such as climate change, housing affordability, social equity, public health, and rising infrastructure costs—the ‘Five Crises’.

Some of these Big Ideas are reflected as distinct policy sections within the OCP, while others serve as the foundational principles that underpin all policies and land-use strategies.

OCP BIG IDEAS

 The Five Crises	All policies put forth in the OCP will either directly or indirectly address one or more of the Five Crises.	 Measuring Success	Use clear and quantifiable measurables wherever possible in the OCP to strengthen accountability, transparency, and follow-through.
 Quality City-Building	Strengthen, clarify, and consolidate our urban design, amenities, mobility, and parks/urban nature policies by creating a new section of the OCP focused entirely on high quality city-building.	 New City Centre Policy	Explore what new or expanded role the City Centre, and a clearly defined downtown within it, will play in accommodating new development.
 Parks, People-Places, and Urban Nature	Coordinate our parks and urban nature policies, while improving our understanding and approaches to urban people-places (including squares, plazas, and transformed streets) that aren't necessarily parks.	 Centres, Corridors, and Complete Communities	Review how we manage growth, along with the type, number, location, and size of urban centres and corridors.
 Transportation and Mobility	Emphasize more sustainable and equitable transportation options to provide more choice in how we get around, and explore how 42,000 new residents will move around the city without needing a lot more cars.	 A “Made in Langford” Approach	Apply a local lens to ensure we address the new Provincial housing legislation in a way that strategically benefits the future of Langford while addressing the Five Crises.

A person is seen from behind, hiking up a steep, rocky hill. The hill is covered in patches of moss and some dry, yellowish grass. The sky is a clear, bright blue. The person is wearing a dark shirt and pants, and has a backpack on. The overall scene is one of a quiet, natural landscape.

PART 2

What We Heard

What We Heard

Engagement Activities and Reach

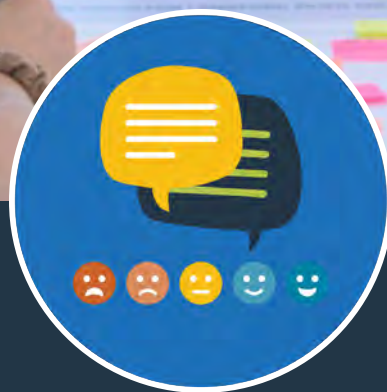
The public engagement process was divided into two main phases, each involving various consultation methods:

Phase 1 (Summer 2024):

- ▣ **Online Survey**
404 responses collected.
- ▣ **In-Person Engagement**
Five community pop-up events reaching 600+ residents.
- ▣ **Social Media & Digital Outreach**
Over 5,000 views on Facebook and Instagram, advertisements in local newspapers, and digital platforms.
- **Total Project Website Visits**
3,260 visitors.

Phase 2 (Fall 2024):

- **Online Surveys**
741 responses collected from 347 individuals across four surveys.
- **In-Person Engagement**
Open House event at Ruth King Elementary School, attended by approximately 85 residents.
- **Social Media & Digital Outreach**
25,000+ views across digital campaigns, print ads in Times Colonist and Goldstream Gazette.
- **Total Project Website Visits**
3,691 visitors.



The City of Langford launched a multi-phase engagement process to update its Official Community Plan (OCP), involving extensive public outreach, including online surveys, in-person events, and digital media campaigns, to gather input on key community planning priorities.

Engagement efforts focused on themes such as housing, transportation, sustainability, and community livability.

Key Themes Across the Public Engagement Process



Housing and Urban Growth

- Strong preference for higher-density housing near transit corridors and urban centers while minimizing urban sprawl.
- Support for mixed-use developments that integrate residential, commercial, and green spaces.
- Concerns over rapid development, construction impacts, and the need for more family-sized housing options.



Transportation and Mobility

- Widespread support for improved public transit.
- Calls for enhanced pedestrian and cycling infrastructure to promote active transportation.
- Concerns about congestion and inadequate infrastructure to support new development.



Community Livability and Green Spaces

- Strong support for policies to increase parks, trails, and urban forests.
- Demand for vibrant, walkable neighbourhoods with access to local shops, services, and amenities.
- Emphasis on community gathering spaces, such as urban plazas and public markets, to foster social interaction.



Balanced Development and Infrastructure

- Calls for development that aligns with infrastructure upgrades, including roads, schools, and healthcare.
- Mixed opinions on building height limits, with some favouring mid-rise development (four to six storeys) and others preferring higher density in strategic areas.
- Concerns about ensuring new developments contribute to public amenities and community improvements.



PART 3

Targets and Commitments

Targets and Commitments

A key objective of this OCP is to enhance accountability, transparency, and follow-through to effectively achieve the community's long-term goals. In support of this commitment, all measurable targets from each section of the OCP are consolidated and tracked to ensure they remain a central focus throughout the Plan's implementation.

The success of the OCP implementation depends on maintaining strong alignment with Corporate (Five-Year) Financial Planning, Council Strategic Plans, departmental work programs, and the availability of funding. To advance the OCP's objectives, capital planning must be coordinated with the Plan's priorities to guide investments and resource allocation that support the community's vision.

To uphold accountability and transparency, these targets will be reviewed annually. This review will assess progress on key actions and measurable targets, consider updates to corporate planning documents, and identify any emerging trends, risks, or opportunities. Staff will prepare an annual report to Council summarizing implementation progress, outcomes, and any recommended adjustments to maintain alignment with both corporate priorities and the OCP.



The Commitment

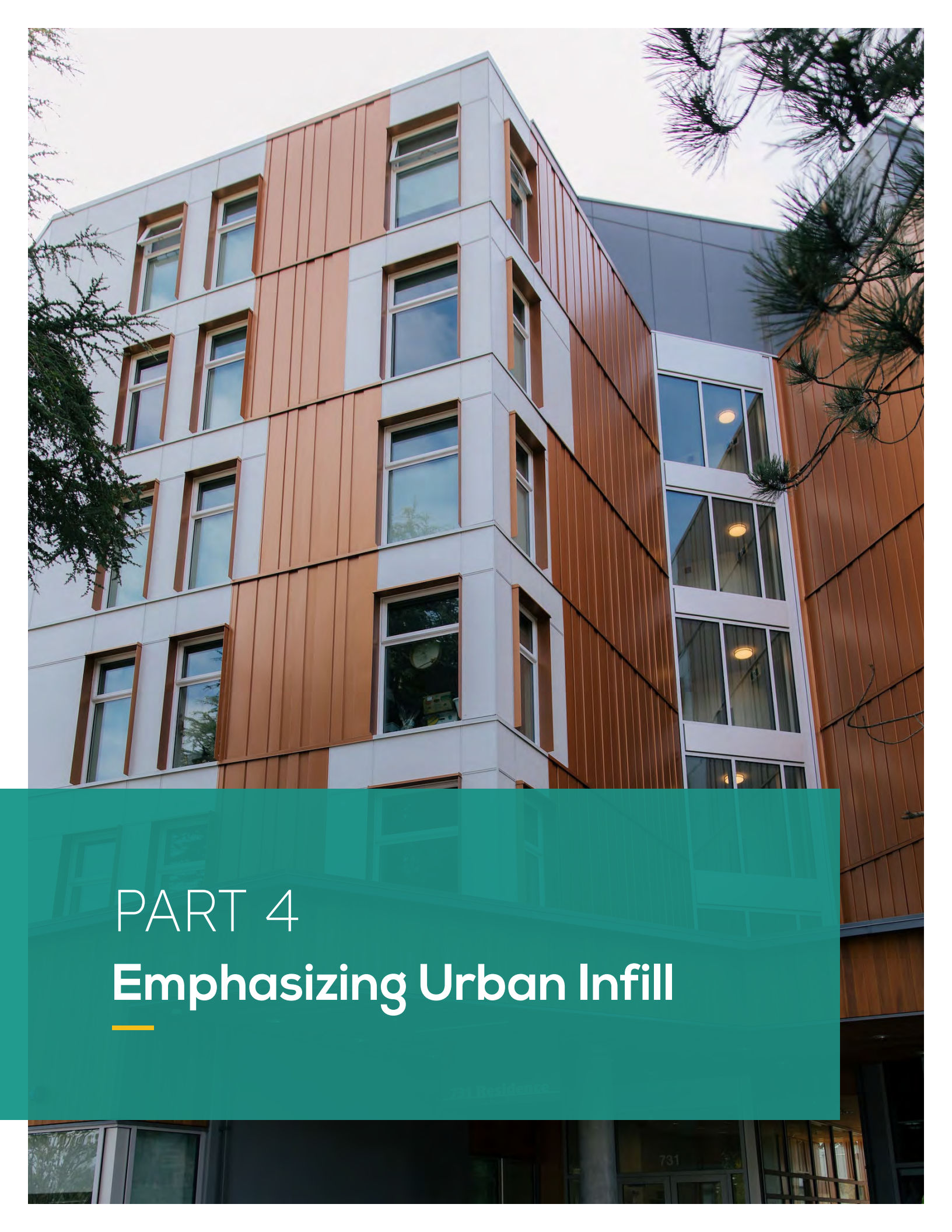
Ensure OCP priorities, measurable targets, and implementation actions are included in annual financial, strategic, and legislated decision-making frameworks and reporting processes.



Targets and Commitments

1. Continue to work with Indigenous partners, celebrate Indigenous culture, and ensure that our work is grounded with the intentional lens of truth and reconciliation.
2. Achieve a multi-modal transportation system that sees 42% of all trips made by walking, rolling, cycling, and/or public transit by 100,000 residents.
3. Work with BC Transit to increase the public transit mode-share target for Langford beyond their current target of 10% by 2050.
4. Ensure all areas of Langford's City Centre and Urban Centres have a walk score of 70 or higher by the time we reach 100,000 residents (indicating most errands can be accomplished within a short walk, roll, or bike ride).
5. Achieve a minimum of 5,081 new homes by 2030 and 16,942 new homes by 2045.
6. Reduce the number of households experiencing Core Housing Need to below 10% by the 2026 census.
7. Reduce the City's corporate emissions by 50% (from 2007 levels) by 2030, and achieve net zero emissions by 2050.
8. Decrease community-wide GHG emissions by 61% from 2007 levels by 2038.
9. Ensure an urban forest canopy of at least 40% in 2050.
10. Plant at least 300-600 new trees (excluding replacement trees) per year on public and private property.
11. Establish a minimum of one community garden per neighborhood by the time we reach 100,000 residents.
12. Increase the amount City-owned parkland by 50% by the time we reach 100,000 residents.
13. Ensure 95% of residents live within 400m of a usable park or public space by the time we reach 100,000 residents.





PART 4

Emphasizing Urban Infill

Emphasizing Urban Infill

As noted, about 17,000 new homes will be needed to support a population of 100,000 and meet Langford's Housing Needs Report requirements. Significantly, approximately 40%-50% of this housing is already accounted for through previous zoning approvals. These zoned lands include considerable areas of lower-density development that are generally car-dependent today, although it is anticipated that new commercial and mixed-use areas will emerge to improve access to shops, services, amenities, and public transit as build-out occurs.

To support growth based on the Big Ideas of this OCP and the sustainable vision of the community established through public engagement, the new housing approvals enabled by this OCP focus on denser, multi-modal, multi-family "infill" development in the City Centre, existing and new Urban Centres, Corridors, and Complete Communities (see Part 6 – Land Use and Growth Management Strategy).

In the context of this OCP, infill refers to compact urban development generally located within the built-up urban areas that are supported by walking, rolling, biking, and transit. This is distinct from "greenfield" development, which generally refers to lower density, car-dependent sprawl usually (but not always) located on the edge of the built-up area. It is important to note that from a purely location-based perspective, not all infill is beneficial (as it can be single-use, low density and lacking mobility choice), and not all greenfield development is detrimental (as it can be dense, mixed-use, and multi-modal). Thus, the crucial factors are mobility choice, mixed-use spaces, and density.



The Commitment

The majority of new growth, except for the completion of existing zoned approvals for greenfield developments, will be through urban multi-modal infill development, with no new car-dependent greenfield rezoning permissions given in the city relative to this OCP to 100,000 residents.

Multi-modal infill is a strategic, economically viable, and socially and environmentally responsible approach that is essential to realizing the vision outlined in this OCP. By prioritizing key areas that can accommodate increased residential and commercial land uses while enabling greater choices in housing, jobs, transportation, and services, this approach is a significant way of addressing the Five Crises. It supports critical mode-shift targets by reducing traffic congestion while accommodating a growing number of trips, and promotes high-quality, cost-effective urban development with broad public benefits. These benefits, strongly supported by the community during public engagement, include the efficient use of infrastructure, thoughtful urban design, improved access to a variety of amenities, a diverse mix of housing for all ages and life stages, and convenient access to a range of active transportation options for daily commutes and errands.

In this way, multi-modal infill aligns land-use and transportation planning, adding homes, jobs, and services without significantly increasing vehicle congestion in order to support a more sustainable and efficient city that prioritizes quality of life and overall well-being.

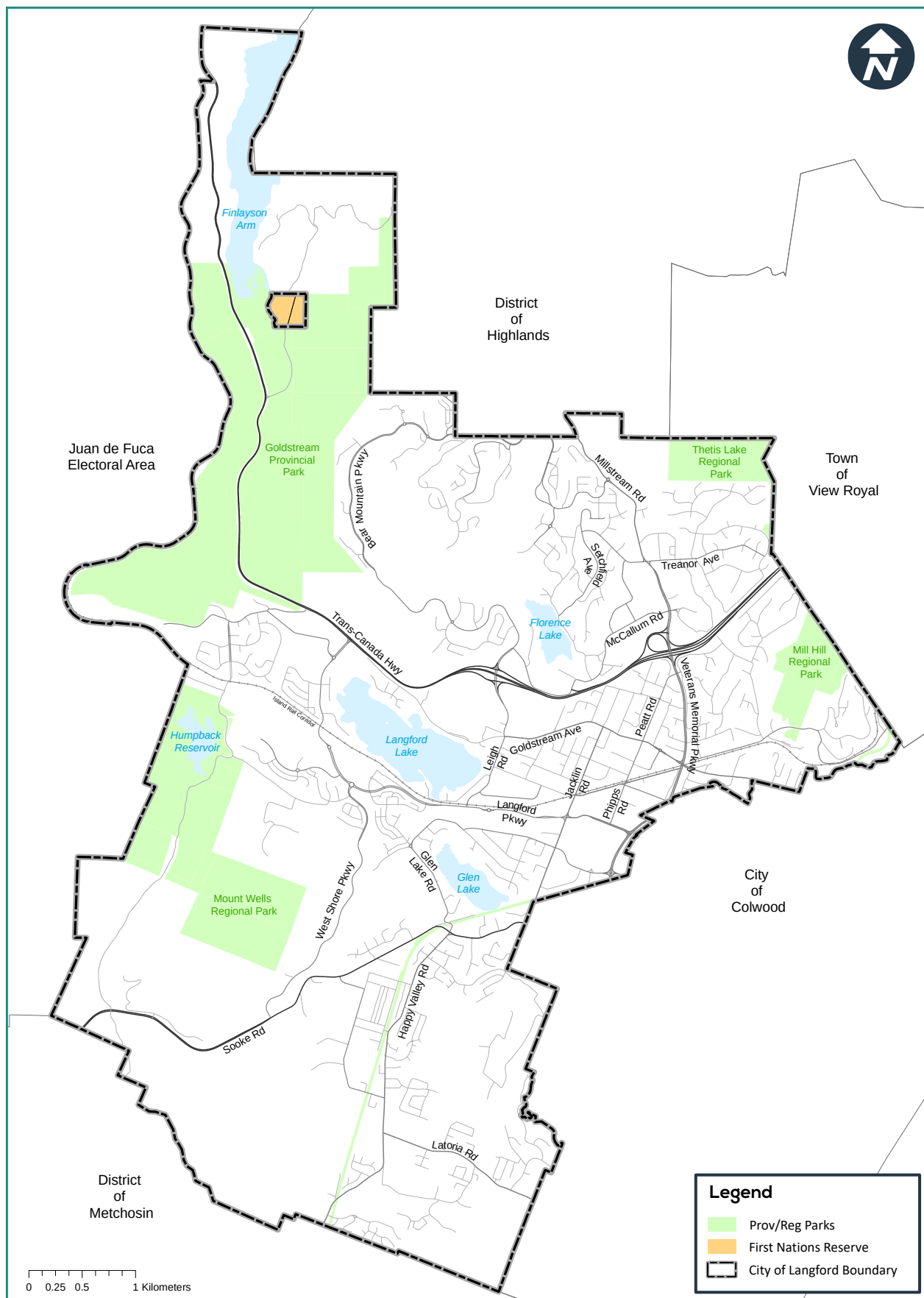
This OCP identifies ample urban locations for beneficial infill growth near key infrastructure, including anticipated expansions to public transit. Therefore, proposals to develop greenfield locations in a more urban way would not be considered necessary, strategic, or beneficial.

Moving forward with this approach is essential. If additional car-dependent greenfield development is enabled through approvals during the life of this Plan beyond the already committed 40-50%, the many stated policy goals and targets of both this OCP, and its predecessor, will not be achievable.

Regional-level goals and policy objectives would similarly not be achievable. Aligning planning with action is crucial to realizing the City's vision effectively and authentically. By ensuring this alignment, the City can avoid significant costs and create a thriving environment for both current and future residents.

While this strategy incorporates best practices in city planning, it is also driven by community input. During public engagement, Langford residents strongly supported the BIG Ideas shaping this Plan, including tackling the housing and affordability crisis, enhancing social equity, responding to the climate emergency, promoting active living, and making more efficient land use and infrastructure decisions. Prioritizing multi-modal infill over greenfield development is essential to turning these ideas into action.





MAP 1: PLANNING AREA



PART 5

Mobility Choice, Not Car Dependency

Mobility Choice, Not Car Dependency

This OCP prioritizes greater mobility choice by reducing reliance on cars and supporting transportation options that lower costs, cut emissions, reduce pollution, use space more efficiently, and improve overall public benefits.

Experience from other cities shows that building additional or wider roads does not reduce congestion. Instead, it encourages more driving, leading to increased costs, environmental impacts, and continued traffic issues, an effect known as “induced demand” or the “fundamental law of congestion.”

The best solution is a range of reliable and accessible transportation options, combined with smart land-use and safe, connected infrastructure. Success depends on ensuring that homes, shops, services, parks, and amenities are located near multiple transportation choices. A well-planned network benefits everyone, including those who need or prefer to drive, by reducing congestion and offering more flexibility in daily travel.



The Challenge

Langford remains highly dependent on automobiles, with the lack of comfortable and accessible infrastructure identified as the top barrier preventing residents from choosing active transportation. How do we support a growing population and increasing numbers of visitors while improving mobility and avoiding greater vehicle congestion and its consequences?

Desired Outcomes

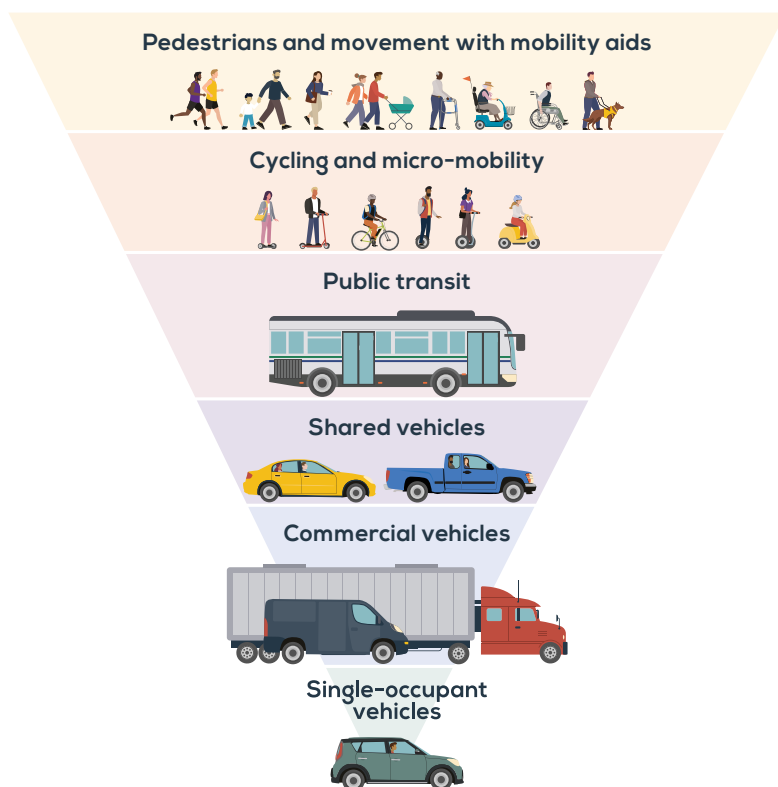
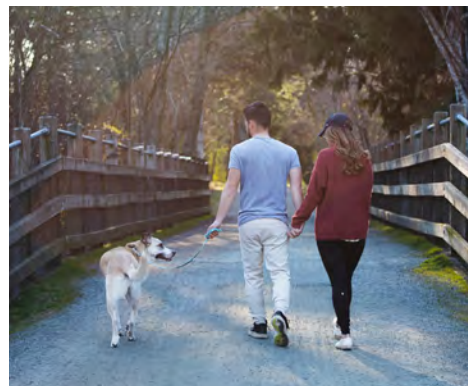
1. The city's multi-modal transportation system will reflect the Modal Hierarchy.
2. Langford will have an integrated multi-modal transportation network that serves all ages and abilities.
3. A balanced policy between ridership and coverage will ensure reliable public transit access for all residents through the City's strong partnership with BC Transit.
4. All city-building policies and bylaws will contain a clear and strong synergy between smart land use planning and enhanced mobility options.



Desired Outcome #1: The city's multi-modal transportation system will reflect the Modal Hierarchy.

5.1. Direct all transportation infrastructure improvements and guide all aspects of the Active Transportation Plan, Transportation Master Plan, and integrated land-use decisions according to the following Modal Hierarchy:

- A. Pedestrians and movement with mobility aids.
- B. Cycling and micro-mobility.
- C. Public transit.
- D. Shared vehicles.
- E. Commercial vehicles.
- F. Single-occupant vehicles.



- 5.2. Incentivize active transportation modes such as walking, rolling, and cycling by creating a convenient, comfortable, accessible, and attractive experience.
- 5.3. Support and facilitate multi-modal trips involving more than one mode, such as biking, transit and walking in a single trip.
- 5.4. Improve bike and active transportation parking/storage and end-user facilities.
- 5.5. Implement vehicle parking maximums where considered strategic in existing or planned highly urban and multi-modal areas.
- 5.6. Reduce or remove parking minimums in the City Centre and key Urban Centres and Corridors, while improving bike and active transportation parking/storage and end-user facilities.
- 5.7. Eliminate minimum parking requirements for affordable housing built or operated by non-market housing providers in the City Centre or other key Centres and Corridors.
- 5.8. Advocate to other levels of government to prioritize their improvements to the multi-modal network in key growth areas, with a focus on the Modal Hierarchy.
- 5.9. Work with other levels of government and external agencies, such as BC Transit, the Capital Regional District, the Sooke School District, and the Ministry of Transportation and Transit to align their long-term plans with this OCP, the Transportation Master Plan, and the Active Transportation Plan to collaboratively achieve the mode shift target.
- 5.10. Assist the CRD in meeting the Regional Growth Strategy's 2038 target by aligning, where possible, key policies, plans, and bylaws.



Multi-modal infrastructure

Streets, paths, and public spaces designed to support different ways of getting around—like walking, biking, taking the bus, and driving.

2

Desired Outcome #2: Langford will have an integrated multi-modal transportation network that serves all ages and abilities.

- 5.11. Create a complete active transportation network of corridors, that are physically separated from vehicular traffic where possible, to link neighbourhoods to Urban Centres and Corridors, transit hubs, and regional active transportation corridors.
- 5.12. Improve the existing Galloping Goose and E&N Rail Trail corridors by supporting paving initiatives and street crossing visibility improvements at major road network crossings.
- 5.13. Wherever possible, the principles of AAA (all ages and abilities) infrastructure will be applied to the design of new streets, and when retrofitting existing streets.
- 5.14. Strategically implement traffic diversion strategies that allow for pedestrian and cycling passage but not vehicles.
- 5.15. Improve safety measures along streets and intersections by ensuring adequate lighting, incorporating raised crossings where appropriate, ensuring audio and visual signals to indicate safe crossing, and other similar measures where warranted.
- 5.16. Enhance wayfinding signage across the city to help residents and visitors navigate key areas and landmarks more easily.
- 5.17. Ensure accessible parking and loading spaces are appropriately dimensioned to accommodate different types of accessible vehicles, are located near building entrances, and incorporate ramps or let-downs to ensure safe and convenient access from the parking space to sidewalks and pathways.
- 5.18. Implement traffic calming strategies consistent with the intended function of the street.
- 5.19. Where appropriate, implement traffic calming measures that use design techniques to reduce vehicle traffic speeds and discourage through-traffic while improving safe and direct passage for other users.
- 5.20. Ensure safe interactions between all modes along streets and at intersections. Where volumes and conflicts are high, prioritize physical separations where possible.
- 5.21. Improve active transportation facilities by such means as reducing unnecessary barriers, increasing convenient and prioritized opportunities for crossing busy roads safely, and providing direct routes where possible.
- 5.22. Work with neighbouring municipalities and other levels of government to align improvements to the multi-modal network to create a seamless transition for all street users as they cross municipal borders and different jurisdictions.
- 5.23. Prioritize connectivity for multi-modal transportation between North and South Langford.





Desired Outcome #3: A balanced policy between ridership and coverage will ensure reliable public transit access for all residents through the City's strong partnership with BC Transit.

- 5.24. Work with BC Transit to prioritize transit service investment and the installation of new transit-rider amenities along key transit corridors and transit hubs, including bicycle storage facilities, sidewalks, bus stop shelters, and washrooms.
- 5.25. Support BC Transit in initiatives to improve operational efficiencies and reliability of transit service, particularly along identified Frequent and Rapid Transit corridors. Measures may include queue jumpers, bus priority at traffic signals, and dedicated transit lanes, where appropriate.
- 5.26. Ensure street design and private development integrates accessible transit stops into or adjacent to the site and provides high quality transit-rider amenities such as street furniture, lighting, shelters, and retail opportunities where appropriate.
- 5.27. Make provisions for transit rights-of-way where appropriate to support the implementation of planned transit corridors and new transit hubs.



Desired Outcome #4: All city-building policies and bylaws will contain a clear and strong synergy between smart land use planning and enhanced mobility options.

- 5.28. Ensure the City Centre, Urban Centres, and key Corridors have densities and land-use mixes that specifically support walking, biking, rolling, and public transit, and can become locations for future transit-oriented areas.

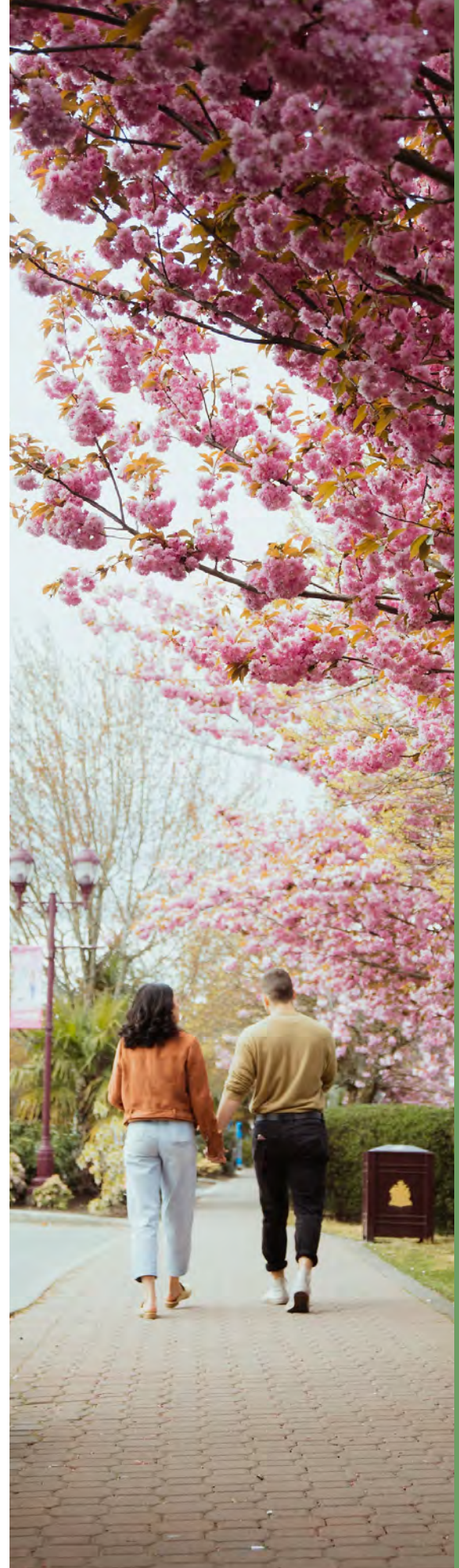




Targets and Commitments

To achieve the desired outcomes, Langford will:

- 5.29. Continue to assess the option of replacing bus rapid transit (BRT) with light rail transit (LRT) during the life of this plan. The growth and land use strategies in this OCP support successful BRT, but also provide the basis for future considerations of LRT.
- 5.30. Achieve a multi-modal transportation system that sees 42% of all trips made by walking, rolling, cycling, and/or public transit by the time we reach 100,000 residents (2022 data identified the current trip share for these modes at 13%).
- 5.31. Work with BC Transit to increase the public transit mode-share target for Langford beyond their current target of 10% by 2050.
- 5.32. Work with BC Transit to consider policy options that address the tension between transit ridership and coverage. Possible policies include ensuring that 50% of residents are within a five-minute walk of frequent transit and 90% of residents are within a five-minute walk of all transit in alignment with the regional targets.
- 5.33. Ensure all areas of Langford's City Centre and Urban Centres have a walk score of 70 or higher by the time we reach 100,000 residents (indicating most errands can be accomplished within a short walk, roll, or bike ride).
- 5.34. Continue to implement safe routes to schools programs and encourage students to walk, roll, and bike to school.
- 5.35. Establish and maintain a Transportation Master Plan (TMP) and Active Transportation Plan (ATP) to guide upgrades and improvements to Langford's multi-modal transportation network. These plans will include:
 - 5.35.1. Measures that would achieve the city's mode-split target of 42% with key partners.
 - 5.35.2. Specific strategies and actions to create a multi-modal transportation network that will significantly improve transportation choices within and through the city and achieve the stated mode shift target and modal hierarchy in a safe, inclusive, and accessible manner.



- 5.35.3. A long-term network plan for the City Centre and other designated Urban Centres and Corridors to define a finely-grained and connected multi-modal network that facilitates greater densities and transportation choices in key targeted growth areas.
- 5.35.4. The location of preferred and viable transit priority corridors for expanded frequent and rapid bus service and future higher-order transit service.
- 5.35.5. The location of a viable active transportation corridor network that would successfully connect North Langford to the City Centre and connect neighborhoods to Urban Centres and the Galloping Goose or E&N Rail Trail corridors.
- 5.35.6. A “Complete Streets” strategy that increases transportation choices within planned and current streets, and which:
 - i. Ensures safe, accessible, attractive, and comfortable active transportation facilities that are buffered from vehicular traffic as much as feasible through the use of separated boulevards or bollards, and includes street trees or street furniture.
 - ii. Aligns improvements with neighbouring municipalities as well as regional and provincial standards to create seamless connectivity at borders.
 - iii. Identifies pedestrian priority areas in Urban Centres where pedestrian environments are to be especially encouraged.
 - iv. Ties in best practices of urban design, functionality, place-making, and weather protection into the public realm.
- 5.35.7. A recommended implementation plan that will include:
 - i. High-level cost estimates and potential funding sources.
 - ii. A phasing strategy for short-, mid-, and long-term priorities. Short- and mid-term priorities will include improvements in the City Centre as well as other Urban Centres and Corridors to ensure a multi-modal network in high density areas.
 - iii. Recommended amendments to other City plans, bylaws, and policies to incorporate Complete Streets principles into mandated road cross-sections.



- 5.36. Develop a Transportation Demand Management (TDM) strategy with specific and achievable TDM goals and objectives for new developments as well as existing developed areas, which may include the following:
- 5.36.1. Require new development proponents to develop site-specific TDM strategies and ensure implementation of agreed TDM measures, such as exceeding minimum bicycle parking standards and providing bike amenities (such as a repair and wash station).
 - 5.36.2. Advocate to implement TDM measures in existing developed areas by working with key partners, such as BC Transit, shared micromobility operators, and car-share operators to expand or establish additional mobility options.
 - 5.36.3. Work with key partners and transit agencies to implement transit pass programs for major workplaces, schools (all levels), and/or existing residential buildings.
- 5.37. In addition to strategic and proactive action in the context of capital budgets, work collaboratively with key partners to secure public right of way dedications as a condition of rezoning, subdivision, and/or building permit approval to create a multi-modal network in alignment with the TMP and ATP, including:
- 5.37.1. Road widening to facilitate active transportation infrastructure, dedicated bus lanes, and transit-rider amenities.
 - 5.37.2. Road or right-of-way dedication to establish new transit hubs.
 - 5.37.3. New pathways to shorten distances to walk, roll, or bike to transit, parks, shops and services.
- 5.38. Continue to discuss opportunities to maximize alignment between the City's OCP and BC Transit's *Victoria Regional Transit Plan*.
- 5.39. Commit to making the Langford Exchange transit station more comfortable and accessible, so that everyone feels welcome and secure. These may be interim improvements until a permanent station is established, or the current site is fully redesigned.



A photograph of a modern, multi-story building with a dark, textured facade and large windows. The building features prominent red vertical accents. It is set against a blue sky with light clouds. In the foreground, there are green plants and a blue car partially visible. A semi-transparent green box covers the lower portion of the image, containing the title text.

PART 6

Land Use and Growth Management Strategy

Land-Use and Growth Management Strategy

The Plan at a Glance

The land-use and growth management strategy is the heart of an OCP, as it guides land use decisions and defines where and how the city will grow as we plan to meet the needs of 100,000 residents.

The “4Cs” concept of place hierarchy—City Centre, Urban Centres, Corridors, and Complete Communities—is the foundation of this Part. It establishes a hierarchy of designations where different types of development will be enabled in order to direct the desired land-use mix and density into the right areas of the city and support the desired outcomes of the OCP. The remaining urban fabric of the city consists of distinct focal points for employment, parks, agricultural uses, as well as a diversity of existing zoned areas.

The following table summarizes the land use and density permitted within the designations covering the intended growth areas of this Plan:



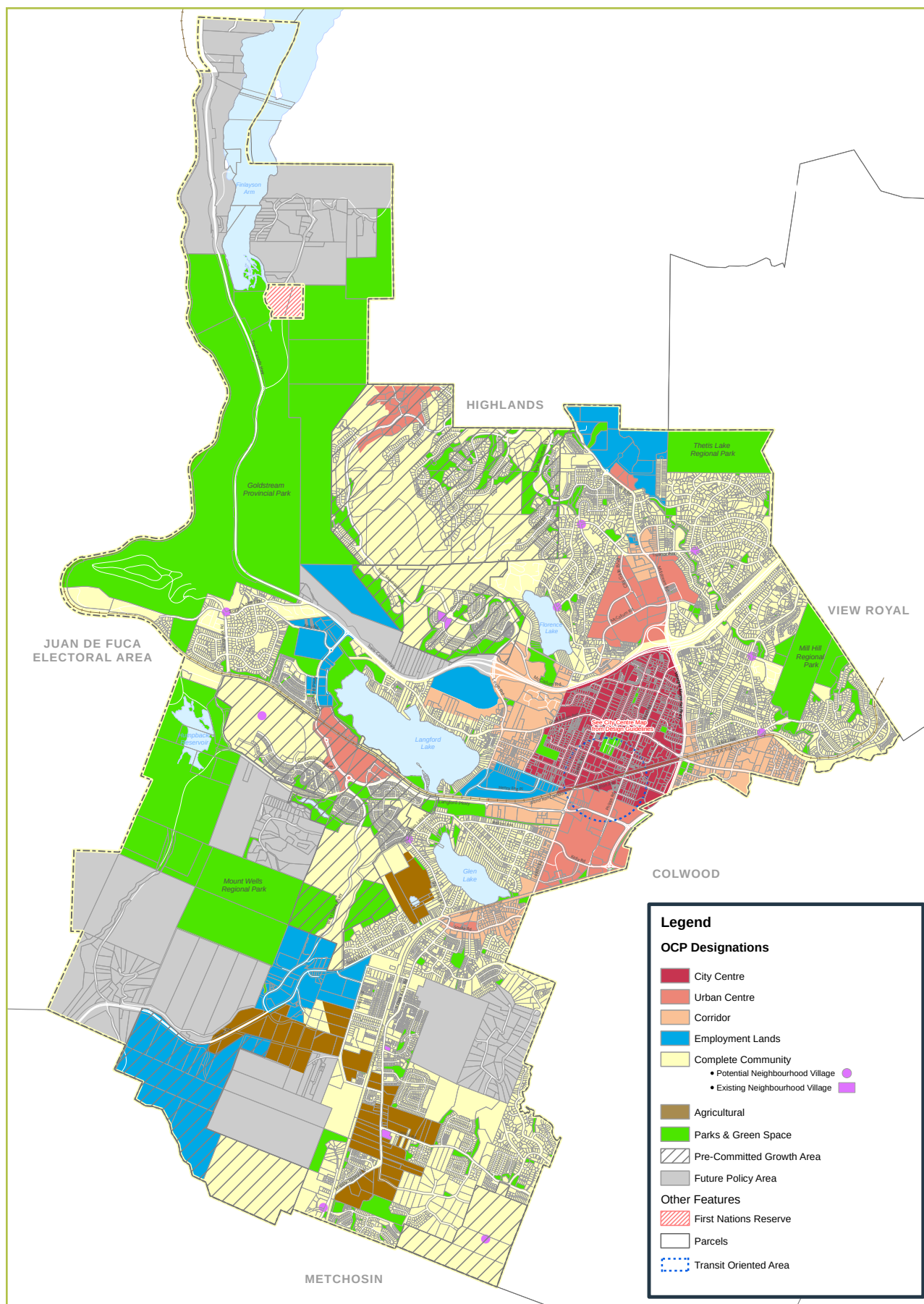
Density Bonusing

A system where developers are allowed to build more (like extra floors or units) in exchange for providing public benefits, like parks, affordable housing, libraries, etc.



LAND-USE DESIGNATION	LAND-USE AND DENSITY
City Centre - Downtown	- Multi-family residential, commercial, and institutional uses are permitted. - Mandatory ground floor commercial uses are required throughout this area. - On Goldstream Avenue and portions of Peatt Road, highly street activating retail/restaurant/commercial uses are required. - Maximum height of 28 storeys,* including the mandatory ground floor commercial. - An additional two storeys are permitted for additional non-residential floors, to a maximum of 30 storeys.*
City Centre – Moderate High-Rise	- Multi-family residential, commercial, and institutional uses are permitted. - Maximum height of 12 storeys,* including optional ground floor commercial.
City Centre – Mid-Rise	- Multi-family residential, commercial, and institutional uses are permitted. - Maximum height of six storeys,* including optional ground floor commercial on corner lots.
Urban Centres	- Multi-family residential, commercial, and institutional uses are permitted. - Maximum height of 22 storeys,* including mandatory ground floor commercial fronting the street. - An additional two storeys are permitted for additional non-residential floors, to a maximum of 24 storeys.*
Corridors	- Multi-family residential, commercial, institutional, and compatible light industrial uses are permitted. - Maximum height of six storeys,* including choice of residential and/or non-residential uses.
Complete Communities	Throughout the designation - Walk-up residential buildings are permitted, including a range of housing types to a maximum height of three storeys. Neighbourhood Villages - Multi-family residential, commercial, and institutional uses are permitted. - Maximum height of six storeys, including mandatory ground floor retail, restaurants/cafes and street-activating services. - Located at key intersections. Corner Convenience - Multi-family residential, commercial, and institutional uses are permitted. - Maximum height of four storeys, including mandatory ground floor retail, restaurant/cafes, or neighbourhood services. - Located at intersections.
Employment Lands	- Limited to light industrial land uses and limited accessory or small-scale retail and office space. - Maximum height of three storeys.*

**This is height subject to continuing density bonusing considerations (see section 7 – High Quality City Building) and thus may not be permissible without additional expectations relating to public benefits.*



MAP 2: CITY OF LANGFORD – GROWTH MANAGEMENT & LAND USE STRATEGY

6. Land-Use Designations

6.1. City Centre with a Defined Downtown

Langford's City Centre is envisioned as a high-density, highly mixed, vibrant, and walkable area with convenient multi-modal connections to a range of transportation options, regional hubs, and other neighbourhoods. The City Centre is divided into a defined Downtown, plus three downtown-supporting sub-areas: Moderate High-Rise, Mid-Rise, and an Industrial Innovation Area. Each area plays a key role in the function and overall success of the larger City Centre and a vibrant, thriving downtown.

The Downtown will be the economic, social, arts, cultural, and entertainment core of the city, featuring the highest density and tallest buildings, with mandated mixed-use including a high concentration of active pedestrian-oriented uses along Goldstream Avenue and Peatt Road, which represent the downtown area's "main streets." Goldstream Avenue is intended to be the heart of downtown Langford; the "centre of the centre."

Development density will generally extend outward from the Downtown, incorporating urban nature, people-centered spaces, and high-quality urban design. The City Centre areas immediately adjacent to the Downtown shall be highly walkable, interconnected, and architecturally diverse areas with housing that supports and is supported by the Downtown. The City Centre will create community cohesiveness through civic features, mixed-use, and walkable high-density residential developments.



Desired Outcomes

1. The long-term development pattern of the City Centre will include a vibrant, mixed-use Downtown that supports and is supported by surrounding neighbourhoods.
2. The City Centre will be a well-established regional growth, employment, and transportation hub, serving as the heart of the West Shore.
3. A distinct, people-centered Downtown will provide a safe and inviting environment for all, featuring core shopping and service needs as well as a livable urban neighbourhood with vibrant streets, civic uses, and accessible, well-used public spaces.



Desired Outcome #1: The long-term development pattern of the City Centre will include a vibrant, mixed-use Downtown that supports and is supported by surrounding neighbourhoods.

6.1.1. To integrate land-use and transportation priorities, Map 3 (City Centre Map) establishes the long-term development pattern for the City Centre, and includes three main sub-areas, described below, plus an Industrial Innovation Area, described in Section 6.2. All policy areas are subject to the design provisions provided by Part 7 – High Quality City-Building, including podium requirements and other public benefits. Community supporting spaces such as parks, community gardens, and schools are permitted throughout as stand-alone uses.

i. Downtown

- » This is a high density, mixed-use area permitting a range of multi-family residential, commercial, and institutional land uses.
- » Buildings up to 28 storeys,* including mandatory ground floor commercial uses, are permitted.
- » An additional two storeys containing non-residential uses are permitted, for a maximum of 30 storeys.*
- » Buildings fronting Goldstream Avenue or Peatt Road between Brock Avenue and Station Road must incorporate ground floor commercial uses that are highly active and pedestrian-oriented, such as restaurants, retail shops, and personal services (e.g. hair salons). Uses such as financial institutions, office space, and service uses that typically provide blank walls at the street edge should be located on the second floor.

ii. Moderate High-Rise Residential

- » This is a primarily multi-family residential area surrounding the Downtown.

- » A range of optional commercial and institutional uses are permitted on the ground floor.
- » Buildings up to 12 storeys* are permitted.

iii. Mid-Rise Residential

- » This is a primarily multi-family residential area around the edges of the City Centre.
- » When buildings are located on a corner, a range of optional commercial and institutional uses are permitted on the ground floor.
- » Buildings up to 6 storeys* are permitted.

iv. Industrial Innovation Area

- » This distinctive area within the City Centre will blend the existing industrial uses with the added benefit of creative place-making and “third spaces” — public and commercial areas outside of homes and workplaces where people can gather, network, create art, and socialize.

6.1.2. Council may, at their discretion, consider rezoning applications that deviate from the City Centre Map as outlined below:

- i. Where a land assembly proposes to consolidate parcels within multiple sub-areas of the City Centre, the higher density policies may be applied to the entire land assembly, provided that the design maintains the intent to locate the tallest portion of the building along the street in the higher density sub-area, and provides an appropriate transition to the lower density sub-area.

**This is height subject to continuing density bonusing considerations (see section 7 – High Quality City Building) and thus may not be permissible without additional expectations relating to public benefits.*

Why tall buildings?

Tall buildings continue to be enabled by this Plan to help Langford achieve a range of important and intentional public policy goals. While high-rise buildings can generate diverse and often strong opinions, decisions in this Plan regarding increased building height and density have been guided by openly discussed and widely supported public interest objectives identified during the planning process.

It is important to clearly state that this Plan is primarily a low-rise and mid-rise plan, with towers enabled only in select and strategic locations across the city. It's also important to note that one of the most significant changes compared to the previous OCP is that building heights are now clarified through specific height limits, which represent a strategic reduction in permissible height from what was previously allowed. Unlike the earlier approach, which did not include height limits, this Plan offers greater clarity and predictability while continuing to support density-related public policy objectives.

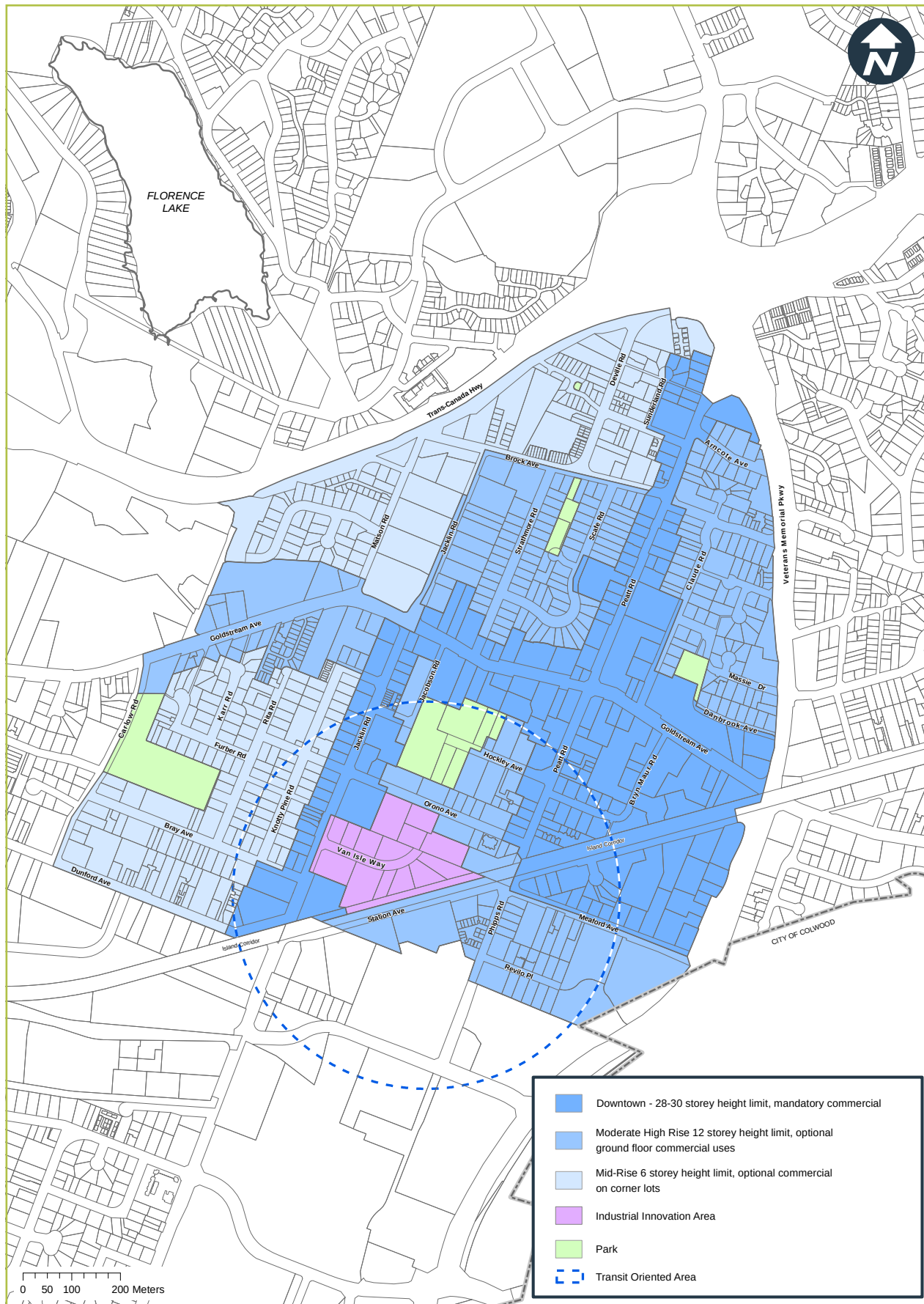
The inclusion of tall and dense buildings directly supports the City's response to all Five Crises that have shaped this Plan, based on strong public support (see Page 5 – Tackling the Five Crises). Enabling higher-density, community-oriented development in well-connected urban areas supports more efficient and sustainable use of land, expands housing choices; reduces car dependency by increasing mobility options such as walking, rolling, biking, and public transit to meet daily needs; supports alignments for future higher-order transit, including light-rail; and contributes to a strong, vibrant, and successful downtown and other urban centres.

Beyond policy considerations, there is a clear and growing demand for high-density, multi-family housing in walkable, transit-connected communities, with many people actively choosing these living environments.

This Plan emphasizes doing building height and density in the right places, incorporating design and livability elements strategically and successfully. The highest and clearest design expectations in this Plan are applied to tall buildings (see High Quality City Building).



Examples of mid-rise and tall buildings.



MAP 3: CITY CENTRE MAP



Desired Outcome #2: The City Centre will be a well-established regional growth, employment, and transportation hub, serving as the heart of the West Shore.

- 6.1.3. Ensure commercial, office, and institutional uses (including community services such as health care, childcare, social service supports, education) are incorporated into new development to improve access to shops, services, and amenities for local residents and the region.
- 6.1.4. Create and secure through-block walkways, people-places including plazas, squares, and parks, using tools like road dedication, conditions of rezoning, and density benefits bylaws to secure public amenities and better connect Downtown to the surrounding neighbourhoods.
- 6.1.5. Encourage the use of active and alternative transportation by improving connections to multi-modal infrastructure and promoting higher-density, mixed-use development around Goldstream Avenue, Jacklin Road, Peatt Road, and Station Avenue.



Example of a mixed-use development with through-block walkways and people-places.



Desired Outcome #3: A distinct, people-centered Downtown will provide a safe and inviting environment for all, featuring core shopping and service needs as well as a livable urban neighbourhood with vibrant streets, civic uses, and accessible, well-used public spaces.

- 6.1.6. Establish the Downtown as a vibrant community gathering place, with civic, academic, and public buildings acting as prominent landmarks.
- 6.1.7. Integrate urban nature and people-places in a manner that contributes to the overall livability of the City Centre and all of Langford (see Part 7 – High Quality City Building and Part 14 – Parks, Places, and Services for People).
- 6.1.8. Require new development to incorporate active building frontages facing the street. This can be in the form of individually accessed shops, services, and/or residential “front doors” with a slight grade change, as required or enabled through Section 6.1.1.
- 6.1.9. Establish well-designed public space features, including wide, comfortable sidewalks, pedestrian walkways, transformed streets, and frequently spaced street trees.
- 6.1.10. Ensure developments achieve, where possible and strategic, qualitative factors that improve the design and comfort of sidewalks and bus stops through frontage improvements.
- 6.1.11. Develop strategies to acquire and create key public spaces, such as urban plazas, squares, and parks throughout the City Centre.
- 6.1.12. Create animated streetscapes, featuring engaging and interactive public art and thoughtfully designed people-places to celebrate the city’s cultural and natural history.



6.2. City Centre Sub-Area: Industrial Innovation Area

The City Centre Industrial Innovation Area is designed to foster cross-sector collaboration that drives creativity, innovation, research, development, arts, culture, and job creation. This distinctive area within the City Centre will blend the existing industrial uses with the added benefit of creative place-making and “third spaces”—public and commercial areas outside of homes and workplaces where people can gather, network, create art, and socialize. These spaces will serve as hubs for connection, collaboration, and innovation, offering creative individuals and entrepreneurs opportunities to meet, exchange ideas, and work together (refer to Part 12 - Embracing the Creative City).

The Industrial Innovation Area will be underpinned by sustainable infrastructure, high-performance buildings, public art/murals, access to rapid transit, and a culture of creativity and innovation.

- 6.2.1. Explore mechanisms to provide affordable, non-profit arts and cultural spaces within the Industrial Innovation Area.
- 6.2.2. Establish Van Isle Way as a mid-block walkway connecting Jacklin Road to Orono Avenue.
- 6.2.3. Where possible, create a pedestrian through-fare linking Van Isle Way to the rapid transit station on Station Avenue.
- 6.2.4. Prioritize the completion of sidewalks and planting of street trees.
- 6.2.5. Maintain sufficient truck movement for goods and services, loading, and heavy equipment.
- 6.2.6. Allow for expanded commercial/light industrial uses, including breweries, brewpubs, coffee roasters, distilleries, and other pseudo-industrial activities, contributing to the vibrancy of the area.
- 6.2.7. Improve the design of public spaces to foster a more unique and creative urban environment.
- 6.2.8. Where appropriate, certain housing types that do not significantly increase land values or create land use incompatibilities will be considered. Proposals will be evaluated with attention to access to green space, services, active and public transportation routes, and the suitability of the site in relation to noise and environmental hazards.
- 6.2.9. Engage business operators that work in the area, as well as local artists, developers, and consultants to establish a specific land-use strategy.



6.3. Urban Centres and Corridors

In the context of planning, Centres are like convergence points and Corridors are like connections. Both can be walkable, bikeable, and transit-supported destinations – places and areas where people meet and spend time amongst street-oriented uses.

Taking an Urban Centres and Corridors approach to development provides an effective solution for supporting growth and density while alleviating traffic congestion. This is achieved by redeveloping or “intensifying” key existing areas with mixed land-uses, including housing, offices, retail stores, services, schools, and parks.

By prioritizing compact, mixed-use development in these areas, we can lower infrastructure costs and increase housing and mobility choices while fostering more complete communities—places where residents can shop, work, and play within a 15-minute walk, roll, or bike ride from home.

Urban Centres are planned to feature the second-highest density levels (after the Downtown) and a diverse mix of land-uses, including a range of employment, services, and housing, supported by multi-modal transportation routes. These areas are mandated mixed-use with a blend of medium and high-rise building types. Urban Centres are connected to the City Centre by Corridors and complete streets (see Part 5 – Mobility Choice, Not Car Dependency), and are ideal locations for future transit hubs.

Corridors offer “choice of use” opportunities, meaning development can consist of multi-family residential, commercial, or a mix of both. Typical building forms are low-rise to mid-rise buildings (up to 6-storeys) or standalone commercial. Corridors play a key role in supporting the city’s transit and multi-modal transportation network.

Together, the Urban Centres and Corridors will create a critical mass of housing that generates the foot traffic and demand necessary to support employment opportunities, shops, services, amenities, and higher frequency transit—fostering a vibrant and dynamic complete community.



Desired Outcomes

1. Urban Centres and Corridors will serve as key transit-supported areas with densities and land-use mixes that actively support walking, biking, rolling, and public transit.
2. Existing auto-oriented commercial sites, including mid- and big-box stores and strip malls, will be redeveloped over time into dense, well-designed, multi-modal, mixed-use residential communities.



Desired Outcome #1: Urban Centres and Corridors will serve as key transit-supported areas with densities and land-use mixes that actively support walking, biking, rolling, and public transit.

- 6.3.1. Urban Centres permit a range of land uses, including multi-family residential, commercial, and institutional.
- 6.3.2. Urban Centres are the second-highest growth areas within the City. Buildings up to 22 storeys,* including mandatory ground floor commercial uses fronting the street, are permitted.
 - i. An additional two storeys containing non-residential uses are permitted, for a maximum of 24 storeys.*
 - ii. Design provisions shall be provided in accordance with Part 7 – High Quality City-Building, including podium requirements and other public benefits.
- 6.3.3. Mandatory ground-floor commercial uses in Urban Centres may be waived for affordable housing buildings, subject to consideration of location/context and incorporation of design outcomes.
- 6.3.4. Corridors support and/or connect Urban Centres and the City Centre along key arterial streets, collector streets, and transit routes. Corridors permit a range of land uses, including multi-family residential, commercial, institutional, and light industrial uses that are compatible with and appropriate to co-locate with residential uses.
- 6.3.5. Buildings up to 6 storeys* are permitted, and may include single-use buildings (e.g. multi-family residential only or commercial only) or mixed-use buildings, except that buildings fronting Sooke Road must include mandatory ground floor commercial uses.
- 6.3.6. Urban Centres and Corridors are ideal locations for new transit hubs.
- 6.3.7. Strengthen Urban Centres and Corridors by incorporating finely grained and connected multi-modal infrastructure, including sidewalks, mid-block pedestrian connections, and protected bike lanes, a range of parks and people-places (e.g. public squares, plazas, and transformed streets), recreational facilities, and community services (e.g. health care, childcare, community-based social service supports, education).
- 6.3.8. Ensure new developments enhance new transit initiatives, make provisions for transit rights-of-way where appropriate, and support the implementation of planned transit corridors.
- 6.3.9. Incorporate additional vegetation and design approaches that mitigate sound and pollution to enhance livability and support a healthy environment in Urban Centres and Corridors.

**This is height subject to continuing density bonusing considerations (see section 7 – High Quality City Building) and thus may not be permissible without additional expectations relating to public benefits.*



Desired Outcome #2: Existing auto-oriented commercial sites, including mid- and big-box stores and strip malls, will be redeveloped over time into dense, well-designed, multi-modal, mixed-use residential communities.

- 6.3.10. Where high-density development within Urban Centres directly abuts lower-density uses across a policy area boundary, strategic tree planting and enhanced landscaping should be used to support appropriate transitions. These measures must not compromise the viability or strategic policy objectives of the Urban Centre.
- 6.3.11. Light industrial uses that are compatible with residential uses may be considered in the appropriate zoning categories within the Corridors designation.
- 6.3.12. Existing auto-oriented commercial sites, including mid- and big-box stores and strip malls, will be redeveloped over time into dense, well-designed, multi-modal, mixed-use residential communities.
- 6.3.13. Support the conversion of surface parking lots associated with existing auto-oriented commercial sites into people-places (see Part 14 – Parks, Places, and Services for People) and/or new high density mixed-use developments.
- 6.3.14. Require stand-alone retail buildings to incorporate small-scale retail frontages if the user is large-format (i.e. mid- or big-box stores), where possible and strategic.
- 6.3.15. Consider financial incentives (e.g. revitalization tax exemptions for a period of up to 10 years) for new mixed-use residential development on existing auto-oriented commercial sites.



Example of a mixed-use residential development.

6.4. Complete Communities

“Complete Community” is a term used to describe neighbourhoods that tick all, or at least most, of the boxes: relatively easy to get around without a car, a diversity of housing types for all ages and stages of life, places to work, places to play, and plenty of shops and services all within a relatively short walk, roll, or bike ride. This combination of housing type diversity and proximity to services and amenities correlates to generally greater density of development, although still significantly lower than those found in Urban Centres and Corridors.

Offering a range of housing options within neighbourhoods can provide many important public interest benefits, including supporting the ability of residents to “age-in-place,” encouraging healthy, active transportation choices, maintaining local services and amenities, and enhancing quality of life. Existing and evolving neighbourhoods can play a key role in shaping Langford’s future housing needs.



Desired Outcomes

1. A diverse range of housing options—including various types, sizes, bedroom counts, ownership, and rental choices—will be available in neighbourhoods.
2. Shops, services, and amenities will be easily accessible within a short walk, roll, or bike ride from homes and supported by a well-connected network of streets, pathways, and public spaces.



Example of diverse housing options.



Desired Outcome #1: A diverse range of housing options—including various types, sizes, bedroom counts, ownership, and rental choices—will be available in neighbourhoods.

- 6.4.1. A range of ground-oriented homes up to three storeys in height are permitted everywhere in this designation, subject to servicing. These include: single-detached homes, duplexes, townhomes (including rowhouses and multi-plexes), and three-storey apartments. Accessory suites in attached and detached forms will be enabled as appropriate in the Zoning Bylaw.
- 6.4.2. The number of homes achievable with these various permitted housing types will be identified in the Zoning Bylaw, having regard to site design criteria such as setbacks, landscaping, and floor area ratio.



Example of a three storey multi-plex.



Desired Outcome #2: Shops, services, and amenities will be easily accessible within a short walk, roll, or bike ride from homes, and supported by a well-connected network of streets, pathways, and public spaces.

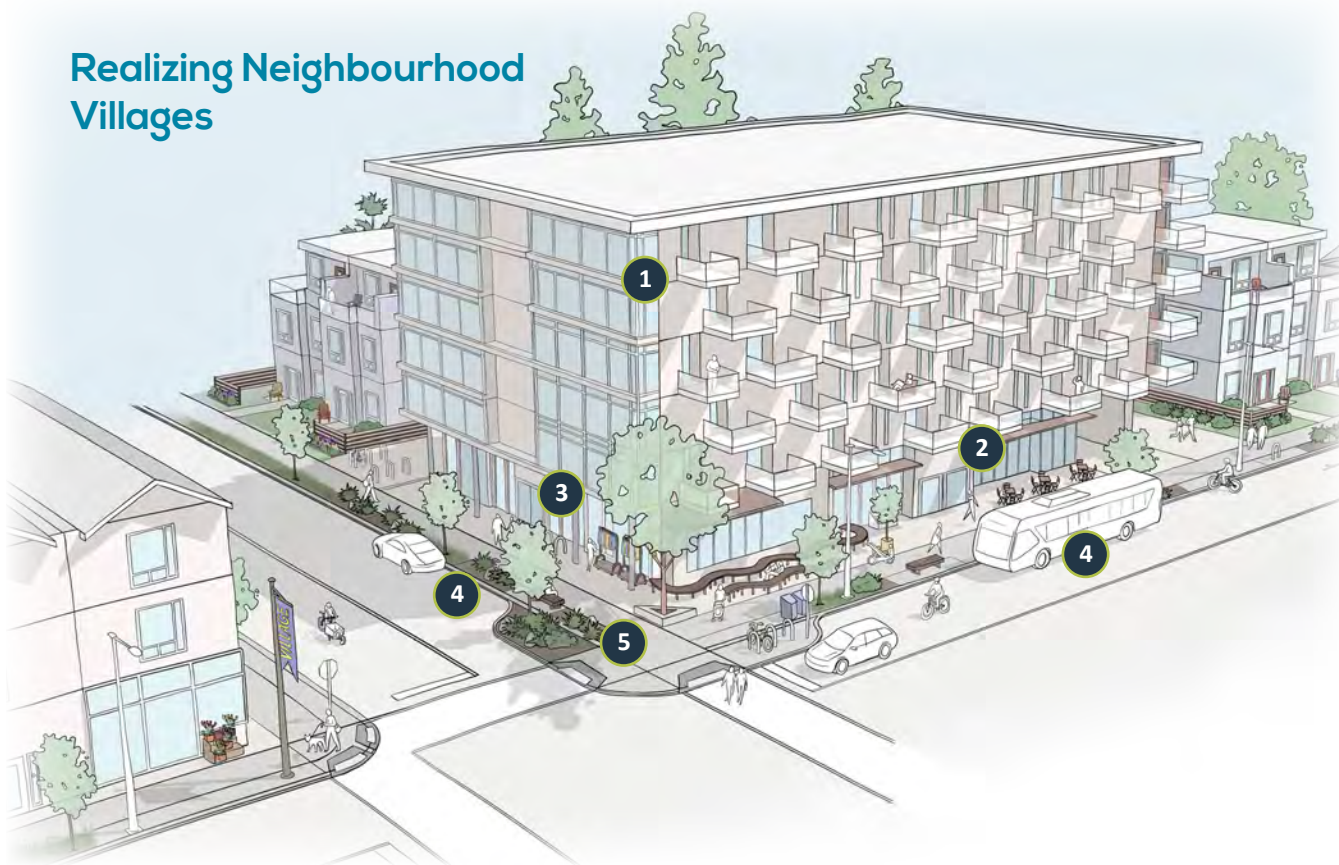
- 6.4.3. Neighbourhood Villages are permitted in this designation and can emerge or expand specifically at key intersections as identified on Map 2, or other intersections meeting similar access criteria.
- 6.4.4. Additional opportunities to create Neighbourhood Villages in South Langford will be considered, where strategically advantageous and based on community needs.
- 6.4.5. Buildings up to six storeys in height, including mandatory street-activating and neighbourhood-serving retail stores, restaurants/café's, and local-serving community services on the ground floor, are permitted in Neighbourhood Villages.
- 6.4.6. Ground floor uses in buildings within Neighbourhood Villages will be individually small-scale, and will wrap around the corner of the building along the side-street frontage, have no or limited on-site parking, and are encouraged to incorporate a patio or plaza at the corner.
- 6.4.7. Corner Convenience is permitted in this designation and can emerge at any intersection.



Example of a corner store in Langford.

- 6.4.8. Buildings up to four storeys in height, including mandatory street-activating and neighbourhood-serving retail stores, restaurants/café, and local-serving community services on the ground floor, are permitted in Corner Convenience.
- 6.4.9. Ground floor uses in buildings within Corner Convenience will be small-scale, both individually and cumulatively, and have no associated commercial on-site parking.
- 6.4.10. When Corner Convenience includes homes above, the inclusion of one or more additional lot(s) may be considered. Parking for residential uses must be located behind the building, opposite the commercial frontage.
- 6.4.11. Land assemblies for Corner Convenience developments must maintain proximity to the original corner location. Standalone commercial must be on the original corner lot(s).
- 6.4.12. Create active transportation corridors to link neighborhoods to each other, to Urban Centres, and to public transit routes where appropriate.
- 6.4.13. Obtain new mid-block pedestrian connections where appropriate.
- 6.4.14. Integrate community-supporting spaces, such as parks, community gardens, schools, and childcare, into neighborhoods as essential permitted uses.

Realizing Neighbourhood Villages



1 Buildings up to 6-storeys in height

2 Mandatory ground floor street-activating and neighbourhood-serving commercial and local-serving community services

3 Individual small-scale and wrap around commercial

4 No or limited on-site parking for ground floor uses

5 Encouraged patio or plaza on corner

6.5. Employment Lands

While much of the City's economic growth can be attributed to commercial, retail, and other sectors, industrial uses also play a crucial role in Langford's economic prosperity and resilience. The policy intention for this designation is to protect the long-term viability of employment lands for such uses, to attract and retain a diverse range of industries in the city, and to ensure that Langford remains competitive, resilient, and capable of adapting to changing economic conditions. Ensuring a long-term supply of local employment-generating lands also supports the ability of residents to live close to work, thereby enhancing overall quality of life and reducing the need to commute to other parts of the region for employment.

Employment Lands are areas in the city that focus on the industrial uses that are critical for job creation. In order to support businesses and employees, a limited amount of stand-alone retail, restaurant, and office uses are also permitted. However, these uses must be small-scale (both individually and cumulatively), and specifically exclude developments that resemble mid-box or big-box retail power centres or general office parks, which can significantly drive up land prices and ultimately pressure, and even push out, industrial uses.



Desired Outcomes

1. Employment areas will be protected from the encroachment of and conversion to non-industrial uses.
2. Employment Lands will be well connected, sustainable, and climate resilient.



Desired Outcome #1: Employment areas will be protected from the encroachment of and conversions to non-industrial uses.

- 6.5.1. Employment Lands permit a range of industrial land uses, including contractor services, processing and manufacturing of goods, research and technology, warehouse storage and distribution, recycling facilities, wholesaling, and similar uses.
- 6.5.2. Accessory office or retail space may be incorporated into buildings, provided they are small in relative scale, and directly related and subordinate to the primary industrial use.
- 6.5.3. Small-scale, stand-alone commercial uses (e.g., coffee shops and restaurants) can be incorporated into multi-tenant developments to specifically serve the local convenience needs of customers and employees.
- 6.5.4. Multi-storey industrial buildings up to three storeys in height are permitted to meet long-term demand.
- 6.5.5. Develop and maintain an inventory of industrial floor space and remaining capacity to ensure a long-term supply of Employment Lands.
- 6.5.6. Protect the needs of region-serving and trade-oriented activities.
- 6.5.7. Ensure that Employment Lands are accessible by a range of mobility options, including public transit.



An example of a warehouse and distribution facility.

2

Desired Outcome #2: Employment Lands will be well connected, sustainable, and climate-resilient.

- 6.5.8. Incorporate outdoor amenity areas, including parks and landscaped seating areas, to serve customers and employees.
- 6.5.9. Integrate landscaped areas into parking lots to reduce heat island effect.
- 6.5.10. Where residential and employment policy area designations meet, opportunities to improve transitions through trees, planting, and other landscaping will be considered. Separation distances may also be applied where appropriate, but should not compromise the reasonable and viable development of industrial or employment uses.
- 6.5.11. Ensure Employment Lands are connected to the regional truck route network.
- 6.5.12. Support and encourage high-quality, environmentally responsible, and sustainable development of Employment Lands, including considerations such as alternative rainwater management, green buildings, and renewable and district energy supply systems (see Part 9 – Climate Action and Sustainable Infrastructure).
- 6.5.13. Consider the importance of environmentally significant features adjacent to Employment Lands to ensure an appropriate interface, sufficient environmental protection, and suitable tree protection (see Part 10 – Protecting Ecological Systems and Biodiversity).



Example of integrated landscaped areas in a parking lot.

6.6. Pre-Committed Growth Areas

Langford contains several large, comprehensively planned neighbourhoods that will continue to emerge over the life of this OCP, including Bear Mountain, South Skirt Mountain, Westhills, Olympic View, and Centre Mountain. They consist of unique zoned areas created through the rezoning of larger sites, and within which land-use, density, and associated amenity contributions have already been determined. Specific registered agreements, known as “Development Agreements,” outline commitments related to urban design, parkland dedication, transit access, energy efficiency, and more. As a result of these previous approvals and associated agreements, many of the principles in this Part are not intended to apply to these areas.

- 6.6.1. In addition to the conditions provided in each Comprehensive Development Zone and registered Development Agreement, the following will apply:
- i. Allow Urban Centres and Neighbourhood Villages to emerge in order to improve access to shops, services, and amenities.
 - ii. Ensure new roads incorporate space for new and expanded transit service and multi-modal infrastructure.
 - iii. Retain a minimum 40% of the lands as park or greenspace on an area wide basis.
 - iv. Cluster development on hillside sites to facilitate the protection of all or a significant portion of green space and/or environmentally sensitive areas.
 - v. Integrate public or private green space and/or preserved environmentally sensitive features into ground-oriented housing sites.
 - vi. Permit higher building forms to maximize green space, provided some of the following conditions are achieved:
 - » Parking for residents is structured or covered.
 - » The podium (or base building) contains active uses at grade subject to topography. Acceptable active uses include retail shops, commercial, private amenity space, or ground-oriented dwelling units.
 - vii. Negotiate the amendment of the Comprehensive Development Zones and Development Agreements to implement the outcomes of the underlying Land-Use designation (e.g. Complete Communities or Urban Centre) as part of future rezoning applications.



6.7. Parks and Greenspace

Parks and greenspaces are vital public amenities, playing a key role in the livability of the city. These designated lands include Provincial, Regional, and City parks and greenspaces to ensure residents retain access to a variety of natural areas, active parks, and recreation spaces that enhance both individual and community well-being, while also supporting the health of our natural and built environments. The outcomes and policies for lands within this designation are guided by Part 14 – Parks, Places, and Services for People and Part 10 – Protecting Ecological Systems and Biodiversity.

6.8. Agricultural

Lands designated as Agricultural are currently farmed or part of the Agricultural Land Reserve (ALR), and have the potential for a wide range of agricultural production. The long-term sustainability of our agricultural lands relies significantly on policies that support farming, safeguard farmlands, and reduce conflicts with other land uses. The outcomes and policies for lands within this designation are guided by Part 13 – Food Systems and Security.

6.9. Future Policy Areas

Much of Langford's development has historically extended outward into greenfield lands. While this has resulted in the creation of a significant amount of new housing, jobs, and community amenities, the economic, health, and environmental costs of outward expansion are increasing, as expressed through the Five Crises as a whole, and specifically the Infrastructure Cost Crisis. The additional development enabled through this OCP to guide Langford's next phase of growth must focus on development that occurs in ways that utilizes existing infrastructure, is located in already built-up areas as much as possible, that positively contributes to the tax base and financial positioning of the City, and that supports the many public interest goals of this OCP.

The land-uses and densities enabled in the Complete Communities, Neighbourhood Villages, Urban Centres, Corridors, and City Centre designations are expected to accommodate all or more of the homes needed for 100,000 residents in ways that successfully reflect the goals and policies of this OCP. However, as noted in Part 1, Langford's growth will not be "finished" when we reach 100,000 residents.

The lands identified as Future Policy Areas have various constraints, including appropriate access to roads, transit, and municipal servicing, and have other significant considerations including interface fire hazard risk. While this phase of Langford's growth focuses on further densifying the existing serviced and built-up areas, as well as completing the growth already enabled in the Pre-Committed Growth Areas, the role that the Future Policy Areas may play in Langford's future may be considered as part of a future OCP review, if it is deemed strategically necessary to successfully meet the goals of this OCP.

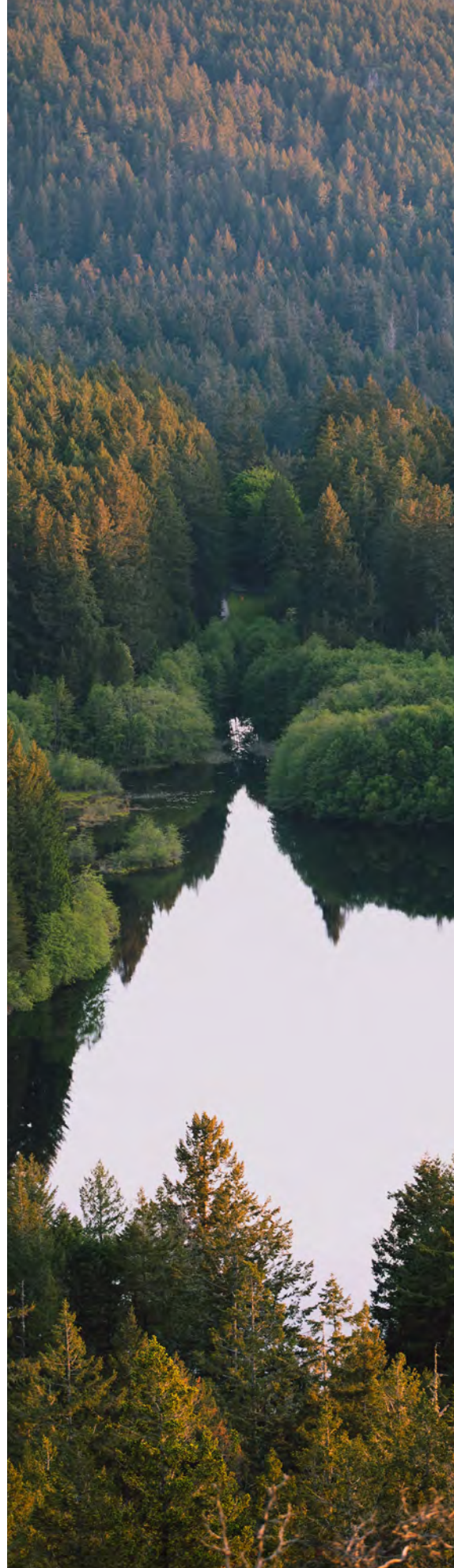
6.10. Utility Services

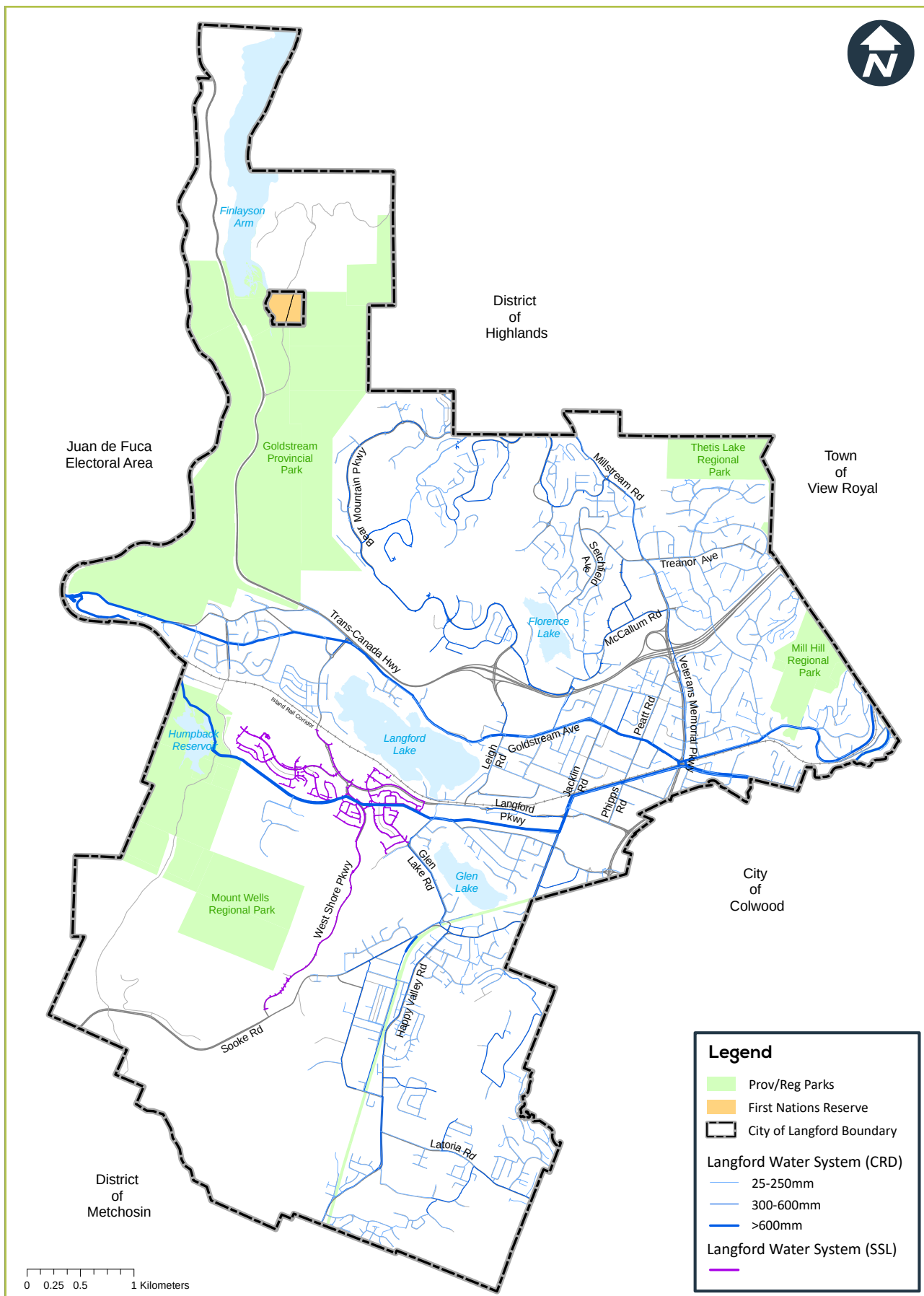
In order to meet the objectives of this OCP and ensure the right development occurs in the right places at the right time, the following applies:

- 6.10.1. Subdivision and development must be connected to community sewer and water services.
- 6.10.2. Work with CRD Water and West Shore Environmental Services to prioritize expansions and upgrades to community water and sewer services to accommodate the growth expected in this Plan, with an emphasis on the City Centre, Urban Centres, and Corridors.
- 6.10.3. Build other critical infrastructure to support new growth and development in accordance with the desired outcomes and policies as presented throughout the OCP (e.g. Part 9 – Climate Action and Sustainable Infrastructure).

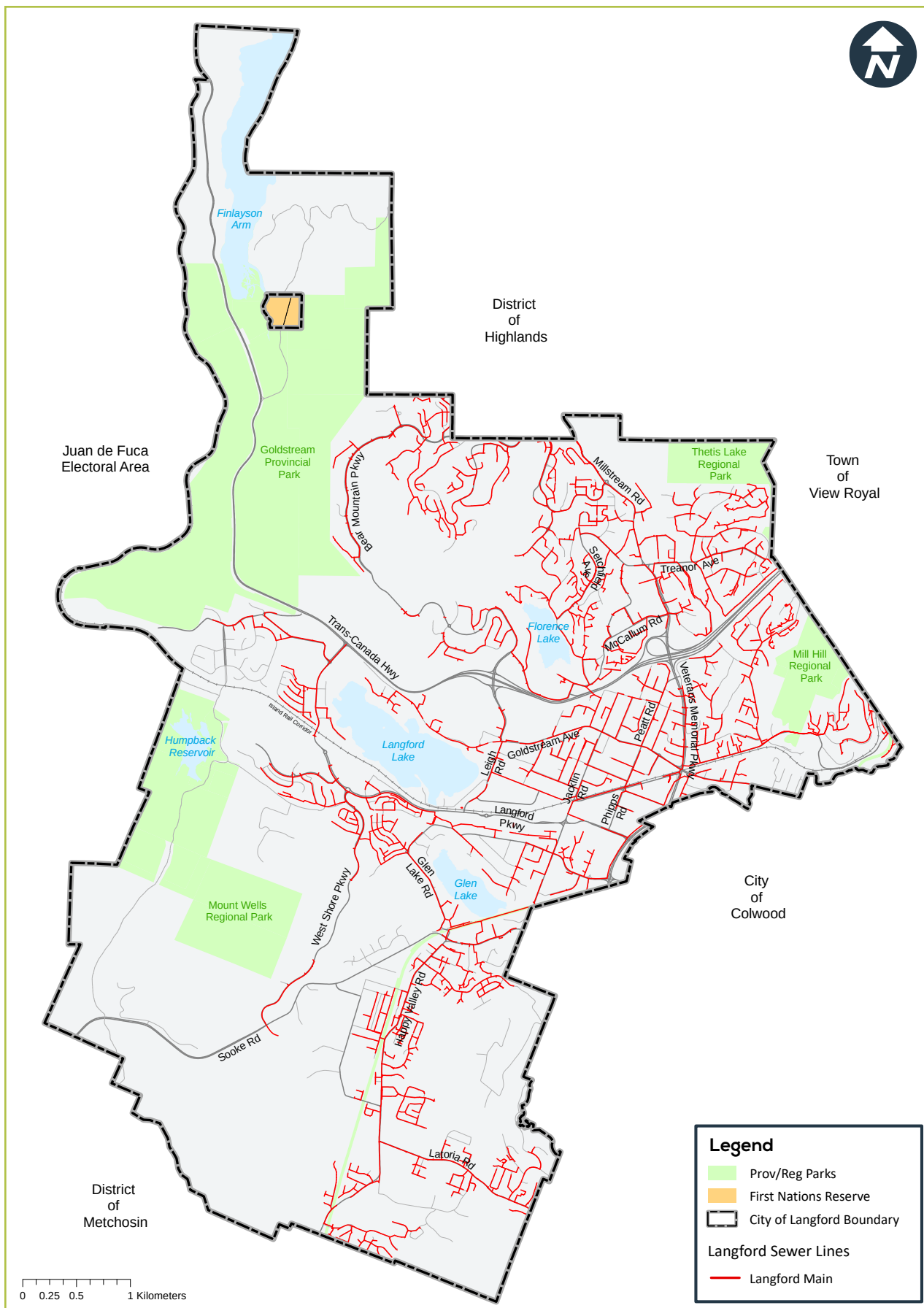
6.11. Sand and Gravel Deposits

- 6.11.1. Sand and gravel deposits suitable for extraction in the City of Langford are shown on Map 18, in Appendix F.





MAP 4: WATER INFRASTRUCTURE INVENTORY



MAP 5: SANITARY SEWER INVENTORY

A photograph of a modern multi-story building with a curved facade. The building features large windows, balconies with glass railings, and three prominent circular windows with orange frames. The sky is clear blue. A yellow semi-transparent banner is overlaid at the bottom.

PART 7

High Quality City-Building

High Quality City-Building

Achieving Langford's vision for high-quality city-building requires a coordinated approach that strengthens and connects the policies and guidelines that make dense urban development successful. Aligning these efforts will support effective decision-making and ensure Langford grows in a way that is livable, sustainable, and well-designed.

The densities anticipated and enabled in this OCP are based on the assumption that strategic amenities will be successfully integrated into new development, a variety of mobility options will reduce the need for personal vehicles, and high-quality design will support the success of high-density livability.

Embedding these principles into Langford's OCP requires thoughtful policy alignment and clear implementation strategies. This approach provides consistency in development expectations while advancing the community's vision for a vibrant and climate-resilient city.



The Challenge

In order to ensure all aspects of “density done well” are achieved as Langford grows and densifies, the following key elements will define high-quality city-building:

1. People-focused urban design, especially as density increases.
2. Multi-modal transportation, with more active mobility options.
3. Stronger integration of urban nature.
4. Well-designed amenities that enhance daily life and create a sense of place.

These elements are not just desirable, they are essential. They support sustainability, multi-mobility, equity, urban health, and other public interests outlined in this Plan. Langford must ensure that as the city grows, it remains a model of successful, people-focused urban development.

Desired Outcomes

1. Clear and integrated urban design expectations will guide development to achieve “density done well”, ensuring smart, sustainable, and successful urban outcomes.
2. Multi-modal movement with more active mobility choices will provide multiple options for travel within and between neighborhoods.
3. Increased and improved integration of urban nature will make Langford more climate-resilient and beautiful.
4. Every neighborhood will offer amenities that help make them livable and lovable.



High-Quality City Building

To ensure “density done well” as Langford grows, these key elements are essential to high-quality city-building, as they support sustainability, multi-mobility, equity, urban health, and other public interests.

- 1** People-focused urban design, especially as density increases
- 2** Multi-modal transportation, with more active mobility options
- 3** Stronger integration of urban nature
- 4** Well-designed amenities that enhance daily life and create a sense of place



Desired Outcome #1: Clear and integrated urban design expectations will guide development to achieve “density done well”, ensuring smart, sustainable, and successful urban outcomes.

- 7.1. Ensure tall buildings over six storeys incorporate a podium and tower design that addresses the following:
 - 7.1.1. Podiums will be a minimum of three storeys and a maximum of six storeys in height.
 - 7.1.2. For affordable housing in the City Centre and Urban Centres, the podium requirement for buildings up to 12 storeys may be waived.
 - 7.1.3. Towers must step back from the podium to incorporate amenity space.
 - 7.1.4. A minimum 24.4m (80 ft) separation must be provided between towers (face to face). Balconies may project into this area.
 - 7.1.5. Towers shall have a maximum floorplate size of 790 m² (8,500 ft²).
 - 7.1.6. Affordable housing projects in the City Centre and Urban Centres are exempt from the podium requirement for buildings up to 12 storeys.
 - 7.1.7. Other building forms specifically intended to facilitate sustainable building innovations such as mass timber may be considered.
- 7.2. Development applications should demonstrate how the proposed architectural design contributes to a visually engaging streetscape, particularly in areas with multiple mid-rise buildings or long frontages.
- 7.3. Activate private amenity spaces through creative design within buildings and on roofs to effectively frame spaces and support/promote the use of social spaces and lively social connections.
- 7.4. Encourage the incorporation of architectural variety—such as changes in materials, massing, or articulation—where it can help reduce visual monotony and enhance the character of the block. It’s recognized that both architectural variety and architectural consistency can have merit, depending on the design quality approach and context. Applicants should show how their design responds thoughtfully to its setting, balancing visual interest with overall cohesion.
- 7.5. Require active, engaging, and pedestrian-oriented uses on the ground floor facing streets and public places. These uses may include commercial units or individually accessed residential units with slightly raised entrances and other design approaches to support a sense of privacy, as specified in Part 6 – Land Use and Growth Management Strategy.
- 7.6. Activate the spaces between and in front of buildings with vibrant people-places that reflect a variety of urban roles and intentions, including urban squares, plazas, community gardens, and transformed streets. Such places should be supported and strengthened through the use of strategic architectural massing to frame spaces, along with active edges and uses that can extend into and add life to such spaces.

Podium

The lower floors of a building that usually sit right at the sidewalk and often includes commercial uses such as shops and restaurants. Taller parts of the building sit above and are set back from this base.



- 7.7. Emphasize a people-oriented placemaking approach, with a focus on flexible rather than single-purpose public spaces that support programmed or spontaneous gatherings, art and activity installations, and play.
- 7.8. Where possible and strategic, make extensive use of regulatory and non-regulatory tools to ensure that streets in the city are designed to include public and design amenities such as:
 - 7.8.1. Street trees, yard trees, and landscaped areas working together (including potential double rows of street trees on strategic streets).
 - 7.8.2. Sidewalks and/or pedestrian trails with effective widths and designs to successfully achieve all relevant urban functions.
 - 7.8.3. Street furniture such as seating areas, planters, garbage receptacles, and bicycle racks.



Desired Outcome #2: Multi-modal movement with more active mobility choices will provide multiple options for travel within and between neighborhoods.

- 7.9. Require safe, comfortable and well-designed bicycle parking, and end-of-trip facilities where appropriate, that anticipate and accommodate innovation and changes to bicycle design, function, and size.
- 7.10. Secure public right-of-way dedications as a condition of rezoning, subdivision, or building permit to implement Complete Streets objectives (See Part 5 – Mobility Choice, Not Car Dependency) and create mid-block pathways where appropriate.
- 7.11. Ensure all streets are pedestrian-friendly with attractive and comfortable pedestrian facilities buffered from fast-moving vehicles.
- 7.12. Where increased concentrations of land-use mix and density are proposed, minimize the need for corresponding increases in private vehicle use and ownership through the provision of smart infrastructure networks providing ample and attractive mobility choices, including walking, rolling, biking, public transit, car-share, and shared micro-mobility options.
- 7.13. Ensure space allocated to private vehicle storage and movement is organized, designed, and managed to provide ample and prioritized opportunity for multi-modal infrastructure and quality public realm design.

3

Desired Outcome #3: Increased and improved integration of urban nature will make Langford more climate-resilient and beautiful.

- 7.14. Integrate green and natural elements into site design, wherever practical and strategic in highly urban and urbanizing contexts by using comfortable, livable architecture and urban design. Examples include street tree canopies, landscaped courtyards and plazas, green roofs and walls, and “green street” infrastructure designs. Such integration shouldn’t be at the expense of well-considered and strategic density, but rather should be a method of supporting the successful realization of such density.
- 7.15. Ensure public realm design standards accommodate large canopy trees when the private realm cannot.
- 7.16. Prioritize tree planting in areas of low tree equity identified in the Urban Forest Management Plan.
- 7.17. Create opportunities for combining amenities with climate resilience and urban nature, such as stormwater capture zones that double as playgrounds or seating areas.



Example of integrating green and natural elements into developments.



Desired Outcome #4: Every neighborhood will offer amenities that help make them livable and lovable.

- 7.18. Support increases in density with the provision of community amenities and public benefits that successfully enhance livability for diverse populations, including families with children, seniors, and low income individuals.
- 7.19. Support and enhance local-level livability with community features such as parks, playgrounds, community centres, libraries, schools, daycares as well as local shops, services, grocery stores, and restaurants within a 15-minute walk or roll of all homes.
- 7.20. New multi-family residential developments will include common amenity spaces to support social connections and urban quality of life, which may include rooftop decks, courtyards, community or shared gardens, gyms, BBQ spaces, playgrounds, indoor gathering or entertainment spaces, or similar features. A focus will be placed on ensuring these spaces have access to natural light and are designed to foster social connections between neighbours.
- 7.21. Capital budgets, urban design regulations, and municipal expectations of development should be strategically used together to ensure the successful realization of urban amenities necessary for higher density urban livability.



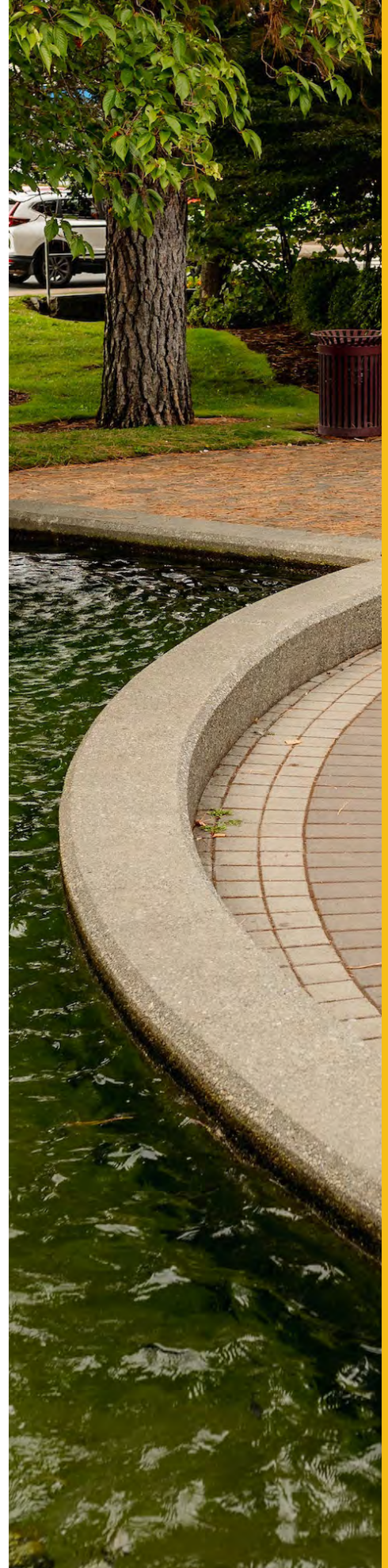
Example of a rooftop amenity space.



Targets and Commitments

To achieve the desired outcomes, Langford will:

- 7.22. Develop a strategy to use various available tools to secure urban amenities and public benefits, including voluntary community amenity contributions, density bonusing, and Amenity Cost Charges (ACCs).
- 7.23. Amend the Zoning Bylaw to exclude well-designed and strategic common amenity areas from Floor Area Ratio calculations.
- 7.24. Collaborate with residents and community partners to identify priority amenities and improvements within different areas of Langford.
- 7.25. Track progress on targets for urban nature, amenities, and multi-modal infrastructure, and regularly update policies based on performance metrics and community feedback.
- 7.26. Ensure supporting information appropriate to assess development applications is submitted at each stage of the development process to ensure focused and efficient approvals. This should include:
 - 7.26.1. At the rezoning stage: information necessary to confirm that the proposed land use and density can be achieved successfully on the site. This may consist of: a written description outlining how the proposal addresses the four outcomes of this Part and aligns with the City's Official Community Plan (OCP) objectives; conceptual architectural and site plans; conceptual landscape plans; assessments as may be necessary to determine impact to sensitive ecosystems or the urban forest; reports as may be required to confirm impact to the road network, stormwater management, and site servicing; and other information as deemed necessary.
 - 7.26.2. At the Development Permit stage: information necessary to confirm compliance with the Zoning Bylaw, Subdivision and Development Servicing Bylaw, and the Development Permit Area Guidelines. This may consist of a full set of dimensioned architectural drawings; a landscape plan prepared by a registered landscape architect; environmental impact assessments, including mitigation and compensation measures; drawings and reports prepared by a registered professional engineer; and other information as deemed necessary.



PART 8

**Emphasizing
Housing Action**

Emphasizing Housing Action

Significant progress has been made in increasing housing diversity in Langford, particularly with the rise of purpose-built rental apartments. During the 2016 census period, Langford's population grew by 31.8%, resulting in the following shifts to the housing mix:

- Single-family homes declined from 40% to 35%.
- Renter households increased from 30% to 35%.
- The number of households experiencing core housing need decreased from 12% to 10.7%.

Langford's Housing Needs Report (created in 2020 and updated in 2024) identifies the key areas of housing need to be addressed and planned for as part of this next phase of growth. Creating additional rental and ownership options in a variety of housing types will continue to improve housing choice and equitable access to housing suitable for residents of all ages, abilities, and life stages.

Equally important is ensuring that housing is well-connected to transportation options, services, and amenities. Homes located within walking or cycling distance of daily needs contribute to the viability of local businesses, improve transit service, reduce traffic congestion, lower emissions, and enhance quality of life. Integrating housing with mobility options is crucial for creating a complete and sustainable community.



The Challenge

Similar to the wider Capital Regional District (CRD), Langford has experienced a rapid rise in housing costs. This has made renting and homeownership increasingly unaffordable, placing pressure on residents and limiting options for many.

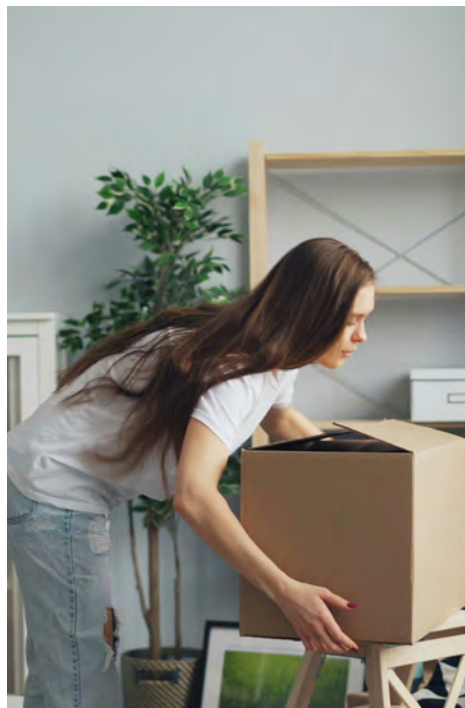
How do we expand housing choices and improve affordability while ensuring homes are located in well-connected areas as Langford grows to 100,000 residents? The challenge is not just to build more housing, but to ensure it contributes to a livable, sustainable, and economically resilient city.

Desired Outcomes

1. Langford will offer a diverse range of housing choices that meet the needs of all residents.
2. Homes addressing key areas of housing need will be prioritized, significantly reducing core housing need in the city.
3. All new homes will be well-connected to transportation options, services, and amenities.

Defining Affordable Housing

- Affordable housing costs less than 30% of total before-tax household income.
- Adequate housing is reported by their residents as not requiring any major repairs.
- Suitable housing has enough bedrooms for the size and makeup of the household.
- Core housing need occurs when people live in housing that is not affordable, adequate, or suitable.
- Supportive housing is housing for people with disabilities, seniors, or others who may benefit from on-site support services, including social housing. Supportive housing also encompasses special needs housing as this term is used within the *Local Government Act* and the Langford Housing Needs Report.
- The housing continuum is the range of housing types and tenures, reflecting that people's housing needs change throughout their life cycle and through changing circumstances in their lives.
- The key areas of housing need identified in the Langford Housing Needs Report includes housing types across the housing continuum, including affordable housing, rental housing, and special needs housing.



The Housing Continuum





Desired Outcome #1: Langford will offer a diverse range of housing choices that meet the needs of all residents.

- 8.1. Continue to increase the diversity of housing types and sizes to ensure housing choice for all ages, abilities, and stages of life across the housing continuum, including social housing, below-market housing, and market housing.
- 8.2. Support a variety of tenure options, including ownership, rental, non-profit, co-housing, and cooperative housing.
- 8.3. Increase housing choice in existing low-rise neighbourhoods at a ground-oriented scale, including single-detached dwellings, duplexes, townhomes, and three storey apartments. Accessory suites in attached and detached forms will be enabled as appropriate in the Zoning Bylaw.
 - 8.3.1. Additional density to create Neighbourhood Villages and Corner Convenience is encouraged in the Complete Communities designation in accordance with the associated policies (See Part 6 – The Land Use and Growth Management Strategy).
- 8.4. Ensure housing for seniors as well as housing that can accommodate larger households (including two or more bedrooms) is integrated into multi-family developments in the City Centre, Urban Centres, and Corridors. Such developments should also incorporate appropriate supporting amenities.
- 8.5. To create “eyes on the street” and active street presence, multi-family developments with residential uses on the ground floor will incorporate individually accessed, walk-up homes and/or active public spaces fronting onto streets, where possible (see figure below).
 - 8.5.1. Ground floor homes are encouraged to be oriented towards larger households and/or accessible.
- 8.6. Ensure accessible, adaptable, and universal design features are an important aspect of housing to support the ability of residents to age in place and address mobility challenges.



Example of a corner townhouse development.

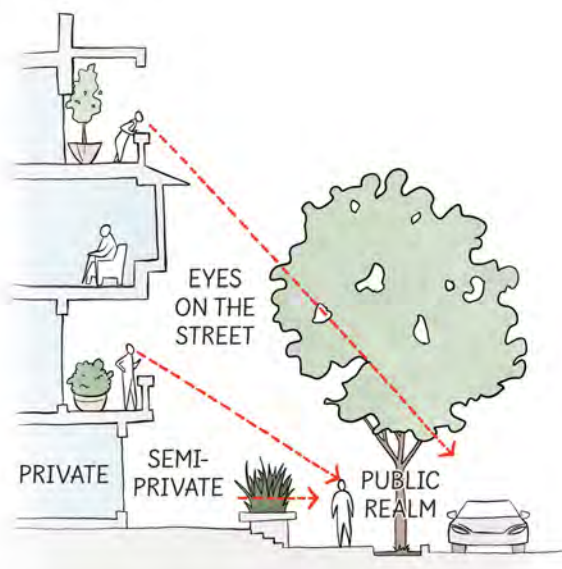


Figure: “Eyes on the Street.”



Desired Outcome #2: Homes addressing key areas of housing need will be prioritized, significantly reducing core housing need in the city.

- 8.7. Integrate new housing that addresses the key areas of housing need, including affordable housing, rental housing, and supportive housing, throughout the city, with an emphasis on integrating such housing into the City Centre, Urban Centres, and Corridors.
- 8.8. Seek partnerships with other levels of government and non-profit housing providers to access funding and housing programs to deliver affordable housing and supportive housing.
- 8.9. Prioritize the use of municipal land and/or other resources to deliver housing in key areas of housing need and to maximize opportunities to co-locate such housing with other community spaces.
- 8.10. Continue to support the development of Indigenous-led housing through partnerships and use of other municipal tools and resources, such as permissive tax exemptions and grants.
- 8.11. Maintain a density benefits strategy to incentivize the inclusion or cash-in-lieu of affordable, rental, and supportive housing in new developments, particularly in the City Centre, Urban Centres, and Corridors.
- 8.12. Streamline development approval processes, provide financial cost reduction, and/or reduce municipal requirements such as parking for development applications delivering housing in key areas of need.
- 8.13. Ensure ongoing efficient delivery of development approvals to ensure housing supply can keep pace with housing demand.



Desired Outcome #3: All new homes will be well-connected to transportation options, services, and amenities.

- 8.14. Locate new housing, particularly higher-density housing and housing that addresses the key areas of housing need, near transportation infrastructure that supports walking, rolling, cycling, public transit, and other alternative forms of transportation that provide access to jobs, shops, services, and amenities.
- 8.15. Prioritize higher density housing in proximity to the Langford Bus Exchange Transit-Oriented Area on Station Avenue, in the City Centre along the bus rapid transit route, and along future transit priority corridors.





Targets and Commitments

To achieve the desired outcomes, Langford will:

- 8.16. Achieve a minimum of 5,081 new homes by 2030 and 16,942 new homes by 2045.
- 8.17. Reduce the number of households experiencing Core Housing Need to below 10% by the 2026 census.
- 8.18. Pre-zone for affordable housing in the City Centre, Corridors and Urban Centres
- 8.19. Conduct a land capacity analysis and ensure the Zoning Bylaw accommodates the 20-year housing need by 2026.
- 8.20. Update the Housing Needs Report in 2028.
- 8.21. Provide annual reporting of the number and type of new homes approved and completed.
- 8.22. Improve the tracking of Building Permit data to include the tenure and size of new homes.
- 8.23. Following each Housing Needs Report update, review the policies of this section to ensure the key areas of housing need are prioritized and the targets are updated to reflect any changes to the five-year and 20-year housing need projections.
- 8.24. Create a Housing Strategy to provide direction on how the City can improve housing choice and affordability; remove barriers to housing in the key areas of housing need; ensure the integration of family-sized housing into multi-unit residential developments consisting of 4 or more storeys in the City Centre, Urban Centres and Corridor Areas of this Plan; and implement measures to achieve the outcomes of this Part.





PART 9

Climate Action and Sustainable Infrastructure

Climate Action and Sustainable Infrastructure

A successful climate action strategy requires careful integration into all aspects of city planning. Some cities include a dedicated climate section in their OCP to highlight its importance, while others embed climate priorities throughout their land-use and transportation policies, recognizing its role as a guiding principle. Langford's OCP does both.

Every section of this Plan is developed with the climate crisis in mind, alongside the four other major challenges expressed by the Five Crises. At the same time, this dedicated section highlights priorities beyond land use and transportation, reinforcing Langford's commitment to reducing greenhouse gas (GHG) emissions, improving energy efficiency, and adapting to climate change. These efforts not only help prevent the severe consequences of inaction but also bring economic, social, and environmental benefits to the community.

Canada's national goal is a 40% reduction in GHG emissions by 2030, with net-zero emissions by 2050. Achieving this requires coordinated action at all levels of government—federal, provincial, regional, and local. British Columbia's Local Government (Green Communities) Statutes Amendment Act ('Bill 27', 2008) mandates local governments to set GHG reduction targets in their OCPs and outline the actions needed to achieve them.

Langford is committed to climate action and sustainable infrastructure. By advancing energy-efficient buildings, waste reduction strategies, and adaptive infrastructure, the City will build a low-carbon, resilient future that benefits generations to come.



The Challenge

Langford must contribute to global and national climate goals while ensuring local sustainability, resilience, and livability. How can the city align its efforts with federal and provincial targets while meeting community-specific needs?

The challenge is twofold: first, reducing emissions through better planning, infrastructure, and energy use; and second, adapting to climate impacts such as extreme weather, heatwaves, and water shortages. Balancing these priorities will be key to building a thriving, future-ready Langford.

Desired Outcomes

1. The energy and carbon performance of all new and existing buildings will align with the City's Climate Action Plan.
2. The City will successfully implement a zero-waste strategy.
3. Resilience to the effects of climate change will be supported by incorporating green infrastructure systems, including trees, soil, and shrubs.
4. Water conservation and sustainable wastewater management practices will be fully integrated into the City's community and corporate operations.
5. Renewable energy adoption and efficient energy systems will be actively encouraged and widely implemented.



Desired Outcome #1: The energy and carbon performance of all new and existing buildings will align with the City's Climate Action Plan.

- 9.1. Promote and support the development of energy-efficient, high-performing, and low-carbon buildings (both new and existing) to meet the City's climate action targets.
- 9.2. Lead by example and ensure that the performance of all new and existing municipal and public buildings aligns with the City's climate action targets.
- 9.3. Encourage, and where feasible regulate, sustainable building design and construction practices in new developments and retrofits of existing buildings, including but not limited to: low-carbon building materials, reduced water consumption, increased energy-efficiency, renewable energy systems, minimized construction and demolition waste, and elements that contribute to reduced urban heat island effect.
- 9.4. Require technology and charging stations for electric cars and other electric micro-mobility devices (e.g. scooters, e-bikes, etc.) in new multi-unit residential buildings.



Example of a new high-performance and low-carbon building.



Desired Outcome #2: The City will successfully implement a zero-waste strategy.

- 9.5. Implement construction waste diversion targets and incentives for deconstruction and recycling.
- 9.6. Work with other agencies or businesses to develop a local construction waste recycling and reuse program.
- 9.7. Support education and community outreach programs to encourage waste reduction, reuse, and recycling.
- 9.8. Promote and support policies and programs to minimize waste generation and encourage waste diversion from landfills.
- 9.9. Promote incorporation of circular economy principles in local businesses and industries.
- 9.10. Promote reduction of kitchen and yard waste through composting programs.

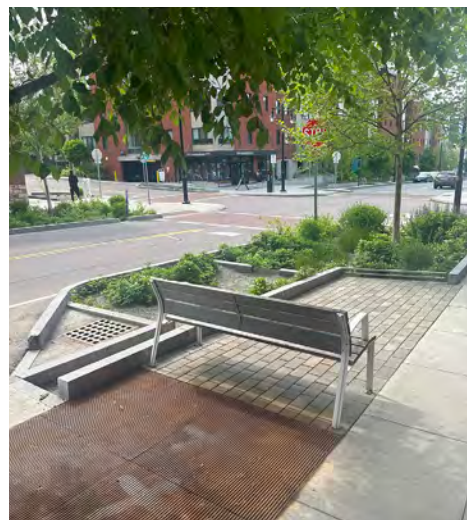


Example of a home being deconstructed.



Desired Outcome #3: Resilience to the effects of climate change will be supported by incorporating green infrastructure systems, including trees, soil, and shrubs.

- 9.11. Develop natural asset management policies and rainwater management strategies to maintain and replace aging infrastructure and create a more climate-resilient urban environment.
- 9.12. Invest in technology and creative design to plant trees in low equity areas and areas particularly subject to the urban heat island effect, as determined through the Urban Forest Management Plan (e.g. convert underutilized road ends, install bump outs, use soil cells, etc).
- 9.13. Promote sustainable site design strategies that reduce runoff and recharge groundwater (e.g. permeable hardscapes, on-site retention, stormwater infiltration systems, green spaces, rain gardens, bioswales, etc.) in new developments, municipal buildings, and public lands.
- 9.14. Implement low-impact development and green infrastructure practices in municipal buildings, parks, streets, schools, and parking lots through requirements and/or incentives.
- 9.15. Maximize opportunities to harvest waste heat, generate energy, and reuse treated wastewater for irrigation.
- 9.16. Promote rainwater harvesting for non-potable uses (e.g. toilet flushing, irrigation).
- 9.17. Ensure infrastructure adapts to future demands and a changing climate.
- 9.18. Provide shading trees in rights-of-way and areas with extensive hard surfaces, and encourage the use of light-coloured materials for paving and roofing in new developments, to reduce urban heat island effect, especially in low tree equity areas as determined through the Urban Forest Management Plan.
- 9.19. Educate residents about the benefits of keeping stormwater infrastructure (e.g. catch basins) free of sediments and dry leaves to ensure drainage systems function as intended during flood events.



Example of a green infrastructure system.



Desired Outcome #4: Water conservation and sustainable wastewater management practices will be fully integrated into the City's community and corporate operations.

- 9.20. Support reduced water consumption through green building policies.
- 9.21. Provide incentives for water-efficient fixtures and dual piping systems.
- 9.22. Encourage selection of low-water or no-water demand plant species for landscaping.
- 9.23. Promote integrated wastewater management technologies that provide social, economic, and environmental benefits.
- 9.24. Require site-scale wastewater management systems for private developments.
- 9.25. Investigate and implement neighborhood-scale wastewater treatment solutions.
- 9.26. Support education and community outreach programs to encourage water conservation practices.



Example of a site-scale wastewater management system.



Desired Outcome #5 - Renewable energy adoption and efficient energy systems will be actively encouraged and widely implemented.

- 9.27. Secure commitments for geo-exchange, solar energy, wind systems, and other on-site renewable energy systems as supplemental energy sources in new developments.
- 9.28. Secure agreements for district energy systems where appropriate.
- 9.29. Retrofit streetlights, traffic lights, and public infrastructure with energy-efficient technologies.
- 9.30. Promote the adaptability of site service infrastructure to accommodate future energy system conversions and reduce vulnerabilities to supply disruption (e.g. solar panel installation, wind turbines, smart grids, excess energy storage systems, etc.).



District Energy System

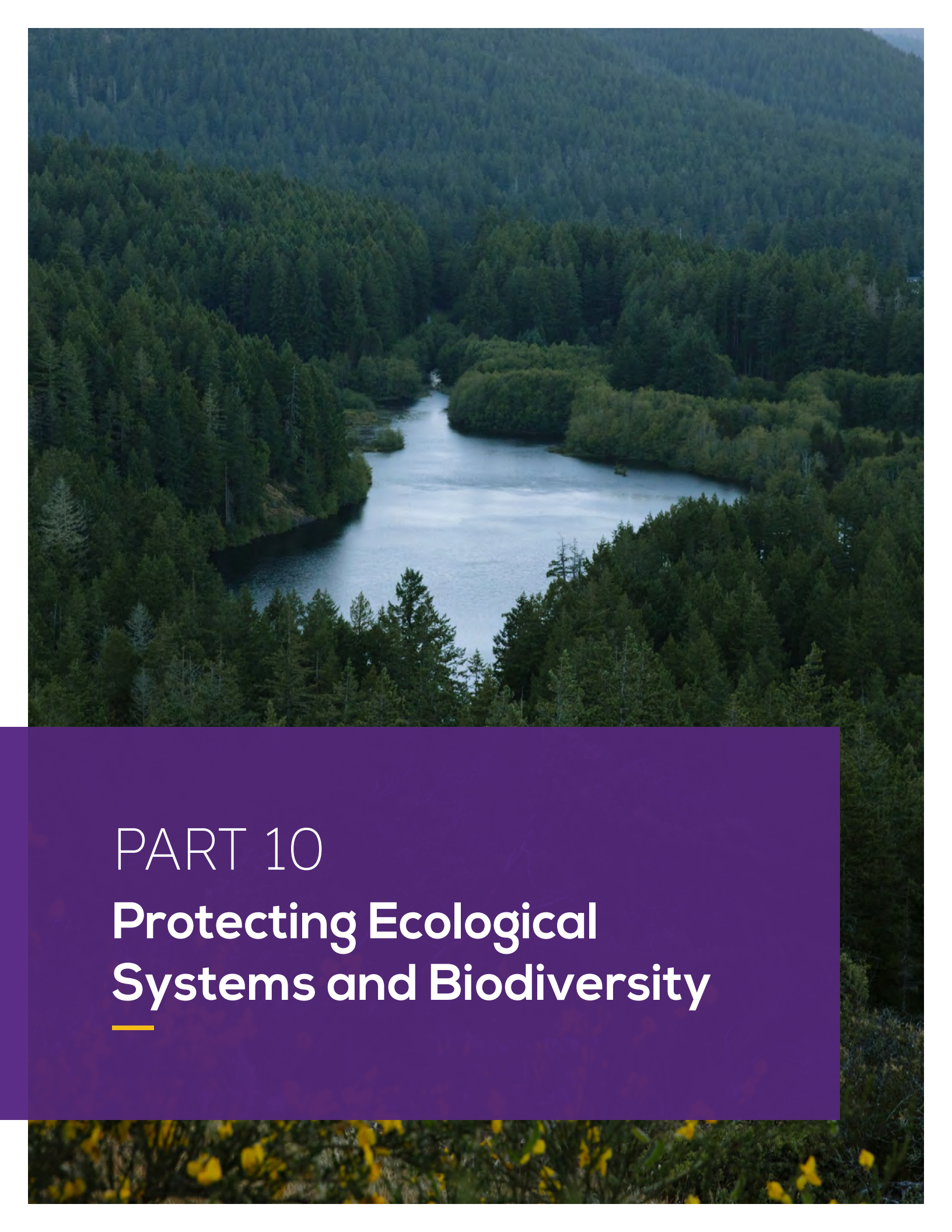
Systems that heat or cool many buildings from one shared source—like a central boiler or energy plant.



Targets and Commitments

To achieve the desired outcomes, Langford will:

- 9.31. Analyze and implement, where strategic, incentives that promote climate mitigation strategies, while ensuring alignment with and consideration of all other goals outlined in this Plan, including:
 - 9.31.1. Floor Area Ratio exclusions.
 - 9.31.2. Development Cost Charge reductions.
 - 9.31.3. Density bonusing.
- 9.32. Reduce the City's corporate emissions by 50% (from 2007 levels) by 2030, and achieve net zero emissions by 2050.
- 9.33. Decrease community-wide GHG emissions by 61% from 2007 levels by 2038.
- 9.34. Implement policies to support all new construction to be net-zero energy ready by 2032 and to reach zero operational emissions from all new construction by 2030.
- 9.35. Require 100% of residential parking stalls in new developments to be "EV-Ready."
- 9.36. Implement policies that support 25% of all vehicles in Langford to be electric by 2030.
- 9.37. Encourage all new construction projects to lower their embodied carbon emissions (e.g. low carbon materials, design strategies, etc).
- 9.38. Complete and implement a Climate Action Plan.
- 9.39. Incorporate equity principles into climate action planning and policy implementation.
- 9.40. Integrate a climate change mitigation and adaptation lens into all City plans, policies, and projects.
- 9.41. Monitor and report on the progress towards achieving the City's community and corporate climate action targets.
- 9.42. Collaborate with neighbouring municipalities and other external agencies to implement related GHG reduction targets.
- 9.43. Support knowledge dissemination, capacity-building, and market transformation for climate change mitigation, adaptation, and resilience.
- 9.44. Regularly update policies, targets, and actions to incorporate the effect of changing climate projections and to strengthen the community's resilience to climate change impacts.
- 9.45. Revise contracts with vendors and/or service providers to address fundamental sustainability objectives.
- 9.46. Regularly update the Stormwater Master Plan to account for the more intense and frequent precipitation that is expected due to climate change.
- 9.47. Regularly maintain the City's stormwater infrastructure, and upgrade (where necessary) to ensure excess precipitation is managed during extreme weather events.
- 9.48. Continue to work with other levels of government for the coordination of climate action planning.
- 9.49. Establish an integrated utility or enter into agreements with established utilities to develop and deliver services that contribute to sustainability goals.

An aerial photograph of a river winding through a vast, dense forest. The river is a light blue-grey color, contrasting with the deep green of the surrounding trees. The forest covers the entire landscape, with the river acting as a central feature. The lighting is soft, suggesting an overcast day or early morning/late afternoon.

PART 10

Protecting Ecological Systems and Biodiversity

Protecting Ecological Systems and Biodiversity

A community's natural environment, parks, and greenspaces are essential to sustainability and livability. Langford, located within the Coastal Douglas-fir zone in southwestern British Columbia, is home to diverse ecosystems, including mature Douglas fir and Garry oak forests. Major watersheds such as Colwood, Millstream, and Bilston Creek further enrich this unique bio-geoclimatic zone. The city's striking natural features—its coastline, mountains, lakes, creeks, and parks—shape its identity and enhance residents' quality of life. Protecting these ecological systems and ensuring continued public access is a key priority.

Nearly 90% of Langford's urban forest canopy (1,739 ha) lies within the city's forested areas, ranging from small patches to large, contiguous parks and rural lands. Preserving and managing these spaces is crucial to maintaining environmental integrity and supporting biodiversity.



The Challenge

As Langford grows, greenspaces and environmentally sensitive areas face increasing pressure from development and a changing climate. Thoughtful growth management can help protect natural areas while creating new parks and lands for long-term conservation and community trust. At the same time, climate change is amplifying threats such as wildfires, storms, flooding, pests, heatwaves, and drought, placing additional strain on local ecosystems. Addressing these challenges requires careful planning and long-term environmental stewardship.

Desired Outcomes

1. Environmentally sensitive areas (ESAs) will be protected and enhanced.
2. The urban forest will be healthy, climate-resilient, and provide equitable access to the ecosystem services and benefits it provides.
3. A thriving culture of collaboration will support ecological conservation and wildfire mitigation efforts.
4. A fully interconnected network of greenspaces and habitat corridors will be cherished and actively used by the community.



Desired Outcome #1: Environmentally sensitive areas (ESAs) will be protected and enhanced.

- 10.1. Prioritize placing retained ESAs into public trust or ownership.
- 10.2. Collaborate with developers to ensure retention, enhancement (e.g. invasive species removal), connectivity, and/or compensation for ESAs in and around development areas.
- 10.3. Limit access to ESAs through sensitive design.
- 10.4. Maintain ESAs within the ESA Development Permit Area (see Appendices).
- 10.5. Ensure mapping of ESA Development Permit Area is updated as new information is obtained. ESAs should include, but not necessarily be limited to: endangered and threatened habitats such as Garry Oak ecosystems and/or wildlife corridors, riparian corridors, wetlands, shoreline habitats, and areas of habitat and biodiversity value.
- 10.6. Ensure ESA Development Permit Area guidelines reflect updated technical and scientific data and best practices.
- 10.7. Conserve biological diversity and protect threatened and endangered species and ecosystems, in alignment with provincial or regional conservation planning and priority-setting efforts.



Desired Outcome #2: The urban forest will be healthy, climate-resilient, and provide equitable access to the ecosystem services and benefits it provides.

- 10.8. Ensure every resident has equitable access to the many benefits of the urban forest, including: regulating temperatures and heat island effect, mitigating the impact of storms, sequestering carbon and other pollutants, cleaning air and water, supporting wildlife habitats and biodiversity, improving physical and mental health, and contributing to placemaking and economic prosperity.
- 10.9. Maintain a healthy urban forest that can withstand and adapt to the impacts of climate change.





Desired Outcome #3: A thriving culture of collaboration will support ecological conservation and wildfire mitigation efforts.

- 10.10. Pursue collaborative partnerships with local First Nations, community organizations, and other levels of government to enhance ecological resilience and safeguard the natural environment.
- 10.11. Continue to support and encourage the involvement of individuals and community organizations in managing ESAs, removing invasive species, restoring and enhancing natural habitats, preventing erosion, and installing signs to inform and educate the public.
- 10.12. Proactively adopt initiatives that effectively support the prevention of wildfires and interface fires through the implementation of Langford's Community Wildfire Resiliency Plan, FireSmart principles and climate adaptation strategies.



Desired Outcome #4: A fully interconnected network of greenspaces and habitat corridors will be cherished and actively used by the community.

- 10.13. Plan and develop green corridors as networks of connected spaces integrating parks, natural areas, and developed areas with habitat or greenspace value.
- 10.14. Work with neighbouring municipalities and other agencies to plan and develop a collection of regionally connected greenspaces and green corridors that will include parks, natural areas, ESAs, and trails as well as developed areas that have habitat and/or greenspace value.
- 10.15. Protect biodiversity and enhance ecosystem functionality by preserving and connecting greenspaces and ESAs.
- 10.16. Enhance biodiversity within the urban forest, ESAs, and landscaped areas located within private development through the planting of species indigenous to the area, including pollinator-friendly species and climate resilient species.
- 10.17. Ensure the connectivity of the City's ESAs is a priority in land use planning while framing the need for protection, restoration, and connectivity across classes of natural and urban features.



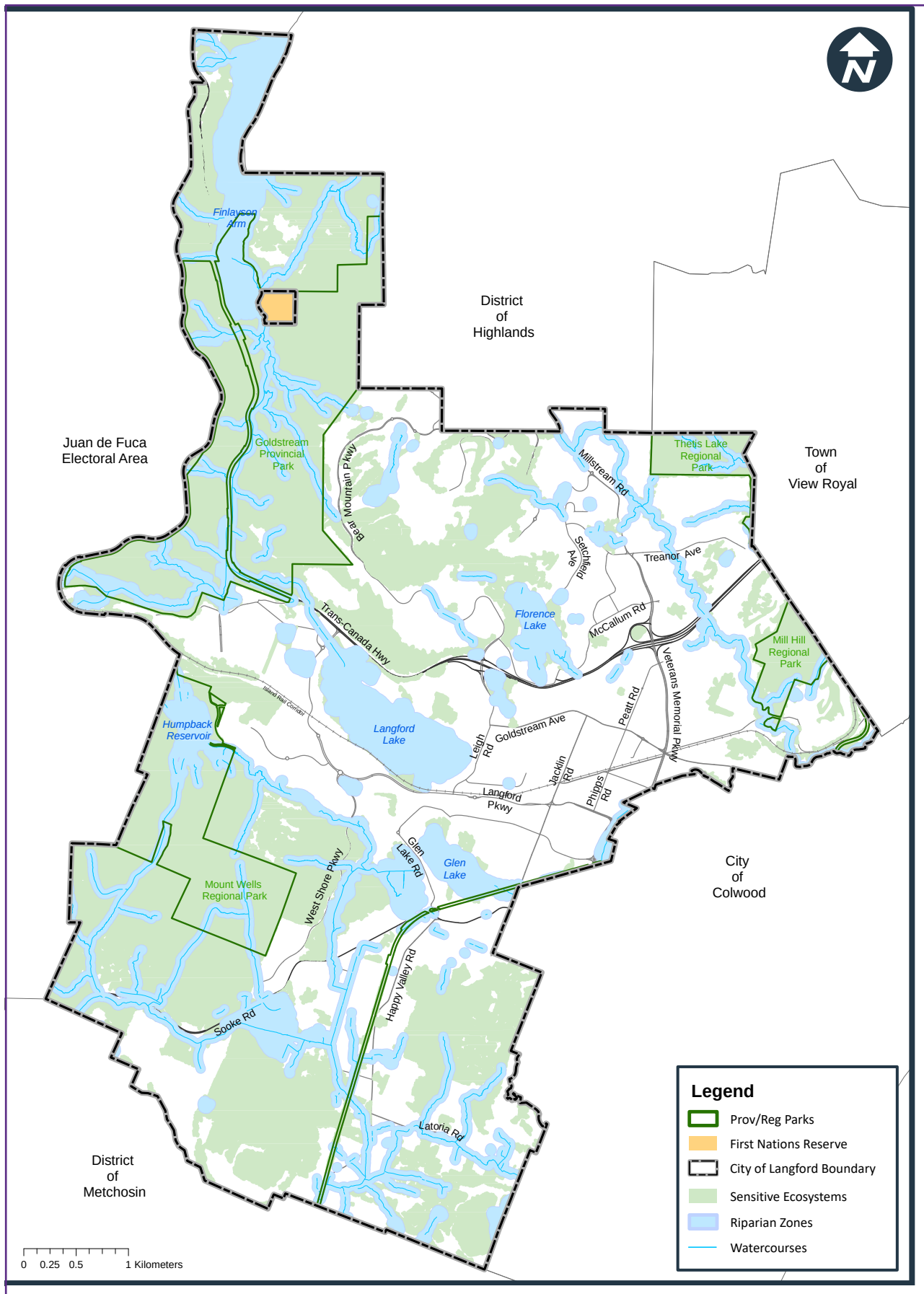


Targets and Commitments

To achieve the desired outcomes, Langford will:

- 10.18. Ensure an urban forest canopy of at least 40% in 2050.
- 10.19. Implement the Urban Forest Management Plan, with an emphasis on the quick start and priority actions, including:
 - 10.19.1. Plant at least 300-600 new trees (excluding replacement trees) per year on public and private property.
 - 10.19.2. Enhance maintenance practices to maximize the urban forest benefits of public trees and to reflect sustainable, evidence-based management practices.
 - 10.19.3. Update regulatory bylaws (such as the zoning bylaw, Development Permit Area guidelines, and development servicing bylaw) to improve tree outcomes.
 - 10.19.4. Review and update the City's "State of the Urban Forest" report every five years to monitor changes and adjust policies as needed to achieve the canopy target.
- 10.20. Update the ESA Development Permit Area maps and guidelines to ensure, as much as possible, that the maps accurately reflect the extent of ESAs and that the guidelines are achieving desired outcomes.
- 10.21. Update bylaws to allow discretionary density bonusing, reorganizing density on-site, or other variances in exchange for the retention of important ESA or urban forest features.
- 10.22. Require lands dedicated as park or greenspace to be treed or otherwise natural ecosystems, as much as possible, unless required for active park uses.
- 10.23. Develop a biodiversity conservation strategy to support the coordinated acquisition, conservation, and enhancement of the City's natural ecosystems.





MAP 6: SENSITIVE ECOSYSTEMS & HABITAT AREAS



PART 11

Economic Resilience and Prosperity

Economic Resilience and Prosperity

A strong, resilient economy is essential for a thriving community. Local businesses play a central role not only by providing goods and services but by fostering entrepreneurship, incubating new ventures, and strengthening social connections. As the foundation of the local economy, these businesses contribute to a dynamic, inclusive, and prosperous city.

Equally important is expanding local employment opportunities. Fostering a diverse range of jobs within Langford will reduce the need for commuting to other areas, easing traffic congestion and supporting a sustainable transportation network. This approach builds local resiliency, enhances quality of life, shortens commute times, and keeps economic benefits within the community.

A resilient economy means having the ability to pivot, adapt to, and recover from external disruptions, whether from natural disasters (including the many consequences of climate change), trade tariffs, global conflicts, supply chain disruptions, pandemics, or economic downturns. By fostering a diverse and adaptable economy, Langford can minimize job losses, protect livelihoods, and sustain community well-being in the face of future challenges, both predictable, and unpredictable.



The Challenge

The COVID-19 pandemic taught us a lot about economic resiliency. The impacts of the pandemic highlighted the essential role of certain businesses, including grocery stores, hardware stores, pet supply shops, home-based businesses, and safety suppliers, in maintaining daily life. At the same time, other businesses proved vital to maintaining local jobs, supporting economic recovery, and enhancing community well-being.

As the significant consequences of the climate crisis become more commonly felt and as economic conditions such as long-standing trade relationships become much more difficult to predict and rely on, economic “shocks” become more common. Economic health becomes less about successfully predicting such shocks, and more about embedding resiliency into the fabric of our business community.

How can Langford foster a resilient, innovative, and adaptable economy that supports all businesses and ensures the community remains strong in the face of future disruptions?

Desired Outcomes

1. Langford will be economically resilient and capable of swiftly adapting to unexpected economic uncertainty.
2. Langford will be a regional destination for the knowledge economy, shopping, and creative-based industries.
3. Langford’s economic activity will encompass a wide range of sectors to maintain a balanced and resilient economy.



Desired Outcome #1: Langford will be economically resilient and capable of swiftly adapting to unexpected economic uncertainty.

- 11.1. Emphasize innovation and collaboration, as it has become a lot harder, if not impossible, to predict the changes, challenges, and turning points our community will face within the life of this Plan. Change is not only harder to predict, but it is also happening faster. Strategies and policies should reflect this reality.
- 11.2. Assess and identify actions to enhance economic resiliency as part of the Economic Development Strategy.



Desired Outcome #2: Langford will be a regional destination for the knowledge economy, shopping, and creative-based industries.

- 11.3. Work to support the expansion of local and regional serving businesses located in the community.
- 11.4. Ensure the city remains a regionally (and provincially) competitive, attractive, and strategically nimble business destination.
- 11.5. Ensure land-use policies support and enable a sufficient long-term supply of commercial and industrial floor space capacity to meet local and regional demands.
- 11.6. Work with development proponents to attract 'anchor' business tenants through proactive development partnerships.
- 11.7. Collaborate with Royal Roads University to establish an Innovation Studio at the West Shore Campus to promote innovation and entrepreneurship, and to connect students with the business community.
- 11.8. Create people-places, such as public squares, plazas, and transformed streets, in commercial and mixed-use areas that incorporate seating areas, urban nature, and active design elements to attract people, encourage them to linger, and support local businesses.
- 11.9. Support and strengthen arts and cultural activities such as festivals and performances that advance economic development objectives.
- 11.10. Expand local and regional tourism strategies to attract visitors.
- 11.11. Support public realm infrastructure improvements such as new benches, bus shelters, water fountains, and bicycle racks to expand the use of active and alternate modes of transportation to commercial destinations.
- 11.12. Explore collaborative relationships with event holders and businesses to expand the use of alternate and active modes of transportation to commercial destinations and events.



Desired Outcome #3: Langford's economic activity will encompass a wide range of sectors to maintain a balanced and resilient economy.

- 11.13. Conduct a gaps analysis to determine what businesses and services are missing in Langford.
- 11.14. Work with key partners to incorporate shopping amenities (grocery stores, etc.) into new and existing commercial and mixed-use buildings to meet the needs of a growing population within a short walk, roll, or bike ride of homes.
- 11.15. Continue to support opportunities and partnerships for meaningful First Nations tourism and business creation.
- 11.16. Ensure commercial spaces on the ground floor in the downtown core are active uses that generate footsteps, support urban density, and enhance livability.
- 11.17. Permit home-based business in all parts of the community in all dwelling units.
- 11.18. Prioritize and lobby for job-rich industry types.
- 11.19. Encourage developers to work with downtown businesses to collaborate on providing amenities that may not be possible to include on-site (e.g. discounts for gym memberships or local businesses).
- 11.20. Support the development of non-profit organizations in the community, recognizing that they are employers and have access to funding (e.g. from senior governments) that bring new resources to the community.





Targets and Commitments

To achieve the desired outcomes, Langford will:

- 11.21. Adopt an Economic Development Plan that will gather baseline information on Langford's economic sectors, examine current trends and best practices in the context of Langford's strengths and opportunities, and include an action plan specifically addressing economic resilience, including (but not limited to):
 - 11.21.1. Development of business continuity programs.
 - 11.21.2. Support for the development of robust business retention and expansion programs.
 - 11.21.3. Support for social enterprises and innovation that focus on social and environmental outcomes (see Part 12 – Embracing the Creative City).
 - 11.21.4. Adoption of a “buy local program” supporting local purchasing and procurement.
- 11.22. Update the zoning bylaw so that only active, pedestrian-oriented uses are permitted on the ground floor in key parts of the Downtown.
- 11.23. Establish minimum commercial unit size requirements for mixed-use buildings to ensure new businesses have a viable street presence and floorspace.
- 11.24. Conduct a downtown parking needs assessment with the lens of economic development to ensure public parking areas set appropriate turn around times to support businesses.
- 11.25. Ensure Employment Lands (see Part 6 – Land Use and Growth Management Strategy) are maintained to protect the long-term availability and viability of light industrial land uses.
- 11.26. Consider revitalization tax exemptions to attract investment.
- 11.27. Work with other communities and key partners to continue promoting and developing Langford and the West Shore as a regional sport tourism, tourism, arts and culture, and recreation destination.





PART 12

Embracing the Creative City



Embracing the Creative City

Arts and culture, encompassing language, food, music, cinema, visual art, theatre, dance, and more, play an essential role in fostering social and economic prosperity. The cultural sector contributes approximately \$60 billion to the Canadian GDP annually. Research indicates that participation in arts and cultural activities is directly associated with enhanced health, happiness, and a sense of community belonging. Additionally, arts and culture attract visitors, strengthen local economic networks, and provide individuals with valuable lifelong experiences.

Arts and culture play a significant role in community development and support. Residents have indicated a need for additional cultural infrastructure in Langford, such as a performing arts centre and live music venues of various sizes to encourage creativity and foster social gatherings.

By integrating arts and culture into community planning and urban development, Langford is establishing itself as a “creative city”—a city that thrives on the incorporation of innovation, diversity, and creative expression.



The Challenge

How does Langford ensure that arts and culture are not just supported, but fully integrated into the City’s planning decisions, economic and social development, and urban design?

To develop a creative city, Langford must address challenges such as venue shortages, gaps in arts and culture infrastructure, and the need for equity-driven solutions that enable all residents to access and participate in cultural activities.

By prioritizing arts and culture as an essential component of city-building, Langford can reinforce its identity, improve livability, equity, and inclusion, and identify new opportunities for arts, culture, and social connection.

Desired Outcomes

1. Local First Nations will be involved in how the City supports their community’s arts and culture needs, by fostering meaningful partnerships.
2. Langford will host a vibrant and diverse array of cultural spaces.
3. Arts and culture will seamlessly integrate into City decision-making, with reduced regulatory barriers that encourage creative expression.
4. Creativity and innovation will thrive and help shape the city.



Desired Outcome # 1 - Local First Nations will be involved in how the City supports their community's arts and culture needs, by fostering meaningful partnerships.

- 12.1. Engage with local First Nations and urban Indigenous artists to explore the implementation of art features in public and private development projects.
- 12.2. Actively involve First Nations and urban Indigenous community members in public celebrations, gatherings, and intercultural events.
- 12.3. Recognize and honour Indigenous culture, knowledge, and language through public art and community events.
- 12.4. Ensure widespread public awareness and acknowledgment of the true history of Langford's territorial lands and the Nations who have stewarded them.



The Yos Pole: created by Master Carvers Moy Sutherland Jr. from Tla-o-qui-aht First Nation (Tofino) and John Marston from Stz'uminus First Nation (Chemainus) and various Malahat Nation youth.

2

Desired Outcome #2 - Langford will host a vibrant and diverse array of cultural spaces.

- 12.5. Develop more outdoor music and performance spaces in parks and other public areas.
- 12.6. Explore partnerships with private and non-profit arts and culture community groups and other levels of government to review facilities needs to foster cultural expression (e.g. performing arts centres).
- 12.7. Ensure the availability of affordable venues for artists, arts organizations, and cultural groups.
- 12.8. Encourage the development of private performance and gallery spaces in new developments.
- 12.9. Enable public outdoor places for programmed or spontaneous performances and art installations.
- 12.10. Foster public spaces that are culturally vibrant and support social connection and cultural expression.
- 12.11. Link arts sector initiatives to beautification, revitalization, and development efforts.
- 12.12. Provide funding for arts and culture groups, initiatives, and programs for city-focused activities.
- 12.13. Apply equity, diversity, and inclusion approaches to address barriers to access arts and culture space.





Desired Outcome #3 - Arts and culture will seamlessly integrate into City decision-making, with reduced regulatory barriers that encourage creative expression.

- 12.14. Integrate arts and culture initiatives and programming as part of new development projects.
- 12.15. Create culturally vibrant public spaces that promote social connection and cultural expression, integrating them into amenity expectations or capital projects.
- 12.16. Foster distributed creative-placemaking throughout the city where residents and visitors can experience and enjoy an artful public realm.
- 12.17. Consider providing municipal properties or resources to assist with the upfront capital costs and/or operating endowment for an arts and culture centre.
- 12.18. Enable new or repurposed spaces for professional and community arts and cultural activities in areas well served by public transit and other modes of transportation through zoning amendments.
- 12.19. Reduce excessive parking minimums that create barriers for entertainment businesses in central locations that are accessible by public transit and active modes of transportation.
- 12.20. Create opportunities to showcase local artists in public spaces, prioritizing Indigenous artists.
- 12.21. Support and expand The Langford Station Arts and Cultural District as a public gathering place.



Desired Outcome #4: Creativity and innovation will thrive and help shape the city.

- 12.22. Encourage the utilization of “third spaces” - public and commercial spaces outside homes and workplaces for gatherings, networking, and socializing. These spaces should serve as hubs for connection, collaboration, and innovation, providing creative individuals, including entrepreneurs, opportunities to meet, share ideas, and work collaboratively.
- 12.23. Foster, encourage, and support open-mindedness, innovative thinking, competent risk-taking, and appreciation for differences and diverse perspectives in a manner that benefits both local and broader public interests.
- 12.24. Embrace a corporate culture that is open to well-designed and evidence-based experimentation by using methods such as pilot projects to test new ideas.
- 12.25. Foster and highlight interculturalism by promoting active engagement and dialogue between diverse cultures, encouraging interaction, mutual understanding, and the development of a shared public culture.



Targets and Commitments

To achieve the desired outcomes, Langford will:

- 12.26. Consult with local First Nations, urban Indigenous peoples, residents, businesses, artists, and other key partners to identify needs and priorities for arts and culture, with a focus on inclusivity, diversity, equity, and accessibility.
- 12.27. Conduct corporate training on the use of Reconciliation language, paired with decolonial actions.
- 12.28. Set a target for cultural space per 100,000 residents.
- 12.29. Create and implement an Arts and Culture Strategy to determine how best to showcase and celebrate the diverse cultures in Langford.
- 12.30. Work with other West Shore communities and key partners to contribute funding to an arts and culture centre (dedicated use and/or multi-use).



PART 13

Food Systems and Security

Food Systems and Security

Access to affordable, healthy food is essential to quality of life. Food systems and local food security are becoming increasingly important, as they are linked to human and environmental health, economic resilience, and the ability to withstand climate change and rising energy costs. The availability, quality, and affordability of local food shapes food choices, making a well-functioning food system a foundation of community well-being.

Langford recognizes the importance of localizing food production, processing, and distribution to build a resilient and sustainable food system. As an urban community with limited farmland, Langford's food system relies on a mix of small-scale farms, co-operatives, food distributors, grocery stores, local restaurants, and a farmers' market. However, this infrastructure is not enough to support true food self-reliance.

Rising food prices, supply chain disruptions, and unpredictable global factors such as climate change, trade tariffs and trade restrictions highlight the urgency of expanding local food security. Langford must take strategic action to strengthen food production and distribution while supporting sustainable agricultural practices to build long-term resilience.



The Challenge

Currently, only about 10% of the food consumed on Vancouver Island is locally produced, leaving Langford heavily reliant on imports. This dependence contributes to greenhouse gas emissions, increased traffic, food quality concerns, and lost economic opportunities. Supporting a more self-reliant food system can address these challenges while improving sustainability and resilience. While the Agricultural Land Reserve (ALR) plays a valuable role in protecting land for food production, it offers limited support for promoting active cultivation.

How can Langford tackle these challenges and boost local food production and self-reliance amid unpredictable factors, like fluctuating tariffs and climate change, that threaten food systems and supply chains?

Desired Outcomes

1. All residents will have consistent access to affordable, healthy, and locally sourced food within walking distance.
2. Agricultural lands will be protected, productive, and harmoniously integrated with urban development.



1 **Desired Outcome #1: All residents will have consistent access to affordable, healthy, and locally sourced food within walking distance.**

- 13.1. Support community and non-profit groups to establish or expand food-growing programs, facilities, and activities.
- 13.2. Engage with and support local organizations who are working in the areas of food security, food access, and food self-sufficiency.
- 13.3. Leverage funds from new developments to acquire land and infrastructure for community gardens.
- 13.4. Identify locations for community gardens as part of the Parks and Trails Master Plan, ensuring at least one per neighborhood, particularly in higher-density areas.
- 13.5. Incentivize the inclusion of food growing opportunities into new multi-family development.
- 13.6. Encourage the planting of edible plant species in landscaped areas within new development, parks, and boulevards, where appropriate.
- 13.7. Encourage the development of locally owned and locally sourced grocery stores, markets, corner convenience stores, cafes, and restaurants in new and existing neighborhoods.
- 13.8. Actively promote farmer's markets, food fairs, and celebrations of local food producers.



Langford Spring 2021 Farmers Market.



Desired Outcome #2 – Agricultural lands will be protected, productive, and harmoniously integrated with urban development.

- 13.9. Acquire farmland for community trust management, ensuring long-term agricultural use.
- 13.10. Investigate incentives to promote farming as the primary activity on all agricultural land, including underutilized farmland.
- 13.11. Preserve agricultural land by implementing edge-planning policies to prevent encroachment from development and to minimize potential conflicts.
- 13.12. Support the inclusion of viable agricultural lands into the Agricultural Land Reserve and consider farm tax exemptions to stimulate local farming.
- 13.13. Ensure density targets support a sustainable local food economy.
- 13.14. Support the development of greenhouses, vertical agriculture (indoor growing of crops using stackable shelves), and other advanced agricultural methods.
- 13.15. Encourage farmland under production to expand production, host community events, and establish farm stands to showcase their products and other locally sourced goods.
- 13.16. Focus on enhancing food security by encouraging value-added processing, greenhouse operations, and farm-to-table initiatives.
- 13.17. Facilitate cooperation amongst individuals or groups working towards increasing community agriculture activities.
- 13.18. Promote innovative and sustainable farming practices on underutilized or city-owned lands.
- 13.19. Perform cost-benefit analyses to evaluate new initiatives, such as farm tax exemptions.



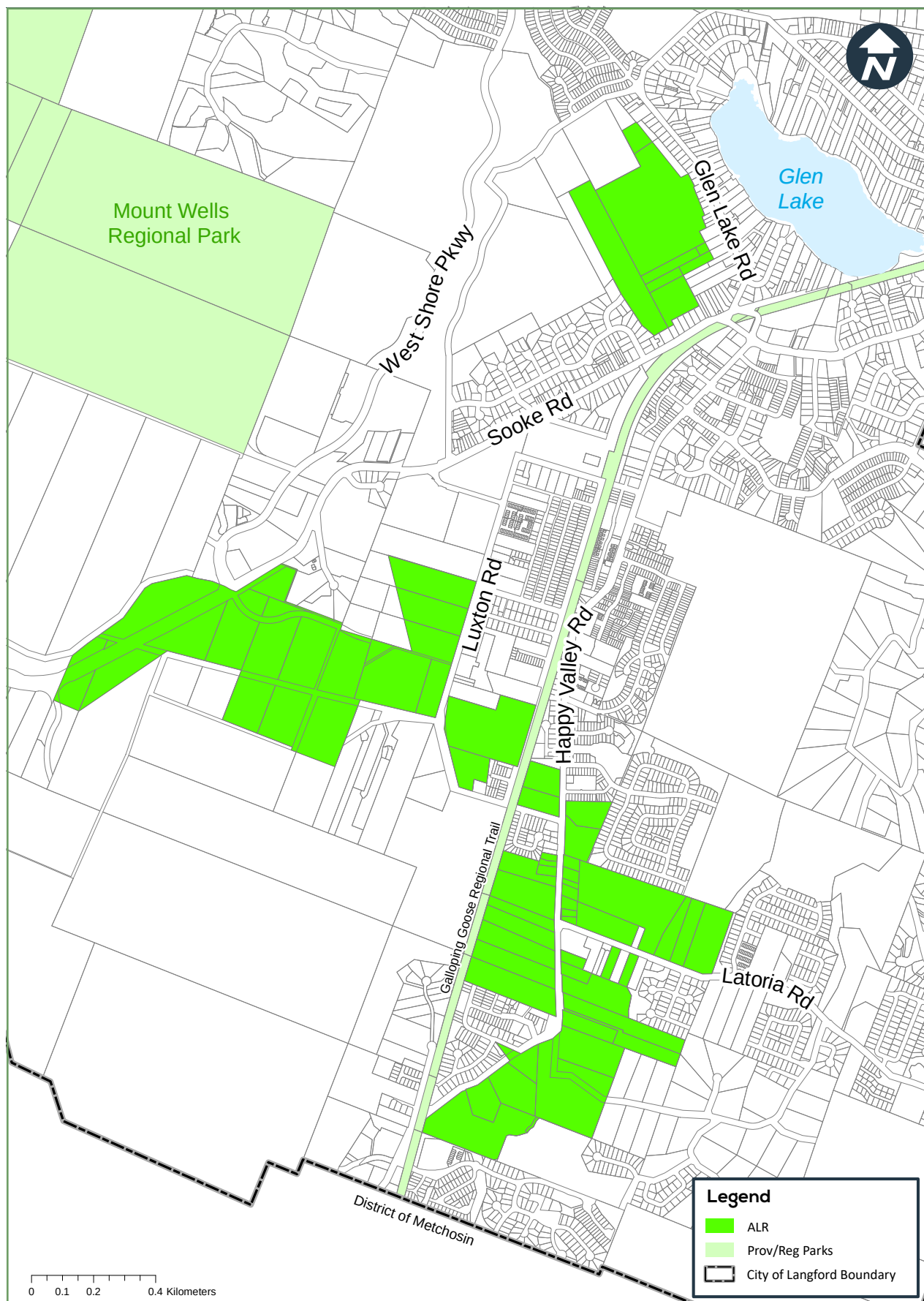


Targets and Commitments

To achieve the desired outcomes, Langford will:

- 13.20. Identify and reduce any municipal barriers to increasing the production of food on agricultural lands and the resilience of the food system.
- 13.21. Establish a minimum of one community garden per neighborhood by the time we reach 100,000 people.
- 13.22. Establish targets for local food production.
- 13.23. Permit community gardens in all commercial, residential, and public zones, including parks and utility corridors.
- 13.24. Amend the zoning bylaw to permit farmer's markets on public lands and facilities, including parks and schools.
- 13.25. Ensure all neighborhoods have access to locally owned food outlets and markets.
- 13.26. Include allotment gardens in a density benefits strategy to encourage the incorporation of food growing opportunities into new multi-family development.
- 13.27. Ensure private patios or balconies in new multi-family developments are large enough to place food-growing planter boxes.
- 13.28. Work with regional partners to promote locally grown food, such as Buy Local initiatives.
- 13.29. Develop metrics to track progress on objectives, such as the number of community gardens, local food production rates, the number of households within walking distance of a grocery store, and reductions in food-related GHG emissions.
- 13.30. Continue to develop food security tools and strategies in the context of various applicable work programs.





MAP 7: AGRICULTURAL LAND RESERVE (ALR) INVENTORY



PART 14

Parks, Places, and Services for People



Parks, Places, and Services for People

Public spaces—parks, plazas, squares, and well-designed streets—are vital for creating vibrant, healthy, and inclusive communities. In Langford, these spaces promote physical and mental well-being, foster social connections, support cultural expression, and enhance active transportation networks. By prioritizing equitable access and innovative placemaking, the city can transform its public realm into a dynamic network of gathering places that strengthen community life, economic success, and environmental sustainability.

Strong social infrastructure is also essential to community well-being. Access to urgent and primary care, social services, childcare, and education must keep pace with Langford's rapid growth. Currently, many residents must travel outside the city to meet these needs. Ensuring that essential services are available locally is critical to creating the complete community envisioned in this OCP.



The Challenge

Langford has a shortage of parks and public spaces that serve diverse recreational, cultural, and social needs. Traditional Park planning has not fully addressed the demand for accessible gathering spaces in an increasingly urban city, including public squares, plazas, and streets designed as welcoming places for people. Expanding and reimagining these spaces is key to creating a cohesive and inclusive public realm.

Additionally, the growing population requires more space for essential services such as health care, childcare, social services, and education. While many of these fall outside municipal jurisdiction, the City must work with partners to reduce barriers, integrate space for services into new developments, and advocate for support from higher levels of government.

Desired Outcomes

1. Langford will have a connected network of parks and people-places, including plazas, squares, and transformed streets.
2. Placemaking will shape vibrant, inclusive parks and people-centered spaces.
3. Accessible, safe, and affordable public spaces and services will be available to all.



Desired Outcome #1: Langford will have a connected network of parks and people-places, including plazas, squares, and transformed streets.

- 14.1. Ensure a comprehensive network of parks and people-places is equitably distributed across the city to serve all neighbourhoods, community needs, abilities, and demographics.
- 14.2. Integrate parks and people-places into broader urban planning initiatives, enhancing connections within and between neighbourhoods.
- 14.3. Connect parks and people-places with active transportation corridors and greenways.
- 14.4. Ensure neighbourhoods have access to a range of parks and people-places that serve different functions, including active uses such as playgrounds, sport courts, and passive uses such as natural greenspace and trails.
- 14.5. Use people-places to enhance and strengthen growing urban areas by activating the space between buildings and creating “magnets” that attract and keep people.
- 14.6. Strengthen social connections through the design of transportation networks that prioritize active transportation, equitable mobility, and improved health outcomes for all residents
- 14.7. Work with adjacent municipalities to plan and develop a “West Shore Greenbelt” that connects greenspaces such as parks, trails, and natural areas throughout the region.
- 14.8. Maximize public access to waterbodies such as lakes and creeks, ensuring City ownership and limited access to environmentally sensitive areas (ESAs) where appropriate.



2

Desired Outcome #2: Placemaking will shape vibrant, inclusive parks and people-centered spaces.

- 14.9. Create meaningful and affordable public gathering spaces for community celebration, civic engagement, and contemplation to strengthen sense of place and community.
- 14.10. Ensure the planning and design of parks and people-places integrate interactive and engaging public art and opportunities for diverse social, cultural, economic, recreational, and celebratory activities.
- 14.11. Promote temporary and seasonal public realm activations, such as opening streets for people/closing to vehicles and pop-up events, to enhance vibrancy and engagement.
- 14.12. Create opportunities for both spontaneous and programmed activities in parks and people-places.
- 14.13. Encourage community input through surveys, advisory councils, and youth engagement initiatives, ensuring diverse representation in decision-making processes.
- 14.14. Foster community engagement in the design and programming of public spaces to reflect local needs and identities.





3

Desired Outcome #3: Accessible, safe, and affordable public spaces and services will be available to all.

- 14.15. Adopt the 8-to-80 principle to create a network of parks and people-places that are welcoming for residents of all ages and abilities and are connected by accessible active transportation corridors.
- 14.16. Ensure equitable access to parks and people-places by considering factors such as age, gender, ethnicity, and mobility constraints during planning and design phases.
- 14.17. Maintain an understanding of community needs for recreation, parks, people-places, and social services by conducting needs assessments and collaborating with community groups, external agencies, and other levels of government.
- 14.18. Work with recreation providers to:
 - 14.18.1. Optimize existing facilities, such as West Shore Parks & Recreation and the Langford Aquatic Centre, for both social and recreation programming.
 - 14.18.2. Provide a range of recreational programs for all ages, including indoor and outdoor activities that promote physical and mental health.
- 14.19. Support community groups in the ongoing development and operation of social programs and facilities to serve the needs of residents.
- 14.20. Work with key partners and developers to incorporate space for community groups, libraries, childcare centres, and/or health care offices and social services into new development.
- 14.21. Support the expansion of educational facilities, including pre-schools, K-12 schools, and post secondary institutions to ensure lifelong learning opportunities for all residents.
- 14.22. Encourage new group childcare, public schools, and senior serving facilities to be located in close proximity to each other to foster intergenerational learning opportunities.
- 14.23. Communicate, collaborate, and advocate to other agencies and levels of government to ensure local needs for education, health care, community safety, and social services are adequately addressed as the city grows.



8-to-80 Principle

The 8 to 80 principle recognizes that building a city that is safe and accessible for 8 year olds and 80 year olds will work for everyone.

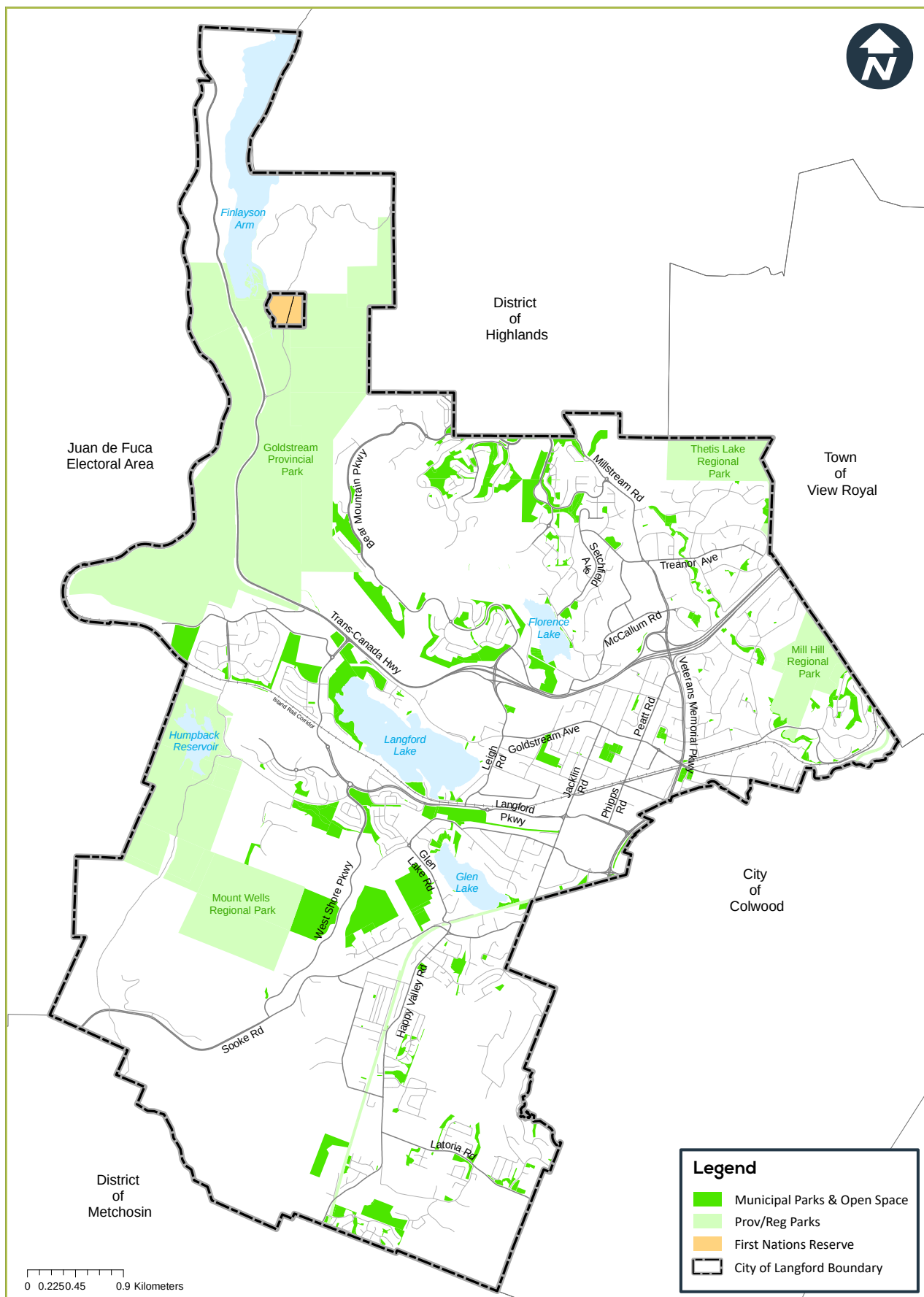




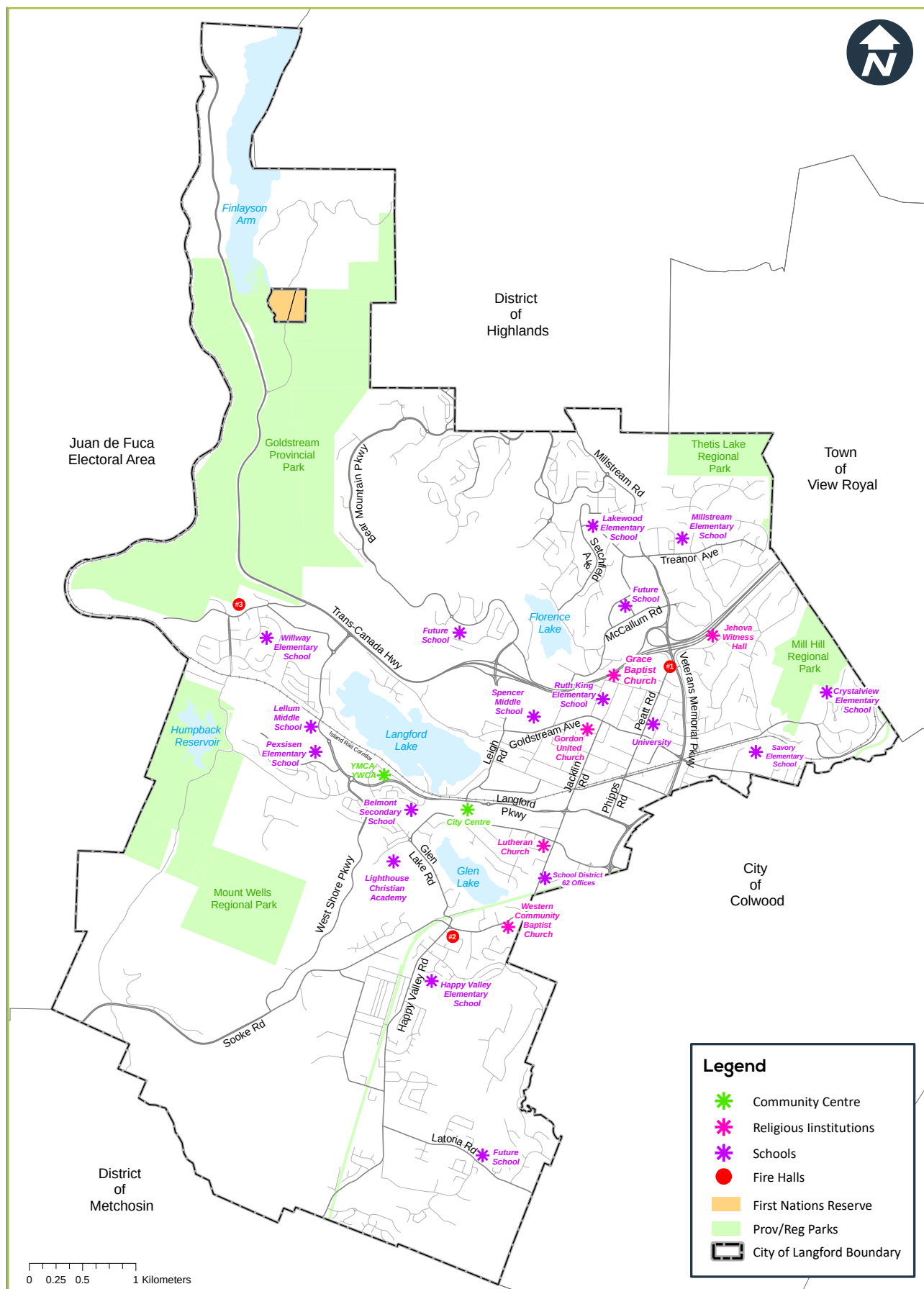
Targets and Commitments

To achieve the desired outcomes, Langford will:

- 14.24. Maintain a Parks and Trails Master Plan in order to guide decisions related to property acquisitions and the planning, design, and delivery of parks and public spaces.
- 14.25. Require lands dedicated as park or greenspace to be treed or otherwise natural ecosystems, provide public access, enable active or recreational uses, or provide expressed benefit to the community.
- 14.26. Increase the amount of City-owned parkland by 50% by the time we reach 100,000 residents.
- 14.27. Ensure that neighbourhoods integrate safe, connected, and nearby natural greenspaces, parks, and play areas for children and youth.
- 14.28. Ensure 95% of residents live within 400m of a usable park or public space by the time we reach 100,000 residents.
- 14.29. Prioritize the acquisition of new parkland in under-served and low equity neighbourhoods.
- 14.30. Universally apply requirements under the Land Title Act that require access to water bodies at the time of subdivision (BC Land Title Act Section 75 (1) (c)).
- 14.31. Maintain density bonusing strategies to secure parkland dedications and the incorporation of community spaces into new development, with the intent of optimizing all available land acquisition and dedication tools.
- 14.32. Create and implement a Placemaking Strategy to identify locations and programming opportunities for both temporary and permanent activation of public spaces into people-places.
- 14.33. Support the role of the West Shore Parks & Recreation Society as a major provider of recreational services and programs in the West Shore, while adding local recreational opportunities within Langford.
- 14.34. Work with partners to define and create multi-use facilities such as community centres, areas for events and festivals, sports groups, community groups, and public gathering places as part of development projects.
- 14.35. Collaborate with the Sooke School District in identifying opportunities for new K-12 schools in key growth areas, and to develop additional joint-use agreements to ensure efficient use of public lands.
- 14.36. Ensure maximum potential for the provision of childcare, medical, and school facilities in zoning bylaws.
- 14.37. Advocate to other levels of government and external groups to establish additional urgent and primary care facilities in Langford.



MAP 8: PARK AND GREENSPACE INVENTORY



MAP 9: INSTITUTIONAL USES & INSTITUTIONS INVENTORY



APPENDIX A

Development Permit Areas

Appendix A: Development Permit Areas

Applicants are required to provide a checklist or statement indicating how their proposal complies with the development permit area guidelines applicable to their development. Where some element of the proposal or design does not comply with a guideline, a justification identifying the divergence and the reason shall be provided. Council may diverge from any particular development permit guideline where a compelling rationale that preserves the qualitative intent of the guidelines is supplied.

Development Permit and Development Approval Information Areas – General Designations, Objectives and Justifications.

In order to establish objectives for the form and character of new development, the City of Langford designates the following as development permit areas pursuant to Section 488(1)(e) and (f) of the *Local Government Act*:

- a. All Industrial land;
- b. All Commercial land;
- c. All Multi-Family Residential land;
- d. All Two-Family (Duplex) Multi-Family Residential land;
- e. All Intensive Residential land, which is defined as all land within subdivision plans that include more than three lots under 400 m² in area; and
- f. All land containing a Garden Suite or Carriage Suite.

As these areas will be the location of most major development in Langford during the period covered by the official community plan, it is important that the form and character of development be of a high-quality design and a consistent design theme (see High-Quality City Building). The guidelines created pursuant to this section ensure that development incorporates good site planning, safe and convenient multi-modal transportation, articulated and attractive building facades, aesthetically pleasing and usable public/private open space areas, and efficient servicing.

The City of Langford designates all areas identified on Maps 10 and 11 as Development Permit Areas for the purpose protecting the natural environment, its ecosystems and biological diversity from development pursuant to Section 488(1)(a) of the *Local Government Act*. These are areas of environmental sensitivity.

The general objectives for these Development Permit Areas are to:

- a. Preserve and enhance sensitive ecosystems and natural topographic features of a site as much as possible;
- b. Preserve and enhance habitat, biodiversity, the urban forest, and ecosystem features and functions;
- c. Protect and conserve native species, including species at risk identified by the Canadian or British Columbia governments and the B.C. Conservation Data Centre;
- d. Enable wildlife movement and gene flow through preserving and enhancing connectivity;

- e. Protect fish habitat and riparian values in accordance with the Provincial Riparian Areas Protection Regulation; and
- f. Prevent slope instability and erosion in areas adjacent to water bodies and sensitive ecosystems.

Notwithstanding the areas shown on Map 10, the Riparian Development Permit Area includes all areas within 45m of the high-water mark of any watercourse.

In relation to any areas shown on Map 10 comprising or connected to a ravine, the Riparian Development Permit Area includes, despite the appearance of the area on Map 10, an area defined by the following criteria, and for that purpose a “ravine” is a narrow valley with an average grade on either side greater than 3:1 measured between the high water mark of the water body contained in the valley and the top of the valley bank, and the top of the valley bank is the point nearest the water body beyond which the average grade is less than 3:1 over a horizontal distance of at least 15 meters measured perpendicularly to the water body:

- a. For a ravine less than 60 meters wide, an area on both sides of the water body measured from the natural boundary of the water body to a point that is 30 meters beyond the top of the ravine bank; and
- b. For a ravine 60 meters wide or greater, an area on both sides of the water body measured from the natural boundary of the water body to a point that is 10 meters beyond the top of the ravine bank.

The City of Langford designates all areas identified on Map 12, 13, 14, as a Development Permit Area for the purpose of protecting development from natural hazards, pursuant to Section 488(1)(b) of the *Local Government Act*. These areas include floodplains, steep slopes, and areas of poor drainage.

The City of Langford designates all lands shown as extreme or high hazard on Map 15 as a Development Permit Area for the protection of development from wildfire hazard, pursuant to Section 488(1)(b) of the *Local Government Act*, for the purpose of ensuring that development within high and extreme wildfire hazard risk areas occurs in a way that minimizes the risk to persons and property associated with these hazards.

The general objectives for these Hazardous Area Development Permit Areas are to:

- a. Ensure people and property are safe from floodwaters;
- b. Ensure development in steep slope areas is designed and engineered to provide a high level of protection from ground instability and/or slope failure;
- c. Ensure drainage is managed in a way that does not negatively impact the development, adjacent sites, and the surrounding community;
- d. Ensure development is managed in a way that minimizes the risk of damage to property or people; and
- e. Ensure development is managed in a way that mitigates the risk of interface fire hazards while still addressing environmental values.”

The City of Langford designates all lands identified on Map 16 as the Sooke Road Commercial Revitalization Development Permit Area, and all lands identified on Map 17 as the City Centre Development Permit Area as commercial revitalization development permit areas pursuant to Section 488(1)(d) of the *Local Government Act*. The form and character of development in these areas is of particular importance to the City’s image. The City has particular desire to encourage revitalization of older commercial premises to

ensure that new development incorporates pedestrian-oriented site planning, articulated and attractive building design, site amenities, and high quality public and private realm landscaping.

The City further designates all of the lands designated as development permit areas as areas for which development approval information may be required under Section 484 of the *Local Government Act*.

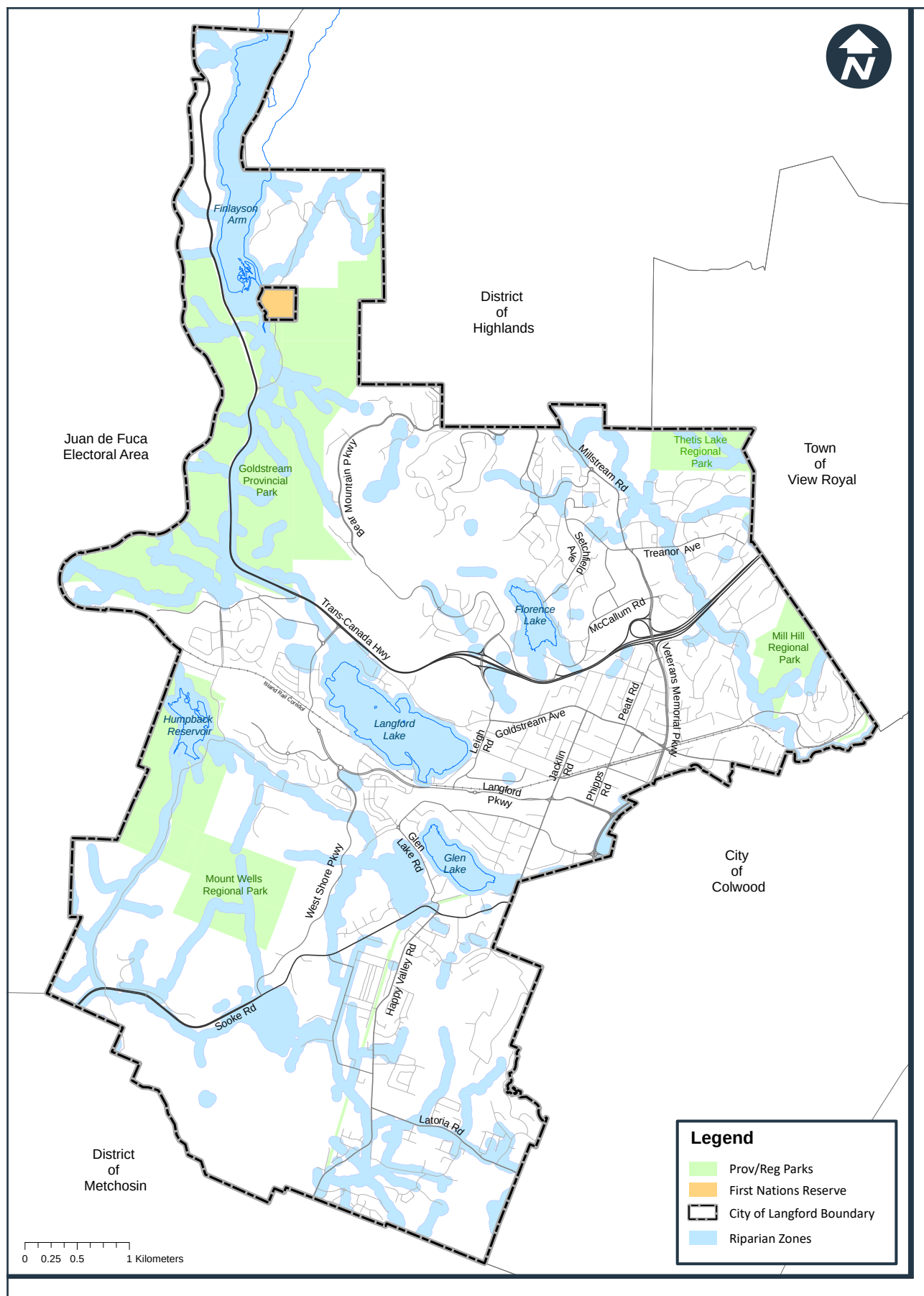
The justification for these designations is to ensure that Council has the ability to secure necessary information for considering development applications in order that:

- a. Traffic and storm water runoff resulting from development are well-managed;
- b. Rare, endangered, or sensitive ecosystems, plants, and animals are identified and protected and development impacts mitigated;
- c. Development is protected from hazardous conditions; and
- d. The density, public realm, and form and character of new development are of high quality and best suited to both the surrounding properties and the vision of community established in the OCP.

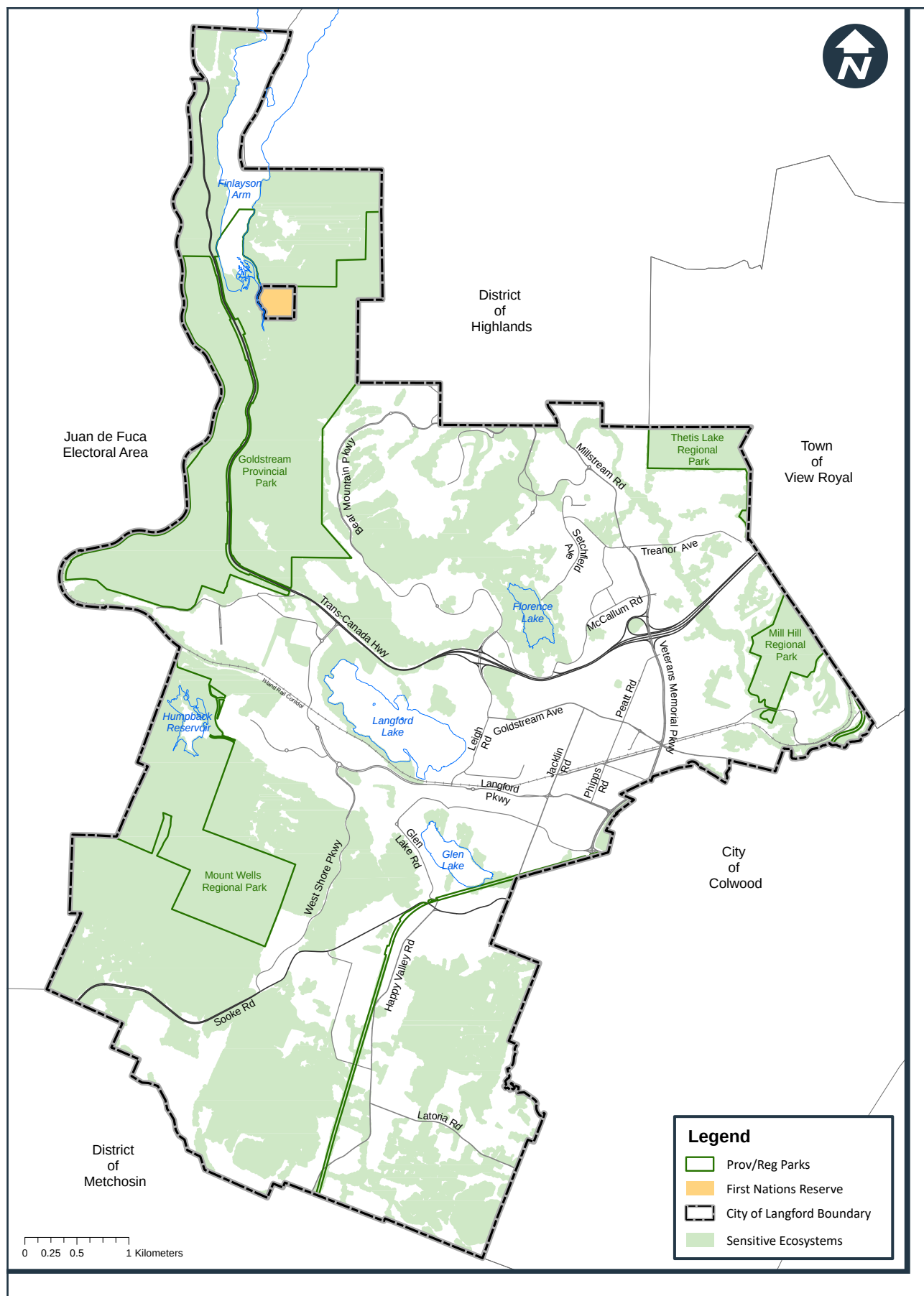
Development permit objectives and guidelines related to placemaking, site planning, architecture, landscape architecture, and special considerations for the form and character and commercial revitalization development permit areas designated by this section are located in Appendix B of this Official Community Plan, while guidelines related to the areas designated for environmental protection and protecting development from hazardous conditions are located in Appendix C. Additional policies, objectives, and guidelines pertaining to the master planned communities of Olympic View, Bear Mountain, and South Skirt Mountain are located in Appendix D.

Council has the authority to issue a Development Permit which may be used to vary bylaw provisions other than the use or density of land or floodplain specifications.

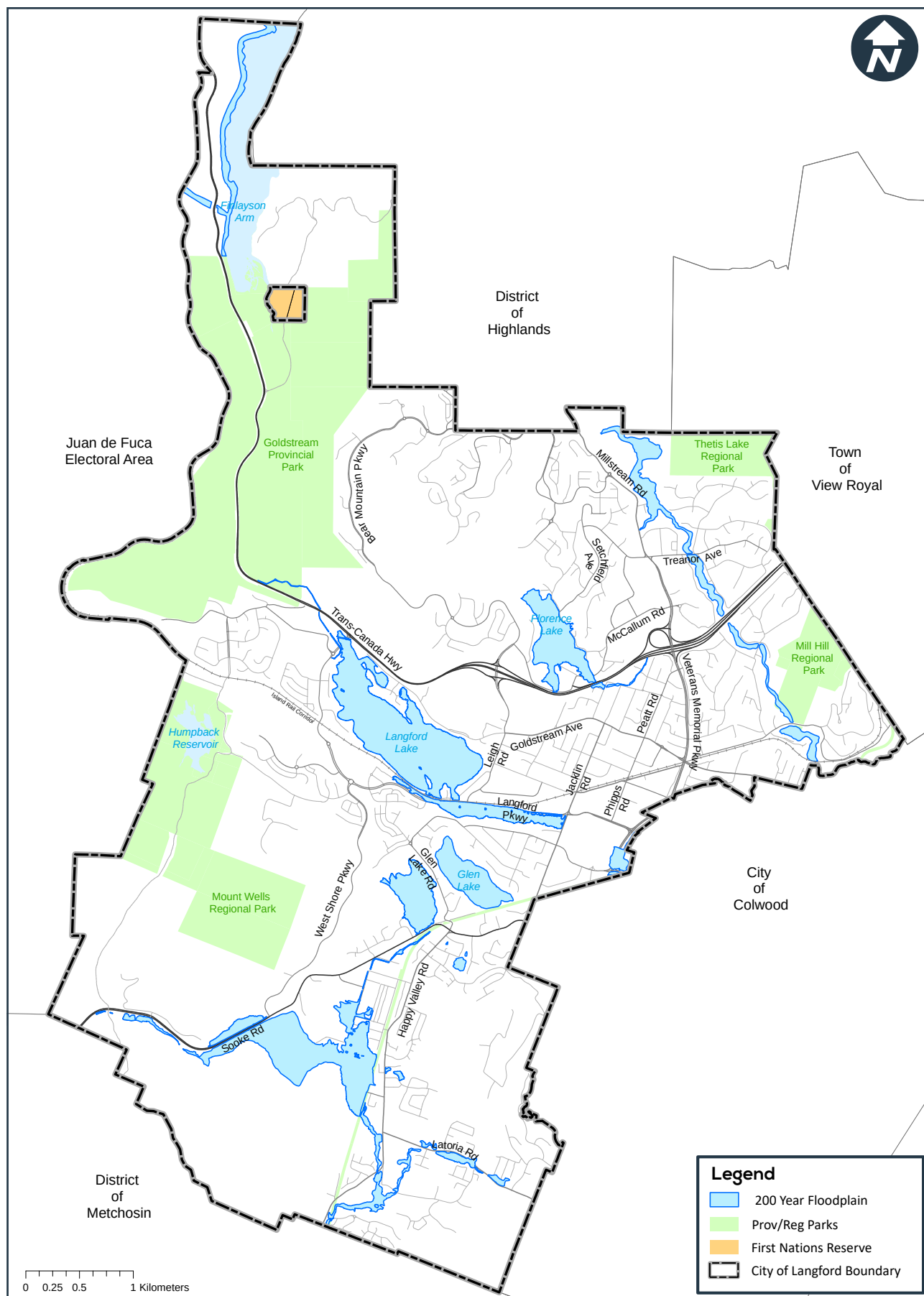
Council may consider requests for relief of bylaw specifications (e.g., height, siting of buildings and parking requirements) where such change is appropriate from an environmental perspective or represents a community benefit.



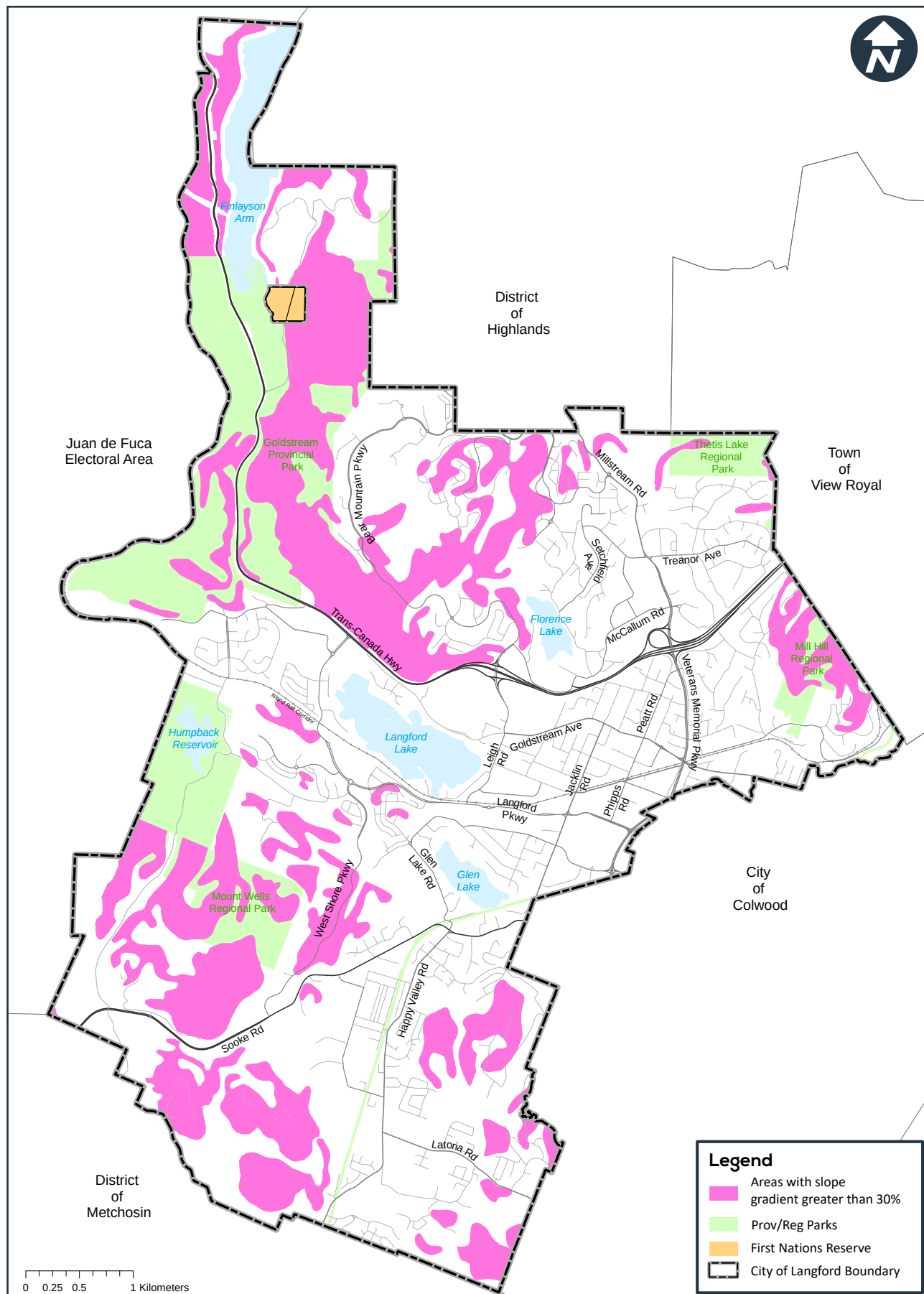
MAP 10: RIPARIAN ZONES



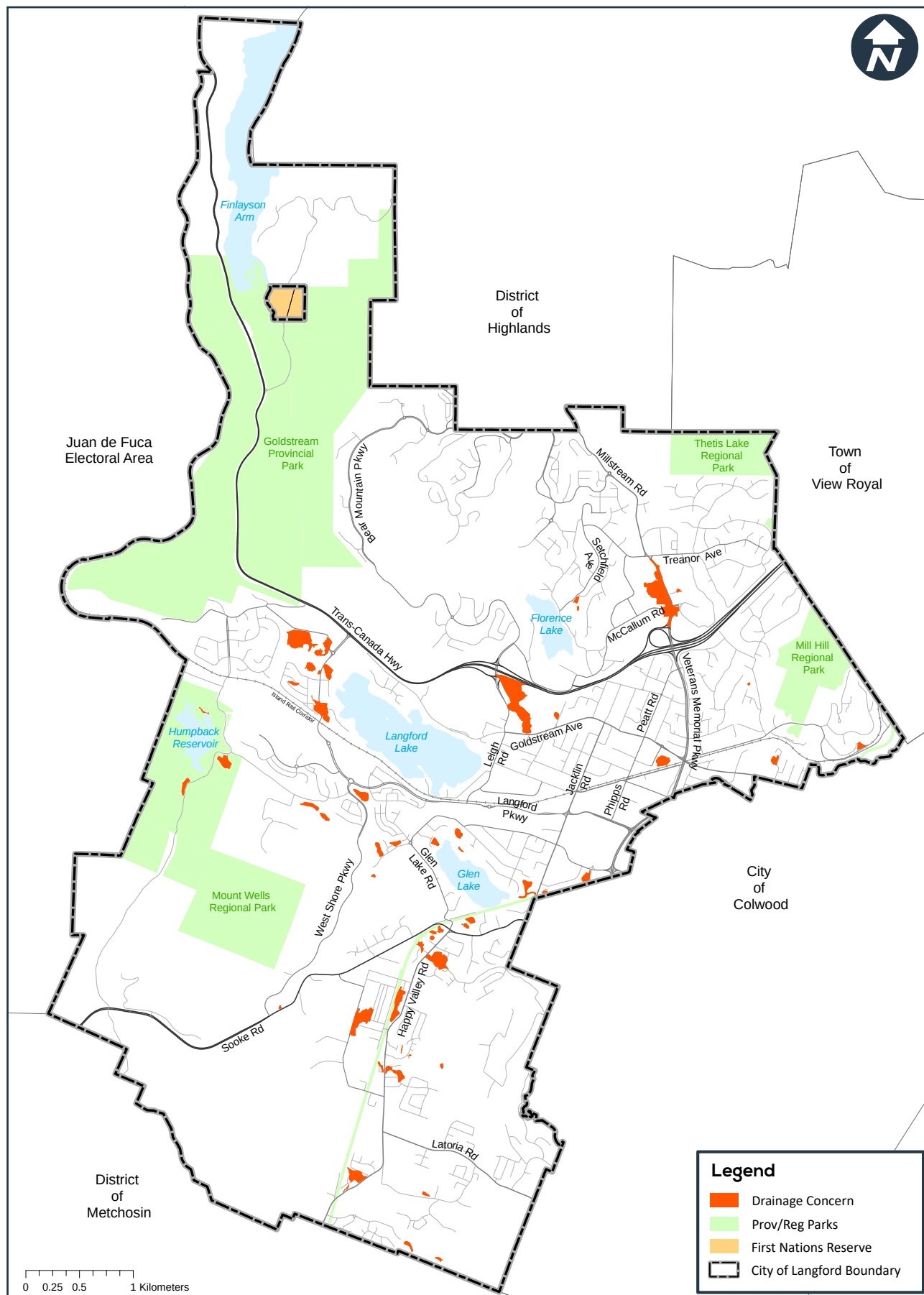
MAP 11: SENSITIVE ECOSYSTEMS



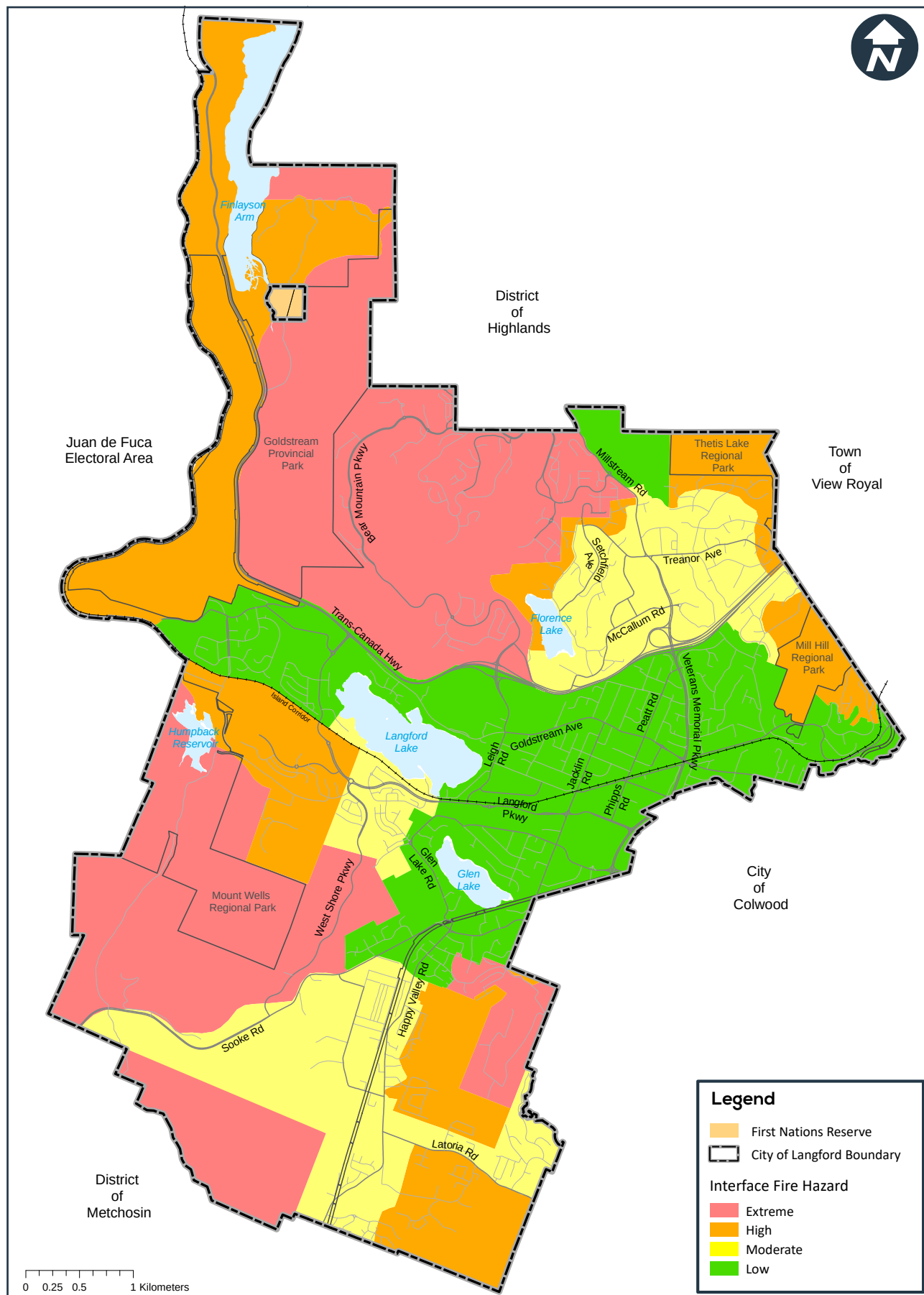
MAP 12: 200 YEAR FLOODPLAIN



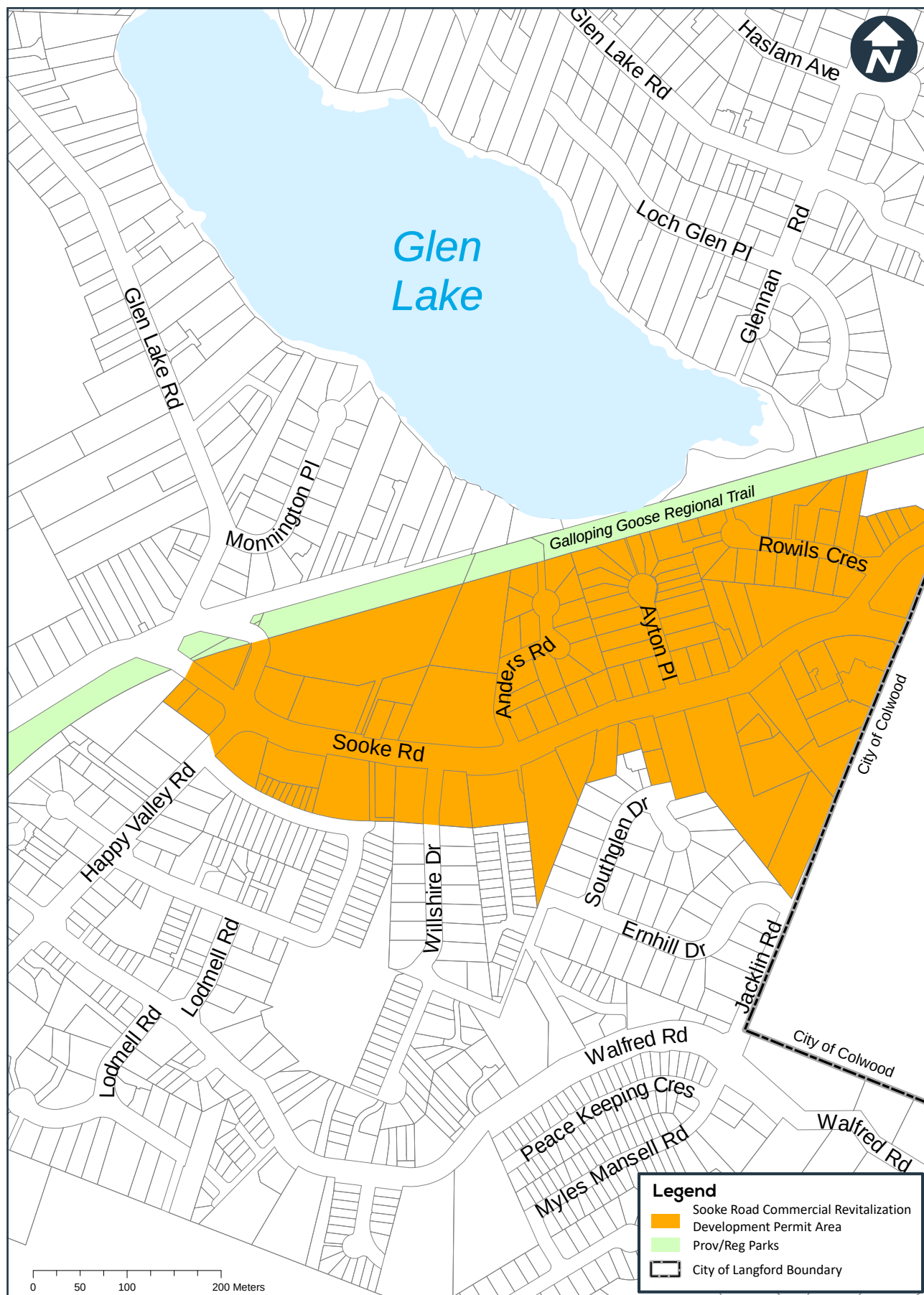
MAP 13: STEEP SLOPES



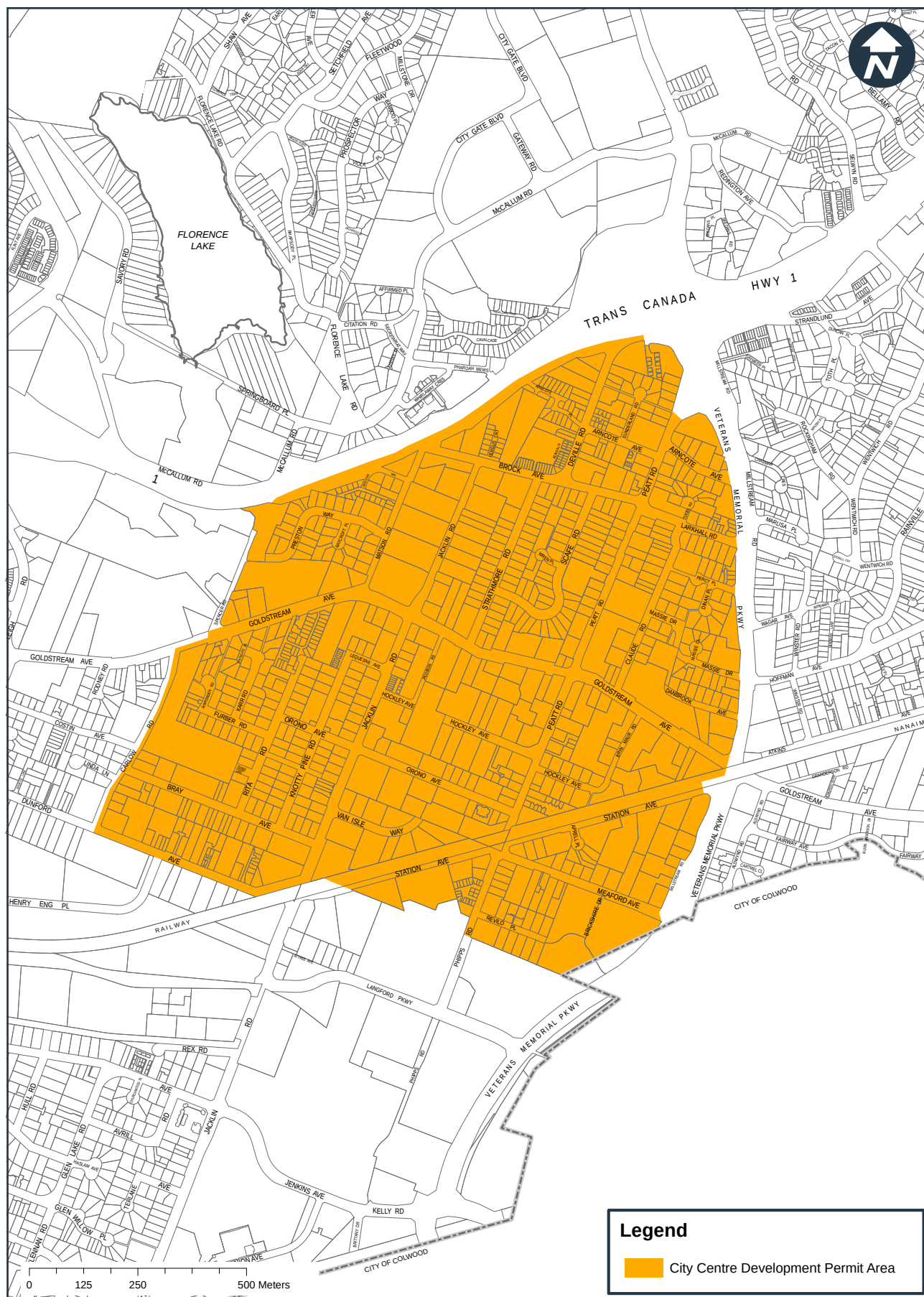
MAP 14: DRAINAGE CONCERNS



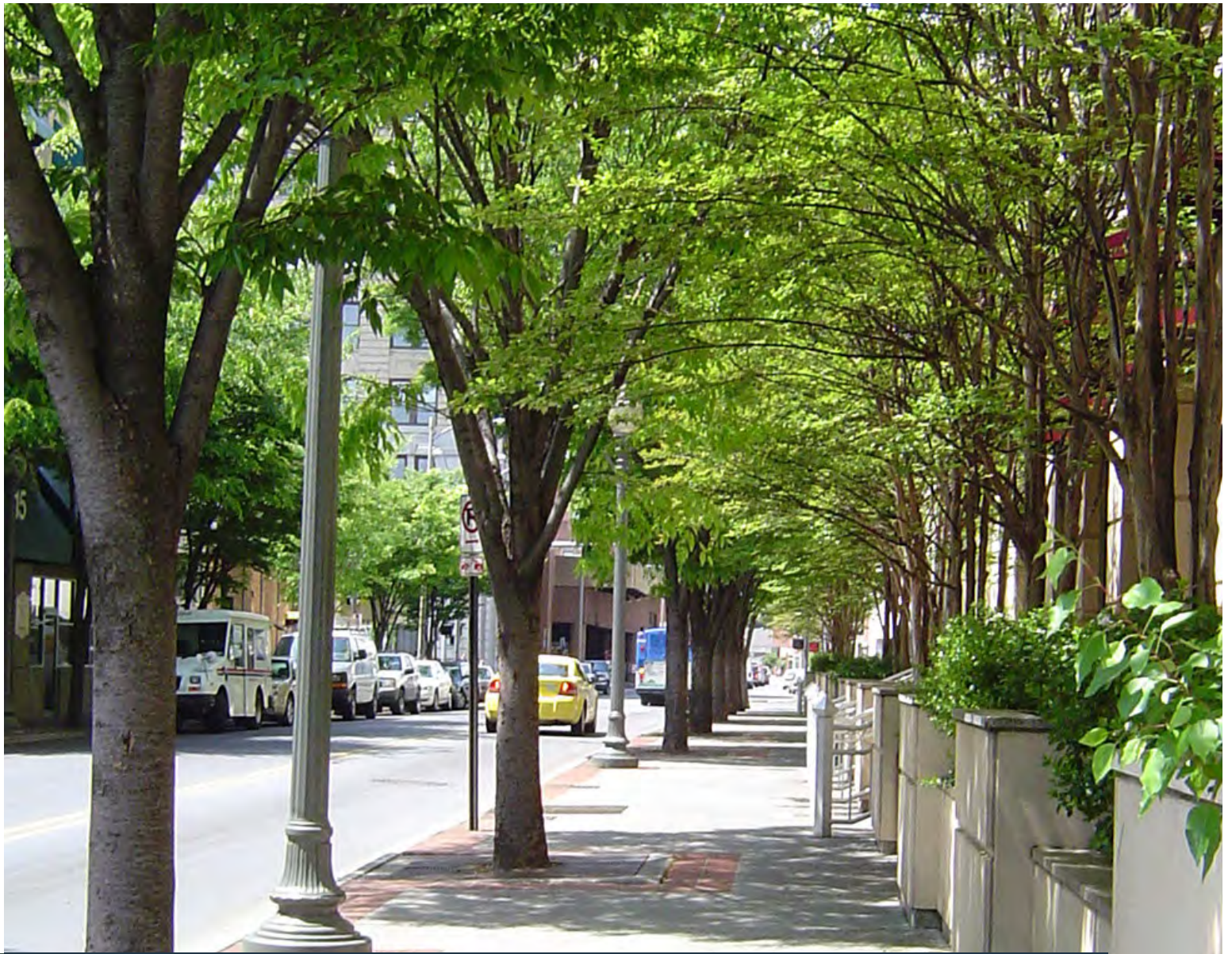
MAP 15: INTERFACE FIRE HAZARD AREAS



MAP 16: SOOKE ROAD DPA



MAP 17: CITY CENTRE DPA



APPENDIX B

Development Permit Area Guidelines



FORM & CHARACTER DEVELOPMENT PERMIT AREA GUIDELINES

JULY 2026



CITY OF
Langford

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DPA Process

This section outlines: how the Development Permit Area (DPA) for Form & Character (i.e. “Design Guidelines”) are applied as part of the DPA process; and identifies submission requirements.

1. Procedure

- 1.1 Where land has been designated in the Official Community Plan as a “Development Permit Area”, the landowner must obtain a Development Permit, authorized for issuance by a resolution of Council, before developing the land.
- 1.2 A Development Permit may not vary use, density or floodplain provisions. Where an area is designated as a Development Permit area, the following apply unless the owner first obtains a Development Permit:
 - a. The land within the area shall not be subdivided;
 - b. Construction of, or addition to, a building or structure shall not be commenced;
 - c. Land must not be altered (including site clearing, tree/vegetation removal, blasting, and/or landscaping) when it is within an area designated for:
 - i. Protection of the natural environment, its ecosystems and biological diversity; or
 - ii. Protection of development from hazardous conditions;
 - d. Land, or a building or structure, on a Provincial or municipal heritage site shall not be altered; and
 - e. Land, or a building or structure on that land, must not be altered when it is within an area designated for:
 - i. Revitalization of an area in which a commercial use is permitted; or
 - ii. Establishment of objectives to promote: energy conservation, water conservation, or reduction of greenhouse gas emissions.
- 1.3 A Development Permit must not vary the application of a zoning bylaw in relation to residential rental tenure.
- 1.4 A Development Permit issued must be in accordance with the stated guidelines. However, all guidelines may not be applicable in every permit. In situations where a guideline is not appropriate to the particular circumstances, Council may deem the guideline not applicable. Council may also issue a Development Permit which varies or supplements a regulation of the Zoning Bylaw.
- 1.5 The Director of Community Planning and Development may consider minor variances to the regulations of the Zoning Bylaw as part of a Development Permit application when the proposed variance optimizes the site’s functionality and results in a built form that demonstrably fulfills the intent of the Form and Character Design Guidelines.

2. DPA Application Submission Requirements

- 2.1 Applicants are required to provide a checklist or statement of intent to indicate how their proposal complies with these guidelines. Where some element of the design does not comply, a justification stating the divergence and reason shall be made. Council may diverge from these guidelines where a compelling rationale that preserves the qualitative intent of the guidelines is supplied.
- 2.2 Pursuant to the City of Langford Development Approval Information Bylaw, every application for a Development Permit should be accompanied by plans dimensioned in metric units, indicating the following, as applicable, as well as the information noted in the Guidelines:
 - a. Location of all buildings and structures;
 - b. Siting of parking areas, driveways, and loading bays;
 - c. Extent and nature of landscaping, including details of trees to be removed, retained or proposed to be planted in accordance with the City of Langford Landscape Policy;
 - d. The exterior finish, materials, and colour of buildings and roofs;
 - e. Location, number, and type of signage;
 - f. Professional reports/studies prepared by the appropriate qualified professional;
 - g. Lot grading plan; and
 - h. Preliminary engineered frontage drawings.
- 2.3 The City may require security in accordance with Section 502 of the Local Government Act to ensure the installation and maintenance of landscaping or environmental restoration/compensation is in compliance with these guidelines.
- 2.4 Evaluation of an application—including all technical review and referral stages—will only commence once full payment of applicable fees, as prescribed by Development Procedures Bylaw No. 209, is received by the City. Review will remain pending until such payment is satisfied.

3. Exemptions

3.1 Notwithstanding the designation of an area as a Development Permit Area, the Local Government Act provides that conditions may be specified under which a Development Permit is not required.

- a. A Development Permit may not be required for the subdivision of land, provided that the Approving Officer for the City of Langford and the Director of Community Planning and Development are satisfied that there will be no alteration of the land associated with, or directly resulting from, the plan of subdivision unless a Development Permit is subsequently applied for and obtained;
- b. A Development Permit is not required for subdivisions that are lot line adjustments, subdivisions for park purposes, or for lot consolidation;
- c. A Development Permit is not required for Institutional development within any revitalization area.
- d. For any multi-family residential (including two-family), intensive residential, commercial, and industrial/business park use, a Development Permit is not required in the case of:
 - i. Minor alterations to the exterior of a building or structure that do not change the form or character of the development;
 - ii. Minor accessory buildings (excluding carriage and garden suites) and additions that are consistent with the architectural theme (form, character, materials, and colour scheme) of the proposed or existing building, provided that they are not in an Environmental Protection or Hazardous Area Development Permit Area (unless eligible for an exemption);

For the purpose of this Section, “minor” is defined as a change which does not do any of the following:

- Alter the site coverage by more than 5% of the approved amount (based on the site coverage of all buildings);
- Comprise more than 10% of the total gross floor area of all buildings on the site or more than 185.8 m² (2,000 ft²) of gross floor area, whichever is less;
- Change the colour scheme or materials of building exteriors; and
- Increase any bylaw non-conformities.

- iii. Changes to landscaping, such as the removal and replacement of shrubs or the removal and replacement of hazardous trees in accordance with the Tree Protection Bylaw;
- iv. Intensive Residential subdivisions where 3 or fewer lots smaller than 400 m² are created;
- v. Temporary buildings or structures that are erected as offices for construction or marketing purposes for a period that is not expected to exceed the duration of such construction;
- vi. The erection of temporary tent structures, provided:
 - a. That a building permit has been issued with respect to the tent structure, where required;
 - b. That the tent structure is accessory to a commercial, business park, or industrial use occurring on the same property;
 - c. That the applicant has deposited with the City of Langford a bond, to the satisfaction of the Director of Community Planning and Development, sufficient to allow for the removal of the structure; and
 - d. That the structure does not remain in use for a period of more than 14 days.
- e. For areas designated within a revitalization area, a Development Permit is not required for alterations or demolition of existing one- or two-family dwellings.

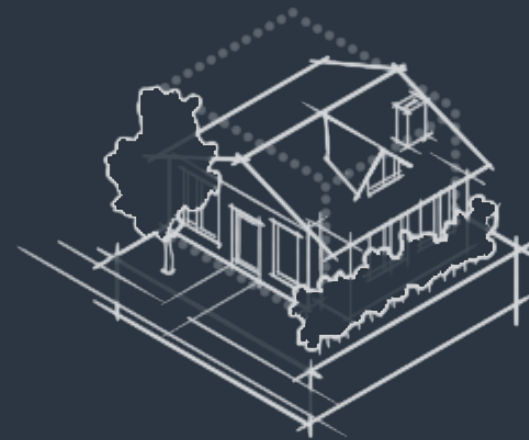
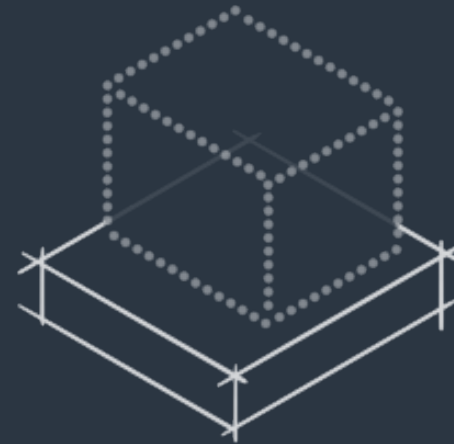
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Introduction

This section explains the organization of the Development Permit Area (DPA) Guidelines for Form & Character – a.k.a. “Design Guidelines” – and how they are intended to be used in concert with other municipal land use planning documents, including: the Official Community Plan (vision and policy); the Zoning Bylaw (development regulation); and other DPA requirements (guidelines).

The following pages outline how the DPA Guidelines for Form & Character are structured, how different sections relate to one another, and how applicants, staff, and decision-makers should navigate the document.

Four placemaking principles give direction to the interpretation of guidelines and provide the foundation for future design decisions across Langford.



About Langford

Langford is a rapidly growing and evolving city, shaped by its natural setting, emerging urban centres, and strong connections to the surrounding region. As one of the fastest-growing communities in British Columbia, Langford is experiencing significant change in the scale, form, and diversity of new development.

These Design Guidelines are intended to support that growth by providing clear direction on how development can contribute positively to Langford's character, livability, and long-term vision. They help ensure that as the city grows, new buildings and neighbourhoods reflect local values, respond to context, and contribute to well-designed, connected places.

Relationship to Other Regulations

Development in Langford is guided by a series of municipal documents that work together to shape growth and change. Understanding how these documents relate to one another will help applicants navigate the approvals process more clearly and efficiently.

The **Official Community Plan (OCP)** is Langford's primary visioning document. It sets out the long-term vision for the city and establishes policies related to land use, growth, housing, transportation, sustainability, and community character. All development in Langford is expected to align with the direction and intent of the OCP.

The **Zoning Bylaw** translates this vision into regulations that determine what can be built on a specific site. Zoning identifies permitted uses, density, height, setbacks, and other quantitative standards. Applicants should first confirm that a proposed development complies with the applicable zoning or determine whether a rezoning is required.

The **Form and Character Design Guidelines** build on both the OCP and zoning by providing direction on how development should be designed. The guidelines address site planning, building design, landscape treatment, and other considerations that influence how development fits within its context and contributes to the public realm. While zoning establishes the parameters of development, the guidelines shape its quality, character, and relationship to surrounding areas.

The **Environmental Protection and Hazardous Area Guidelines** also build on both the OCP and zoning by providing direction on how development should be designed and laid out to integrate natural features into the site and to avoid or mitigate potential impacts from natural hazards. The guidelines address site planning and layout, measures to prevent encroachment or adverse impacts during construction, and considerations to ensure the long-term protection and function of retained natural features.

Together, these documents are intended to support a coordinated and predictable approvals process, helping applicants design proposals that align with Langford's vision with flexibility in how that vision is achieved.

Principles for Placemaking

Design guidelines play an important role in shaping how places look, feel, and function. In Langford, the guidelines are informed by four placemaking principles that reflect the community's aspirations for growth and development:

HONOURING PLACE

Growth that builds with, not over, what already exists.

Langford's character is shaped by its land, water, forest, and layers of recent and ongoing change. Placemaking recognizes and reveals these underlying conditions—natural systems, topography, history, and everyday patterns of use—and requires that development respond to place in order to avoid more generic results.

BUILDING RESILIENCE

Growth that creates lasting value.

Sustainable development means thinking beyond current constraints, individual site boundaries and limited project timelines. It prioritizes opportunities for repair and lasting value beyond efficiency and fixed solutions. Placemaking supports a resilient city that responds to climate, growth, and changing community needs.

CREATING CONNECTION

Development that brings people and places together.

As Langford grows incrementally, placemaking should strengthen physical, social, and visual connections—linking streets to landscapes, buildings to public life, and new development to what surrounds it. Each project contributes a thread to a larger urban fabric that becomes more legible, walkable, and cohesive over time.

FOSTERING CREATIVITY

Development that makes room for expression, experimentation, and adaptability.

Langford's evolving identity benefits from creative approaches that are rooted in authenticity and a 'can-do' attitude. Placemaking encourages art, architecture, and interim conditions that explore new ideas, celebrate local culture, and embrace creativity and adaptability as a civic asset.

How To Use This Document

Applicants should review each section early in the design process and consider how the Design Guidelines (“Guidelines”) apply to their specific site and proposal. Guidelines apply city-wide under a single Development Permit Area (DPA). DPA applications should clearly demonstrate how proposals respond to the guidelines.

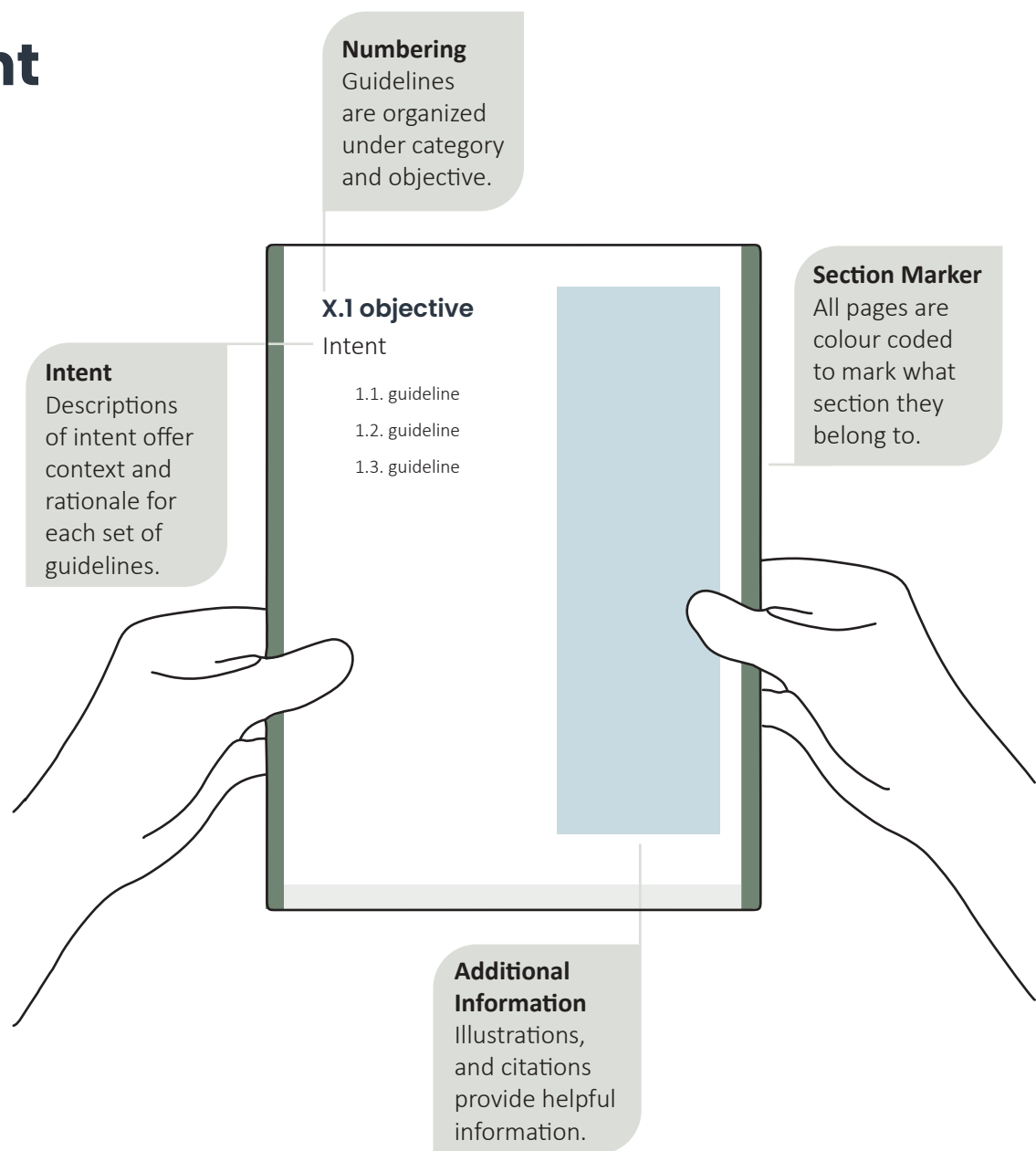
This document is intended to be used as a helpful and practical guide to inform the design of development proposals.

The Guidelines are organized into the following four sections, organized according to logical sequence (that considers place, context, built form and quality):

- **Site Planning**
- **Architecture**
- **Landscape Architecture**
- **Special Considerations**

Throughout the document, visual examples and citations to additional sources are provided to help explain the intent of the guidelines and show how they may be applied in different development contexts.

The final section, Design in Practice, illustrates how the guidelines are considered holistically, in context and applied across a diversity of land uses and locations. Illustrations and images are intended to support understanding and interpretation and do not prescribe design outcomes or replace regulatory requirements.



Site Planning Guidelines

Site planning shapes how development is experienced at the ground level—how buildings relate to streets, how people move through a site, and how private development contributes to the public realm. Rather than focusing on use or density, these considerations influence everyday qualities such as safety, comfort, and access as Langford continues to grow and evolve.

OBJECTIVES

The guidelines that follow are organized around the following site planning objectives:

- 1. Respecting relationships**
- 2. Organizing space**
- 3. Prioritizing people**
- 4. Integrating spaces, access and circulation**



S.1 Respecting relationships (across space and time)

INTENT: Designs should reflect an understanding of context within—and relationship among—natural, cultural and built environment, including consideration for the incremental phasing of development over time.

- S1.1. Respond to historical patterns of use, movement, and naming by integrating nomenclature and interpretive design elements—such as architectural or landscape references—that reflect the site’s evolution and strengthen its unique character and sense of place.
- S1.2. Design site planning to respond to adjacent activities, land uses, and physical constraints, reinforcing positive relationships while mitigating potential conflicts.
- S1.3. Locate development and open space in a manner consistent with future growth management and/or conservation priorities.
- S1.4. Preserve and incorporate defining natural features—such as landforms, watercourses, mature trees, and vegetation—into site planning and open space design.
- S1.5. Organize development and open space to provide meaningful, safe, and equitable access to nature.
- S1.6. Promote long-term site integration by ensuring that development infrastructure and phasing do not create physical, ecological, or functional barriers to future connectivity, through the incorporation of strategic utility extensions, street connections, and coordinated landscape corridors.

Residential development prioritizes pedestrian access across the site and beyond with a central landscaped mews that links homes directly to the wider neighborhood.



The layout of these buildings introduces a dynamic frontage to the pedestrian realm and mindfully balances access for both vehicles and pedestrians.



S.2 Organizing Space

INTENT: Designs should demonstrate consideration for how built forms and proposed uses shape open space.

- S2.1. Consider views to defining natural landmarks, including ridgelines, mountain and hilltops, and water, in the placement, orientation and massing of buildings.
- S2.2. Use building placement and orientation to define, frame, and activate public spaces such as streets, parks, and plazas, reinforcing their role as primary public gathering areas.
- S2.3. Locate small-scale commercial frontages along streets and public spaces to support activity, transparency, and frequent pedestrian interaction.
- S2.4. Locate surface parking, storage, loading, and service functions away from primary streets and public spaces, integrating them discreetly into building and site design to minimize visual and functional impacts.

S.3 Prioritizing people

INTENT: Designs should feel welcoming, safe, accessible, and comfortable.

- S3.1. Position gathering spaces to maximize accessibility, visibility, solar access, appropriate shading, and clear wayfinding. Where feasible, prioritize universal access to share open spaces.
- S3.2. Establish publicly accessible open spaces as primary organizing elements of site design, prior to building siting and form.
- S3.3. Configure development blocks to include interior open spaces that function as private amenities for occupants, including courtyards, landscaped areas, and shared outdoor spaces.
- S3.4. Design pathways and trails to strengthen visual and physical linkages to regional landmarks and destination public spaces.

This street is activated by commercial frontages along the sidewalk with seating to create a vibrant streetscape.



This development uses a courtyard to provide residents with a sunny, private amenity space away from the street.



- S3.5. Ensure safe, continuous and accessible pedestrian movement through site design and grading, including mid-block connections where appropriate.
- S3.6. Provide level rear yard areas, where practical, to enhance usability and support every day outdoor use.

S.4 Integrating spaces, access and circulation

INTENT: Designs should facilitate intuitive, clear and logical navigation of the built environment.

- S4.1. Delineate transitions between the public and private realm with subtle changes in physical design elements, including but not limited to: material shifts, landscaping or minor grade changes.
- S4.2. Design site layout, building orientation, and signage to support clear and intuitive wayfinding, ensuring that building entrances, addresses, and circulation routes are legible, visible, and easy to navigate.
- S4.3. Locate and design vehicle access, servicing, and parking to minimize conflicts with pedestrian routes and primary public spaces.
- S4.4. Divide parking areas in excess of 10 spaces into smaller groups with landscaping strips capable of holding trees for shading (see landscape guidelines for more information).

Subtle hardscaping and plantings are used to clearly show where the public path ends and the residence begins.



This parking lot uses landscaped bioswales to separate stalls and manage stormwater.



Architecture Guidelines

Architecture shapes the visual character and identity of buildings and the places they help define. It influences how streets and neighbourhoods are experienced through building form, facade design, materials and detailing. In Langford, where a wide range of building types and scales are emerging, architectural guidance ensures new development contributes positively to the city's evolving identity.

OBJECTIVES

The guidelines that follow are organized around the following site planning objectives:

- 1. Design for our climate**
- 2. Good neighbours**
- 3. Friendly faces**
- 4. Appropriate finishes**



A.1 Design for our climate

INTENT: Building design should respond to our local climate and support comfort and performance year-round.

- A1.1. Incorporate passive solar strategies to optimize building placement, orientation and physical design – including facade articulation, glazing and shading – to enhance energy efficiency and occupant comfort.
- A1.2. Integrate weather protection into building design—through canopies, overhangs, recesses, and facade articulation—to enhance pedestrian comfort, support year-round usability, and contribute positively to the public realm.

A.2 Good neighbours

INTENT: Building designs should thoughtfully respond to the size, shape and quality of their physical surroundings.

- A2.1. Demonstrate neighbourliness in architectural design through thoughtful transitions in height, massing, and setbacks where new development interfaces with existing, smaller-scale built form.
- A2.2. Design roof forms and upper building elements to contribute positively to the skyline and surrounding views, particularly in prominent or visible locations.
- A2.3. Reflect the prevailing fine-grain or established rhythm of surrounding development including through architectural features such as facade articulation, bay widths, and vertical expression.
- A2.4. Thoughtfully consider window and balcony design and placement to minimize overlook of private spaces.

Integrated canopies and overhangs protect people from the rain while making the building's entrance easy to see.



Refer to **BC Housing's BC Energy Step Code Design Guide** for more information on energy efficient design.



A.3 Friendly Faces

INTENT: Building designs should contribute to an active, visible, and welcoming public realm.

- A3.1. Shape buildings – through overall scale, massing and articulation – to create comfortable and active public spaces (i.e. parks and plazas).
- A3.2. Enhance the streetscape through architectural design that balances material selection with legibility – with particular attention to uses at grade – to support visual interest and clear public–private relationships.
- A3.3. Ensure building entrances, primary uses, and circulation are clearly visible and accessible from the public realm through the use of lighting, architectural detail or other design strategies.
- A3.4. Create visual interest through well-proportioned window placement and subtle facade articulation that introduces depth, rhythm, and variation while maintaining overall coherence. For multi-building sites, introduce variation in materiality, color, or architectural detailing between buildings to support intuitive wayfinding. Avoid repetitive or mirrored forms that create visual monotony

A.4 Craft and Character

INTENT: Building designs should reflect thoughtful consideration of scale, composition and quality, prioritizing the use of local, durable materials to express the character of Langford.

- A4.1. Select architectural finishes that authentically express the building's use and program, avoiding applied treatments that obscure function or structure.
- A4.2. Avoid blank or inactive facades along streets and public spaces.

These two images show developments that create visual interest by using changes in colour, massing and materials to break up a large form and present a “friendly face”.



Architecture and landscape design work together to make each unit in this development feel independent from the next. Material changes and plantings add dynamic details.



- A4.3. Define a clear base, middle, and top in building design, using setbacks, projections, material variation, and detailing to respond to pedestrian scale at grade and contribute to a coherent overall form.
- A4.4. Employ architectural finishes to provide texture, depth and visual interest, particularly at the pedestrian level.
- A4.5. Incorporate bird friendly glass and design treatments to minimize bird collisions and minimize light pollution, particularly where continuous expanses of glass are used and/or where glass constitutes a primary exterior finish.
- A4.6. Use quality, durable architectural finishes that are appropriate and resilient to local climate conditions and optimize long-term building performance.
- A4.7. Screen rooftop, building-mounted and ground-level mechanical equipment within the overall architectural design to minimize visual impact. Utilize decorative wraps or high-quality architectural enclosures for pad-mounted transformers (PMTs) to ensure these elements are visually integrated into the surrounding landscape and character of the site.
- A4.8. Integrate utilities, meters, and service elements into building and site design to minimize visual impact on streets and public spaces.

This is an example of glass that reduces light pollution and is bird friendly. For more information, see the UBC Bird Friendly Design Guidelines for Buildings linked [here](#).



Setbacks and different materials distinguish the commercial units on the ground floor from the apartments above.



Landscape Architecture Guidelines

The Landscape Architecture Guidelines focus on the design of outdoor spaces within private realm development sites. It plays a key role in shaping how development contributes to local character, ecological function and creates comfortable outdoor environments for people.

OBJECTIVES

The guidelines that follow are organized around the following landscape architectural objectives:

- 1. Design with nature**
- 2. Reveal the beauty of our surroundings**
- 3. Protect and enhance our urban forest**
- 4. Functional use of landscapes**



L.1 Design with nature

INTENT: Landscape designs should seek to improve Langford's urban ecology.

- L1.1. Optimize landscape designs to retain soil, accommodate growth to maturity and reduce heat island effect.
- L1.2. Integrate on-site rainwater management strategies that reduce runoff and improve post-development hydrology within and beyond the site boundary.
- L1.3. Beyond Provincial Riparian Areas Protection Regulation requirements, enhance adjacent riparian areas through integrated drainage design, increased soil volumes, and ecologically appropriate planting.
- L1.4. Prioritize the selection of native and/or similarly well-adapted plants (hardiness and drought tolerance) within planting designs. Artificial turf is discouraged. Invasive species are prohibited.

L.2 Reveal the beauty of our surroundings

INTENT: Landscape design should foster a strong sense of place and streetscape continuity through the creation of context-responsive designs.

- L2.1. Celebrate the unique qualities of the site and its surroundings by designing landscape spaces that respond to local context, topography, and views, and that express seasonal change through planting and material selection.
- L2.2. Utilize landscape design to enhance sensory experiences through lighting design and planting selection that considers structure, colour and texture.
- L2.3. Design landscapes as integrated components of the public realm, contributing to streetscape character, usability, and continuity.

Native plants and rocks are arranged here to help this site naturally soak up rainwater and improve the local ecology.



Thoughtfully designed landscaping enhances the streetscape character and pedestrian experience.



L.3 Protect and enhance our urban forest

INTENT: Landscape designs should protect, retain and grow a healthy urban forest across Langford.

- L3.1. Prioritize the retention of existing native soils and healthy trees as a foundational strategy for protecting and enhancing the urban forest.
- L3.2. Provide large, contiguous soil volumes to support long-term tree health and the growth of large, mature canopy trees.
- L3.3. Incorporate upper-level outdoor spaces, including terraces, podiums, and rooftops, that are designed to support trees and substantial planting.
- L3.4. Where feasible, incorporate structured soil systems (e.g. “Silva Cells” or comparable solutions) to support tree growth in constrained conditions, including bedrock sites and retained hillside environments.
- L3.5. Select tree species based on site-specific conditions and long-term suitability, applying a “right tree, right place” approach to ensure resilience, health, and longevity.

This rooftop has been designed with planting and amenity space to support ecological and social well-being.



This retaining wall serves as a landscape feature with integrated plantings to soften the appearance and provide visual interest.



L.4 Functional use of landscapes

INTENT: Landscape designs should contribute to community resilience through an emphasis on landscape performance and function.

- L4.1. Integrate landscape design with on-site rainwater management to support overall site performance, including storage, infiltration, and evapotranspiration.
- L4.2. Use landscape design to provide effective screening and buffering between incompatible uses, while maintaining safety, visibility, and overall site legibility.
- L4.3. Differentiate the public and private realm—without creating visual barriers—by utilizing landscape elements such as:
 - i. grade transitions / separation;
 - ii. planting; and,
 - iii. low screen walls.
- L4.4. Design landscape elements to support energy performance (buildings) and comfort (outdoor spaces) by reducing heat gain and wind impacts through buffering and shading.
- L4.5. Where appropriate, support designs that accommodate productive, pollinator-friendly landscapes and/or urban agriculture.
- L4.6. Mitigate the urban heat island effect and lower ambient site temperatures through the placement of large-canopy trees to maximize shade coverage over expansive heat-absorbent surfaces, such as asphalt parking areas, driveways, and dark hardscapes.
- L4.7. Use soil design and composition that supports healthy plant growth, stormwater function, and long-term ecological performance.
- L4.8. Design landscapes to be resilient to changing climate conditions, including drought, extreme rainfall, wind and heat.
- L4.9. Ensure landscape design considers long-term maintenance, durability, irrigation and lifecycle performance.

Rainwater management is part of the landscape design, improving natural drainage and site performance.



Grade transitions define private yards without creating unfriendly physical or visual barriers.



Quality materials and landscaping transform outdoor areas into comfortable, long-lasting spaces for social interaction.



Special Considerations Guidelines

This section addresses design elements that cut across site planning, architecture, and landscape architecture, and play an important role in how development functions and is experienced. These elements - such as lighting, signage, parking, and servicing- often have a strong influence on the public realm and usability of development, even when they are not the primary focus.

The Special Considerations guidelines provide direction on how these elements should be integrated thoughtfully and consistently within development sites.

OBJECTIVES

The guidelines that follow are organized around the following objectives:

- 1. Safety first**
- 2. Retrofit and repair**
- 3. Art in Everyday Life**
- 4. Finding Your Way**



SC.1 Safety First

INTENT: Designs should create safe, secure, and accessible environments for all users.

- SC1.1. Ensure clear, unobstructed emergency access and egress routes are integrated into site and landscape design.
- SC1.2. Apply FireSmart principles to building and landscape design to reduce wildfire risk—particularly in interface areas—while maintaining site character and ecological function through:
 - i. appropriate plant selection;
 - ii. fuel management;
 - iii. defensible space; and
 - iv. fire-resistant materials.
- SC1.3. Incorporate Crime Prevention Through Environmental Design (CPTED) principles into site, landscape, and building design by promoting natural surveillance, clear sight lines, clear definition of public vs. private areas, and safe, well-lit pedestrian environments.
- SC1.4. Design buildings, landscapes, and public spaces to be universally accessible, with clear, safe, and equitable use for people of all ages and abilities.

SC.2 Retrofit and repair

INTENT: Designs should contribute to the ongoing and incremental evolution of the urban fabric.

- SC2.1. Use redevelopment, renovation, and infill projects to incrementally address legacy conditions and gaps in the urban fabric.

Clear sight lines to shared spaces permit passive surveillance and connectivity across this development.



Thoughtful infill projects address gaps in the urban fabric while accentuating local character and history.



- SC2.2. Ensure that transitional, unresolved or undeveloped spaces maintain a basic level of physical and/or visual access and order to support site safety, even where planned improvements have not yet been realized.
- SC2.3. Align retrofit and repair interventions with the long-term urban structure, ensuring that short-term improvements reinforce future built form, connectivity and public realm quality.
- SC2.4. Design buildings, landscapes, and site edges to accommodate interim conditions, allowing spaces to function safely and legibly while anticipating future build-out and intensification.
- SC2.5. Avoid permanent design solutions that respond solely to temporary or transitional conditions in a way that compromises or otherwise encumbers long-term urban form, connectivity, or public realm quality.

SC.3 Art in Everyday Life

INTENT: Designs should accommodate opportunities for public art that reflect local identity and culture.

- SC3.1. Integrate public art into visible and underutilized areas, including building edges, blank walls, and residual spaces, to enrich the character of the public realm.
- SC3.2. Incorporate public art that reinforces and celebrates the unique and authentic qualities of Langford, drawing from local context and culture while avoiding superficial themes or decorative gestures.

Integrating murals into blank walls and facades enriches the public realm.



Art and sculptures serve as building landmarks and celebrate Langford's unique local identity.



SC.4 Finding Your Way

INTENT: Designs should consider day and night-time user needs through lighting and signage to support safety.

- SC4.1. Select and design lighting fixtures as an integrated extension of architectural and landscape expression, ensuring that luminaires contribute to overall form, character, and materiality during both day and night.
- SC4.2. Apply Dark Sky lighting principles to minimize light pollution and glare through the use of fully-shielded light fixtures.
- SC4.3. Minimize “light trespass” (lighting that negatively impacts adjacent areas) through designs that utilize appropriate light levels, and targeted illumination.
- S4.4. Consider signage as an integrated extension of architectural and landscape expression, ensuring that sign scale, placement, materials, and illumination reinforce overall form, character, and legibility rather than distracting from it.
- S4.5. Locate community mailboxes, notice boards, and similar shared amenities in visible, convenient locations near primary building entrances.

Thoughtful storefront signage blends with the building’s architecture to ensure clear visibility while enhancing streetscape character.



Along this path, responsible lighting uses shielded fixtures to direct light downward where it is needed without causing glare and light pollution.



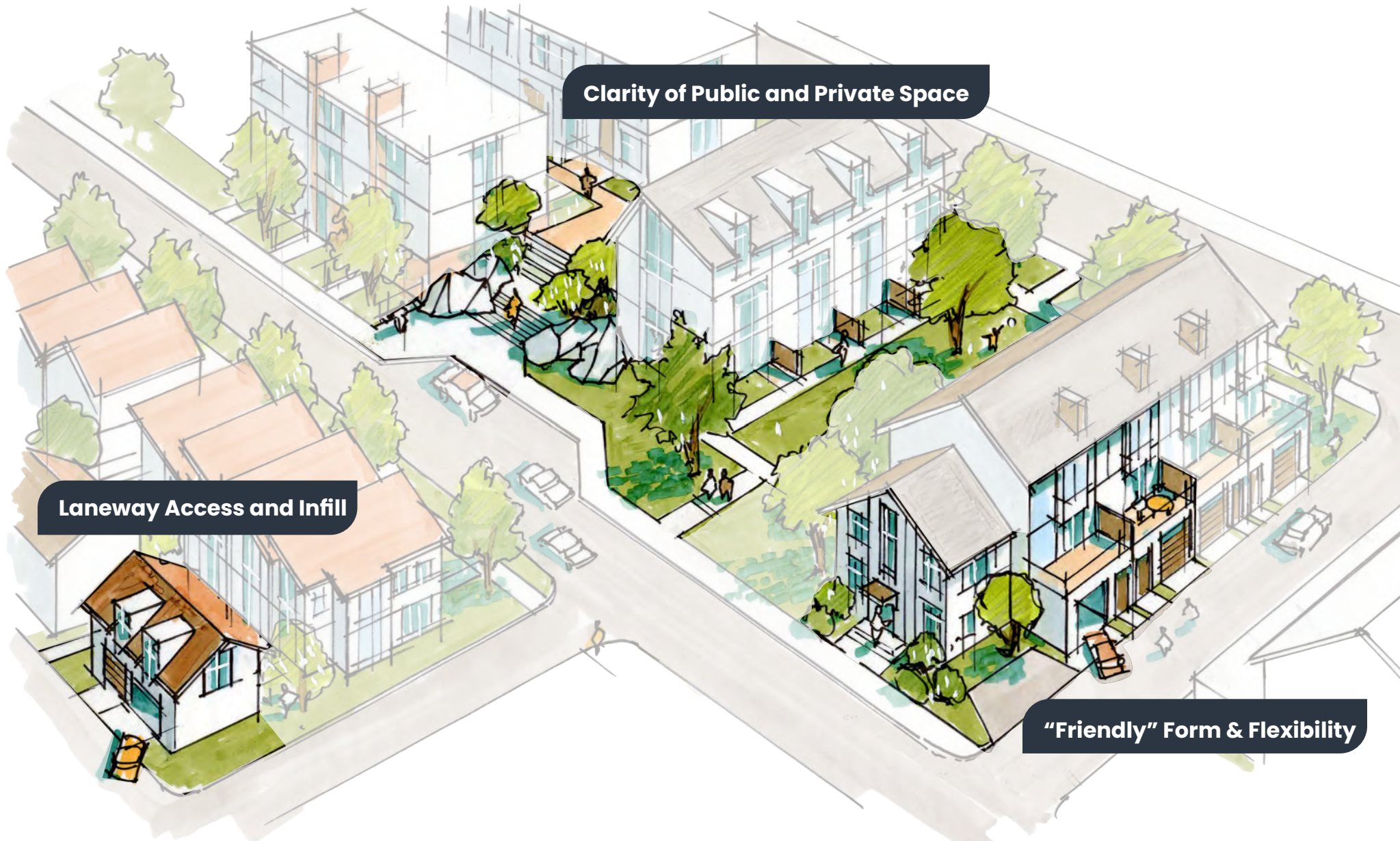
Design in Practice

This section provides visual examples to demonstrate how the Design Guidelines may be applied holistically, in context and across a diversity of uses, built forms and locations.

Drawings and images are intended to support a broad understanding of the Guidelines through illustration of their application rather than prescribing specific outcomes.

The following examples are for reference only. Illustrations and images do not replace the requirements of the Design Guidelines, Zoning Bylaw, or other applicable regulations.

Ground Oriented Residential



Clarity of Public and Private Space

Laneway Access and Infill

"Friendly" Form & Flexibility

Clarity of Public and Private Spaces

Building and landscape design features – including pathways, changes in grade/elevation, screen walls and plantings – help to more clearly delineate transitions from the public realm (i.e. street) into semi-public /private and private spaces (i.e. residential entryways) while maintaining clear sight lines and supporting natural surveillance.



Laneway Access and Infill

Laneway access offers unique flexibility for urban infill. In the context of ground-oriented residential forms, the thoughtful design of laneway access and infill can support finer-grain pedestrian-oriented circulation (i.e. “woonerfs”) within neighbourhoods. Alternatively, more dense residential forms (i.e. townhouses) can take advantage of laneways to accommodate parking and minimize impacts to public streets.

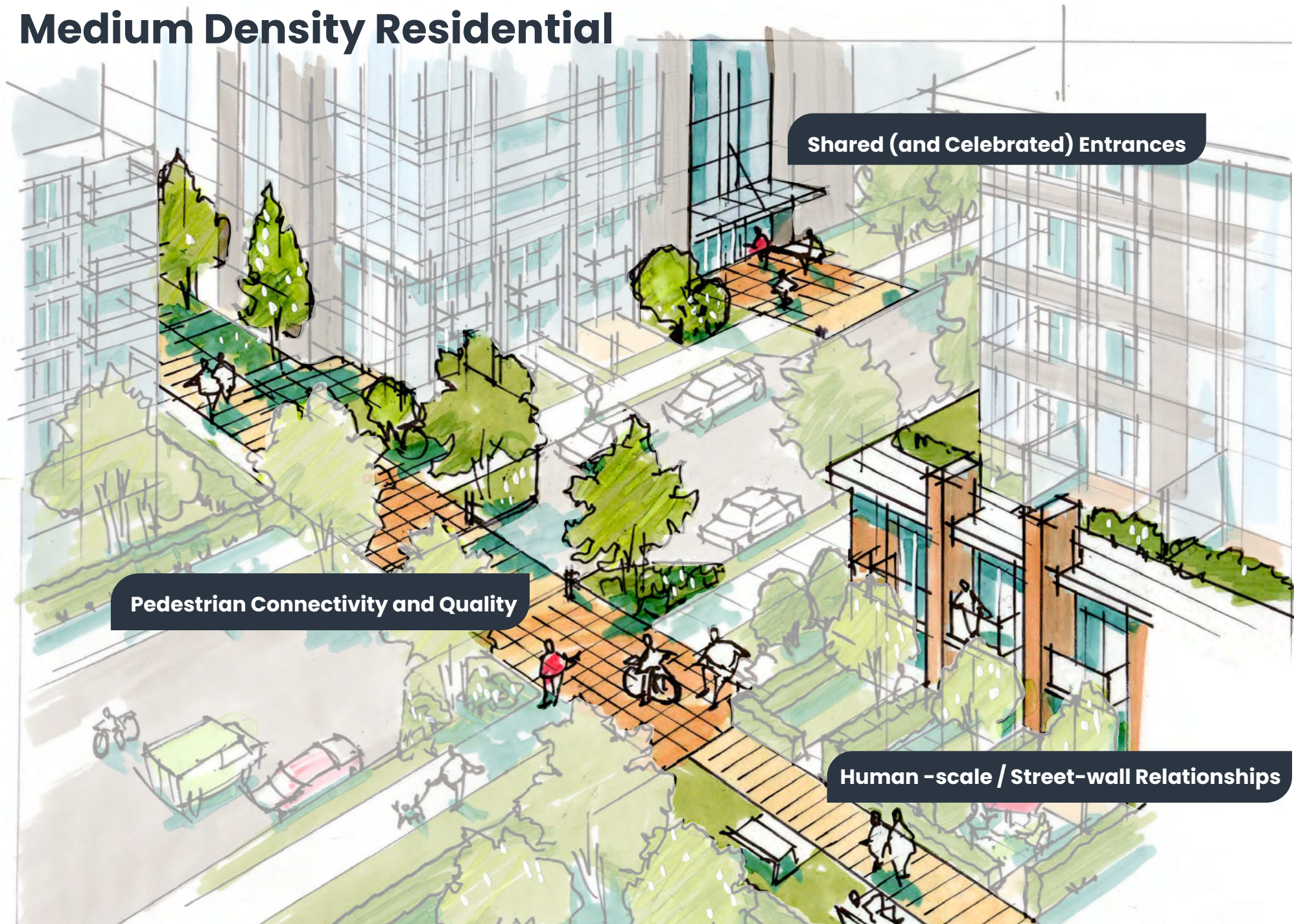


“Friendly” Form and Flexibility

The form and character of ground oriented residential uses is largely intuitive, defined by the “friendliness” of a front door. Within a general sense of material quality, consistency and continuity of form, the flexibility and adaptability of this form of housing is what also affords its unique individual expression... and ability to engage and contribute to the quality of the adjacent pedestrian realm.



Medium Density Residential



Shared (and Celebrated) Entrances

Pedestrian Connectivity and Quality

Human -scale / Street-wall Relationships

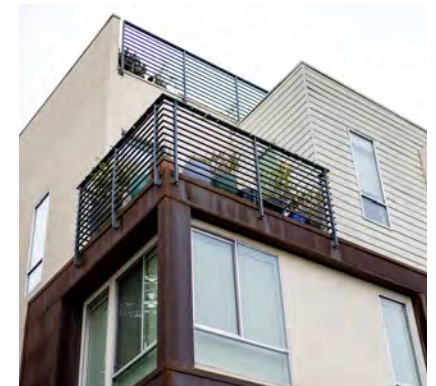
Pedestrian Connectivity and Quality

Medium density forms should consider overall intensification of residential uses (at the block scale) and explore opportunities to enhance the connectivity and quality of pedestrian facilities. Mid-block connections, “mews” and landscaped curb extensions can contribute to safe, continuous pedestrian movement while seamlessly linking the primary streetscape to interior open spaces.



Shared (and Celebrated) Entrances

Medium-density residential forms are defined by a combination of individual “front doors” and shared entries with unit access via interior hallways. Specific architectural expressions – including oversized weather protection, facade articulation and integrated lighting and signage designs – can introduce visual interest and clearly demarcate primary building entrances to improve legibility and wayfinding.

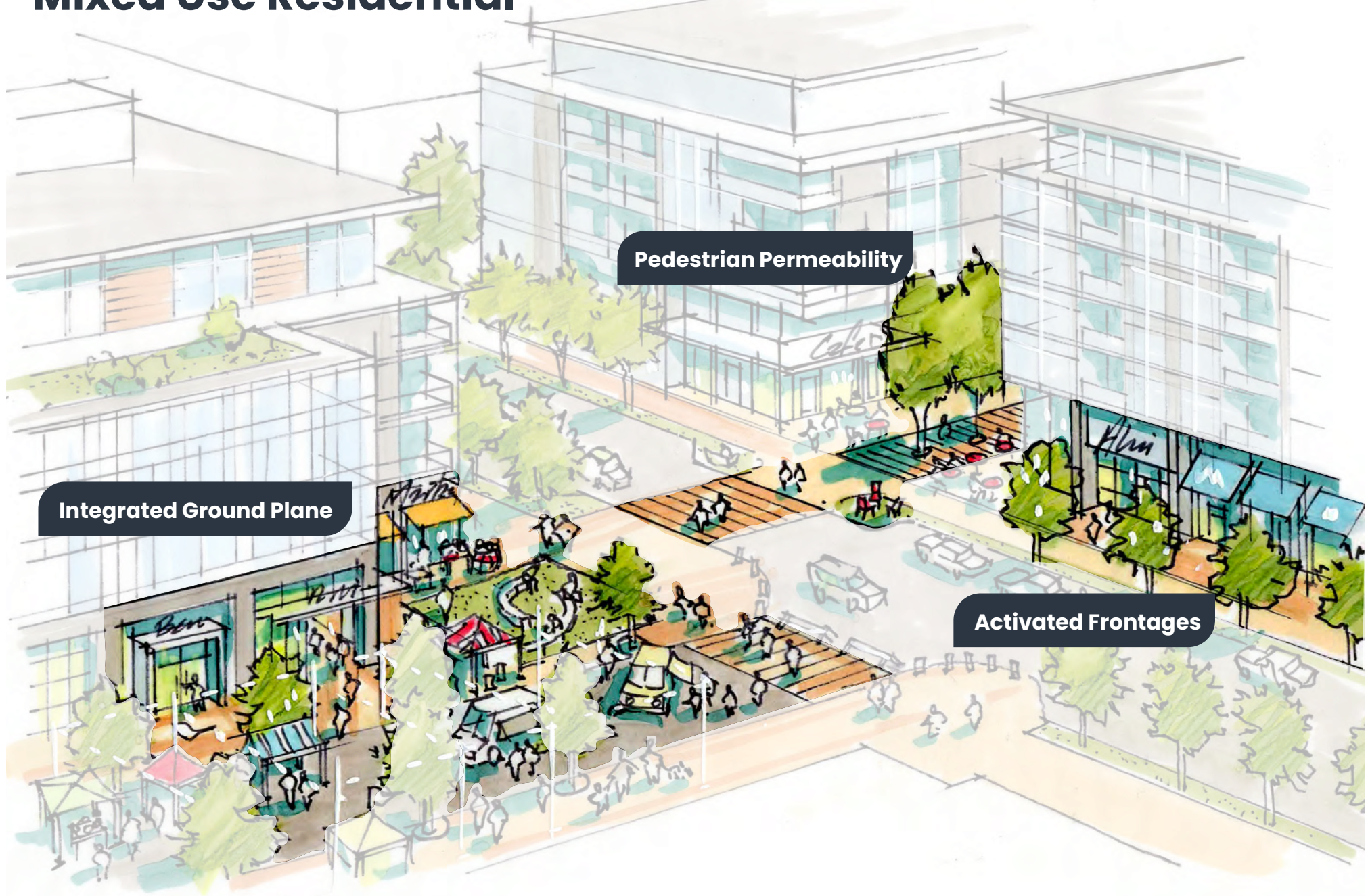


Human-scale / Street-wall Relationships

Larger building forms can reinforce the definition of streets while – at the same time – incorporating human-scaled design elements to enhance the quality the adjacent pedestrian environment. Ground-oriented units can be integrated along street edges, while balconies and building step-backs can transition between human scaled elements and upper floors.



Mixed Use Residential



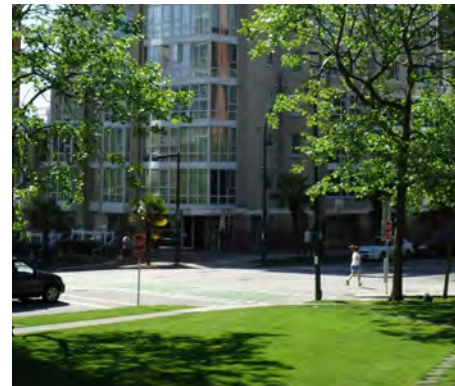
Pedestrian Permeability

Utilizing a thoughtful mix of high-quality materials, varied textures, and generous glazing breaks down the massing of the ground floor to create a highly permeable building base. By actively avoiding blank walls and integrating generous windows or operable storefronts, the design blurs the physical boundaries between the public sidewalk and the active commercial spaces inside.



Semi-Public Open Spaces

Integrating highly visible corner plazas, seating areas, and play structures establishes welcoming public amenities that activate the street corner. Serving as the foundational organizing elements for the site, these spaces are intentionally positioned to ensure clear pedestrian wayfinding, good solar access, and year-round comfort.



Activated Frontages

Orienting small commercial spaces toward the public sidewalk establishes a friendly, active building face that encourages frequent pedestrian interaction. Thoughtful architectural detailing and material changes are used to break up storefronts and clearly distinguish ground-level retail from the private residential uses above, contributing to the legibility of the streetscape.



High Density Residential



Thoughtful Transitions

Great urban spaces – defined by the relationship between building architecture and open spaces – feel like a “good conversation” whereby building designs respond to visible physical cues, in service to a comfortable and quality pedestrian environment. High density urban forms should incorporate thoughtful transitions, and consider surrounding use, heights, massing and typologies in context.



Shared Amenities

Shared amenity space should be designed as an extension of spaces of social interaction (i.e. entries, stairs, etc.) Landscaped areas (at grade or “rooftops” of podium structures) can: provide high-quality social spaces; support substantial planting and canopy enhancement, actively contributing to Langford’s urban forest; help managing stormwater; and mitigate urban heat island effect.



Tower Punctuation

Tower design – including location, setbacks and orientation – should reflect certain punctuation within the context of block-scale urban design. Prominent tower placement can anchor a street corner or a mid-block pedestrian passageway. Landscape design further activates the ground plane with integrated street furnishings, public art, trees and varied textures and materials.



Mixed Use Commercial in Transition



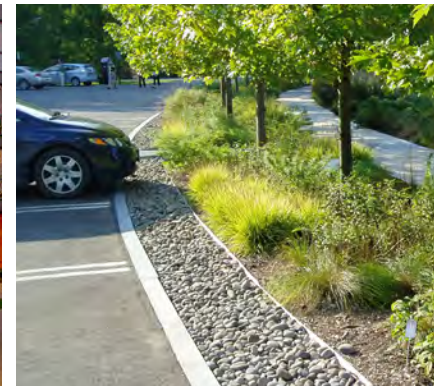
Mixed-Use Buildings

Transitioning from stand-alone commercial uses to mixed-use development – at the building scale – incorporates residential units above ground-floor retail. Enhanced quality and connectivity of ground-level pedestrian spaces incrementally strengthens local urban fabric. Associated residential density holds opportunity for added patronage and vibrancy to existing commercial areas.



Transforming Large-formats

Large format retail is “wrapped” with smaller commercial units along a higher-quality pedestrian perimeter. Residential buildings frame internal shared open space. Surface parking is infilled with safe pedestrian corridors designed to accommodate large soil volumes and trees, provide shade and reduce heat gain. With more intensive redevelopment, parking can be structured underground where feasible to limit surface parking.

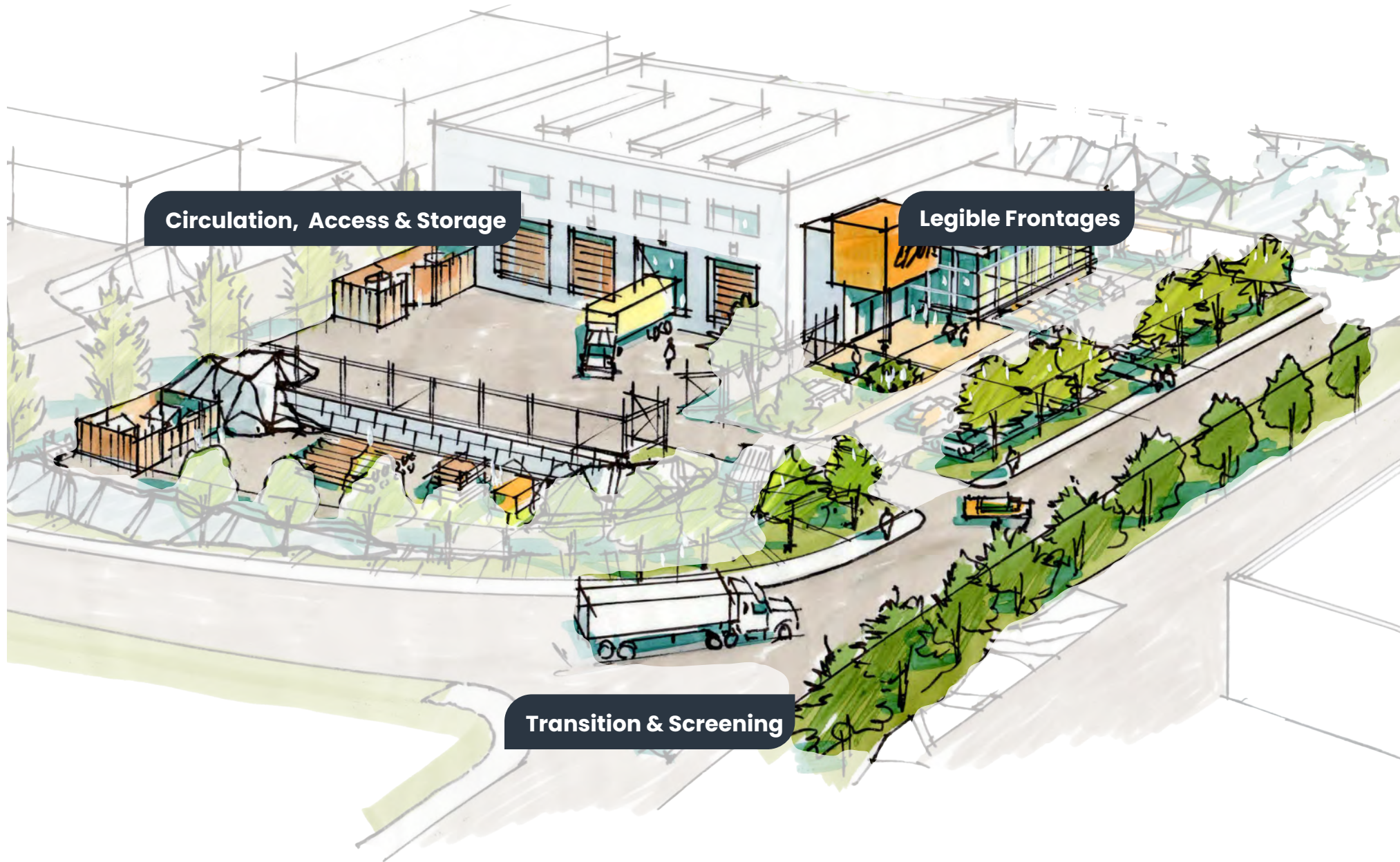


Commercial / Retail Infill (Framing Edges)

Large-format (i.e. “big box”) retail sites are often defined by expansive surface parking, where infill opportunities can be configured to strengthen edges and enhance public realm quality. Where residential densities support, shared parking strategies (to reduce parking requirements) should be considered to accommodate stand-alone commercial retail units (“CRUs”).



Industrial



Legible Frontages

Designing the site to accommodate the internal circulation of materials and large trucks ensures that all industrial operations remain contained within the property. Strategically siting loading bays away from the public street prevents congestion and maintains a clear, safe path for both vehicles and pedestrians.



Circulation, Access & Storage

Siting external storage and work areas at the side or rear of the property keeps industrial activities organized and tucked away from public view. This thoughtful placement ensures that essential business operations are well-managed without detracting from the appearance of the streetscape.

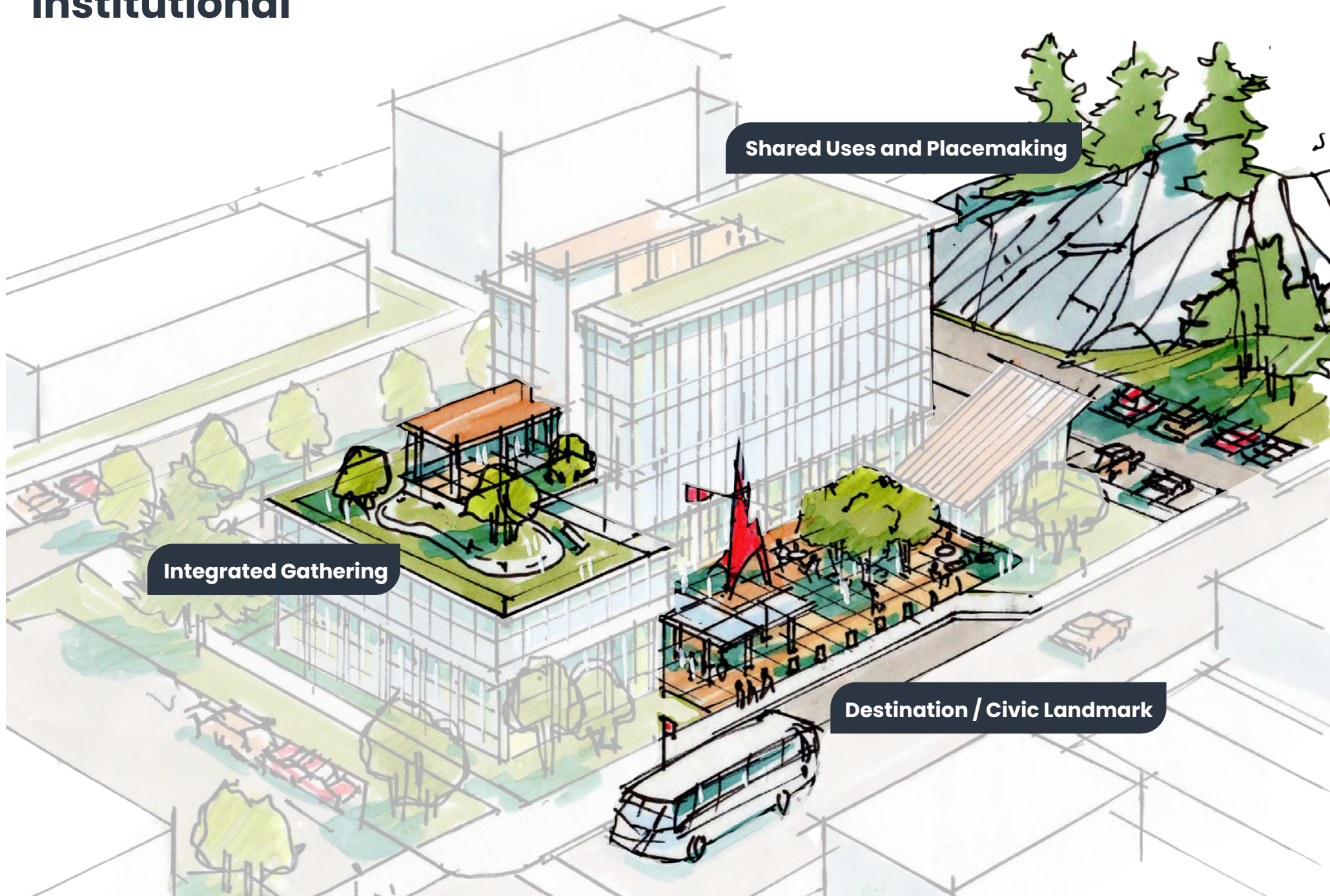


Transition & Screening

Dense landscaping and high-quality architectural screening provide an effective buffer between industrial activities and the public realm. These green buffers help mask noise, light, and storage areas, ensuring the development remains a respectful and attractive neighbor within the community.



Institutional



Shared Uses and Placemaking

Integrated Gathering

Destination / Civic Landmark

Destination / Civic Landmark

Institutional development should consider opportunities to contribute facilities and spaces – both indoor and outdoor – as part of the broader civic and social fabric of the city. Strategic placement of public art and (public) plaza space can further establish institutional uses as city landmarks, contributing to community health and pride.



Integrated Gathering

Incorporating a variety of gathering spaces ensures a more complimentary relationship between institutional uses (i.e. users and operators) and the surrounding neighbourhood fabric. Thoughtful transitions between arrival plazas and indoor gathering areas foster comfortable and intuitive social interaction while flexible spaces can accommodate community use, where feasible and/or appropriate.



Shared Uses and Placemaking

Institutional sites should consider opportunities to reinforce placemaking opportunities through the shared use of outdoor facilities that reinforce the City's natural context and relationship to history and geography. Maintaining existing trees and building siting (i.e. naturally within the landscape) can ensure buildings that feel “rooted in place”, balancing institutional programming with the city's natural identity.



Parks & Plazas



Borrowed Views (and Building Elevations)

Open space design can “borrow” distant views to capture qualities that are otherwise not present on site. Peek-a-boo vistas of forested ridgelines. Orientation and material design of building elevations further frames and defines the quality of shared open spaces. Taken together, these elements can balance a clear sense of connection, enclosure and safety (i.e. activity and passive surveillance).



Defining (Natural) Elements of Place

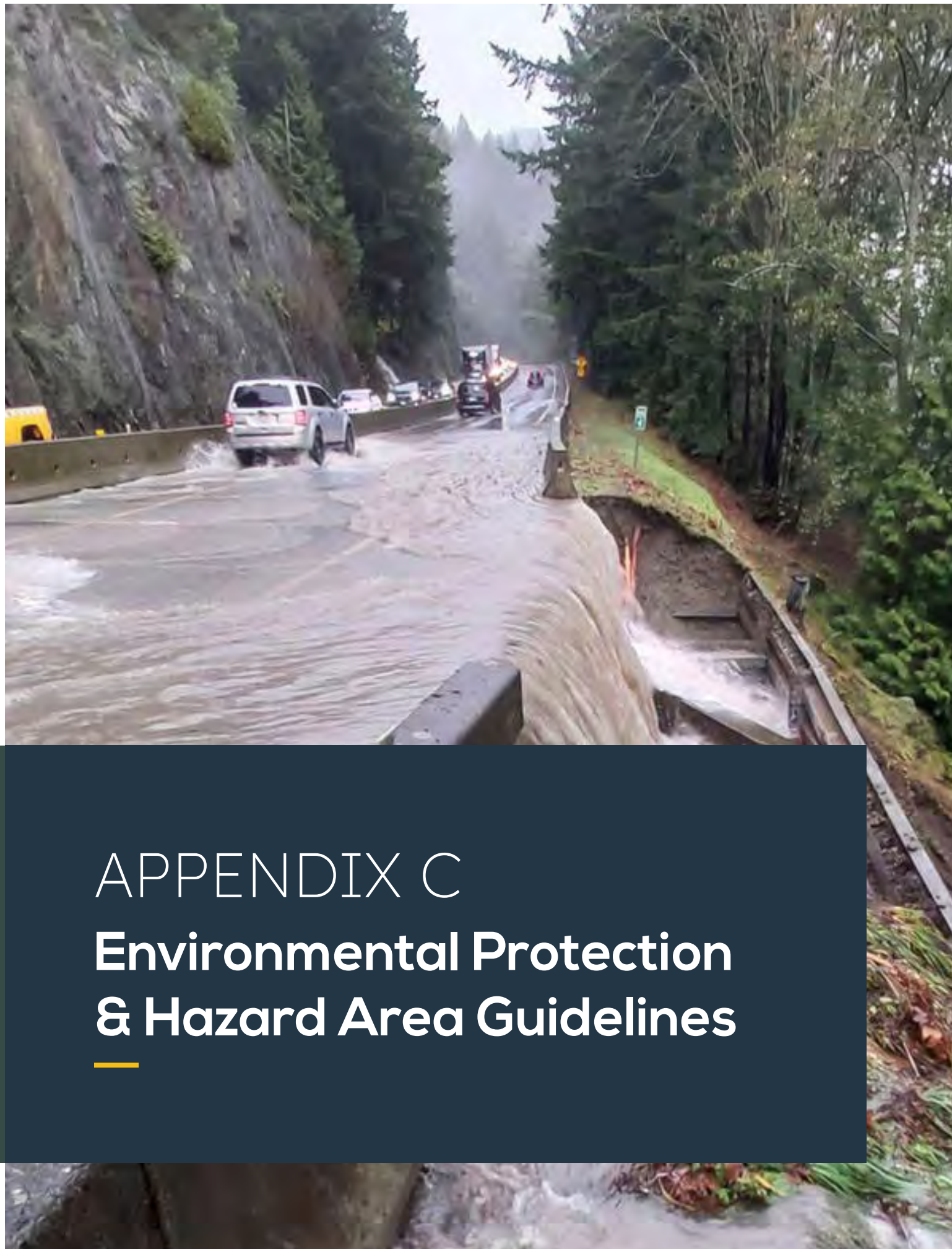
Open space can reveal significant connections to place through the design of views, social connection, natural elements and play. Integrating rock outcrops into open space design grounds the development in Langford’s unique geology and rugged character. Natural features can be designed as part of open space designs, serving as authentic focal points and unique play elements.



Structures & Furnishings

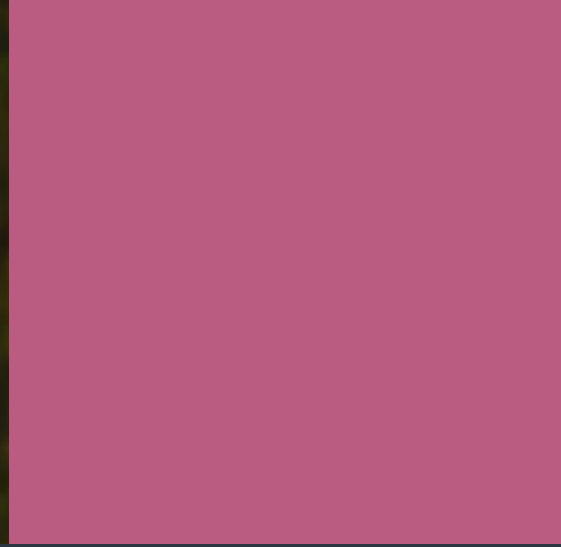
Detailed design should incorporate landscape structures and fixtures to accommodate flexibility of use, including opportunities for rest and play. Integrating durable, accessible furniture transforms public spaces into inviting “outdoor living rooms” that encourage social connection. High-quality, thoughtful design ensures these amenities remain functional and welcoming for all ages and abilities.





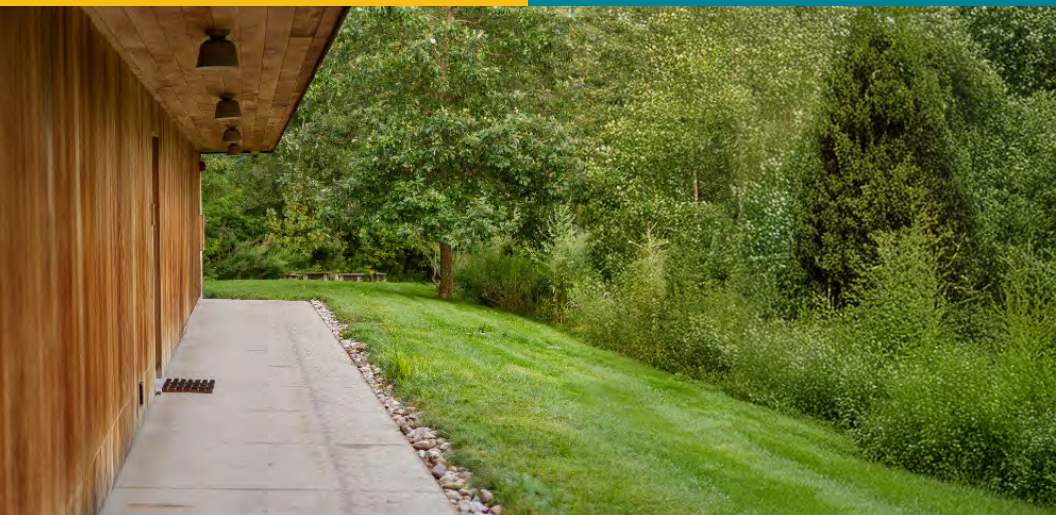
APPENDIX C

Environmental Protection & Hazard Area Guidelines



ENVIRONMENTAL PROTECTION & HAZARD AREA DEVELOPMENT PERMIT AREA GUIDELINES

JUNE 2026



CITY OF
Langford

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DPA Process

This section outlines: how the Environmental Protection and Hazardous Area Development Permit Area (DPA) Guidelines are applied as part of the DPA process; and identifies submission requirements.

1. Procedure

- 1.1 Where land has been designated in the Official Community Plan as a “Development Permit Area”, the landowner must obtain a Development Permit, authorized for issuance by a resolution of Council, before developing the land.
- 1.2 A Development Permit may not vary use, density or floodplain provisions. Where an area is designated as a Development Permit area, the following apply unless the owner first obtains a Development Permit:
 - a. The land within the area shall not be subdivided;
 - b. Construction of, or addition to, a building or structure shall not be commenced;
 - c. Land must not be altered (including site clearing, tree/vegetation removal, blasting, and/or landscaping) when it is within an area designated for:
 - i. Protection of the natural environment, its ecosystems and biological diversity; or
 - ii. Protection of development from hazardous conditions;
 - d. Land, or a building or structure, on a Provincial or municipal heritage site shall not be altered; and
 - e. Land, or a building or structure on that land, must not be altered when it is within an area designated for:
 - i. Revitalization of an area in which a commercial use is permitted; or
 - ii. Establishment of objectives to promote: energy conservation, water conservation, or reduction of greenhouse gas emissions.
- 1.3 A Development Permit must not vary the application of a zoning bylaw in relation to residential rental tenure.
- 1.4 A Development Permit issued must be in accordance with the stated guidelines. However, all guidelines may not be applicable in every permit. In situations where a guideline is not appropriate to the particular circumstances, Council may deem the guideline not applicable. Council may also issue a Development Permit which varies or supplements a regulation of the Zoning Bylaw.
- 1.5 The Director of Community Planning and Development may consider issuing variances to the minimum setbacks required by the Zoning Bylaw where the variance is being sought to preserve or reduce impact to an Environmentally Valuable Feature or Streamside Protection and Enhancement Area.

2. DPA Application Submission Requirements

- 2.1 Applicants are required to provide a checklist or statement of intent to indicate how their proposal complies with these guidelines. Where some element of the design does not comply, a justification stating the divergence and reason shall be made. Council may diverge from these guidelines where a compelling rationale that preserves the qualitative intent of the guidelines is supplied.
- 2.2 Pursuant to the City of Langford Development Approval Information Bylaw, every application for a Development Permit should be accompanied by plans dimensioned in metric units, indicating the following, as applicable, as well as the information noted in the Guidelines:
- a. Location of all buildings and structures;
 - b. Siting of parking areas, driveways, and loading bays;
 - c. Extent and nature of landscaping, including details of trees to be removed, retained or proposed to be planted in accordance with the City of Langford Landscape Policy;
 - d. Professional reports/studies prepared by the appropriate qualified professional;
 - e. Lot grading plan; and
 - f. Preliminary engineered frontage drawings.
- 2.3 The City may require security in accordance with Section 502 of the Local Government Act to ensure the installation and maintenance of landscaping or environmental restoration/compensation is in compliance with these guidelines.
- 2.4 Evaluation of an application—including all technical review and referral stages—will only commence once full payment of applicable fees, as prescribed by Development Procedures Bylaw No. 209, is received by the City. Review will remain pending until such payment is satisfied.

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Introduction

This Section explains how the Environmental Protection and Hazardous Area Guidelines are intended to be used in concert with other municipal land use planning documents, including: the Official Community Plan (vision and policy); the Zoning Bylaw (development regulation); and other DPA requirements (guidelines).

The following pages outline how the Guidelines are structured, how different sections relate to one another, and how applicants, staff, and decision-makers should navigate the document.

About Langford

Langford is a rapidly growing and evolving city, shaped by its natural setting, emerging urban centres, and strong connections to the surrounding region. As one of the fastest-growing communities in British Columbia, Langford is experiencing significant change in the scale, form, and diversity of new development.

These Environmental Protection and Hazardous Area Guidelines are intended to support that growth by providing clear direction on how sensitive ecosystems, riparian areas, and the urban forest can be integrated into development, such that the natural features so important to biodiversity, sustainability, and the health and well-being of residents continue to be an important aspect of Langford's identity into the future. The Hazardous Area Guidelines set out direction to ensure that new development is protected from natural hazards.

Relationship to Other Regulations

Development in Langford is guided by a series of municipal documents that work together to shape growth and change. Understanding how these documents relate to one another will help applicants navigate the approvals process more clearly and efficiently.

The **Official Community Plan (OCP)** is Langford's primary visioning document. It sets out the long-term vision for the city and establishes policies related to land use, growth, housing, transportation, sustainability, and community character. All development in Langford is expected to align with the direction and intent of the OCP.

The **Zoning Bylaw** translates this vision into regulations that determine what can be built on a specific site. Zoning identifies permitted uses, density, height, setbacks, and other quantitative standards. Applicants should first confirm that a proposed development complies with the applicable zoning or determine whether a rezoning is required.

The **Form and Character Design Guidelines** build on both the OCP and zoning by providing direction on how development should be designed. The guidelines address site planning, building design, landscape treatment, and other considerations that influence how development fits within its context and contributes to the public realm. While zoning establishes the parameters of development, the guidelines shape its quality, character, and relationship to surrounding areas.

The **Environmental Protection and Hazardous Area Guidelines** also build on both the OCP and zoning by providing direction on how development should be designed and laid out to integrate natural features into the site and to avoid or mitigate potential impacts from natural hazards. The guidelines address site planning and layout, measures to prevent encroachment or adverse impacts during construction, and considerations to ensure the long-term protection and function of retained natural features.

Together, these documents are intended to support a coordinated and predictable approvals process, helping applicants design proposals that align with Langford's vision with flexibility in how that vision is achieved.

How To Use This Document

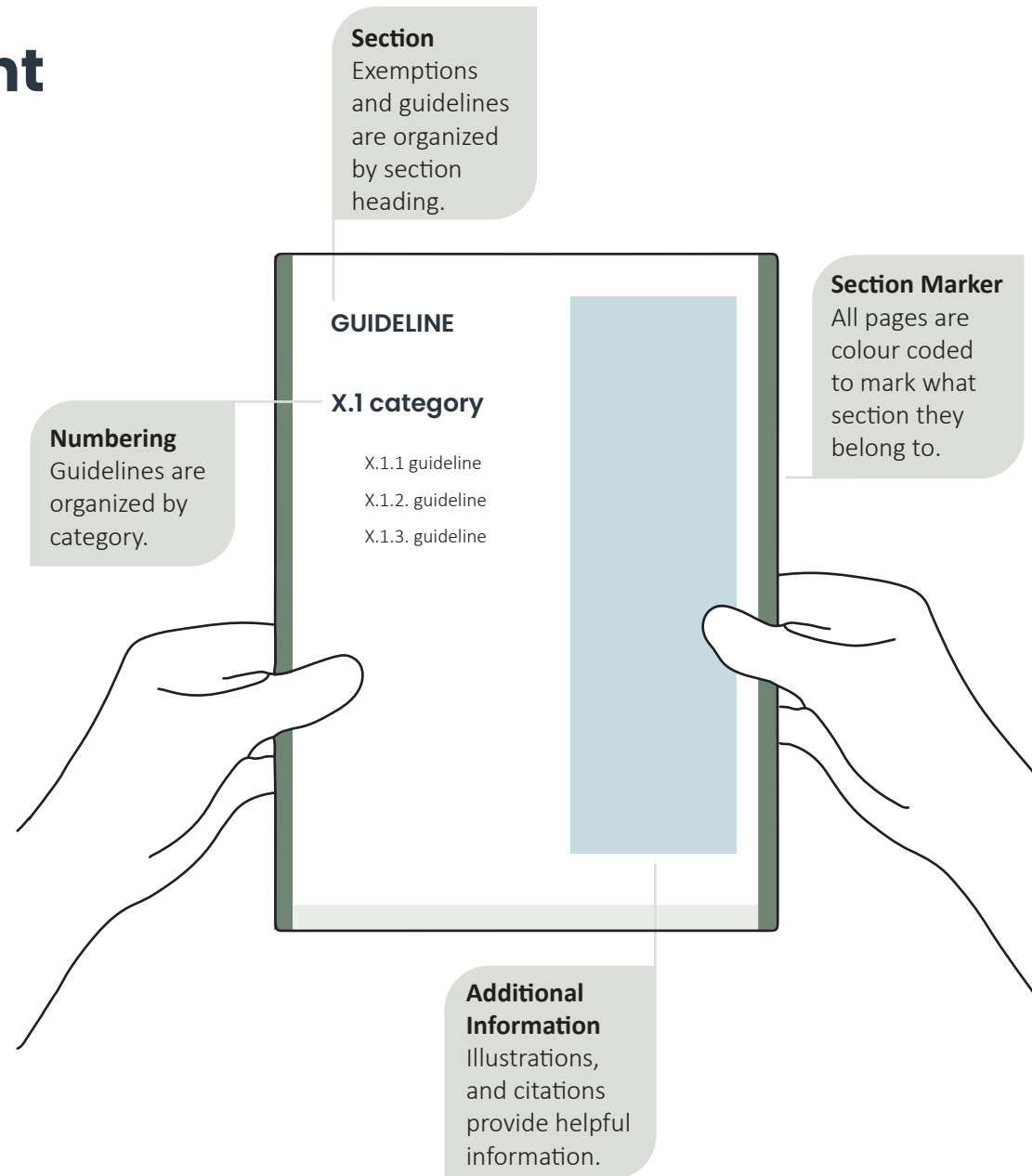
Applicants should review each section early in the design process and consider how the Environmental Protection and Hazardous Area Guidelines (“Guidelines”) apply to their specific site and proposal. Guidelines apply under a series of Development Permit Areas (DPA). DPA applications should clearly demonstrate how proposals respond to the guidelines.

This document is intended to be used as a helpful and practical guide to inform the design of development proposals.

The Guidelines are organized into the following two parts, which contain associated exemptions and guidelines:

- **Part 1: Environmental Protection**
- **Part 2: Hazardous Area**

Throughout the document, visual examples and citations to additional sources are provided to help explain the intent of the guidelines and show how they may be applied in different development contexts. Illustrations and images are intended to support understanding and interpretation and do not prescribe design outcomes or replace regulatory requirements.



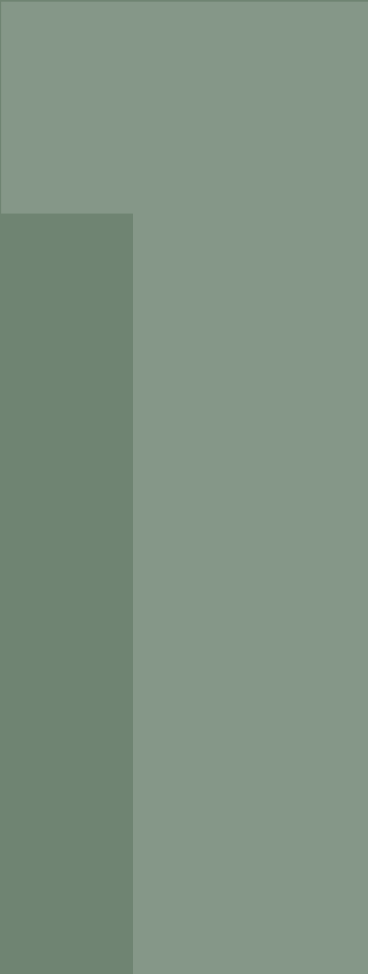
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PART 1.

Environmental Protection

Development Permit

Area Guidelines



The following exemptions and guidelines apply to those lands identified on Map 10: Riparian Zones and Map 11: Sensitive Ecosystems of the Official Community Plan.

GENERAL EXEMPTIONS

1.1 Sensitive Ecosystems and Riparian Areas

1.1.1 Despite the designation of an area as a Development Permit Area (DPA), the Local Government Act provides that conditions may be specified under which a Development Permit (DP) is not required. In the case of lands within the Riparian and Sensitive Ecosystem DPAs, the following exemptions apply:

- a. Actions to prevent, control, or reduce hazards, such as flooding or erosion, that represent immediate threats to life, public, or private property are temporarily exempt from the requirement to obtain a DP. The City of Langford, may, at its discretion, require a retroactive DP. Planned works designed to mitigate future emergencies or hazards are not exempt.
- b. Public utilities and operational works, including construction, repair, or maintenance of public works undertaken by the City or its authorized agents and contractors, provided that these works follow best management practices and meet or exceed the intent of the DPA.
- c. Road and utility works within highways (as defined by Streets and Traffic Bylaw No. 2233) that are authorized by the Director of Engineering and Public Works, provided that within the Riparian DPA an environmental protection plan, approved in writing by the Director of Community Planning and Development, is prepared and monitored by a Qualified Environmental Professional (QEP), and that any necessary Provincial or Federal approvals are obtained.
- d. Habitat improvement activities and trail and park projects undertaken by the City of Langford, provided they meet or exceed the intent of the DPA.
- e. Ecological restoration, including planting native vegetation and/or removing non-native or invasive vegetation using small hand tools. A plan which considers proper disposal methods, planting, safety, and erosion and sediment control may be required to the satisfaction of the City.
- f. Native plant salvaging may occur prior to the issuance of a DP, provided that:
 - i. A complete DP application has been submitted to the satisfaction of the Director of Community Planning and Development;
 - ii. Salvaging of plants occurs only within those lands proposed to be altered by the DP application;
 - iii. The plants are retained and transplanted as part of the landscape plan within the subject property or are transplanted to another suitable location at the discretion and approval of the Director of Community Planning and Development in writing; and
 - iv. The Director of Community Planning and Development authorizes the native plant salvaging in writing.

- g. Subdivision of lands where:
 - i. There will be no alteration of the land associated with, or directly resulting from, the plan of subdivision.
 - ii. Subdivisions that are lot line adjustments, subdivisions for park purposes, or for lot consolidation.
- h. The removal and replacement of hazardous trees in accordance with the Tree Protection Bylaw.
- i. The reconstruction or repair of a permanent structure in accordance with Section 532 of the Local Government Act and Section 3(3) of the Riparian Areas Protection Regulation, if the structure remains on its existing footprint.
- j. Minor repair or alteration of existing structures within their existing footprint, where vegetation removal or disturbance is not required, including interior renovations or replacement of a roof or exterior siding.
- k. Maintenance of existing gardens and landscaping, such as mowing, planting vegetation, and minor soil disturbances, not altering the general contours of the land.
- l. Activities permitted by existing agreements with senior government agencies or covenant terms.
- m. Existing land uses and buildings, provided that the area occupied by the land use is not increased or the area occupied by the building is not expanded.
- n. Development for agricultural use and normal farm practices (as defined in Section 1 of the Farm Practices (Right to Farm) Act) provided that:
 - i. The lot is zoned for agriculture and/or is within the Agricultural Land Reserve; and
 - ii. Agricultural buildings are set back from streams in accordance with the Guide for Bylaw Development in Farming Areas (Ministry of Agriculture, Food and Fisheries (2020), or subsequent versions of the guide.

While the Riparian DPA does not apply to farming activities as defined in the Farm Practices Protection Act, it does apply to residential, commercial and industrial development in the Agricultural Land Reserve and on lands that are used, designated, or zoned for agricultural.

1.2 Sensitive Ecosystems

- 1.2.1 In addition to Section 1.1, the following exemptions apply on lands within the Sensitive Ecosystem DPA:
- a. Development on lots that have an area of less than 300 m² where a registered professional biologist provides a letter to the satisfaction of the City that certifies that no rare plants, sensitive ecosystems, or significant habitat features are located within the area proposed to be altered and that the proposed alteration would not affect any such features, as determined through a detailed field assessment in the appropriate season(s).
 - b. Accessory buildings not exceeding a gross floor area of 10 m² and minor additions to buildings or structures, provided that all of the following are met:
 - i. There is no increase in any bylaw non-conformities;
 - ii. All zoning requirements are satisfied;
 - iii. There is no further encroachment in the designated DPA OR that no trees or vegetation will be removed or impacted; and
 - iv. Site coverage is not increased by more than 5% of the existing coverage.

1.3 Riparian Areas

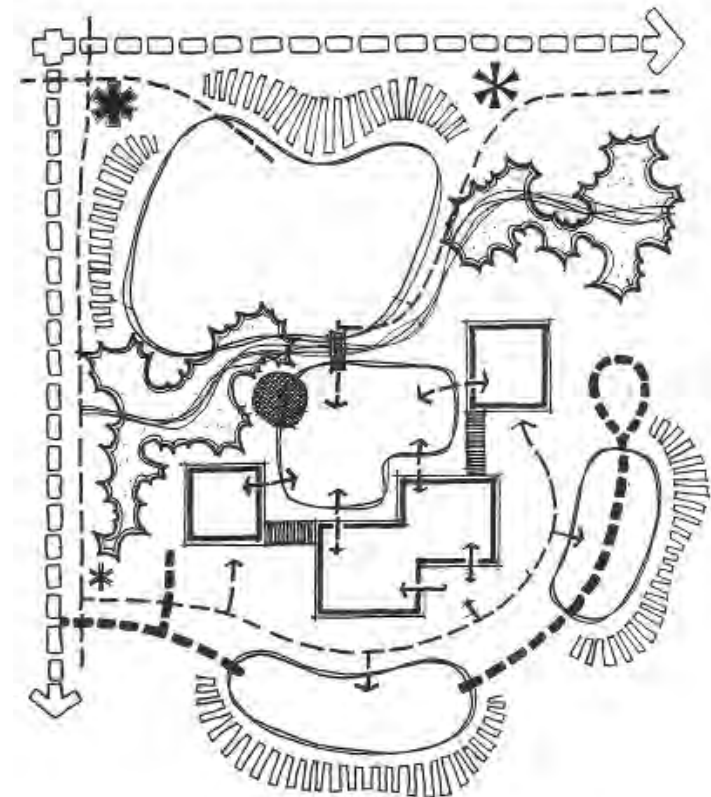
- 1.3.1 In addition to Section 1.1, the following exemptions apply on lands within the Riparian DPA:
- a. Where a registered professional biologist (R.P.Bio) provides a letter to the satisfaction of the City that certifies that the entire area proposed to be altered is located outside of the Riparian Assessment Area (RAA). The RAA is measured as either:
 - i. 30 m from the high-water mark of any watercourse; or
 - ii. For streams in ravines less than 60 m wide, the RAA extends 30 m beyond the top of the ravine bank; or
 - iii. For ravines greater than 60 m wide, the RAA extends 10 m from the top of the bank.

GENERAL GUIDELINES

1.4 Sensitive Ecosystems and Riparian Areas

- 1.4.1 Land and existing trees and vegetation may not be disturbed except as allowed in a DP or DP exemption issued by the City of Langford.
- 1.4.2 A site plan developed by a BC Land Surveyor or QEP must be provided as part of a DP application, which:
 - a. Locates the proposed development relative to the DPA boundaries and property lines;
 - b. Locates the Environmentally Valuable Features and/or the applicable Streamside Protection Enhancement Area (SPEA) identified by a QEP;
 - c. Delineates the top of bank or high-water mark, as applicable;
 - d. Locates the setback identified by the QEP to separate the proposed development from the Environmentally Valuable Feature and/or SPEA; and
 - e. Identifies where soil or vegetation will be disturbed for the construction of buildings, yards, driveways, patios and walkways.
- 1.4.3 A site grading plan prepared by a professional engineer must be provided as part of a DP application and approved by the Director of Engineering and Public Works, unless the Director determines that it is not required.
- 1.4.4 A report prepared by an ISA certified Arborist must be provided as part of a DP application. This report, at a minimum, must outline critical root zones and protection measures for trees along the edge of the Environmentally Valuable Feature or SPEA.

Submitting a plan that identifies environmentally valuable features and the proposed development is required in Sensitive Ecosystems and Riparian areas.



1.5 Sensitive Ecosystems

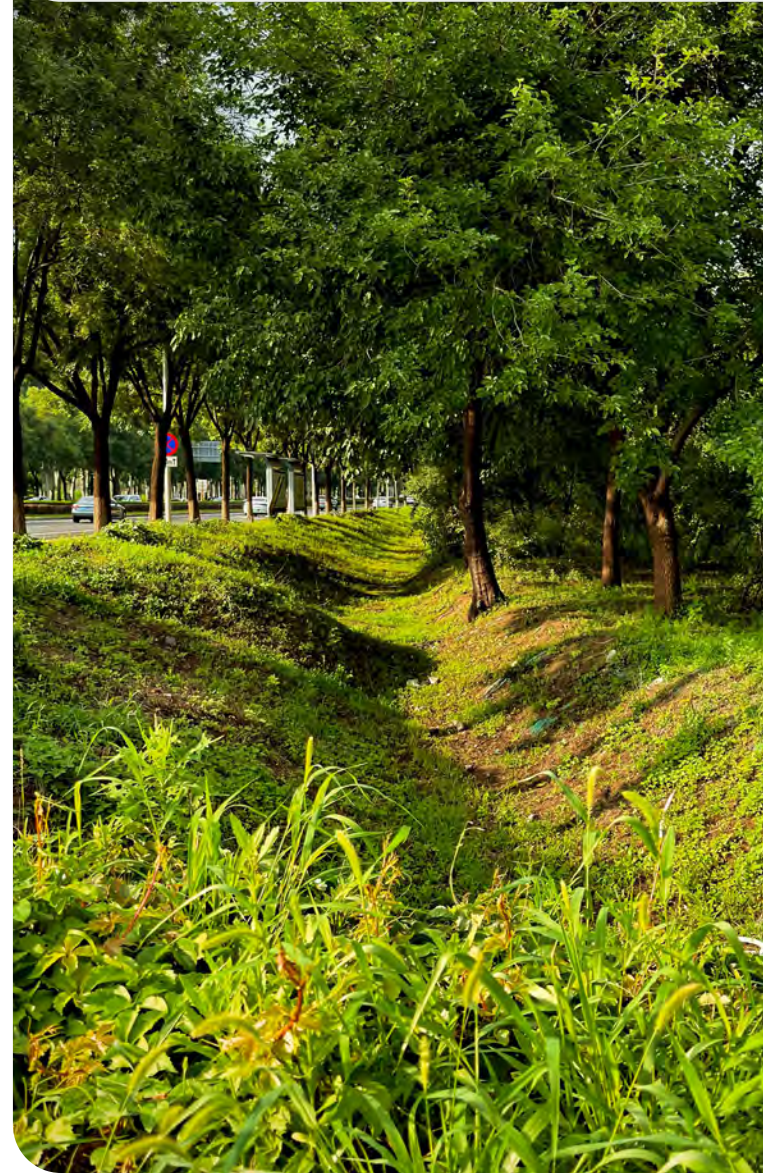
1.5.1 An Environmental Impact Study (EIS) must be provided as part of a DP application. The field assessments to inform the EIS must be conducted in the appropriate season(s) by an R.P.Bio and consider the following Environmentally Sensitive Features, including those species that may not have been present during the field assessment but are known to inhabit such habitats and ecosystems:

- a. Sensitive ecosystems;
- b. Rock outcroppings;
- c. Wildlife species;
- d. Wildlife habitat and corridors;
- e. Rare, endangered or regionally significant species or ecosystems;
- f. Watercourses, wetlands, and their riparian areas;
- g. Forested areas; and
- h. Any additional high-value habitat, such as nests, dens, and wildlife trees.

1.5.2 The EIS must also include recommendations for:

- a. The location of development, servicing, and any recommended building setbacks or buffers to avoid or minimize impact to identified Environmentally Valuable Features.
- b. The designation of non-disturbance areas in which no development may occur and which may not be impacted by development. When identifying these non-disturbance areas, the QEP must consider all guidelines and:
 - i. Prioritize the protection of contiguous natural areas, including on adjacent sites;

Identifying sensitive watercourses and forested areas during initial field studies allows projects to successfully integrate with native ecosystems.



- ii. Identify and protect wildlife corridors, or provide opportunities to strengthen connectivity with any adjacent natural areas;
- iii. Prioritize the protection of natural areas adjacent to watercourses and other protected Environmentally Valuable Features, to create refuge habitat;
- iv. Minimize impacts to mature trees; and
- v. Follow the provincial environmental mitigation hierarchy of avoid, minimize, restore on-site, and offset. The QEP must demonstrate that all reasonable measures have been exhausted at each step before proceeding to the next, in order to minimize impact.

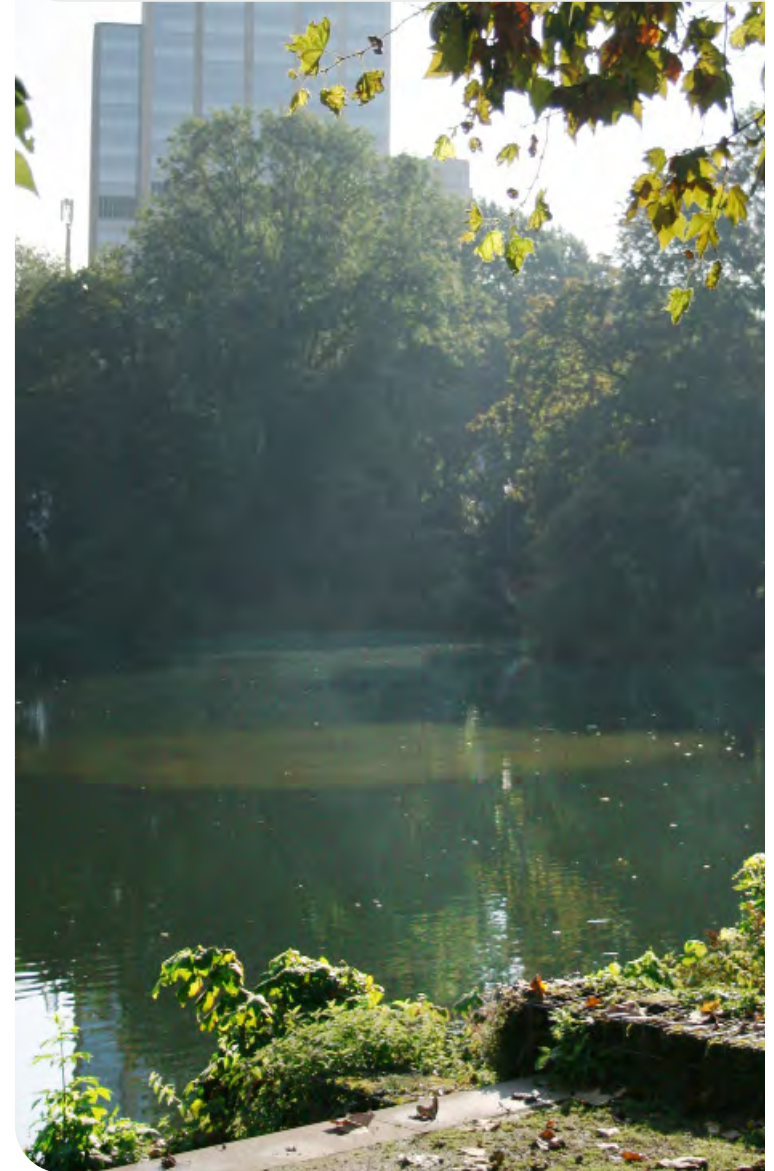
c. Protection, mitigation, and enhancement strategies, such as:

- i. Tree Protection and Replacement Plan prepared by an ISA Certified Arborist;
- ii. Restoration Plan;
- iii. Permanent fencing;
- iv. Removal of invasive species and restoration; and
- v. Construction and Environmental Management Plan outlining procedures to prevent or mitigate adverse environmental impacts during construction.

1.5.3 The EIS should be completed prior to site planning and the development of a site grading plan to ensure Environmentally Valuable Features are identified, mapped, and appropriately prioritized for protection throughout the development process.

1.5.4 The City may request peer review of the EIS at the applicant's expense.

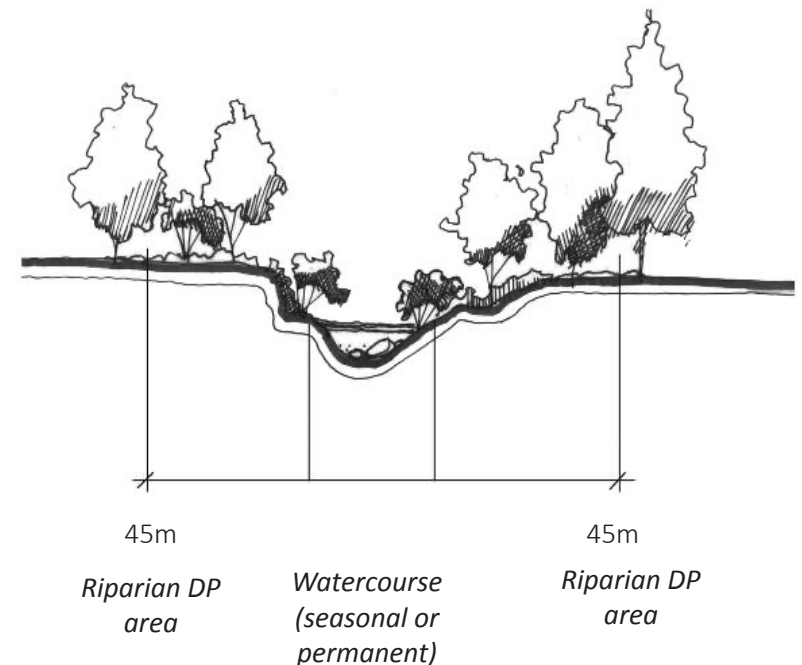
Preserving and enhancing contiguous natural zones around riparian areas creates critical refuge habitats for local wildlife and protects ecological health from development.



1.6 Riparian Areas

- 1.6.1 All watercourses that meet the definition of watercourse under the Riparian Areas Protection Regulation (RAPR) are included in this DPA, including unmapped watercourses.
- 1.6.2 The DPA is measured as 45m from the high-water mark of a watercourse. Disturbance within this area is prohibited unless authorized by a DP or DP exemption.
- 1.6.3 Unless otherwise permitted in a DP issued by the City, the minimum development setbacks within the Riparian DPA will be:
- 10 m from top of ravine bank for ravines greater than 60 m in width;
 - 30 m from top of ravine bank for ravines less than 60 m in width; or
 - 30 m from the high-water mark for all other watercourses.
- 1.6.4 An Assessment Report pursuant to the RAPR (or subsequent regulations) must be developed by a QEP and provided as part of a DP application. The QEP must certify that they are qualified to carry out and comply with the Assessment Methods outlined in the Regulation. The Report must identify the width of the SPEA to be protected and describe the measures needed to protect the integrity of the SPEA. The QEP must include:
- The QEP's opinion that the development will not result in any harmful alteration, disruption or destruction of natural features or functions which support fish life processes.
 - If the QEP is of the opinion that the development will result in harmful alteration, disruption, or destruction of the natural features or functions which support fish life processes, Authorization must be obtained in accordance with the Fisheries Act in order for the development to proceed.

Prohibiting disturbance within 45m of watercourses ensures development does not negatively impact waterways, wildlife, and critical habitat.



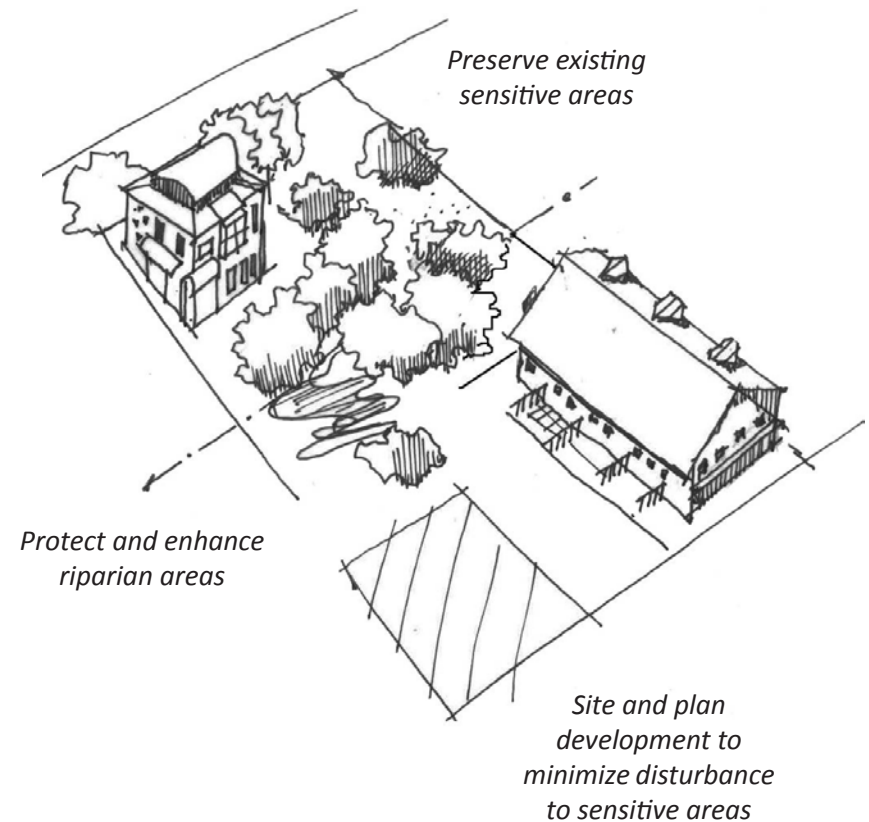
b. The QEP's opinion that the SPEA identified in the Assessment Report will be protected from the effects of the development by measures identified in the report, with the result that the development will not result in any harmful alteration, disruption or destruction of any natural features or functions that support fish life processes.

i. These measures typically fall under the following categories and may require input from additional QEPs: danger trees, windthrow, slope stability, protection of trees, encroachment, sediment and erosion control, stormwater management, and floodplain concerns.

c. A copy of the Assessment Report submitted to, and accepted by, the Province of British Columbia through the Riparian Areas Regulation Notification System.

- 1.6.5 Any measures recommended or required by the Assessment Report to preserve, protect, restore or enhance the SPEA may be included in the DP as conditions.
- 1.6.6 Any development occurring within the Riparian DPA is encouraged to exceed the minimum standards of the RAPR.
- 1.6.7 The City may request peer review of the Assessment Report at the applicant's expense.

Siting buildings and structures away from sensitive areas protects riparian and sensitive areas from construction and development impacts.



GUIDELINES FOR VEGETATION AND RESTORATION

1.7 Sensitive Ecosystems and Riparian Areas

- 1.7.1 Within a non-disturbance area designated by a DP to protect an Environmentally Valuable Feature or SPEA, the construction of buildings and structures, alteration of land, and trimming or removal of trees and vegetation is not permitted, except as outlined in the Exemptions.
- 1.7.2 Retain and protect established trees and understory vegetation outside of the Environmentally Valuable Feature or SPEA, where possible, to create continuous natural areas.
- 1.7.3 Retain and protect dead-standing wildlife trees that do not pose a risk to people or property.
- 1.7.4 Retain natural corridors connecting Environmentally Valuable Features within and adjoining the development site. Corridors should be as wide as possible and kept free of development where feasible to maximize wildlife use. Corridor size should be determined by a QEP, and may be tailored to suit the landscape context.
- 1.7.5 Conduct a stand stability assessment to protect retained forest areas for developments which result in the creation of a new forest edge. A QEP must complete this assessment.

Retaining snags and dead trees supports nesting habitats and broader ecosystem health.



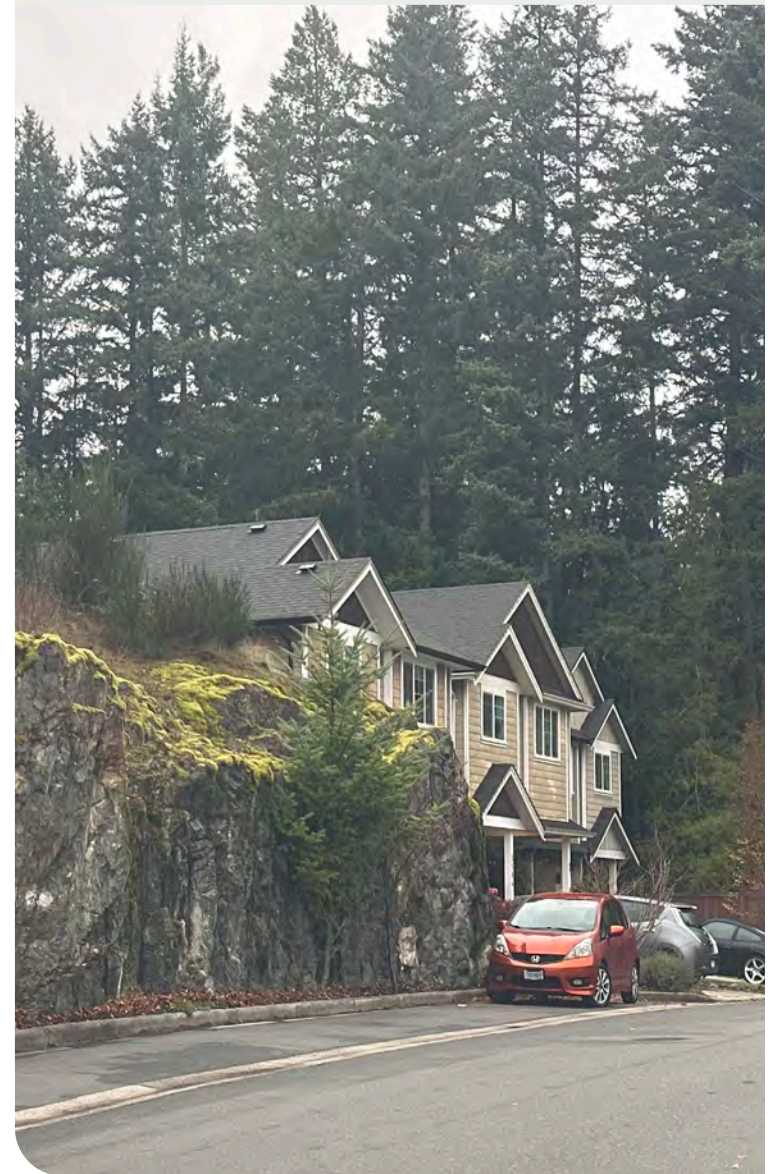
- 1.7.6 Enhancement, restoration, or compensation works for sites which have been degraded through historical disturbance, invasive species presence, or other factors may be required. This plan must be developed by a QEP and include monitoring and maintenance for a minimum of 5 years.
- 1.7.7 The preservation of wildflower communities and groups of vegetation, along with their associated under-storey (rather than individual species), is strongly encouraged outside of the Environmentally Valuable Feature or SPEA.
- 1.7.8 The preservation of wetlands, vernal pools and other seasonal watercourses is required unless their removal is authorized under the Water Sustainability Act.
- 1.7.9 Include a landscaping program that supports the City's Urban Forest Management Plan and Official Community Plan canopy targets through the retention of a minimum 20% canopy cover or a combination of retention and replanting of trees on-site and in adjoining on-street boulevards that, at maturity, will achieve a 30% canopy cover of the site.

The City acknowledges that, in addition to being supported by the retention and replanting of trees on-site and in adjoining boulevards, the City's Urban Forest Management Plan and Official Community Plan canopy targets are supported by the provision of park and other public open space as a condition of development approvals, including rezoning and subdivision.

Where an applicant for a DP to alter lands within a multi-phase development has provided forested lands to the City as a condition of approval of a previous phase of development, the provision of those lands will be considered by the City when assessing the applicant's landscape program and will result in an appropriate reduction to the minimum canopy cover otherwise required.

- 1.7.10 The City may require security in accordance with Section 502 of the Local Government Act to ensure the installation and maintenance of landscaping or environmental restoration/compensation is in compliance with these guidelines.

Designing development and landscaping to preserve and enhance tree canopy and biodiversity is encouraged.



GUIDELINES TO AVOID IMPACTS

1.8 Sensitive Ecosystems and Riparian Areas

- 1.8.1 Prior to any development activity, the applicant will:
- a. Delineate non-disturbance areas for Environmentally Valuable Features, SPEAs, and other trees or natural areas to be retained with temporary high visibility fencing. This fencing should:
 - i. Be placed at the drip line of any trees to be retained;
 - ii. Be a minimum height of 1.2m;
 - iii. Supported by poles placed at 2.5 m intervals;
 - iv. Remain in place throughout clearing, site preparation, construction and any other form of disturbance;
 - v. Allow appropriate opportunities for wildlife movement along the corridor; and
 - vi. Be routinely inspected and repaired when necessary.
- 1.8.2 The DP may require the Environmentally Valuable Features and SPEAs to be permanently delineated with a split-rail fence, or other type of fence recommended by the QEP and approved by the Director of Community Planning and Development.

Requiring temporary high visibility fencing will delineate non-disturbance areas.

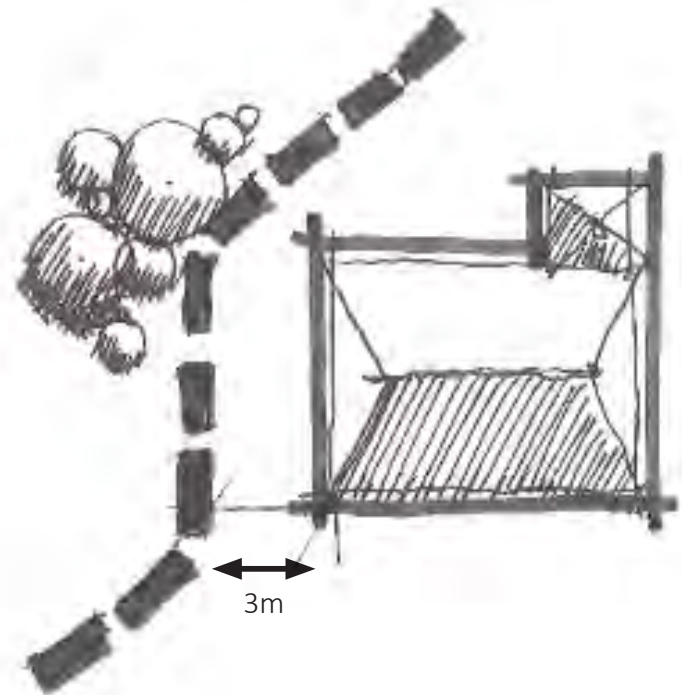


1.8.3 Where development requires new roads, all road design should seek to minimize impacts to Environmentally Valuable Features and SPEAs. Measures to minimize impacts include:

- a. Minimize road, utility, and other crossings of watercourses and riparian ecosystems. Where crossings are necessary, design them to be narrow and perpendicular to riparian areas;
- b. Implement design standards for safe wildlife crossings where new roads are required through an Environmentally Valuable Feature or SPEA. Considerations may include culverts under roadways, bump outs, speed control measures, educational signage, fencing, and naturalization of medians;
- c. Minimize impervious surfaces and promote natural filtration. Incorporate absorbent landscaping and encourage the permeability of landscaped areas adjacent to Environmentally Valuable Features or SPEAs by protecting and re-using native topsoil, preventing compaction during construction, and aerating or loosening compacted soils.
- d. Improve or maintain fish habitat and access; and
- e. Use clear-span bridges or open-bottomed stream crossings whenever feasible. Incorporate fish baffles or other best management practices to support fish passage in enclosed crossings.

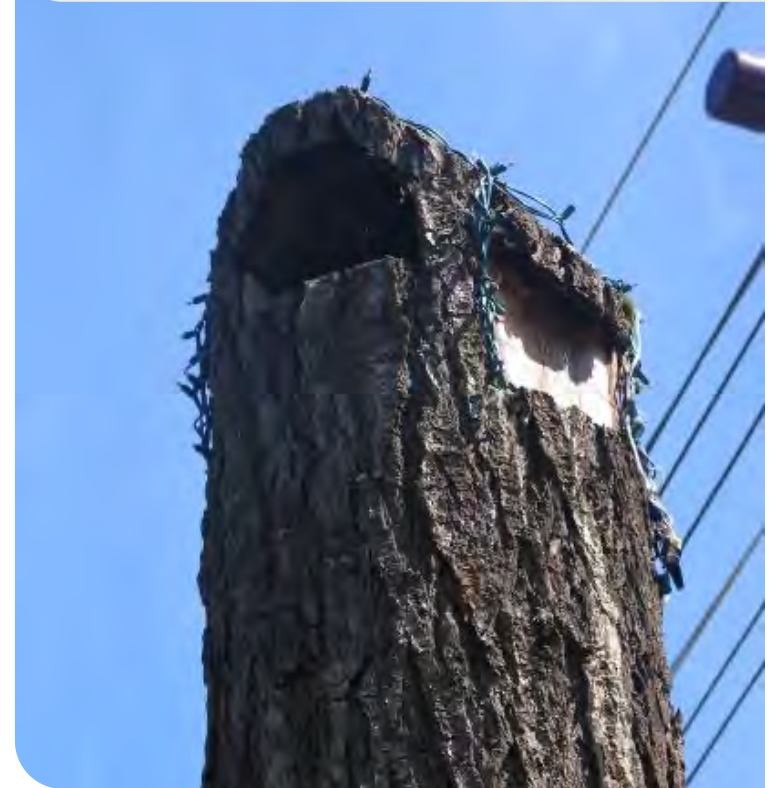
1.8.4 All new buildings, projecting features, and impervious surfaces are recommended to be setback a minimum of 3 m from the SPEA or Environmentally Valuable Feature to protect their integrity and establish a transition zone. A smaller buffer and/or setback can be proposed provided that a QEP submits a letter certifying there will be no impacts to these non-disturbance areas or the critical root zone of retained trees. Tree retention or planting, stormwater management, nature-scaping, and trails in these areas are encouraged. Yard space is also an acceptable use for this space, provided it remains free of buildings and structures. A landscape plan may be required at the discretion of the City.

Requiring a minimum setback of 3m from the Streamside Protection and Enhancement Area or environmentally valuable feature minimizes impact from development.



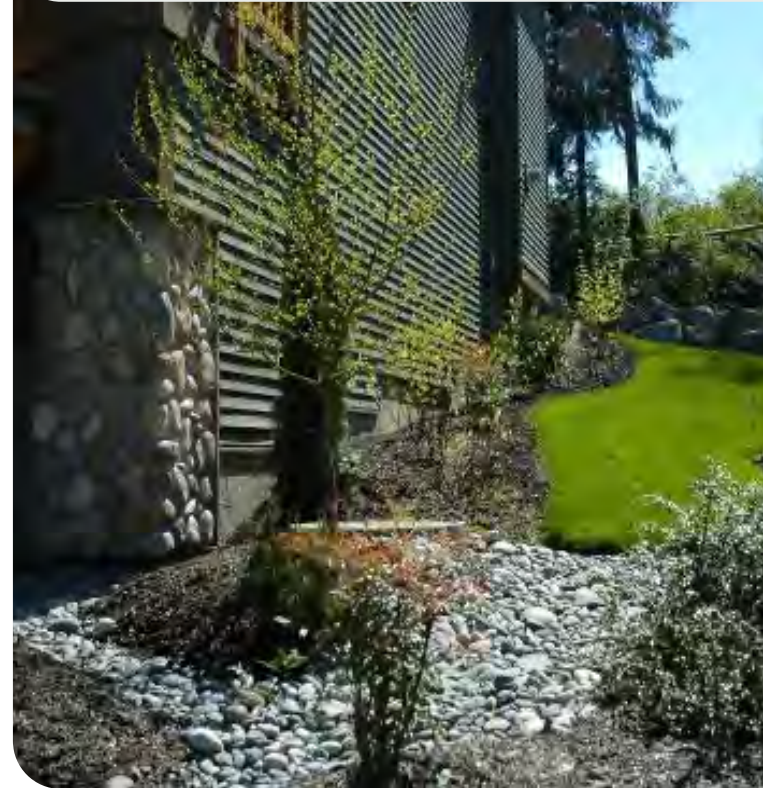
- 1.8.5 Despite the maximum building envelope defined by the Zoning Bylaw, the DP may designate acceptable building footprint locations within the building envelope and/or limit the extent of clearing to the area strictly necessary to achieve the proposed use in order to protect identified Environmentally Valuable Features or SPEAs.
- 1.8.6 Clustering development and use of strata lot averaging, where permitted by the Zoning Bylaw, is encouraged where this can be demonstrated to protect Environmentally Valuable Features.
- 1.8.7 Home sites shall be landscaped to preserve the integrity of protected areas by minimizing the invasion of domestic plantings, and selecting the location and composition of planting areas in accordance with the recommendations of a QEP. The planting or retention of pollinator-friendly species is highly encouraged.
- 1.8.8 Development must not impact any species at risk or critical habitat identified by the BC Conservation Data Centre or the QEP.
- 1.8.9 Bird nests are protected in accordance with the BC Wildlife Act, and Migratory Birds Convention Act. The nests of raptors such as bald eagle, peregrine falcon, osprey, and various owls are protected year-round. If any raptors nests or otherwise protected nests are identified, they must be protected following the provincial “Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia (2013)” or future versions if one is released. Active nests of all other birds cannot be removed or disturbed during the nesting season, March 1 to August 31, or otherwise recommended by a QEP. If tree or vegetation removal occurs within the nesting season, a bird nesting survey must be completed prior to any activity which may disturb nesting birds.
- 1.8.10 Protection of nesting and denning sites from development encroachment and development activities is encouraged where other regulations do not protect these features. Where nests and/or denning sites are located on a property, construction should be timed such that it does not interfere with active nesting/denning seasons.

Preserving mature nesting trees protects local raptor species year-round and are encouraged to be protected in accordance with provincial wildlife conservation standards.



- 1.8.11 Site clearing should be undertaken immediately prior to construction in order to minimize the amount of time that disturbed soils are exposed to weathering. If this is not possible, exposed soils should be re-vegetated, covered or otherwise protected from runoff erosion.
- 1.8.12 The DP may require development activities to be timed to occur outside of fish spawning periods, if recommended by the QEP. Any works proposed below the top of bank are required to submit a notification or approval under the Water Sustainability Act.
- 1.8.13 A site shall be developed in such a way that the existing drainage system and the quality and quantity of storm water run-off are maintained by:
- a. No increase in the volume of storm water discharge from the site;
 - b. No increase in the sediment loadings of storm water discharge from the site; and
 - c. Prevention of potential spills of hazardous materials, oils and other contaminants into the storm water discharge from the site.
- 1.8.14 Ensure maintenance vehicles are able to access stormwater infrastructure such as ditches, culverts, and creeks while maintaining the integrity of the SPEA.
- 1.8.15 Pollutants shall be prevented from entering lakes and watercourses through control of surrounding drainage.
- 1.8.16 Development must be in accordance with the protection, mitigation, and enhancement strategies recommended in the EIS or Riparian Assessment Report.
- 1.8.17 Sediment containment and erosion control measures will be installed under the direct supervision of a QEP prior to land preparation and development.

Implementing on-site stormwater controls keeps post-development runoff volumes equal to natural drainage patterns.



- 1.8.18 An environmental monitoring program prepared by a QEP may form part of the DP to ensure protection of retained Environmentally Valuable Features and SPEAs, as well as compliance with other applicable conditions of the permit.
- 1.8.19 All developments are encouraged to incorporate the recommendations and guidelines contained in the Ministry of Environment's Develop with Care document.
- 1.8.20 Apply Dark Sky lighting principles and targeted illumination in order to reduce spill lighting into retained Environmentally Valuable Features and SPEAs.
- 1.8.21 Building design should consider treating glass and transparent surfaces to reduce the potential for bird collisions or implementing measures to reduce bird collisions.
- 1.8.22 A natural state covenant in favour of the City must be registered to protect retained Environmentally Valuable Features and SPEAs.
- 1.8.23 Dedication of waterbodies, Environmentally Valuable Features, or the SPEA may be required as a condition of DP approval on a site-by-site basis, at the discretion of the City.

Using Dark Sky principles by directing warm light down with shielded fixtures prevents harmful light spill into adjacent natural areas.



PART 2.

Hazardous Area Development Permit Area Guidelines

The following exemptions and guidelines apply to those lands identified on Map 13: 200-Year Floodplain, Map 14: Steep Slopes, Map 15: Drainage Concerns, and Map 16: Interface Fire Hazard Areas in Official Community Plan Bylaw No. 2200.

GENERAL EXEMPTIONS

2.1 Steep Slopes, 200-Year Floodplain, Drainage Concerns, Interface Fire Hazard Areas

2.1.1 Despite the designation of an area as a Development Permit Area (DPA), the Local Government Act provides that conditions may be specified under which a Development Permit (DP) is not required.

- a. Actions to prevent, control, or reduce hazards, such as flooding or erosion, that represent immediate threats to life, public, or private property are temporarily exempt from the requirement to obtain a DP. The City of Langford, may, at its discretion, require a retroactive DP. Planned works designed to mitigate future emergencies or hazards are not exempt.
- b. Public utilities and operational works, including construction, repair, or maintenance of public works undertaken by the City or its authorized agents and contractors, provided that these works follow best management practices and meet or exceed the intent of the DPA.
- c. Road and utility works within highways (as defined by Streets and Traffic Bylaw No. 2233) that are authorized by the Director of Engineering and Public Works.

- d. Habitat improvement activities and trail and park projects undertaken by the City of Langford, provided they meet or exceed the intent of the DPA.
- e. Ecological Restoration, including:
 - i. Planting native vegetation and/or removing non-native or invasive vegetation using small hand tools. A plan which considers proper disposal methods, planting, safety, and erosion and sediment control may be required to the satisfaction of the City.
- f. Native plant salvaging may occur prior to the issuance of a DP, provided that:
 - i. A complete DP application has been submitted to the satisfaction of the Director of Community Planning and Development;
 - ii. Salvaging of plants occurs only within those lands proposed to be altered by the DP application;
 - iii. The plants are retained and transplanted as part of the landscape plan within the subject property or are transplanted to another suitable location at the discretion and approval of the Director of Community Planning and Development in writing; and
 - iv. The Director of Community Planning and Development authorizes the native plant salvaging in writing.

- g. Subdivision of lands where:
 - i. There will be no alteration of the land associated with, or directly resulting from, the plan of subdivision; or
 - ii. Subdivisions that are lot line adjustments, subdivisions for park purposes, or for lot consolidation.
- h. The removal of trees in accordance with the Tree Protection Bylaw.
- i. The reconstruction or repair of a permanent structure in accordance with Section 532 of the Local Government Act, if the structure remains on its existing footprint.
- j. Minor repair or alteration of existing structures within their existing footprint, where vegetation removal or disturbance is not required, including interior renovations or replacement of a roof or exterior siding.
- k. Maintenance of existing gardens and landscaping, such as mowing, planting vegetation, and minor soil disturbances, not altering the general contours of the land.
- l. Activities permitted by existing agreements with senior government agencies or covenant terms.
- m. Existing land uses and buildings, provided that the area occupied by the land use is not increased or the area occupied by the building is not expanded.
- n. Development for agricultural use and normal farm practices (as defined in Section 1 of the Farm Practices (Right to Farm) Act) provided that:
 - i. The lot is zoned for agriculture and/or is within the Agricultural Land Reserve; and
 - ii. Agricultural buildings are set back from streams in accordance with the Guide for Bylaw Development in Farming Areas (Ministry of Agriculture, Food and Fisheries (2020), or subsequent versions of the guide.
- o. Accessory buildings not exceeding a gross floor area of 10 m² and minor additions to buildings or structures, provided that all of the following are met:
 - i. There is no increase in any bylaw non-conformities;
 - ii. All zoning requirements are satisfied;
 - iii. There is no further encroachment in the designated DPA OR that no trees or vegetation will be removed or impacted; and
 - iv. Site coverage is not increased by more than 5% of the existing coverage.
- p. Where the work in question is geotech (P.Eng.) certified as part of the Building Permit or Subdivision process.
- q. Where a qualified professional provides a letter that certifies that the designated Hazardous condition does not apply.

2.2 200–Year Floodplain

2.2.1 In addition to Section 2.1, the following exemptions apply on lands within the 200-Year Floodplain DPA:

- a. Where a building is legally non-conforming in the designated floodplain, it may have a one-time only expansion/addition at the original floor elevation up to, but not exceeding, 25% of the non-conforming habitable area on the main floor of the building existing at the time of enactment of flood proofing requirements, provided that:
 - i. There is no increase in non-conformity in respect to setback requirements;
 - ii. No fill is brought onto the site;
 - iii. The addition satisfies the floodplain elevation; and
 - iv. The foundation allows flood waters to pass through.
- b. Where a building is legally non-conforming in the designated floodplain, it may have an expansion/addition in excess of 25% provided that:
 - i. The existing building and the addition are raised and placed on a new foundation which satisfies the required floodplain elevation and allows flood waters to pass through;
 - ii. Any expansion or addition complies with all other zoning and building bylaw regulations;
 - iii. There is no increase in non-conformity in respect to zoning requirements; and
 - iv. No fill is brought onto the site.

2.3 Interface Fire Hazard

2.3.1 In addition to Section 2.1, the following exemptions apply on lands within the Interface Fire Hazard DPA:

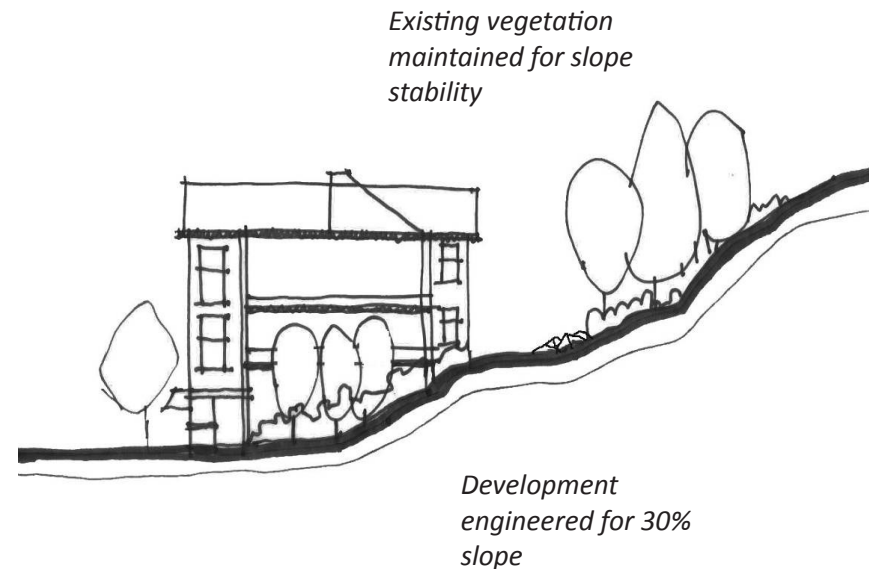
- a. For minor additions (less than 46.45 m²) to an existing house;
- b. For the removal of trees or vegetation, if no other Environmental Protection or Hazardous Area Development Permit Areas apply;
- c. For lands identified as “Moderate” or “Low” on Map 16 of OCP Bylaw No. 2200;
- d. If a Section 219 Covenant relating to interface fire hazard requirements and mitigation measures is already registered to title for the parcel(s) in question, to the satisfaction of the Director of Community Planning and Development.

GENERAL GUIDELINES

2.5 Steep Slopes, 200-Year Floodplain, and Drainage Concerns

- 2.5.1 Land and existing trees and vegetation may not be disturbed except as allowed in a DP or DP exemption issued by the City of Langford.
- 2.5.2 A report certified by a Professional Engineer (P.Eng) may be required to assist in identifying:
 - a. Hazardous conditions;
 - b. Potential risk to new and existing residents; and
 - c. Potential risk with respect to climate change adaptation.
- 2.5.3 If the report identifies areas on the site that should be protected from development, development should be set back from the non-disturbance area and the report should make recommendations for appropriate setbacks.
- 2.5.4 A site plan developed by a BC Land Surveyor or P.Eng may be required, which:
 - a. Locates the proposed development relative to the DPA boundaries and property lines;
 - b. Locates the identified hazard areas;
 - c. Identifies the applicable buffer or setback recommended by the P.Eng to separate the proposed development from identified hazard areas; and
 - d. Identifies where soil or vegetation will be disturbed for yards, driveways, patios, walkways, or stored due to construction activities, relative to the DPA boundaries.

Identifying how building, landscape and site design will take into account surrounding slope conditions and maintain vegetation for slope stability may be required.



- 2.5.5 The City may request peer review of a report from a P.Eng at the applicant's expense.
- 2.5.6 Site clearing should be undertaken immediately prior to construction in order to minimize the amount of time that disturbed soils are exposed to weathering. If this is not possible, exposed soils should be re-vegetated, covered or otherwise protected from run-off erosion.
- 2.5.7 Sediment containment and erosion control measures will be installed under the direct supervision of a qualified professional prior to land preparation and development.
- 2.5.8 A site shall be developed in such a way that the existing drainage system and the quality and quantity of storm water run-off are maintained by:
- No increase in the volume of storm water discharge from the site;
 - No increase in the sediment loadings of storm water discharge from the site; and
 - Prevention of potential spills of hazardous materials, oils and other contaminants into the storm water discharge from the site.
- 2.5.9 Protection, mitigation, and enhancement strategies may be required at the City's discretion, such as:
- Tree Protection and Replacement Plan prepared by an ISA Certified Arborist;
 - Restoration Plan;
 - Permanent fencing;
 - Removal of invasive species and restoration; and
 - Construction and Environmental Management Plan outlining procedures to prevent or mitigate adverse environmental impacts during construction.

Design landscape plans adjacent to slopes with stormwater features to support management of on-site drainage.



2.6 Steep Slopes

- 2.6.1 Sediment containment and erosion control measures will be installed under the direct supervision of a qualified professional prior to land preparation and development.
- 2.6.2 When land is altered, due regard shall be given to maintaining the normal drainage system and regulating storm water run-off.
- 2.6.3 Exposed soil on steep slopes subject to erosion shall be re-vegetated, covered or otherwise protected from run-off erosion.
- 2.6.4 Rock slopes adjacent to building lots must be certified as safe for the intended use by a P.Eng (Geotechnical) prior to the issuance of a Building Permit.
- 2.6.5 Development will not be permitted on hillsides of 30% or greater slope with poor soil stability or susceptibility to erosion unless a P.Eng has been engaged to resolve the hazard.

Ensuring that retaining walls or slopes are replanted supports on site water absorption and mitigates soil erosion.



Terracing developments thoughtfully on steep slopes requires rigorous geotechnical review to guarantee structural stability and eliminate erosion risks.



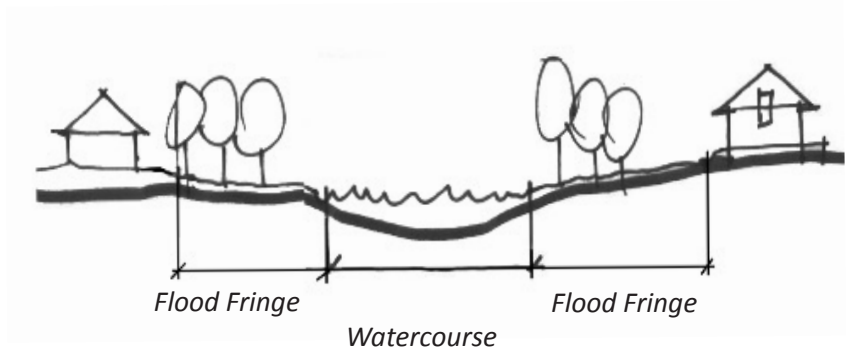
2.7 200-Year Floodplain and Drainage Concern

2.7.1 The applicant will ensure that the proposed development:

- a. Does not negatively impact the floodplain; and
- b. Is flood-proofed in accordance with City of Langford standards.

2.7.2 Minimum habitable elevation levels will be the 1 in 200 year flood levels as defined by the Langford Storm Water Master Plan (prepared by Reid Crowther and Associates, or as amended by the City of Langford) plus 0.3 m (1 ft) for surge and 0.3 m (1 ft) freeboard along the main stem of creeks and tributaries and lakes/wetlands.

Developing outside of the flood fringe ensures there are no negative impacts on the floodplain.



2.8 Interface Fire Hazard

2.8.1 Plans may be required, which:

- a. Identifies the extent and nature of existing and proposed landscaping, including details of trees and ground cover; and
- b. Identifies the exterior materials of existing and proposed buildings (siding and roofs).

2.8.2 One or more report(s) prepared by a professional (Registered Professional Biologist, a Professional Engineer, or a Registered Professional Forester) that is qualified to assess interface fire hazard may be required. The report(s) shall provide recommendations for minimizing interface fire hazard risk to the development, as well as, where possible, recommendations to preserve sensitive ecosystems that may occur in close proximity to development.

2.8.3 The interface fire hazard report may include recommendations for relaxations to restrictions on exterior building materials and sprinklers if the resulting development changes the actual level of risk from extreme or high to moderate or low.

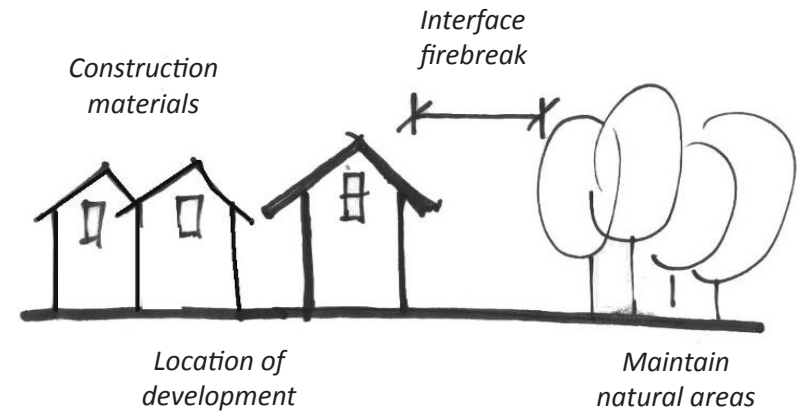
2.8.4 For developments that only have one access route, exterior sprinkler systems on dwellings for protection against exposure fires are encouraged.

2.8.5 For developments that have insufficient water service, as determined by the Fire Chief and Chief Building Inspector, exterior fire sprinklers may be required.

2.8.6 Clustering development and use of strata lot averaging where permitted by the City of Langford Zoning Bylaw is encouraged where this can be demonstrated to protect sensitive ecosystems or reduce the risk of fire spread.

2.8.7 The construction of a trail system around the development to accommodate fire vehicle access for fighting wildfire in interface areas may be required.

Maintaining an open buffer between development and natural areas can be achieved through responsible building placement and material selection.

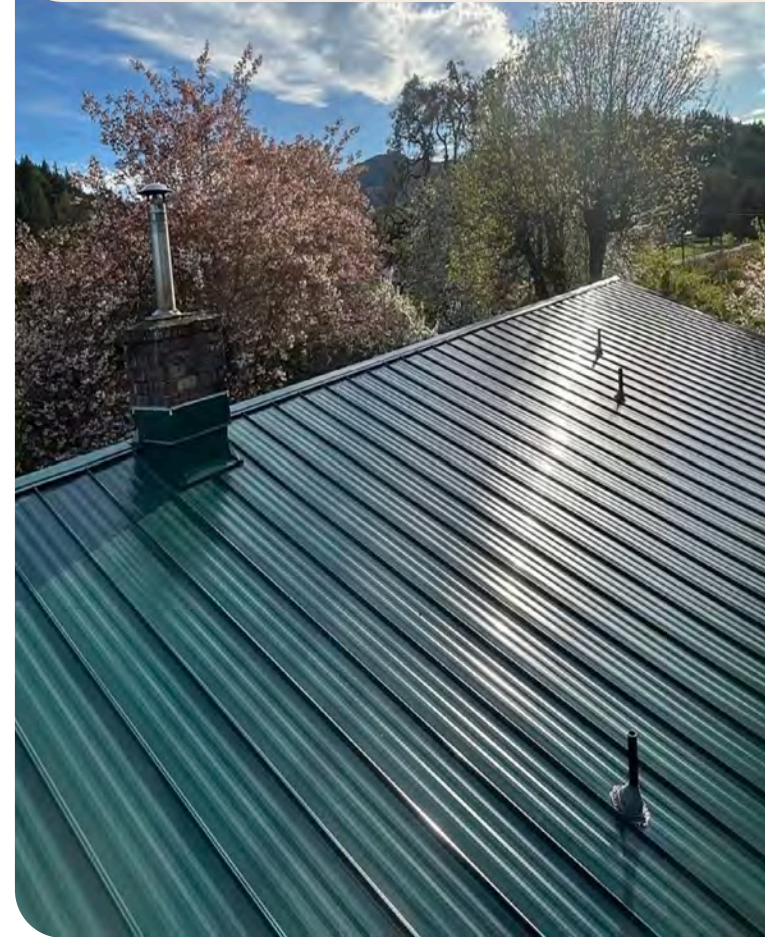


Installing exterior sprinkler systems on dwellings may be required for protection against exposure fires.



- 2.8.8 All buildings within 30m of a high or extreme wildfire risk as identified by the report(s) must include fire resistant construction materials for exterior siding and roofing.
- 2.8.9 In designing new subdivisions and neighbourhoods, applicants shall consider incorporating fire breaks adjacent to residential areas, which may be in the form of cleared parkland, roads, or trails.
- 2.8.10 Because of the potential for interface wildfires to interfere with hydro service to developments, and thus interfere with residential sprinkler systems, all hydro servicing in new developments within high and extreme interface fire hazard areas is encouraged to be underground and is required for developments of four (4) or more lots of urban density (i.e., lots less than 1,000 m²).
- 2.8.11 A plan for the expedient removal of all land clearing debris (wood and vegetation) resulting from development must be submitted and complied with prior to the registration of any new subdivision plan. The approving officer may consider accepting security for the removal of the material within three (3) months of plan approval provided that the materials do not remain on site during high fire risk seasons.
- 2.8.12 The Director of Community Planning and Development may require the applicant to provide a landscape plan and memo prepared in consultation with both a Registered Professional Biologist and a Registered Professional Forester. The memo will provide recommendations for ensuring minimal fuel loading within landscaped areas, ongoing protection from interface fire hazard, and the type and density of fire resistive plantings that may be incorporated within landscaped areas to help mitigate the interface fire hazard.
- 2.8.13 New developments should provide adequate fuel removal and reduction zones prior to any subdivision or building permit approval.
- 2.8.14 New developments should provide fuel removal and fuel reduction zones as necessary for adjacent existing developments where there is not sufficient room available on the adjacent property to establish full fuel removal and reduction areas.

Constructing with fire resistant materials is required for buildings within 30m of fire hazard risk.



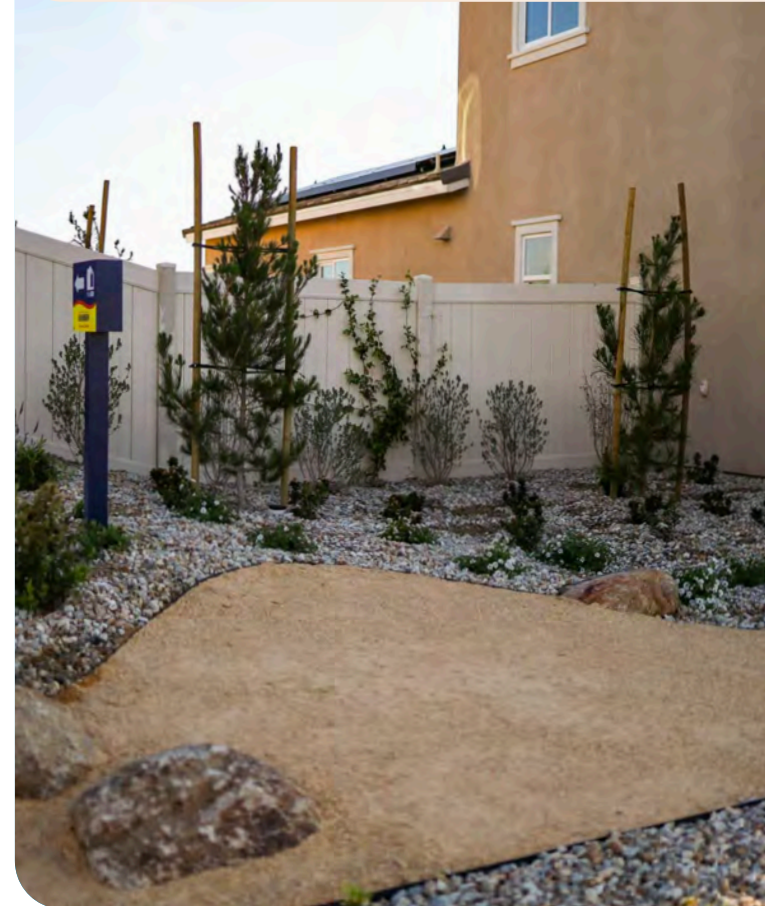
2.8.15 Fuel Removal Zone One: a distance of at least 10m and, depending on the surrounding environment, possibly up to 20m from the proposed building and projections. This distance depends upon and increases with the degree of aspect of slope and the surrounding fire risk. Within Fuel Removal Zone One:

- a. All trees, underbrush, dead limbs and debris piles which pose a fire risk are to be removed;
- b. Landscaping should consist of low combustible vegetation only—plant deciduous trees to provide shade to cool the area around the dwelling and to enhance wildlife habitat;
- c. Underground automatic irrigation system to be installed and maintained;
- d. Bark mulch, wooden fencing or coniferous plant species are prohibited; and
- e. No outdoor storage of building material, landscape debris or combustible materials is permitted.

2.8.16 Fuel Reduced Zone Two: a distance of 20 m to 30 m from the proposed building and projections. Within Fuel Removal Zone Two:

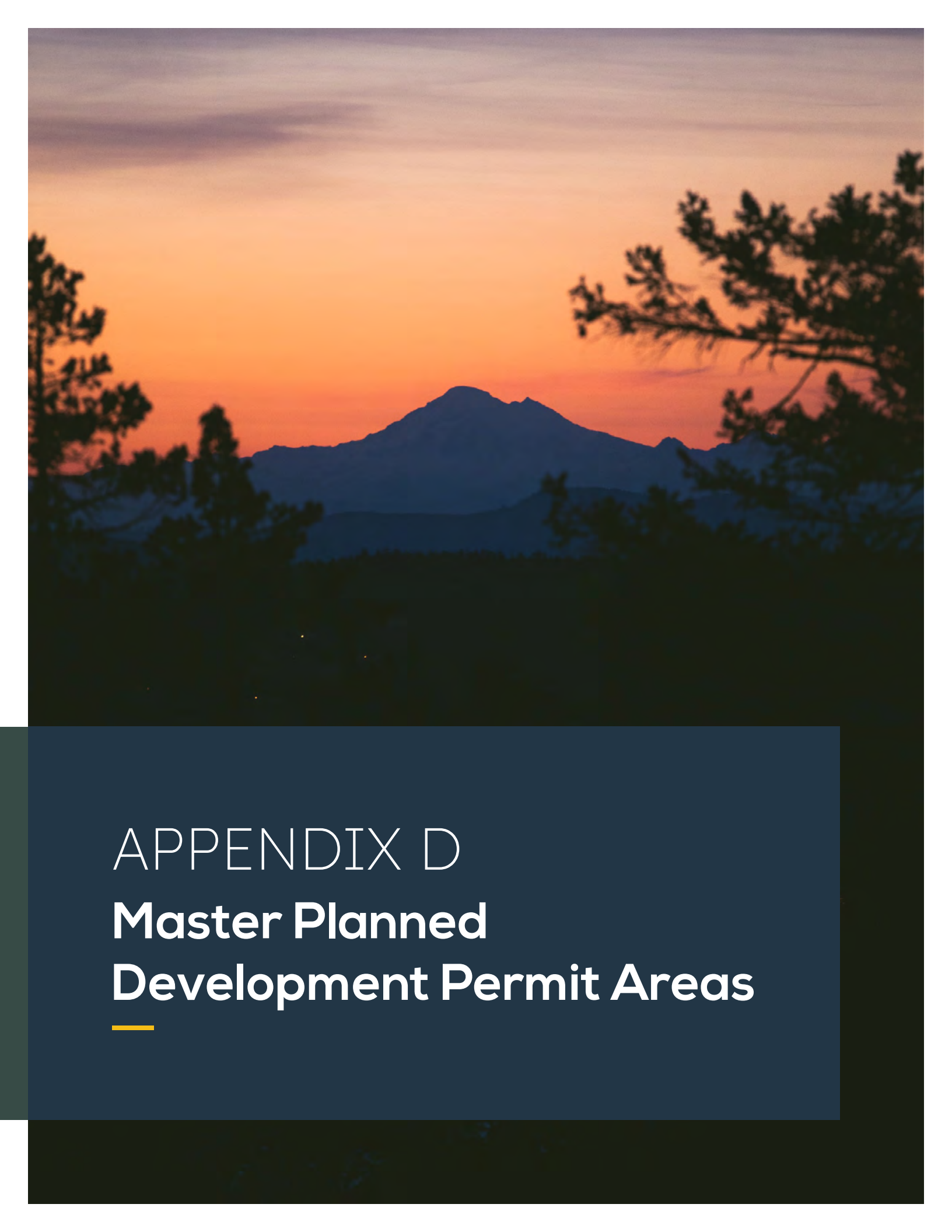
- a. Low tree density to be provided and maintained by removing smaller trees and ensuring that the crowns of trees are separated by a minimum distance of 3 to 6 m;
- b. Mature trees to be maintained, but limbs to a height of 10 m (30 ft) are to be removed;
- c. High combustible bush and undergrowth to be removed;
- d. Only deciduous trees to be planted and maintained and should have a minimum separation distance of 3 to 6 m between crowns; and
- e. Deciduous trees to be planted and maintained to provide shade and enhance wildlife habitat.

Thoughtfully designing landscape plans with permeable rock ground cover and appropriate plant selection can help to minimize fire risk.



- 2.8.17 In order to ensure the ongoing restriction on wood fuel adjacent to residences, the Director of Community Planning and Development may require the applicant to post a security in accordance with Section 479 of the Local Government Act. In lieu of the bond, the Director of Community Planning and Development may accept a Section 219 covenant requiring property owners to ensure the fuel restriction zone around houses and buildings is maintained and that if they are not maintained, they may be required to pay a rent charge of \$1 000 per year.
- 2.8.18 A Section 219 covenant that prohibits any outdoor burning may be required.

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APPENDIX D

Master Planned Development Permit Areas

Guidelines for the Development of Olympic View

1. Olympic View Area Plan

A new comprehensive development plan for the Olympic View area was submitted to the City in 2001. The plan was submitted by Bullock Baur Associates on behalf of the owners, GolfBC Ltd. The Olympic View lands straddle the Colwood-Langford border with approximately 56 ha (140 ac) in the City of Colwood and 52 ha (130 ac) in the City of Langford.

OBJECTIVE WITH RESPECT TO LANDS WITHIN CITY OF COLWOOD

As the proposed Olympic View neighbourhood includes lands in both Colwood and Langford and as the entire neighbourhood is accessed and serviced through Colwood, it is the objective of Langford to liaise with Colwood in the comprehensive planning for and creation of the new neighbourhood

OLYMPIC VIEW CONCEPT DETAILS

This plan proposes a new Olympic View neighbourhood, a mixed development which in Colwood would include up to 456 dwelling units, together with 25 hotel rooms, a village centre with 2250 m² (7382 ft) of commercial/office space, parks and open space in Langford. The total number of residential dwellings in both Colwood and Langford would total 917. Attached as Map D1 is the land use concept plan for the proposed development.

In designing this new neighbourhood, it is proposed to preserve and augment the character of the landscape, and to give a strong social focal point in the form of the Village Centre. Residential densities will be consistent with the desire to retain and translate the natural character of the site into a diverse, lush and prestigious community.

A mix of housing types and lot sizes is proposed. These will be influenced by the ability to provide access, neighbouring uses, and the topography, which ranges widely, with relatively level areas, low lying wetlands, moderately hilly areas, and steep and rocky outcrops.

POLICIES

The policies set out in this section pertain only to those portions of the Olympic View area that are within Langford.

1. This Area Plan is intended to give a conceptual picture of how the lands may be developed, provided that the necessary environmental and planning studies are satisfactorily completed and the necessary approvals are in place. Designation boundaries and numbers are necessarily approximate and will be refined by further studies and the subdivision approval process.

2. Discussions are to be commenced with regard to an inter-municipal servicing agreement between the landowner, Langford, and Colwood.
3. An inter-municipal servicing plan (sewer, storm water, and roads) is to be prepared for the site with a technical and environmental approach to include guidelines for the protection and enhancement of Latoria Creek and other creeks and specific servicing standards are to be developed to apply to the project.
4. The need for off-site service infrastructure is to be reviewed together with means of implementation, to ensure that appropriate development cost charges or other means of implementation are in place.
5. Transport planning, together with the possibility of a transit exchange, will be considered in more detail within either future planning for the project, the subdivision process, or a Development Permit process.

2. *Design Guidelines for Environmental Protection*

JUSTIFICATION

The City of Langford has designated environmentally sensitive areas as development permit areas for the purpose of preserving and enhancing sensitive ecosystems wherever possible, and preserve and enhance general habitat, biodiversity and natural environment regimes across the entire Olympic View area.

OBJECTIVE

The objective of these Development Permit Guidelines for environmental protection area to supplement the Development Permit Area Guidelines found in Appendix "A". These Development Permit Area Guidelines are also specifically for the development of the property commonly known as "Olympic View". These design guidelines are intended to ensure that:

1. Environmentally sensitive areas are preserved and enhanced;
2. General habitat, biodiversity values and natural environment regimes are preserved and enhanced;
and
3. That the majority of riparian values are preserved and enhanced, and that the slope instability and erosion are minimized in areas adjacent to water bodies.

When there is a conflict between these guidelines and the general development permit area guidelines found in Appendix "A" of this Plan, these guidelines will supersede the General Development Permit Area Guidelines.

OLY1. RIPARIAN AREAS

- 1.1 Although development within 43 m (141 ft) of water bodies and watercourses is discouraged, the City Planner may grant variances, through a Development Permit, for work within the riparian area,

subject to the applicant providing, at their expense, an appropriate and acceptable report, prepared by a qualified biologist, that informs the City Planner of the riparian values that may be disturbed, damaged or destroyed by intrusion into the riparian area, and provides a plan for the mitigation of loss of, or damage to riparian values;

- 1.2 There shall be no development of any golf course in or around any riparian area until such time as an appropriate landscape and golf course management plan has been devised, and registered on title. This plan should include strategies for limiting incursion into the riparian areas, strategies for irrigation, and strategies to limit the potential hazard, to the riparian area, of leachates from pesticides, herbicides, fertilizers or landscape materials (e.g.: bark mulch, gravel).

OLY2. SENSITIVE ECOSYSTEMS, WILDLIFE HABITAT AND BIODIVERSITY

- 2.1 Rock outcrops should be preserved and integrated into site design;
- 2.2 Every effort should be made to preserve veteran trees and snags, and to identify these in a conspicuous manner so that the public may be made aware of their present and future value, and the reason for their preservation;
- 2.3 The hardhack fen, identified on the concept plan found at the end of this appendix as Map D1, shall not be disturbed, damaged or destroyed, and a setback of 43 m (141 ft) shall be maintained from the edge of this fen area. The City Planner may grant variances for work within this setback area, subject to the applicant providing, at their expense, an appropriate and acceptable report, prepared by a qualified biologist, that informs the City Planner of the wildlife and habitat values of the hardhack fen area that may be disturbed, damaged or destroyed by intrusion into the prescribed setback.

3. *Design Guidelines for Form and Character of the Olympic View Development*

JUSTIFICATION

The City of Langford has designated all commercial and Multi-Family Residential Development as a Development Permit Area pursuant to the provisions of the *Local Government Act*. The justification of this designation is to ensure that Council has the ability to secure the necessary information and establish conditions on developments such that the form and character of new commercial and multi-family residential development are of a high quality, and best suited to both the surrounding properties and the vision of Langford as expressed in the Langford Plan.

OBJECTIVE

The objective of these Development Permit Guidelines is to supplement the General Development Permit Guidelines for Commercial and Multi-Family Residential Development (found in Appendix “G” and “H” respectively) specifically for the development of the property commonly known as Olympic View. These design guidelines are intended to ensure that development is:

1. Constructed to high standards, both material and aesthetic;
2. Complementary to the social and environmental goals of this plan; and
3. Compatible with other surrounding land uses.

The essential nature of the Olympic View development is a high quality mix of single- and multi-family residential and commercial uses. The form and character of the development and the design of the landscaping and pedestrian systems are an important means to achieving this.

When there is a conflict between these guidelines and the general guidelines, these guidelines will supersede the General Design Guidelines.

A concept plan showing Areas “1” and “2” may be found at the end of this appendix as Map D1.

OLY3. STREETScape

- 3.1 The overall character and appearance of the streetscape is to be developed through the harmonious inter-relationship of buildings. Individual buildings should complement both existing buildings and the streetscape as a whole. Buildings should not be identical, but should reflect a common architectural style, and should relate to the desired and existing residential character of the area in terms of:
 - a) articulation and massing of the building;
 - b) type and location of windows and openings;
 - c) type and colour of building materials;
 - d) setbacks
 - e) porches and entry; and
 - f) garages and carports.
- 3.2 Dwelling siting, window placement and landscaping should minimize visual impact or avoid acoustic impact on neighbouring windows or yards;
- 3.3 High walls that overshadow neighbouring yards should be avoided; and
- 3.4 Views in and out of neighbours’ property should be considered before cutting or planting trees.

OLY4. BUILDING ORIENTATION AND SITING

4.1 Orientation and siting for any building should meet the following objectives:

- a) collect summer breezes;
- b) provide protection from winter wind and rain;
- c) work in harmony with the topography and minimize intrusive or radical site works;
- d) preserve, wherever possible, the natural vegetation, and in particular significant trees;
- e) take advantage of distant and local views;
- f) ensure maximum privacy;
- g) allow for usable yard space;
- h) allow access to site for construction and vehicles, while minimizing tree removal and rock blasting.

OLY5. ENTRANCES

- 5.1 Entrances or routes to buildings should be clear and accessible from the street frontage;
- 5.2 The front entry of a building should be defined with adequate overhangs for weather protection;
- 5.3 The design of entrances or routes to buildings should not hinder sightlines for surveillance of visitors and intruders; and
- 5.4 Garage doors should not be the dominant feature of a building's front façade. Garage doors should be sited to one side, slightly behind, or at right angles to the main street frontage.

OLY6. APPROPRIATE BUILDING STYLES

- 6.1 Appropriate building design is necessary to create and maintain the desired character of this neighbourhood;
- 6.2 Ideally, building design should be influenced by the natural setting, by climate, by strong relationships between indoor and outdoor living areas, and by the honest expression of structure and materials. The desired design approach is through a thoughtful response to site and landscape; and
- 6.3 The use of styles or elements of styles which are specific to another country, another climate or a largely urban street-based environment are discouraged. Log homes, pioneer buildings, and buildings which employ pastiche, revival, Tudor, Spanish or classical elements are discouraged in favour of a fresher, more inventive response to the local conditions.

OLY7. MATERIALS AND COLOURS

- 7.1 Materials and colours should be selected that are compatible and reflect the surrounding natural landscape, textures, and colours;
- 7.2 Pastels, 'tropical' colours, and brightly coloured roofs are not acceptable;
- 7.3 Desirable materials include stone walls, stained wood siding, cedar shakes, fibre-cement roof tiles in 'natural colours', metal roofs in natural colours, natural slate, river rock, and timber detailing; and
- 7.4 Materials will also be required to be of good quality suitable for damp conditions and the desired neighbourhood image.
- 7.5 All new developments are encouraged to incorporate river rock as a faced treatment and as an element in freestanding signage.

OLY8. PARKING

- 8.1 Car parking for residential and non-residential lots alike is to be visually screened from sidewalks and neighbours, and prevented from dominating the streetscape;
- 8.2 In the resort village centre or cluster housing developments, parking lots should be broken into smaller areas with landscape dividers or other elements. Ideally, an unbroken parking area should be no larger than about 6 to 8 spaces in the village centre, and 4 spaces in residential areas;
- 8.3 The use of a consistent height of tree canopy throughout larger lots will help provide weather protection and visual screening for overlooking buildings;
- 8.4 Access driveways should be designed to use a minimum of paving. Desirable materials include brick, concrete pavers, gravel, or crushed cemented rock to complement the building materials requirements and natural environment;
- 8.5 Free-standing parkades will not be allowed except where they form a basement in the village centre or in a cluster housing development; and
- 8.6 Provisions for secure bicycle parking must be made in all public areas.

OLY9. FENCES

- 9.1 In order to foster a safer, more community-oriented environment, tall fences that extend forward of the front building face are not encouraged;
- 9.2 If a fence is necessary for privacy or noise control, a partially voided, articulated fence in combination with planting and natural materials in keeping with the environment and the building, is encouraged;
- 9.3 Low rock walls and hedges are encouraged; and

9.4 Chain link fencing is strongly discouraged.

OLY10. OUTDOOR AREAS

- 10.1 Buildings shall be sited and oriented to provide usable space for entertaining, utilities, storage, play areas, and views;
- 10.2 Unsightly storage and utility areas or kiosks shall be screened. Refuse containers, in particular, must be enclosed and fully-screened from the main streets and from other buildings; and
- 10.3 Accessibility from indoor areas, ability to capture sunlight and summer breezes, aural and visual privacy, and safety shall be considered when providing outdoor private or semi-private space.

OLY11. ENERGY EFFICIENCY

- 11.1 Siting and orientation of buildings in a manner that will increase the energy efficiency and subsequently reduce the cost required for heating, cooling, and lighting is encouraged;
- 11.2 Where possible, main living/retail spaces and windows should be located on the south side for natural light, winter warmth and summer shade for energy cost savings. The south side should be the longest side of the building for greatest passive solar gain. Shade the south, east, and west windows with eaves and deciduous plants;
- 11.3 Openings on the west sides of the building to catch the westerly summer breezes and on the opposite side of the building to assist in cross ventilation area encouraged; and
- 11.4 Higher openings or roof ventilation designed to expel summer heat is encouraged.

OLYMPIC VIEW
CONCEPTUAL LAND USE PLAN

[illegible]

Olympic View Development
scale 1:6000

Bear Mountain Estates Area Plan

1.0 Bear Mountain Estates Area Plan

A comprehensive development plan for the Bear Mountain Estates Area was submitted to the City of Langford in 2001. The Bear Mountain Estates Area comprises approximately 220 ha of land. The Bear Mountain Estates Plan proposes to develop the area shown on attached Map 7 as a new neighbourhood within the City of Langford. The neighbourhood is proposed to include a golf course resort, residential community, commercial, and institutional uses.

In designing this new neighbourhood, the plan policies and development permit guidelines will encourage a development pattern that seeks to preserve and enhance existing landforms, wetlands, and vegetation wherever possible. In addition, comprehensive guidelines to protect the neighbourhood from interface fires will be followed.

A mix of housing styles are proposed and will include attached housing, apartment, condominium, single-family residential, two-family residential, secondary suite, and granny flat units for a total of 2 200 dwelling units (not including suites or granny flats). Higher densities will be associated with the proposed village centre. In addition, a comprehensive system of trails and parks will be dedicated and constructed by the owner of the lands. These parks will include linkage trails between neighbourhoods, a perimeter trail and trails connecting to the City of Langford trail network. There will be a combination of natural open space and developed, passive parklands and tot lots as well as a village green within the village centre.

2.0 Planning Principles and Policies

Development of the Bear Mountain Estates Neighbourhood would be based on the following principles.

- 2.1 Development will include a distinct identity, based on an English Arts and Crafts architectural theme.
- 2.2 The neighbourhood will include a neighbourhood commercial centre, which has a distinct sense of place and opportunities for commercial activities and employment.
- 2.3 The neighbourhood will include a park and trail network that integrates with Langford's Trail Master Plan and Parks and Recreation Master Plan.
- 2.4 A comprehensive network of paths, sidewalks, and trails will link neighbourhoods, parks, open spaces, and commercial areas.
- 2.5 Linkages to existing and future neighbourhoods adjacent to the Bear Mountain Neighbourhood will be provided by way of roads and trails.
- 2.6 Development will be in accordance with strict environmental standards designed to integrate the development with the natural environment.

- 2.7 Environmental features will be respected and protected where possible during development and will be maintained. Development will be allowed to occur within a flexible zoning scheme; however, it will be regulated in accordance with development permit guidelines for the following purposes:
- 2.7.1 Protection of the natural environment;
 - 2.7.2 Regulation of form and character of intensive residential, multi-family, and commercial development;
 - 2.7.3 Protection of development from hazardous conditions; i.e., wildfire and steep slopes.
- 2.8 Prior to proceeding with development, an overall environmental management plan shall be provided to the City of Langford. Subsequent to acceptance of an overall environmental management plan, each phase of development will require a development permit for form and character, environmental conservation, and protection from hazardous conditions.
- 2.9 Up to 400 single-family residential units (or up to 700 multi-family units) and an 18-hole golf course and clubhouse will be allowed to be developed with access and egress from Millstream Road. Once this development threshold has been achieved, no further development will be allowed until such time as a comprehensive traffic study with road alignments and interchanges with the Trans Canada Highway are provided to the satisfaction of the City of Langford.
- 2.10 The Bear Mountain neighbourhood shall be a complete community with opportunities for working, recreating, and living. The intent is to minimize the requirement for automobile trips outside of the neighbourhood and maximize opportunities for walking and cycling within the neighbourhood for many of the neighbourhood's daily requirements.
- 2.11 The neighbourhood will be subject to the City of Langford's Development Permit Guidelines for Interface Fire Hazards and Steep Slopes.

3.0 **Development Permit Areas and Guidelines**

In accordance with Section 919.1 of the *Local Government Act*, all of the lands identified within the Bear Mountain Estates Neighbourhood Plan are designated development permit areas for the following purposes.

- 3.1 Protection of the natural environment, its ecosystems and biological diversity.
- 3.2 Protection of development from hazardous conditions.
- 3.3 Establishment of objectives for the form and character of intensive residential developments.
- 3.4 Establishment of objectives for the form and character of commercial and multi-family residential developments.

Council's general Development Permit Guidelines for environmental protection, commercial, and multi-family form and character and interface fire hazard protection apply to this area. In the event of a conflict between guidelines, the Bear Mountain Guidelines shall prevail.

The Bear Mountain Neighbourhood Plan provides for multi-family, institutional, single-family, intensive residential, and commercial land uses. Map 7 (Land Use Concept Plan for Bear Mountain) identifies the general layout of open spaces, residential, commercial, and golf club uses. Within the residential designated areas, multi-family and intensive residential uses, in addition to single-family uses, may occur. Further, Map 7 will be established as a development permit guideline, which provides overall direction for the layout of land uses. While this layout is not intended to be inflexible, any deviation from the plan must be supported by substantial compliance with relevant development permit guidelines and an amended concept plan demonstrating that the overall layout concept meets the relevant guidelines and bylaws of the City of Langford.

4.0 Environmental Development Permit Guidelines

4.1 Justification

The Bear Mountain area includes certain hazardous conditions (i.e.: steep slopes, interface fire hazard) as well as sensitive ecosystems identified by the BC Conservation Data Centre. Further, there are many wetland areas and areas which may have potentially significant environmental values which should be protected where possible.

4.2 Objectives

The objectives of this designation are intended to ensure redevelopment will be allowed to occur in a manner that:

- 4.2.1 Ensures that development in steep slope areas is designed and engineered to provide a high level of protection from ground instability and/or slope failure;
- 4.2.2 Ensure that development within the interface fire hazard area is managed in a way that minimizes the risk of damage to property or people from interface fire hazards; and managed in a way that mitigates interface fire hazards while still addressing environmental issues.
- 4.2.3 Significant environmentally sensitive areas are preserved and enhanced where possible;
- 4.2.4 General habitat and biodiversity values and natural environment regimes are preserved and enhanced;
- 4.2.5 Riparian values are preserved and enhanced or replaced with more valuable riparian area.

4.3 Steep Slopes

- 4.3.1. When land is altered, due regard shall be given to maintaining the normal drainage system and regulating storm water run-off. Exposed soil on steep slopes subject to erosion shall be re-vegetated or otherwise protected from run-off erosion.
- 4.3.2. Development will not be permitted on hillsides of 30% or greater with poor soil stability or susceptibility unless engineered to resolve the hazard.

4.4 **Riparian Guidelines**

- 4.4.1 No land clearing or development may occur within the lands until such time as the riparian areas have been identified, leave strips protected, and a development permit issuing any alteration of land is granted. The City may grant variances to setbacks to watercourses if the majority of riparian values are retained in accordance with a report from a registered professional engineer or a professional biologist.
- 4.4.2 Prior to the development of any golf course, an environmental management plan for the golf course, which ensures that the development and ongoing operation and maintenance of the golf course minimizes incursion and impact into riparian areas and other sensitive ecosystems must be provided to the City of Langford and if required by the City, a Section 219 covenant registered on the lands ensuring that ongoing environmental strategies are adhered to by the owners of the golf course and adjacent properties.
- 4.4.3 All natural wetlands are encouraged to remain in their current state unless specific plans are presented and accepted by the City of Langford for the relocation and enhancement of wetland areas. The goal is to have the overall value of riparian areas at a higher level than what they were prior to any site disturbance.
- 4.4.4 Although there are no fish bearing water bodies located on the Bear Mountain property, the watershed drains into fish bearing water bodies downstream. Accordingly, enhancements on-site may be required by the City in order to mitigate any impact caused by the development of the lands and to enhance the values of those water bodies.

4.5 **Wildlife Habitat and Biodiversity Guidelines**

- 4.5.1 Rocky outcrops should be preserved and integrated into site design where possible.
- 4.5.2 Native planting should be used within private landscaping areas and municipal boulevards where appropriate.
- 4.5.3 Veteran trees and snags should be preserved where their presence does not constitute a hazard.
- 4.5.4 Natural features should be protected from infrastructure and the City may grant variances to road widths if such variances assist in preserving environmentally significant features.
- 4.5.5 Sidewalks should meander in order to avoid significant natural features and to add to the neighbourhood aesthetics. Prior to any land clearing or construction, detailed environmental inventories of significant features in areas proposed for development shall be conducted. Site development shall minimize impact on existing sensitive ecosystems. This can be done by either clustering of residential units, varying infrastructure standards, or preserving significant features by way of non-disturbance Section 219 covenants or parkland dedication.

- 4.5.6 Habitat areas shall be provided with connectivity to allow for the natural migration of wildlife.
- 4.5.7 Prior to any land clearing or construction, a sediment and erosion control plan must be provided to the satisfaction of the Municipal Engineer and security to ensure compliance may be required.

5.0 **Form and Character Development Permit Guidelines**

5.1 **Justification**

The City of Langford designates all commercial, multi-family residential, and intensive residential development areas within the Bear Mountain Estates Plan Area as a development permit area for the purposes of controlling form and character of development. Intensive residential is defined as any lot that is less than 550 m² in area. The purpose of this designation is to ensure that Council has the ability to secure the necessary information and establish conditions on development such that the form and character of new commercial, multi-family, and intensive residential developments are of a high quality and are well-suited to the surrounding properties and environment.

5.2 **Objectives**

The objectives of the form and character development permit guidelines are to ensure that development is constructed to high standards in both material and aesthetic qualities, developed within an English Arts and Crafts architectural theme, and that development is compatible with surrounding land uses. Further, as the goal for the Bear Mountain Plan Area is to have a high quality mix of single- and multi-family and commercial uses, the form and character of the intensive residential, multi-family, and commercial areas must be compatible in design theme and site planning to ensure good integration of the mix of land uses. Multi-storey buildings, over five storeys in height, may depart from the English Arts and Crafts design theme, provided that some elements of English Arts and Crafts style architecture are retained, particularly at the first and second storeys.

To facilitate the quality of development and integration of land uses the following guidelines will be used to supplement the City of Langford's general development permit guidelines for commercial and multi-family development.

6.0 **Location and Distribution of Uses**

- 6.1 The location and distribution of uses should be generally as illustrated on Map 7.
- 6.2 Residential density will be high around the resort village centre and country club area.
- 6.3 A multi-level residential complex may be developed in the eastern portion of the site.
- 6.4 Within the rest of the residential areas, a mix of attached and detached housing will be provided in a way that minimizes site clearing, road cuts, tree removal, and leaving, where possible, significant topographic and environmental features.
- 6.5 The proposed hotel may be developed in or adjacent to the village centre.

7.0 **Village Centre**

- 7.1 The Village Centre shall be designed to include and encourage public gatherings.
- 7.2 Specific features should include an amphitheatre, plazas, and landscaped courtyards.
- 7.3 The Village Centre should include landscaped water features and have pedestrian only precincts.
- 7.4 The Village Centre will include a central pedestrian plaza that has a central water feature.
- 7.5 A mix of stand-alone commercial and mixed-use buildings will surround the plaza.
- 7.6 Buildings will be encouraged to have main entrances fronting onto the plaza and, where possible, onto adjacent roads.
- 7.7 Restaurants and cafes will be encouraged to have outdoor sidewalk dining areas.
- 7.8 Interim landscaping shall be provided, to the satisfaction of the City Planner, on that part of a comprehensive development site that is intended to be developed for commercial use, and is not immediately developed according to the ultimate landscape plan included within a Development Permit.

8.0 **Traditional English Arts and Crafts Architectural Guidelines**

The overriding architectural theme of Bear Mountain Estates will be fashioned after an English "Arts and Crafts" style. This will apply to all multi-family residential, intensive residential, and commercial development. Victorian and Edwardian features may be used in adapting the Country theme into the more urban areas of the development. Multi-storey buildings, over five storeys in height, may depart from the "Arts and Crafts" architectural theme, provided that design elements that evoke the "Arts and Crafts" architecture theme are incorporated into the building design. Specific design elements will be as detailed in sections 8.1 to 8.4. Specific design guidelines for the form and character of multi-storey buildings over five storeys in height are as detailed in section 12.0.

8.1 **Finishes**

In addition to glazing and doorways, a minimum of three exterior finishing treatments are required and may include:

- 8.1.1 Stucco;
- 8.1.2 Rock;
- 8.1.3 Wood siding;
- 8.1.4 Concrete composite siding;
- 8.1.5 Wood shingle; or
- 8.1.6 Brick.

No one treatment may comprise more than 65% of any elevation (exclusive of roofing).

8.2 **Roof**

8.2.1 Rooflines shall have a minimum 6:12 pitch for major roof elements.

8.2.2 Minor roof elements may have a lesser pitch, but must not exceed 30% of the total roof mass.

8.2.3 Hidden gutter features are encouraged.

8.2.4 Roof materials may include:

8.2.4.1 High quality fibreglass;

8.2.4.2 Metal profile;

8.2.4.3 Wood shingle (subject to wildfire interface guidelines);

8.2.4.4 Slate;

8.2.4.5 Concrete composite.

8.3 **Form**

8.3.1 Articulations of building elevations and rooflines are encouraged and are the main architectural element sought by the design guidelines.

8.3.2 Dwelling space inside of articulated rooflines is encouraged.

8.3.3 Use of stone, cultured stone, or brick exterior chimneys is required. Exposed vent pipes for fireplaces or fuel-fired appliances shall only extend vertically from a chimney that is clad in stone, cultured stone, or brick. Chimney enclosures constructed of concrete composite siding, or stucco are not permitted. Lateral vent pipes, or 'through the wall' vents for fireplaces and fuel-fired appliances are not permitted.

8.3.4 Use of fieldstones for accents is encouraged.

8.3.5 Use of over hanging eaves, and large front porches with pillars is encouraged.

8.3.6 Extensive use of dormers (gable, eyebrow, hipped, or shed) is encouraged.

8.4 The images shown as figures M1 to M7 are visual guides showing the style of architecture to be used in all multi-family residential, intensive residential, and commercial development except for the golf clubhouse.



Figure M1

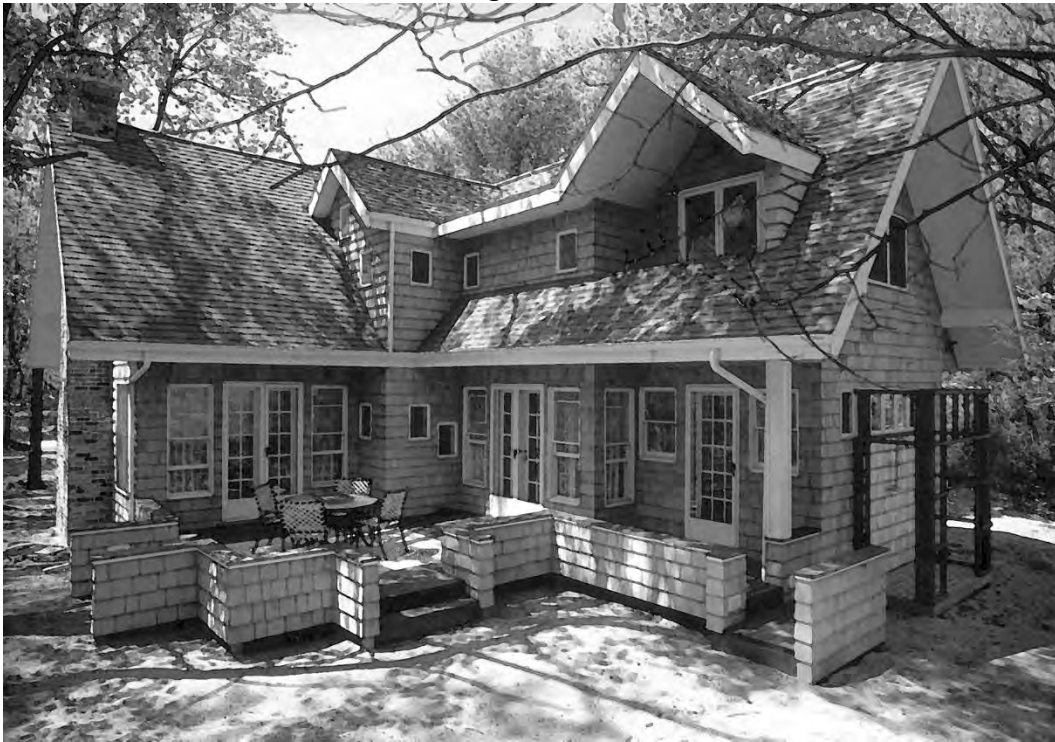


Figure M2



Figure M3



Figure M4



Figure M5



Figure M6



Figure M7

9.0 **Streetscape**

- 9.1 The overall character of the development will reflect the natural environment and the golf course resort.
- 9.2 Individual buildings should complement existing building and the streetscape as a whole.
- 9.3 Buildings will not be identical and will reflect a style identified in the traditional English Arts and Crafts Guidelines. Buildings shall be encouraged to be located close to road frontages and incorporate verandas. Notwithstanding the close proximity to roads, building envelopes will be encouraged to be staggered or building façades will be encouraged to articulate in order to avoid a row housing appearance from the street.
- 9.4 High walls that overshadow neighbouring yards should be avoided.
- 9.5 Strata driveways in detached townhouse developments are to be finished to a standard similar to municipal roads in Residential Small Lot zones, and shall include curbs, sidewalks, boulevards, and street trees.

10.0 **Building Orientation and Siting**

- 10.1 Orientation and siting for any building should meet the following objectives:

- 10.1.1 Collect summer breezes.
- 10.1.2 Provide protection from winter wind and rain.
- 10.1.3 Incorporate natural topographic features and minimize intrusive or radical site works.
- 10.1.4 Preserve the natural vegetation and significant trees where these are not required to be removed due to wildfire hazard mitigation.
- 10.1.5 Take advantage of distant and local views.
- 10.1.6 Provide for maximum privacy.
- 10.1.7 Allow for some usable yard space.

10.2 **Entrances**

- 10.2.1 Entrances or routes to buildings should be clear and accessible from the street frontage.
- 10.2.2 The front entry of a building should be defined with adequate overhangs for weather protection and wherever possible incorporate verandas.
- 10.2.3 The design of entrances or routes to buildings should not hinder sight lines or surveillance of visitors and intruders.
- 10.2.4 Where possible garage doors should not be the dominant feature of a building's front façade, but should be located to one side, slightly behind, or at right angles to the main street frontage.

10.3 **Parking**

- 10.3.1 Where possible car parking for residential and non-residential lots is to be visually screened from sidewalks and neighbours and prevented from dominating the streetscape.
- 10.3.2 In a village centre or cluster housing developments, parking lots should be broken into smaller areas with landscape dividers or other developments. Ideally, an unbroken parking area should be no larger than about six to eight spaces in a village centre, four spaces in residential areas, and 20 spaces in the clubhouse area.
- 10.3.3 The use of a consistent height of evergreen tree canopy throughout the larger lots is encouraged to help provide weather protection and visual screening from overlooking buildings.
- 10.3.4 Access driveways should be designed to use a minimum of asphalt paving. Permeable surfaces will be considered.
- 10.3.5 Desirable materials include brick, concrete pavers, concrete, exposed aggregate, streetprint, asphalt, or combinations of the above to complement the building material requirements and the natural environment.
- 10.3.6 Estate lots may use gravel or crushed, cemented rock in driveway locations not visible from adjacent roads.
- 10.3.7 Freestanding parkades will not be allowed.
- 10.3.8 Provisions for secure bicycle parking must be made in all commercial and multi-family developments.

10.4 **Fencing**

- 10.4.1 In order to foster a safer more community-oriented environment, fences, and walls in excess of 4 ft in height that extend forward from the front building face are not permitted.
- 10.4.2 If a fence or wall is necessary for privacy or noise control, a partially voided articulated fence or wall in combination with planting and natural materials in keeping with the environment and the building will be considered.
- 10.4.3 Low rock walls and evergreen hedges are encouraged.
- 10.4.4 Chain link fencing is prohibited unless required for safety along trails at the approval of the City Planner.

10.5 **Outdoor Areas**

- 10.5.1 Buildings shall be sited and oriented to provide usable space for entertaining, utilities, storage, play areas, and views.
- 10.5.2 Unsightly storage and utility areas or kiosks shall be screened.
- 10.5.3 Garbage containers in particular, must be enclosed and fully screened.
- 10.5.4 Accessibility from indoor areas, ability to catch sunlight and summer breezes, audio and visual privacy, and safety shall be considered when providing outdoors, private, or semi-private space.

10.6 **Energy Efficiency**

- 10.6.1 Site and orientation of buildings should be done in a manner that will increase the energy efficiency and subsequently reduce the cost required for heating, cooling, and lighting.
- 10.6.2 Openings on the west sides of the buildings should be provided to catch the westerly summer breezes and on the opposite side of the buildings to assist in cross ventilation.
- 10.6.3 Higher openings or group roof ventilation designed to expel summer heat is encouraged.

11.0 **Interface Fire Hazard Guidelines**

The development shall be designed in accordance with the City of Langford's Development Permit Guidelines for Interface Fire Hazards. In lieu of an professional engineer's report on Interface Fire Hazards, the City of Langford may accept a registered professional forester's report.

12.0 **Multi-Storey Buildings Over Five Storeys in Height**

The following guidelines shall apply to all multi-storey buildings over five storeys in height.

12.1 **General Form and Character**

Multi-storey buildings over five storeys in height are not required to be developed strictly within the “arts and crafts” architectural design theme of Bear Mountain Estates. In addition to the design guidelines contained within sections 8.1, 8.2, and 8.3, the following guidelines are intended to direct the design of multi-storey buildings over five storeys.

- 12.1.1 The overall architectural design of each building shall consist of heavy articulation, particularly at the main floor, battered foundation walls, dormers, rock or stone clad chimneys, large porches, window boxes and balconies, transomed windows, roofs with wide overhangs, multiple roof planes, trellised porches, columns and piers supporting roof elements and porches, and decorative railings and roof edges.
- 12.1.2 Buildings over five storeys should have a strong relationship to the street and, in particular, a human or pedestrian scale. This should be accomplished by:
 - 12.1.2.1 Including, at the ground level of each building, dwelling units or commercial units with direct pedestrian access to the street;
 - 12.1.2.2 Including covered arcades, towers, trellises, roof overhangs, dormers and chimneys into building design at a human scale;
 - 12.1.2.3 Using extensive stepping and terracing of the elevations and altering the massing of structures so that the heights of various portions of the building are staggered between two and eight storeys;
 - 12.1.2.4 Avoiding any massing or single material that rises vertically more than four storeys, unless the façade is punctuated by articulation, terraces, balconies with towers, pergolas or dormers;

- 12.1.2.5 Including in the building façade dormers, shed roofs and balconies that break up vertical and horizontal planes;
 - 12.1.2.6 Including vaulted ceilings on top storeys and glazing in gable ends to add verticality to buildings;
 - 12.1.2.7 Ensuring that the majority of any eighth storey or any building is built within the roof gable;
 - 12.1.2.8 Limiting the access to underground parking to not more than one entrance per road frontage, and by siting driveways and/or garage doors in discreet ways so that they do not front directly onto the street;
- 12.1.3 Buildings over five storeys in height are expected to exhibit an “arts and crafts” architectural theme within the first two storeys, and should exhibit a strong relationship to this architectural theme throughout the first four storeys. At storeys above the fourth storey, buildings should incorporate design elements which relate the architectural character of the “arts and crafts” architecture employed at the lower storeys. Figures M1 to M7 of this Appendix are intended to provide a visual guide to the “arts and crafts” architectural theme;
- 12.1.4 The design of multi-storey buildings over five storeys shall ensure that there is appropriate transition between building levels. The seventh floor may be designed as a horizontal penthouse floor, provided that these dwelling units are multi-storey;
- 12.1.5 Mechanical equipment shall be fully screened within the roofline of any building;
- 12.1.6 Buildings over five storeys in height shall not be used as platforms for radio masts, cell phone towers or other telecommunication device, unless these structures are discreetly located within the roofline of the building;
- 12.1.7 Buildings over five storeys in height may incorporate a single flag pole for one of each of the following: the Canadian Flag, the Province of British Columbia Flag; the City of Langford Flag; and a Bear Mountain Flag.

12.2 **Roof and Finishes**

- 12.2.1 Roof design shall be as outlined in section 8.2;
- 12.2.2 A variety of colours, materials, textures and forms shall be incorporated into the design of multi-storey buildings over five storeys for the purpose of breaking up the massing of the building, while accentuating building lines and patterns;
- 12.2.3 In addition to the design guidelines contained within sections 8.1, 8.2, and 8.3, exterior finishing treatments may include any combination of smooth, exposed aggregate, scored or patterned concrete as one finishing treatment; and
- 12.2.4 No one treatment may comprise more than 65% of any elevation (exclusive of roofing).

12.3 **Exemptions**

12.3.1 The following are exempted from a development permit application. Residential subdivision or intensive residential development of any land controlled by a Section 219 covenant, approved by the City Planner, and registered in favour of the City of Langford, which controls the form and character of intensive residential development on the subject property.

13.1 **Multi-Storey Design Guidelines**

In addition to the design guidelines contained with Appendix G and H (if applicable), the following guidelines are intended to direct the design of buildings over five storeys in the Bear Mountain Estates Plan Area.

13.2 The overall architectural design of each building shall feature varied articulation, particularly at the lower storeys, decorative railings and roof edges.

13.3 Buildings over 5 storeys in height should be clustered within the Bear Mountain Estates Plan Area to afford a minimum area occupied by streets and provide generous open space.

13.4 To make buildings over 5 storeys in height “pedestrian friendly”, the first two storeys of towers should be strongly articulated through the use of overhangs, signage and other means of stimulating visual interest. Where possible, upper storeys should actually be set back and recede or appear to recede; this can be accomplished by tiering the lower storeys of the tower (i.e., the second and third storeys).

13.5 Balconies should be a minimum of 1 m² in area.

13.6 Units may include their own “earth balcony” capable of supporting planters with shrubs and small trees.

13.7 Each front entrance to ground-oriented units should be visually distinctive from its neighbours, or capable of becoming distinctive from its neighbours.

13.8 Each doorway and entrance should provide a combination of appropriate entrance transitions through the use of alcoves, seating, direction changes, level changes, and variation in materials.

13.9 In areas where multiple towers are constructed or anticipated, a central common area with intensive landscaping and open areas available for barbeques and picnics should be provided. These areas should be linked to the surrounding towers by pedestrian paths accessible to the disabled. The central common area should also be connected by pedestrian paths to other smaller common areas, service commercial amenities, adjacent parks and the greater neighbourhood trail system.

13.10 Terraced building articulations are encouraged; flat roofs and terraced areas should be accessible and “roof-scaped” with landscaping and patio style recreational amenities.

13.11 Buildings over five storeys in height should have a strong relationship to the street, and in particular should exhibit a human or pedestrian scale at the ground level. This should be accomplished by:

13.11.1 Including, at the ground level of each building, dwelling units or commercial units with direct pedestrian access to the street.

- 13.11.2 Using extensive stepping and terracing of the elevations and altering the massing of structures so that the heights of various portions of the building are staggered between higher and lower storeys.
- 13.11.3 Including in the building façade dormers, shed roofs and balconies that break up vertical and horizontal planes where practical; and
- 13.11.4 Limiting the access to underground parking to not more than one entrance per road frontage, and by siting driveways and garage doors in discreet ways so that they do not front directly onto the street where practical.
- 13.12 Where practical, architectural elements such as intersecting gables and vaulted ceilings should be constructed on top storeys along with glazing in gable ends to add verticality to buildings.
- 13.13 The top storey of any building should be built within the roof gable where practical.
- 13.14 The design of buildings over five storeys in height should ensure that there is appropriate transition between building levels. The top floor may be designed as a penthouse floor provided that the penthouse is integrated into gables or peaked intersecting gables where possible.'
- 13.15 Mechanical equipment should be fully screened within the roofline of any building.
- 13.16 Buildings over five storeys in height should not be used as platforms for radio masts, cell phone towers or other telecommunication devices, unless these structures are discreetly located with the roofline of the building or visually obstructed with architectural screening.
- 13.17 Buildings over 5 storeys in height should have a minimum 30 m separation from each other.
- 13.18 Nearby buildings over 5 storeys in height should be positioned in a manner that helps to define street edge definition while at the same time allowing for gaps in views and sunlight penetration to open spaces.
- 13.19 Development of buildings over 5 storeys in height should be positioned in a manner that helps to define street edge definition while at the same time allowing for gaps in views and sunlight penetration to open spaces.
- 13.20 All multi-storey development incorporation buildings with more than 5 storeys should incorporate Crime Prevention Through Environmental Design (CEPTED) design principles.
- 13.21 Semi-private exterior amenity spaces should be made accessible to a variety of user groups including the disabled.
- 13.22 Where possible, buildings over 5 storeys in height should have some setback from the boundaries of the lot to allow for ground level landscaped areas and semi-private outdoor space.
- 13.23 Rooftops that are visible from the windows and balconies of taller buildings should appear attractive and be designed to appear well maintained and attractive over time.
- 13.24 Rooftop mechanical equipment installed on roofs should be fully screened from the windows and balconies of taller buildings.

- 13.25 Where a minimum of 200 residential units are proposed within a single development, buildings within the development may create an architectural identify other than that required by the design guidelines of Appendix , H, and M, provided that the following provisions are met to the satisfaction of the City Planner:
- a) the buildings and landscaping are designed comprehensively with a unified theme;
 - b) the buildings consist of high quality building materials; and
 - c) public art is incorporated into the landscape plan.

14.0 **Supplemental Guidelines**

In 2016 the principal land owners in the CD6 (Bear Mountain Comprehensive Development A) zone applied to rezone the remaining development lands in the CD6 Zone to a new CD6A Zone. The guidelines as set out in Appendix M apply in both the CD6 and CD6A zones, and the guidelines in this section are intended to take precedence in the CD6A zone.

Notwithstanding the Bear Mountain Land Use Concept Plan (Map 7) the Bear Mountain Area Plan (Map 7A) shall applied to lands within the CD6A zone. Map 7A is a development permit guideline which provides overall direction for the layout of land uses. While this layout is not intended to be inflexible, and deviation from the plan must be supported by substantial compliance with relevant development permit guidelines and an amended concept plan demonstrating that the overall layout concept meets the relevant guidelines and bylaws of the City of Langford.

In the event of any conflict between the guidelines contained within this section and any other guidelines, these guidelines shall prevail.

- 14.1 The overall form and character of development in the CD6A zone shall exhibit a blend of a traditional English Arts and Crafts or Craftsman style of architecture that is consistent with the early history of British Columbia and more Modern and Contemporary styles of architecture that have become synonymous with a “West Coast” style of architecture. Architectural types that reflect national “types” (such as: Swiss Chalet or Spanish Hacienda) that are not generally associated with the local climate, geography or architectural pattern of development are discouraged.
- 14.2 New development is expected to complement and enhance existing development in the Bear Mountain Comprehensive Development and meet the same standards, particularly with respect to finishes, roof and form as outlined in Sec. 8.0.
- 14.3 In addition to the development of a complete community identified in Sec. 2.10, the Bear Mountain Comprehensive Development will work towards becoming a resort community also, wherein opportunities are created for tourism, active recreation, celebration and exploration.
- 14.4 Parking areas should be screened from any abutting residential or golf course use by a landscape screen not less than 3 m (9.8 ft) in width and 1.8 m (6 ft) in height, measured at the time of planting, and separated from roads and access routes by boulevards and street trees.
- 14.5 Landscaping in the form of grass, shrubs, ground cover, native plant communities, plants, trees, or flowers or a combination of them should be incorporated into and maintained in a total of not less than 10% of the site area.

Map 7



concept plan

BEAR MOUNTAIN

langford, bc

Zeidler Partnership Ltd.

SCALE: NTS

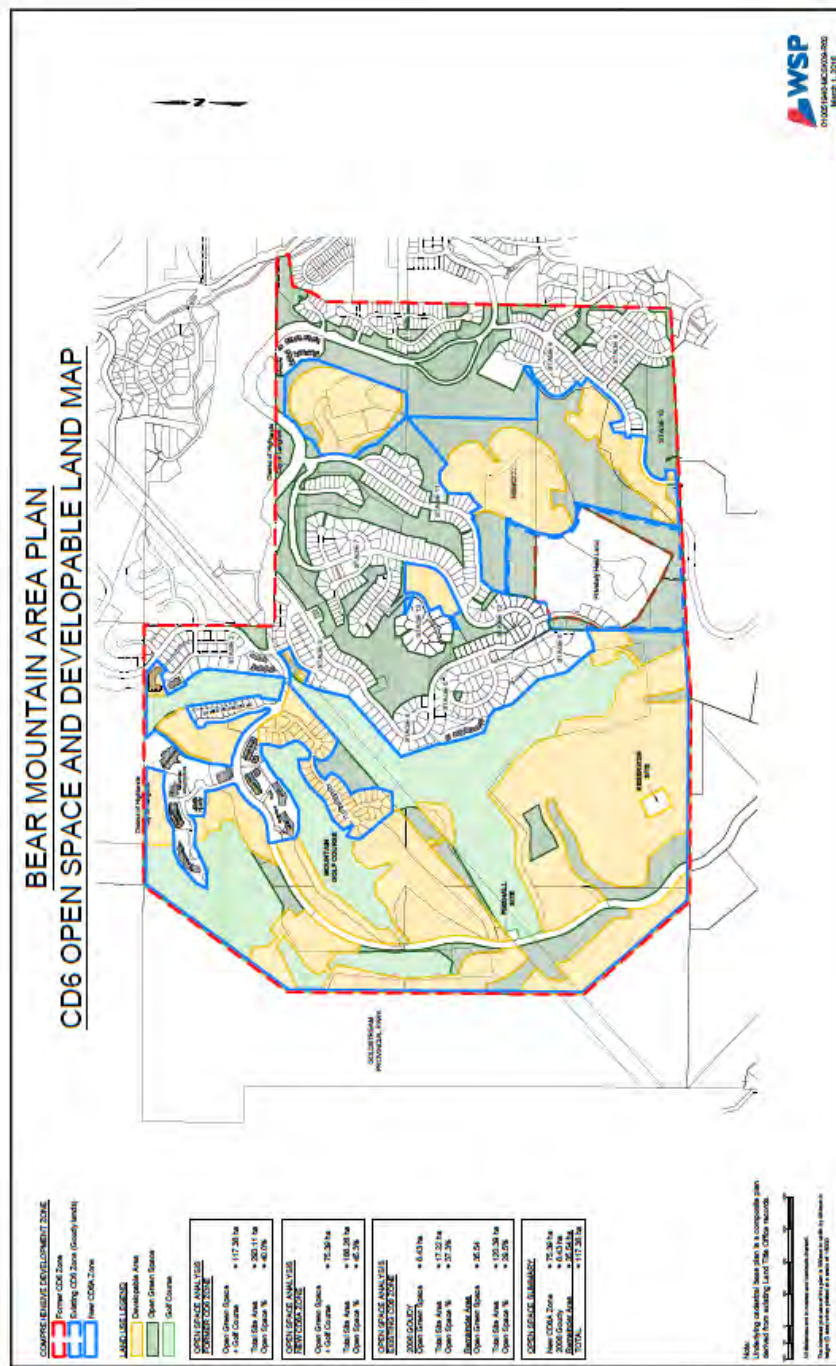
Subconsultant:

Drawing date: 05.29.06

rev.:

202, 714, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Map 7A



South Skirt Mountain

South Skirt Mountain Neighbourhood Design Guidelines



1.0 GENERAL

JUSTIFICATION

The City of Langford has designated all commercial, multi-family residential, and intensive residential development as a Development Permit Area pursuant to the provisions of the *Local Government Act*. The justification for this designation is to ensure that Council has the ability to secure the necessary information and establish conditions on development such that the form and character of new commercial, multi-family residential and intensive residential development are of a high quality and best suited to both the surrounding land and the vision of Langford as expressed in the Langford Plan.

OBJECTIVE

The objective of the South Skirt Mountain Design Guidelines is to supplement the Development Permit Guidelines for residential, multi-family, commercial, and hillside development within the City of Langford Development Permit Guidelines, specifically to guide development of properties identified as development areas within the South Skirt Mountain Neighbourhood Area Plan. These guidelines will ensure that the development:

- a. encourages a development pattern that seeks to preserve and enhance existing landform, wetlands, and vegetation wherever possible,
- b. is constructed to high standards, both material and aesthetic, and
- c. is protected from hazardous conditions.

The essential nature of the South Skirt Mountain development is a high-quality mix of single- and multi-family residential and commercial uses. The form and character of the development and the design of the landscaping and pedestrian systems are important means to achieving this.

Where there is a conflict between these guidelines and the General Design Guidelines, the South Skirt Mountain Design Guidelines will take precedence.

- 1.1 The South Skirt Mountain Development Neighbourhood Area Plan provides for single family, multi-family, commercial, institutional and recreational land uses. Map A1 identifies the general layout of development sites, mid-high density clustered areas, and dedicated open space areas, which will provide overall direction for the layout of development as a development permit guideline. While this layout is not intended to be inflexible, any deviation from the plan must be supported by substantial compliance with relevant development permit guidelines and an amended concept plan demonstrating that the overall layout concept meets the relevant guidelines and bylaw of the City of Langford;
- 1.2 The Director of Planning may issue variances with respect to any setback requirement, where the variance being sought supports the objectives of the design guidelines, including but without being limited to the following: respecting existing topography, natural features, areas of sensitive ecosystems, provision of public amenities and special architectural features;

2.0 ENVIRONMENTAL PROTECTION DEVELOPMENT GUIDELINES

- 2.1 The South Skirt Mountain Neighbourhood Area Development Concept plan that forms part of these guidelines is based on the requirement that 40% of the lands within the CD12 (South Skirt Mountain Comprehensive Development) zone will be preserved either as covenanted open space, amenity land or dedicated park. The highest value sensitive ecosystems have been determined to be generally within the areas shown as Open Space on the map attached, but the true location of these ecosystems is to be determined, phase by phase, through the Development Permit process;
- 2.2 Land alteration is expected to occur only on a phase by phase basis, and must be preceded by a Development Permit that addresses, in particular: environmentally sensitive ecosystems, wildlife habitat and biodiversity, riparian areas, steep slopes and interface fire hazard, in accordance with the City's guidelines for environmentally sensitive and hazardous DP areas.

- 2.3 A Development Permit may limit the scope of land alteration for the sake of mitigating environmental impact, hazardous conditions or aesthetic considerations;
- 2.4 Development will also be guided by the recommendations within the South Skirt Mountain Wildfire Interface Assessment Plan dated January 29, 2008 prepared by Strathcona Forestry Ltd.

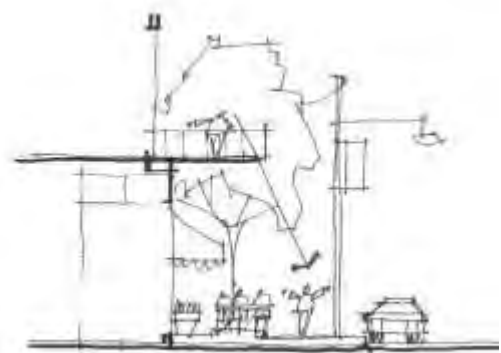
3.0 GENERAL FORM AND CHARACTER GUIDELINES

- 3.1 Site grading should incorporate natural topography where possible. Where topography is not affected by development, natural features should be retained;
- 3.2 Building setbacks, orientation, form, density and height, should be designed to minimize the impact of the proposed development on ecosystems and existing topography;
- 3.3 Natural features or existing trees between clusters of development on hillsides should be retained (where supported by the qualified professional with respect to Interface fire hazard or ecosystem preservation) so as to enhance or protect views from outside of the area and avoid the view of a solid built mass on the hillside. Where retention of trees is not possible, establishing new landscaping with the same purpose is encouraged;
- 3.4 Site lighting should be designed so as to minimize light pollution. Exterior lights shall be permitted, as required for safety and comfort when installed at a height and angle so as to minimize glare onto adjacent lands. The use of full cut-off and shielded fixtures is encouraged wherever practical;
- 3.5 Parking may be provided between building entrances and the street frontage in order to minimize disturbance to sensitive ecosystems or natural topography, provided it is screened with suitable landscaping to minimize impact from the street;
- 3.6 Structured parking above grade should be designed and finished in a manner that is consistent with the overall building character, and designed to create overall architectural interest;
- 3.7 Parkade structures below grade may extend to the property line, and may be excluded from setback requirements;
- 3.8 Overall, the form and character of development shall exhibit a blend of a traditional Arts and Crafts or Craftsman style of architecture that is consistent with the early history of British Columbia and more Modern and Contemporary styles of architecture that have become synonymous with a "West Coast" style of architecture. Architectural types that reflect national "types" (such as: Swiss Chalet or Spanish Hacienda) that are not generally associated with the local climate, geography or architectural pattern of development are discouraged. In order to achieve this design theme, individual buildings are encouraged to incorporate any or all of the following elements into their design:
 - a) large timber framing at feature areas (where permitted from an interface fire hazard management perspective);
 - b) Characteristic roof overhangs;

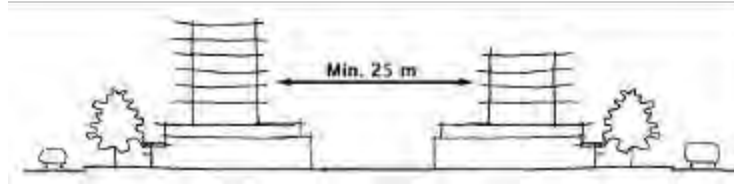
- c) Stepped building massing;
 - d) Natural materials;
- 3.9 Buildings shall be constructed to a high material and architectural standard. Acceptable finishes include:
- a) Architectural concrete;
 - b) Stucco;
 - c) Wood;
 - d) Cementitious board;
 - e) Architecturally finished block;
 - f) Architectural composite metal panels and pre-finished metal siding;
 - g) Natural stone;
 - h) Brick;
 - i) Cultured stone.

4.0 MULTI-FAMILY and MIXED-USE DESIGN GUIDELINES

- 4.1 Within multi-building developments, buildings should not be identical, but should exhibit a form and character that is complementary. Buildings should establish the individual character of each building, while maintaining a common architectural theme that is consistent with the overall architecture of the zone;
- 4.2 Within multi-building, multi-storey developments greater than three storeys, the distance between any 2 buildings should not be less than 3 meters or half the height of the taller building, whichever is less, unless buildings are separated by a firewall in a zero lot line configuration;
- 4.3 Where ground oriented multi-family development (eg: townhouses) are situated directly adjacent to single-family residential development, the height of multi-family development at the street level should be less than 3 full storeys in height;
- 4.4 Building massing should step at the parking podium;
- 4.5 For buildings over six stories in height, the podium should be strongly articulated through:
- a. architectural details at human scale,
 - b. stepping and terracing of the elevations of the podium, and
 - c. Use of different building massing and primary building materials to that of the upper stories.
- 4.6 The grade level of buildings should be activated wherever possible, including walk-up residential, commercial, or personal service uses.
- 4.7 Common amenity space may be provided in the form of common rooms, shared outdoor space, fitness, or other facilities.
- 4.8 Terraced building articulations are encouraged, wherever possible.



7.4 Articulated Podium



- 4.9 Separation between buildings or portions of buildings that are more than 6 stories in height should not be less than 25 meters, excluding parking structure and podiums.

5.0 MIXED USE CORE DESIGN GUIDELINES

- 5.1 In addition to the guidelines contained in this section, the development permit area guidelines for “General Design Guidelines for Langford City Centre” (**Bylaw No. 1829**) contained in Bylaw No. 300 shall also apply to any Mixed Use Core within the CD12 (South Skirt Mountain Comprehensive Development) zone.



Typical Mixed Use Core

- 5.2 A Mixed Use Core should be designed to include and encourage public gatherings;
- 5.3 Specific features should include pedestrian friendly plazas and a landscaped courtyard with a central water feature.
- 5.4 Buildings surrounding the plaza should have main entrances fronting onto the plaza and, where possible, onto adjacent streets.

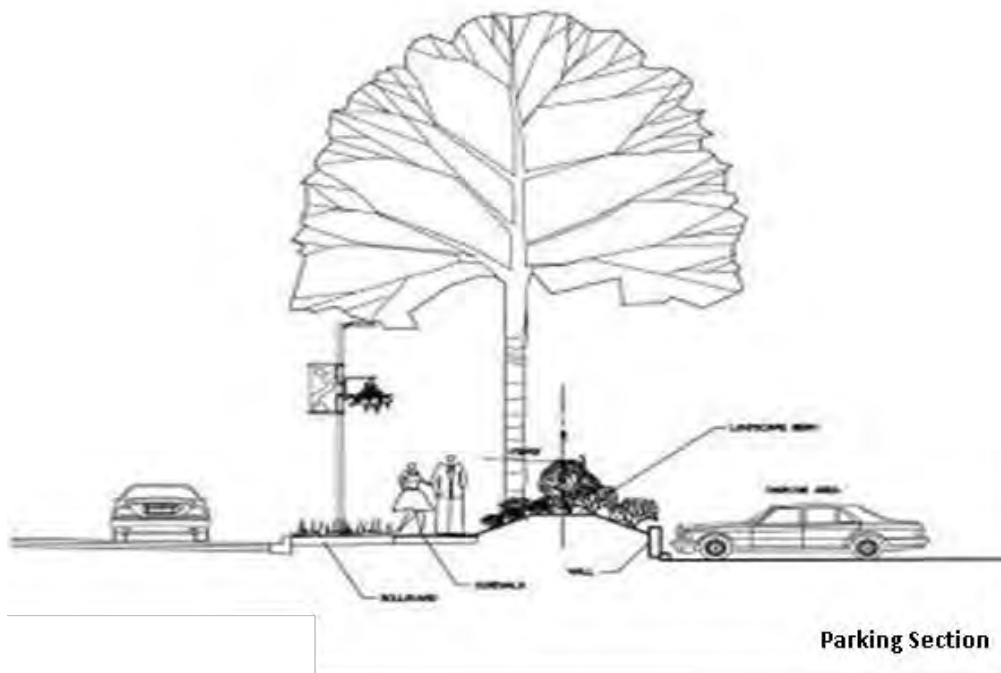


5.5 Restaurants and cafes should incorporate opportunities for outdoor sidewalk dining areas.

5.6 Store signage in the Mixed Use Core is permitted to have individually illuminated letters, providing they are designed to be consistent with the architectural character of the development.

6.0 COMMERCIAL DESIGN GUIDELINES

6.1 Store signage in the Mixed Use Core is permitted to have individually illuminated letters, providing they are designed to be consistent with the architectural character of the development.



6.2 New buildings should utilize variations in the character of rooflines, sloping roof lines, gables and dormers, or other interesting roof treatments that are complimentary to the design expressed in neighbouring buildings;

6.3 All portions of a site not covered by buildings, structures, and vehicle/pedestrian circulation space

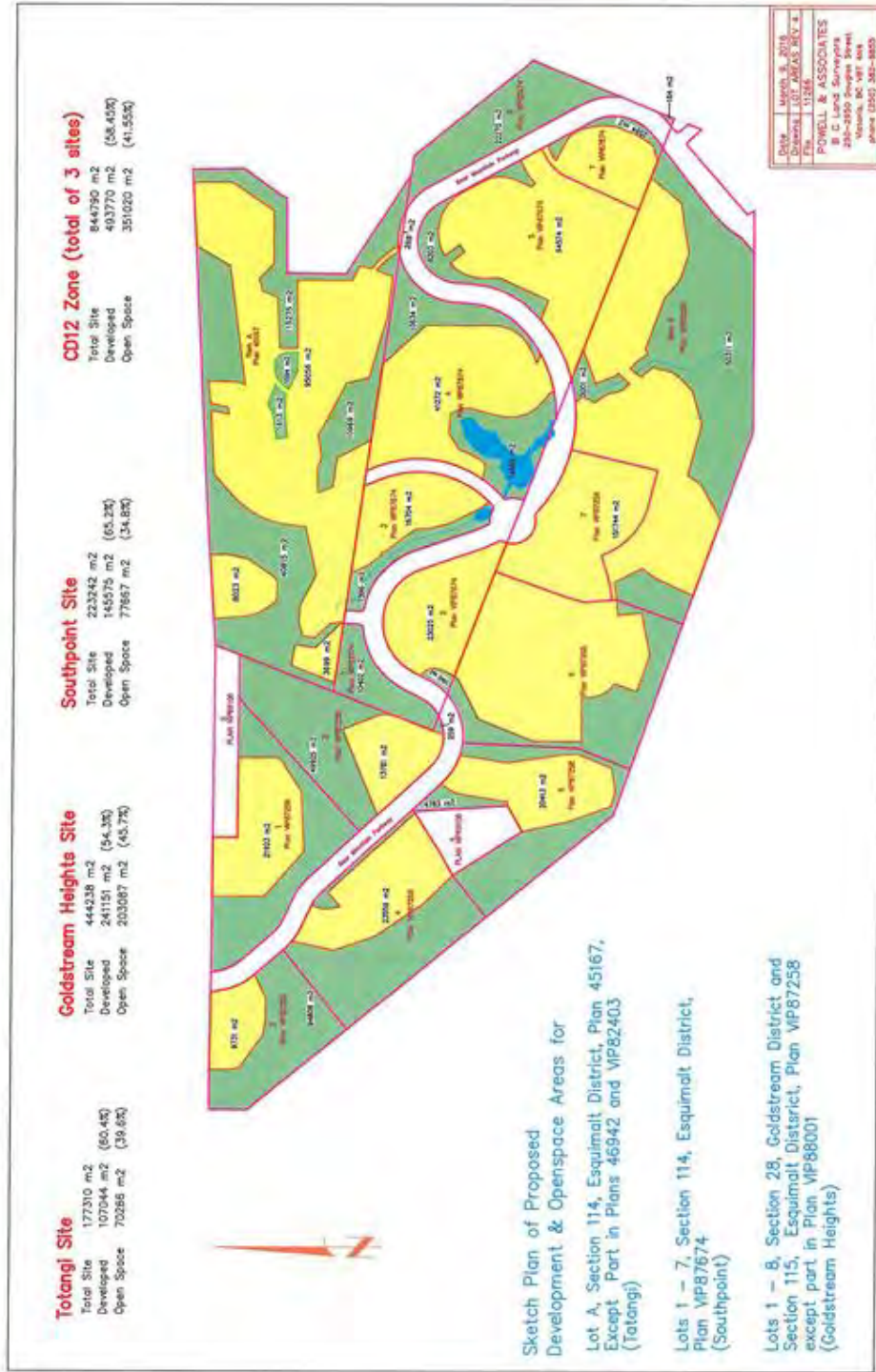
should either be retained in a natural condition or landscaped;

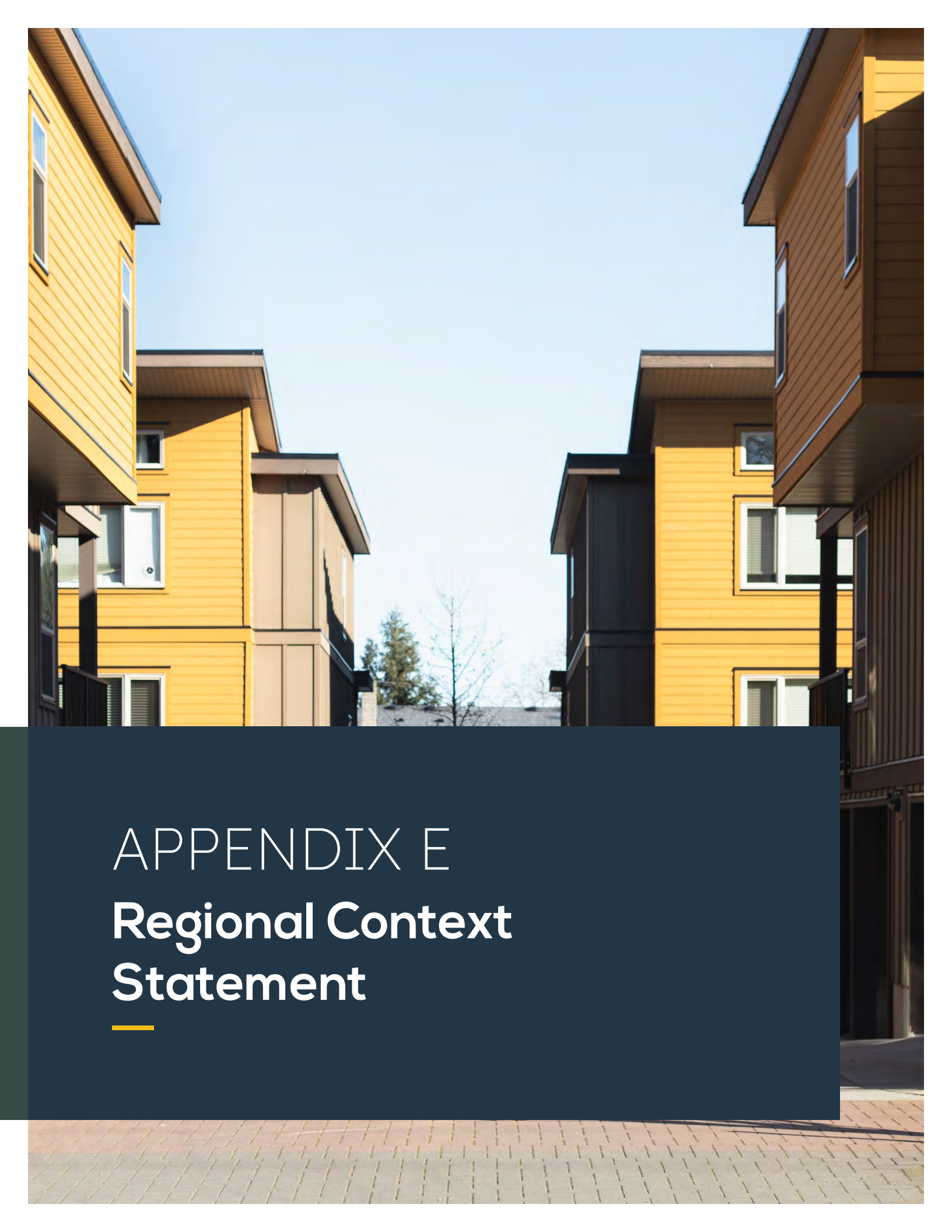
- 6.4 Setbacks from parking to a lot line adjoining a road can be reduced to 2 meters, provided the setback area includes an intensive landscape area adjacent to the street.

6.0 LANDSCAPING

- 6.1 Emphasize use of species present on-site for all natural areas and the interface to natural areas;
- 6.2 Trees and major shrub vegetation should be selected in consultation with a registered professional biologist to reflect the vegetation zone characteristics where it is situated i.e. Garry Oak/Rock Outcrop; Forest Upland; adjacent riparian zones, and the production and use of Garry Oak and Arbutus is encouraged.
- 6.3 Every effort should be made to reinforce, strengthen the edges of the adjacent natural areas. These edges should be blurred and allow the natural habitat to blend and extend into the development zones.
- 6.4 A limit of disturbance for each development zone shall be established with an evaluation and identification of vegetation areas for preservation. These areas shall be demarcated and protected prior to any clearing or disturbance of the site.
- 6.5 Ensure the protected and adjacent natural areas are protected from the adverse effects of rock removal, erosion, and changes in the hydrological ground conditions. Within the Garry Oak/ Rock Outcrop areas, evaluate trees and develop a rock removal plan strategy to an arborist's approval that ensures adverse effects to the protected trees are prevented.
- 6.6 Topsoil and overburden shall be reclaimed on site, where practical, for re-use and use in natural interface areas.
- 6.7 Landscape areas are encouraged to use native species for site interface and a mix of native and non-native plants for areas associated with buildings, parking and feature areas.
- 6.8 Plant material should be arranged to emphasize building entrances, pedestrian and vehicular circulation routes, as well as to soften the appearance of parking areas, mechanical systems, and service areas without blocking visibility of pedestrian and vehicular traffic. Plants should be used to complement the scale of the area or structure.
- 6.9 Where practical, with respect to interface fire hazard, coniferous trees should be used to screen mechanical equipment and service areas. Space should be provided to allow a natural tree screening as opposed to hedges.
- 6.10 Landscape islands are to be provided internal to parking areas.
- 6.11 Landscaping should be arranged in a natural pattern or geometric configurations as designed by a Landscape Architect.

MAP A1





APPENDIX E

Regional Context Statement

Appendix E: Regional Context Statement

A Regional Growth Strategy (RGS) is a regional planning framework developed in partnership by the regional district and member municipalities in order to promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land, and other resources (Section 428 of the *Local Government Act*).

The current RGS that applies within the Capital Regional District (CRD) was approved by the CRD Board in March 2018, and amended in 2021. A regional context statement (RCS) must be incorporated in the OCP of all local governments included within a RGS in order to identify the policy links that exist between an OCP and a RGS. This acknowledges that local planning and land use policies are expected to align with and work towards the goals and objectives established in the RGS.

The RGS contains a series of objectives related to managing and balancing growth, environment and infrastructure, housing and community, transportation, economic development, food systems, and climate action. The City of Langford's OCP aligns with and supports these objectives, and contributes significantly to the implementation of this regionally coordinated approach to a successful and sustainable Capital Region. The following sections identify the OCP policies that relate to each objective and demonstrate this alignment.

1. Managing and Balancing Growth

1.1 Keep Urban Settlement Compact

The City of Langford's municipal boundary is coincident with the Urban Containment Boundary designated on Map 3a (Growth Management Concept Plan) of the RGS.

Part 6 (the Growth Management & Land Use Strategy) of this OCP designates areas where growth is intended, controlled, or limited so as to ensure a compact urban settlement. Intended growth areas include a range of land use designations that enable mid- to higher density development, including City Centre, Urban Centres, and Corridors.

The City Centre is identified as one of five "sub-regional nodes" in the RGS Map 3b (Settlement Concept - Detail) in Langford. The density and land-use mix enabled and/or mandated within the City Centre supports the RGS intention for sub-regional nodes, which states: *scale and intensity of development supports the area as a sub-regional employment, commercial and community destination and serves as a commuter destination from within the sub-region. Surrounding areas feature a mix of uses and higher density residential development.*

The Westhills Urban Centre is further identified as one of 15 "nodes" in the RGS Map 3b (Settlement Concept - Detail) in Langford. Nodes are intended to enable the following: *scale and intensity of development supports local-serving employment, commercial and community services and serves as a destination for residents proximate to the node. Surrounding areas feature residential uses of varying densities. The policies and intent for lands within the Urban Centres designation of this OCP aligns with the objectives of the node designation within the RGS.*

While the role of the City Centre and Westhills Urban Centre within the region is specifically acknowledged by the RGS, the development of additional nodes in Langford is not precluded. Langford's OCP does include (and has included in past OCPs) several additional Urban Centres that function at the RGS "node" level in order to enable such destinations in proximity to a wider range of neighbourhoods.

Other intended growth areas include Employment Lands, where industrial uses are protected and further enabled; and Corridors, where mid-rise buildings and a mix of land uses are permitted.

These primary intended growth areas are supported by lands within the Complete Communities designation, the policy intent of which is to enable a range of ground-oriented housing types. This designation also enables mid-rise, mandated mixed-use Neighbourhood Villages and Corner Convenience buildings at locations meeting certain criteria to incentive the incorporation of new shops, services, and amenities within neighbourhoods.

The Pre-Committed Growth Area designation acknowledges where previous approvals for significant, longer-term, master-planned communities have already been granted; and the Future Policy Areas designation identifies those lands where development is not expected to occur in this planning phase due to various constraints such as lack of access to roads, transportation options, and municipal services, and other factors such as interface fire hazard risk.

This OCP further aligns with and supports the 2038 employment and population projections for the West Shore, as stated in Table 1 of the RGS. Part 8 (Emphasizing Housing Action) includes the five- and 20-year housing needs targets from the Langford Housing Needs Report, as well as policies and actions to support these targets. Part 6 (Land-Use and Growth Management Strategy) identifies the areas of Langford where this population growth will occur, as well as the areas where industrial and commercial development is mandated or enabled to support the creation of additional employment opportunities. Part 11 (Economic Resilience and Prosperity), Part 12 (Embracing the Creative City), and Part 14 (Parks, Places, and Services for People) further outline policies and actions to support a robust local economy in a diverse range of sectors. These policies act together to support local resilience, enhance quality of life, shorten commute times, and keep economic benefits within the community.

This OCP is highly focused on implementing RGS Objective 1.1 by focusing new development approvals on urban infill development, further densifying existing serviced and built-up areas, and completing the build-out of the Pre-Committed Growth Areas.

This OCP supports Langford's ongoing alignment with the RGS target to accommodate a minimum of 95% of the region's new dwelling units within the Urban Containment Policy Area.

1.2 Protect the Integrity of Rural Communities

Rural/Rural Residential policies of the RGS do not apply to the City of Langford, as the City is entirely within the Urban Containment Boundary identified on Map 3a of the RGS.

The policies of this OCP with respect to patterns of compact urban settlement within the Urban Containment Boundary should alleviate the pressure to develop areas designated Rural/Rural Residential in the RGS that occur within other municipalities within the region.

2.Environment and Infrastructure

2.1 Protect, Conserve and Manage Ecosystem Health

Areas in the City included in the Capital Green Lands Policy Area include local, regional, and provincially managed park and recreational spaces. Part 14 (Parks, Places, and Services for People) reinforces the recreational and environmental value of connected parks and greenspaces within and beyond the City.

The City of Langford contains numerous significant Regional and Provincial Parks, including Goldstream Provincial Park, Mount Wells Regional Park, Sooke Hills Wilderness Regional Park, Thetis Lake Regional Park, and Mill Hill Regional Park. Adding to this are many regionally significant local parks, including, but not limited to, Centennial Park, Veterans Memorial Park, Langford Lake Park, Glen Lake Park, as well as the Jordie Lunn Bike Park and Langford Gravity Zone.

The protection and acquisition of additional parkland to support Langford's growing population remains a top priority. The creation and implementation of a Parks and Trail Master Plan is a key action identified within this OCP, and this process will consider and support the expansion of regionally connected parks and trail networks, including the sea-to-sea green/blue belt and the completion of the Regional Trail Network.

Part 10 (Protecting Ecological Systems and Biodiversity) recognizes the value of the urban forest, natural areas, and environmentally sensitive areas. This Part includes policies and actions to ensure these areas continue to provide important community benefits as Langford continues to grow, including mitigating the effects of climate change, and by providing ecosystem services, health benefits, placemaking opportunities, and economic benefits.

The City has development permit area guidelines in place to protect environmental features on public and private property, including wetlands, watercourses, lakes, sensitive plant communities, and natural habitat and biodiversity features. Part 10 includes policies to review and update these guidelines to ensure they are successfully achieving desired outcomes, and to explore other tools to incentivize the retention of natural ecosystems, environmentally sensitive areas, and urban forests.

Part 9 (Climate Action and Sustainable Infrastructure) includes policies that support waste reduction, water conservation, sustainable wastewater management practices, renewable and efficient energy systems, and the expanded use of green infrastructure practices to support sustainable site design strategies.

2.2 Manage Regional Infrastructure Services Sustainably

The City of Langford is entirely within the Urban Containment Policy Area, so all lands within Langford can be connected to the regional water system in line with this Objective. Section 6.10 of this OCP requires all growth and development to be connected to both water and sewer systems, and that the City work with service providers to prioritize any expansions and upgrades to these existing systems to accommodate growth within the intended growth areas, as outlined in Part 6 (Land-Use and Growth Management Strategy). This will support the intention of this objective to promote settlement patterns that are cost effective and efficient to service, and further identifies the priority lands for service expansions.

3. Housing and Community

3.1 Create Safe and Complete Communities

The central framework of this OCP is to create a compact, mixed-use community that offers diverse housing and transportation choices throughout, and enables a variety of shops, services, amenities, and parks within a short walk/bike/roll of where people live. The maps and policies in Part 6 (Land-Use and Growth Management Strategy) set out how and where this will be achieved at different scales throughout the intended growth areas enabled by this OCP.

Part 5 (Mobility Choice, Not Car Dependency), Part 7 (High Quality City-Building), Part 8 (Emphasizing Housing Action), and Part 14 (Parks, Places, and Services for People) provide further policy support and implementation details regarding the City's commitment to the principles of RGS Objective 3.1 and the associated target to increase the number of people living with complete communities.

This OCP designates lands with natural hazards, including the 200-year floodplain and areas of drainage concern, high and extreme interface fire hazard, and steep slopes as development permit areas. The identified hazard must be assessed by a qualified professional and a development permit may identify areas where development may not occur and/or measures to mitigate risk of the hazard to both the development and surrounding lands. Part 9 (Climate Action and Sustainable Infrastructure) includes support to update the City's policies to integrate a climate adaptation and mitigation lens, which will be applied to the development permit area guidelines

3.2 Improve Housing Affordability

Policies in Part 8 (Emphasizing Housing Action) of this OCP incorporate the findings of Langford's Housing Needs Report and support the development of a range of housing choices along the housing continuum to accommodate the needs of all ages, abilities, household sizes, and stages of life. The key areas of housing need identified in the Housing Needs Report, including affordable housing, rental housing, and special needs housing, are enabled throughout the city. This Part also includes policies that emphasize and incentivize the incorporation of these housing types in key growth areas, including the City Centre and Urban Centres. The five-year and 20-year housing need projections are included in this OCP and will be monitored over time.

These policies of this Part align with RGS objective 3.2 and will support the associated targets to increase the supply of affordable housing and reduce the number of people in core housing need or experiencing homelessness within the region.

4. Transportation

4.1 Improve Multi-Modal Connectivity and Mobility

Part 6 (Land-Use and Growth Management Strategy) of this OCP integrates transportation planning and land use planning by directing density to the areas of the City with current or planned multi-modal transportation choices, and where shops, services and amenities can be accessed within a short walk, bike, or roll from homes.

This multi-modal transportation network will link neighbourhoods to the City Centre, Urban Centres, Corridors, transit hubs, and active transportation corridors including the E&N Rail Trail and the Galloping Goose Regional Trail.

Part 5 (Mobility Choice, Not Car Dependency) and Part 7 (High Quality City-Building) also emphasize the alignment of the OCP with RGS objective 4.1 through policies that identify how the City, community partners such as BC Transit, other levels of government, and new development can coordinate and support improvements to the multi-modal network such that the mode-share of all trips made by walking, rolling, cycling, and/or public transit increases to 42% by the time Langford reaches 100,000 residents. This mode-share target for Langford aligns with the associated target of the RGS.

These policies prioritize infrastructure improvements according to the modal hierarchy, incorporate “complete streets” and all ages and abilities design objectives, support transportation demand management, and highlight the critical role of collaborative advocacy and regional coordination to improve public transit ridership and coverage.

5. Economic Development

5.1 Realize the Region’s Economic Potential

The RGS goal of strengthening the regional economy is supported by multiple sections of this OCP, including Part 6 (Land-Use and Growth Management Strategy), Part 11 (Economic Resilience and Prosperity), and Part 12 (Embracing the Creative City).

Part 6 aligns with this objective by designating and protecting employment lands for industrial activities and by enabling, mandating, and incentivizing commercial land uses in the intended growth areas of the city. The OCP supports a variety of economic uses that add to the interesting and dynamic fabric of the community, from home-based businesses to large scale mixed-use Centres. An important objective of this OCP is to provide suitable land areas for industrial, commercial, and business activities to provide local job opportunities and strengthen the City’s tax base.

Part 11 emphasizes the City’s commitment to supporting and expanding Langford’s role as a regional shopping and tourism destination, fostering a diverse and adaptable economy that includes a wide range of sectors, and supporting innovation and entrepreneurship. Part 12 acknowledges that arts and culture are an important economic driver, and an essential component of city-building that promotes social connections and cultural expression.

The Renewable Resource Lands identified in the RGS include areas that are within the Agricultural Land Reserve and privately held forested lands. Through Part 6, the ALR lands are designated for agricultural use (see additional alignment below) and the forested lands are within a block of lands designated as Future Policy Areas that will be further assessed in the future, and act as a buffer between more rural areas and existing or intended settled areas in the meantime.

Through these policies, this OCP will help achieve this RGS objective and the associated jobs/population ratio target.

6. Food Systems

6.1 Foster a Resilient Food and Agriculture System

Policies in Part 13 (Food Systems and Security) of this OCP align with this objective of the RGS by promoting and supporting food production and access to locally sourced food. This Part highlights the City's intention to protect and encourage the active farming of agricultural lands, including through innovative and sustainable methods. Policies also incentivize the inclusion of food growing opportunities into new developments, enable community gardens in all neighbourhoods, and support the expansion and celebration of a local food economy. The Agricultural land-use designation of Part 6 (Land-Use and Growth Management Strategy) reinforces the protection of agricultural lands, while Part 7 (High Quality City-Building) further supports the incorporation of community or private gardens into the design of new developments.

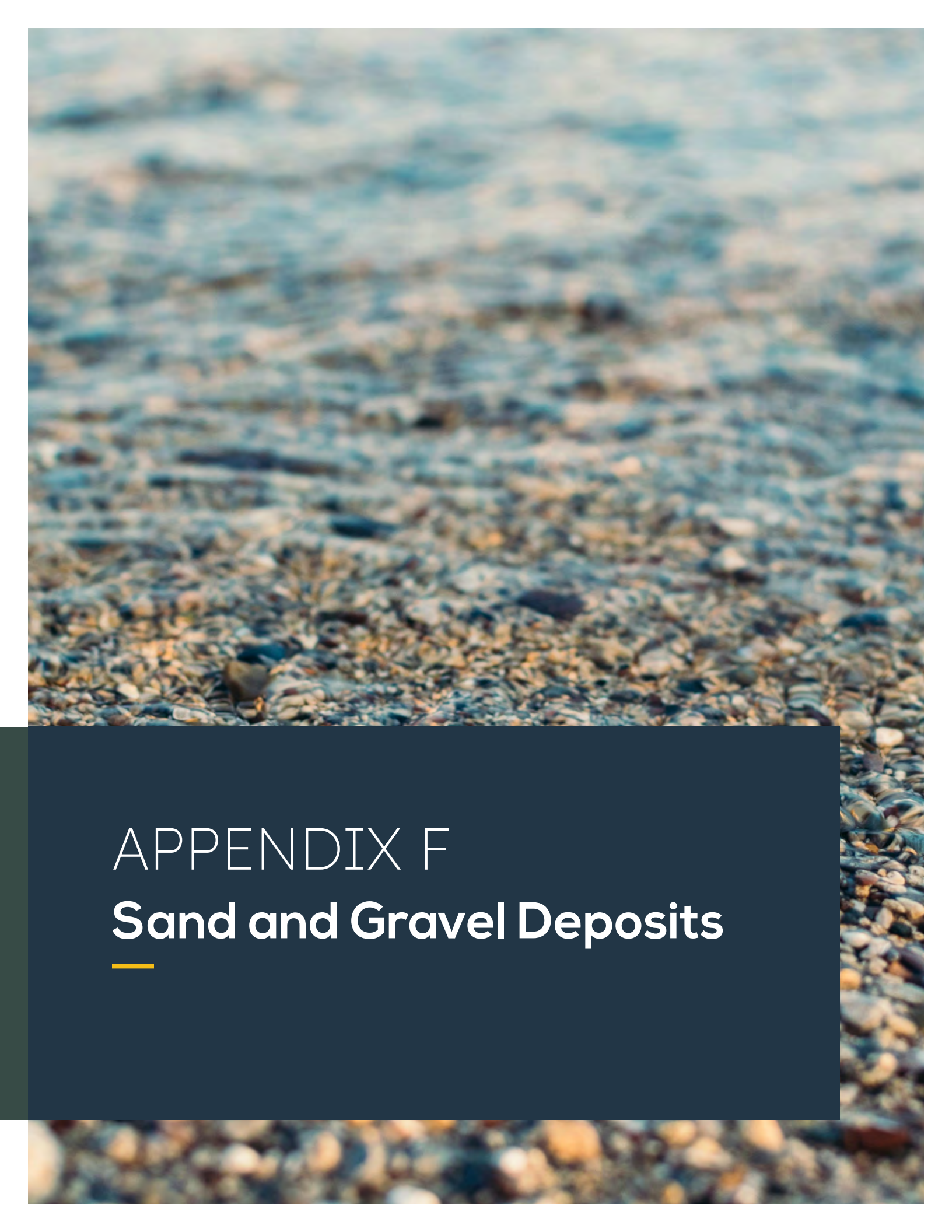
These policies aim to increase the amount of agricultural land in food production and support urban agriculture throughout the city. While the OCP doesn't include a municipal target for increasing agricultural land in food production, it does include a target to establish one community garden in each Langford neighbourhood as well as a commitment to establish a local food production target.

7. Climate Action

7.1 Significantly Reduce Community Based Greenhouse Gas Emissions

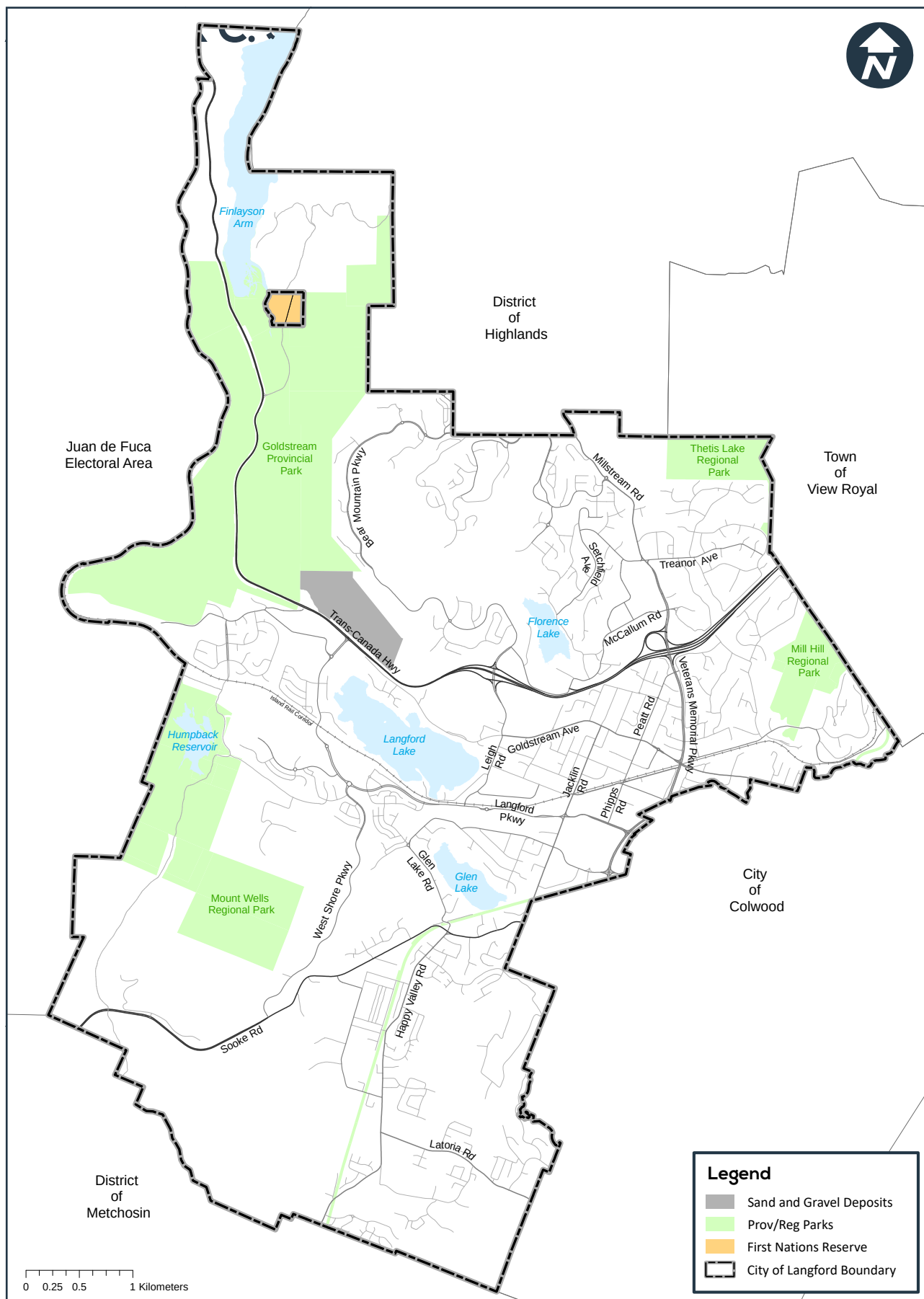
Part 9 (Climate Action and Sustainable Infrastructure) aligns with RGS objective 7.1 through policies that promote the development of energy-efficient, high-performance, and low-carbon buildings, including both new buildings and retrofits to existing buildings. Policies further support incorporating climate resilience considerations into asset management and infrastructure practices and seek opportunities to increase use of renewable, efficient, and clean energy sources. The development of a climate action plan to identify climate-related risks and a strategy to adapt to and mitigate the effects of these changes and risks is identified as an action to implement components of this OCP.

The central framework of this OCP is to create a compact, mixed-use city that offers diverse housing and transportation choices throughout, protects local employment lands, and enables a variety of shops, services, amenities, and parks within a short walk/bike/roll of where people live. In addition to many other public benefits, the integration of land-use and transportation decisions in conjunction with the policies of Part 9 provide a solid foundation from which the City can make progress towards reducing GHG emissions locally and regionally. The OCP supports the policies of this objective and aligns with the RGS target to reduce GHG emissions within the region by 61% (from 2007 levels) by 2038.



APPENDIX F

Sand and Gravel Deposits



MAP 19: SAND AND GRAVEL DEPOSITS



LET'S PLAN LANGFORD.
FOR 100,000.

Official Community Plan

BYLAW NO. 2200