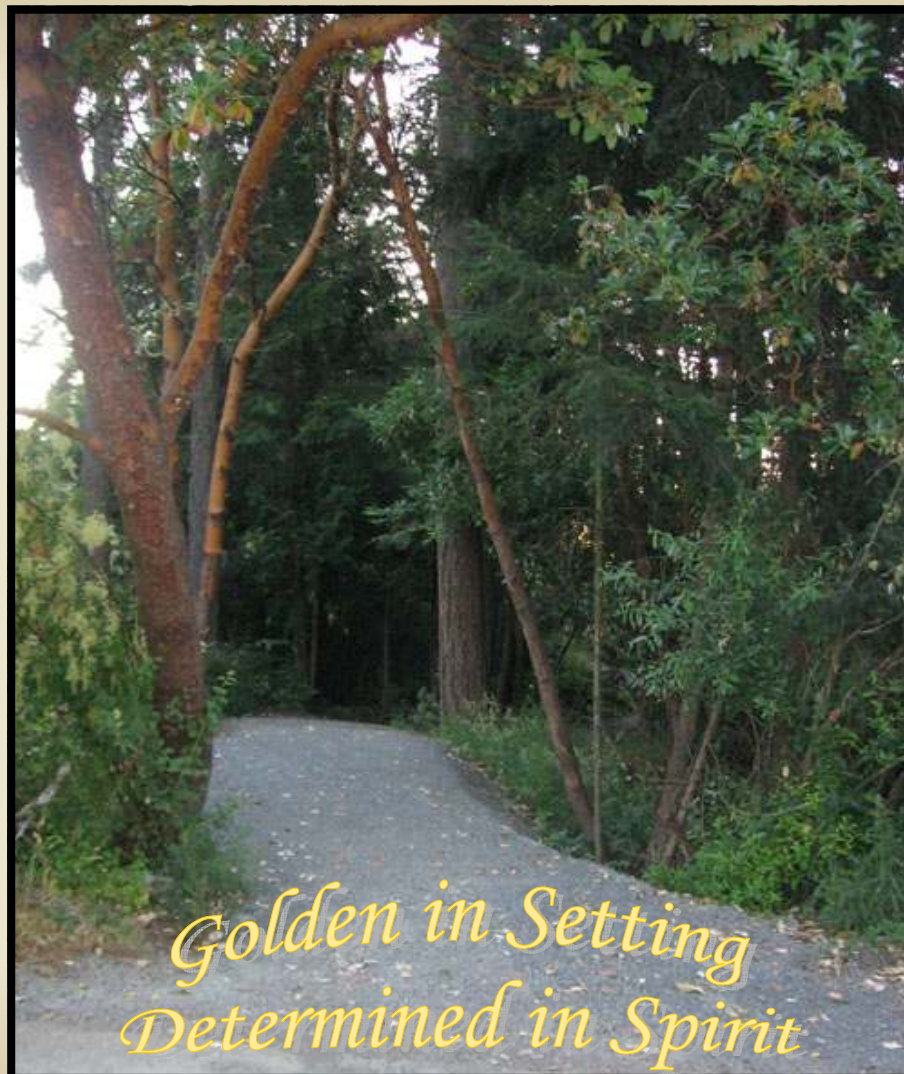




City of Langford 2006 Annual Report

File Number: 0645-20



City of Langford 2006 Annual Report

Table of Contents

Table of Contents	2
Executive Summary	3
Corporate Philosophy Statement	4
Standing Committees	5
Functional Organization Chart	6
City Accomplishments 2006	7
Department Service and Operations Reports;	
a) Planning Department	11
b) Building Department	16
c) Langford Fire Rescue Department	17
d) Approving Officer	18
e) Administration Department	29
f) Bylaw Enforcement	30
g) RCMP	33
Audited Consolidated Financial Statements— December 31, 2006	41
Permissive Tax Exemptions 2006	62
City of Langford Results for 2006	67
Council Objectives and Measures for 2007	72
Council Objectives and Measures for 2008	77

Executive Summary

2006 was the first year of the 3-year electoral mandate given to the Council elected in December 2005 which consists of:

Mayor Stewart Young
Councillor Denise Blackwell
Councillor Winnie Sifert
Councillor John Goudy
Councillor Lanny Seaton
Councillor Lillian Szpak
Councillor Matt Sahlstrom

The Standing Committee system continued for the thirteenth year. The Committees enjoy significant continuity of citizen participation providing important community advice to Council. The contributions of volunteer citizens are effective in providing a more informed participation of the Langford citizens in the decision making process.

2006 was a busy year for community improvements. Work began on the new City Centre Park Sports Field and the Dry Floor Arena Complex was completed. 4,534 meters of new sidewalks were built in 2006.

A number of major rezoning applications were completed in 2006, including:

1. Westhills: Large-scale development as a proposed LEED™ neighbourhood consisting of approximately 5,000 new residential units, supporting commercial, civic and educational uses, with approximately 77.5 ha (191.4 acres) of the subject property being designated as parkland (roughly equivalent to 40% of the total land area).
2. 1269 Goldstream Avenue: Residential subdivision consisting of 15 lots, nine being small lots.
3. 820 and 830 Brock Avenue: Multi-family development consisting of 22 attached houses.
4. 860 - 878 Borck Avenue and 2692 - 2698 Deville Road: Residential development which includes the construction of a 58-unit apartment building and 21 townhouses.
5. 2916, 2920, 2924 Phipps Road: Seven block residential development consisting of 20 townhouses and 4 commercial units.

Other highlights for the City of Langford in 2006 included the following:

1. Council received a higher 4 bloom rating in the National Communities in Bloom contest.
2. Langford signed a Memorandum of Understanding with the Canadian Green Buildings Council to be a LEED demonstration project with the Westhills Green master plan.
3. Langford opened the Dry Floor Arena.
4. Langford awarded more affordable homes with the Affordable Housing Program.
5. Langford had a record year in construction with permits totally over \$138,717,813 in value, and 650 new residential homes adding to the City's population.

2006 was a very busy year for all departments given the ongoing high levels of growth and community improvements.



Langford Corporate Philosophy Statement:

Community pride and service excellence through innovation, flexibility and teamwork.



City of Langford

Council Standing Committies

○ **Administration and Finance Committee**

Councillor John Goudy, Chair
 Councillor Matt Sahlstrom, Vice Chair
 Councillor Lillian Szpak, Council Representative
 Mr. John Crook Mr. Ken Halbert Mr. Frank Hudson

○ **Park and Recreation Committee**

Councillor Denise Blackwell, Chair
 Councillor Lanny Seaton, Vice Chair
 Councillor Winnie Sifert, Council Representative
 Mr. Graham Terison Mr. Glen Brownlow Mr. Morry Stearns
 Mr. Mike Gibbins (VCMC) Mr. Ron Kerr Ms. Karen Reece
 Mr. Randy Prettie

○ **Planning and Zoning Committee**

Councillor Lanny Seaton, Chair
 Councillor Lillian Szpak, Vice Chair
 Councillor Winnie Sifert, Council Representative
 Mrs. Denyse Dehler Mr. Steve Harvey Mr. Richard Bauln
 Mr. Norm Arden Mr. Jim Hartshorne Ms. Wendy Hobbs
 Mr. Malcolm Hall

○ **Protective Services Committee**

Councillor Lillian Szpak, Chair
 Councillor Lanny Seaton, Vice Chair
 Councillor Denise Blackwell, Council Representative
 Mr. Keith Terison Mr. Mike Gibbins Mr. John Crook
 Mr. Kelly Zado, Volunteer Firefighter Representative Ms. Dalyce Dixon

○ **Transportation and Public Works Committee**

Councillor Winnie Sifert, Chair
 Councillor John Goudy, Vice Chair
 Councillor Denise Blackwell, Council Representative
 Mr. Terry Young Mrs. Jean Tarr Mr. Mike Gibbins (VCMC)
 Mr. Dave Horner Mr. Cliff Curtis Mr. Les Bjola

○ **Beautification & Festival Committee**

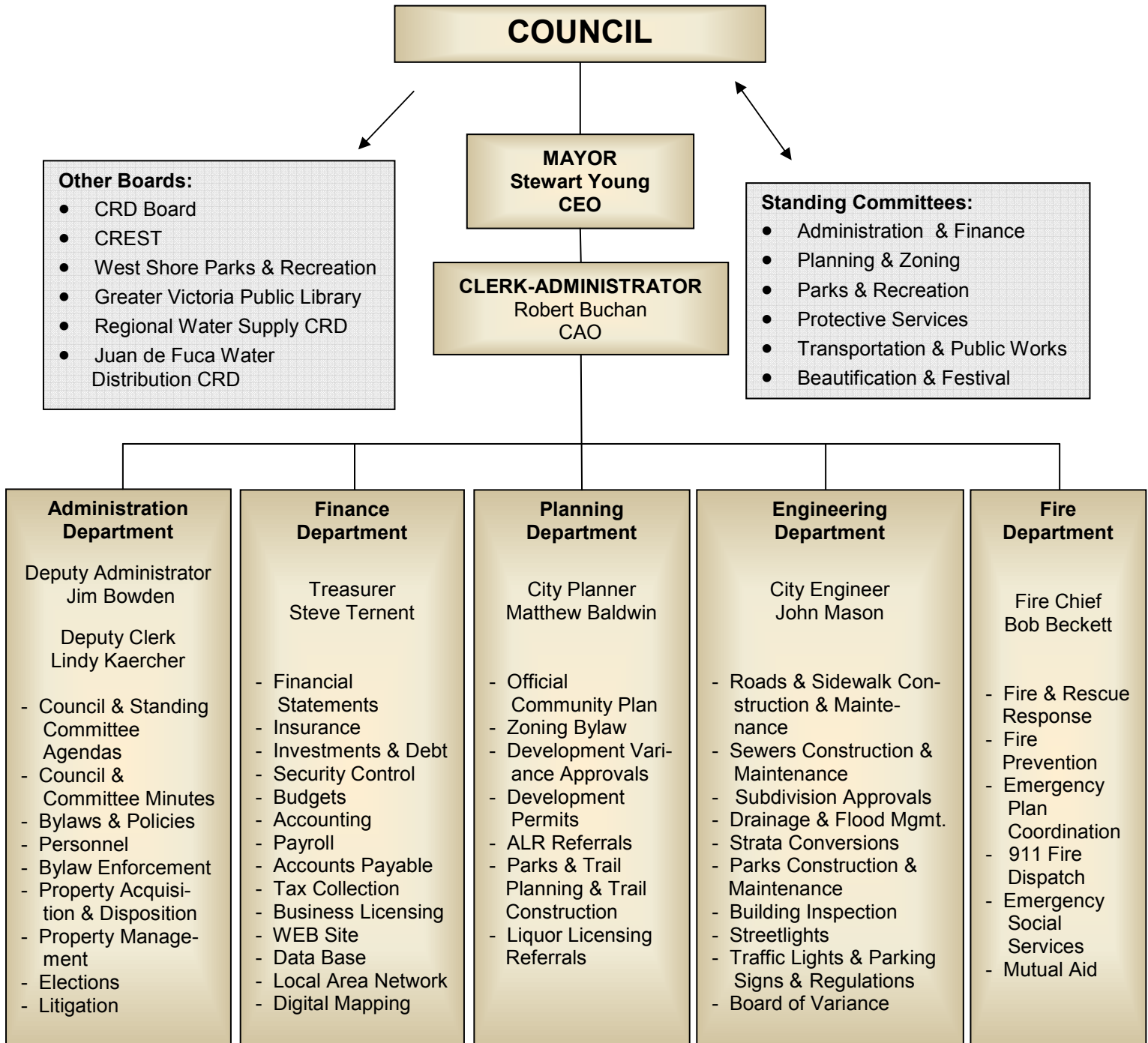
Councillor Matt Sahlstrom, Chair
 Councillor Denise Blackwell, Vice Chair
 Councillor John Goudy, Council Representative
 Mr. Les Bjola Mr. Mike Gibbins Sandy Sifert
 Dianne Seaton

○ **Affordable Housing Committee**

Councillor Lanny Seaton, Chair
 Councillor Denise Blackwell, Vice Chair
 Mr. Cliff Curtis Mr. Richard Irwin Mrs. Colleen Milne

City of Langford

Functional Organizational Chart



2006 City of Langford Accomplishments

Planning Initiatives:

1. Completed the **South Langford Neighbourhood Plan**;
2. Completed the **Westhills Green Community Master Plan** and rezoning of the Westhills Neighbourhood;
3. Completed a detailed parking strategy by Boulevard Transportation Group. a bylaw to implement the recommendations of the study is expected in Spring 2007;
4. Nine (9) future affordable housing units were obtained as conditions of rezoning in 2006, to be provided at the time of subdivision. To date, seven (7) affordable housing units have been constructed, three (3) of which were completed in 2006;
5. Langford received a score of 4 out of a possible 5 blooms in the 2005 **Communities in Bloom National Contest**. We received an overall score of 80.7%. The annual garden contest and tree planting week, in conjunction with Communities in Bloom, were held for the third time in 2006;
6. Established a **Manufactured Home Park Redevelopment Policy**;
7. Established an **Agricultural Land Reserve Acquisition Fund Policy**;
8. Initiated a joint Request for Proposals process for the **Langford Community Plan Update** with the City of Colwood.

Sewer Construction (Westshore Environmental):

1. Four pump stations were constructed or upgraded
 - 2110 Millstream Road
 - 2530 Florence Lake Road / Lake End Road at King Fisher
 - 2950 Westshore Parkway
 - 2445 Selwyn Road Upgrade
2. Approximately 6.5km of sewer construction completed
 - Preston Way
 - Raycroft Place
 - Belair Road
 - Skogstad Way
 - Florence Lake Road
 - Dawn Lane

- Gade Road
- 700 Block Treanor Avenue
- Ashley Place
- Arngask Avenue
- Setchfield Avenue
- Camli Avenue
- Buckler Avenue
- Fleetwood Court
- Prospector Way
- Shaw Avenue
- Westshore Parkway
- Millstream Road North
- Lake End / King Fisher

3. Inflow and Infiltration Program

- Rehabilitate four sewer man hole Millstream Road
- Smoke Testing Treanor Avenue, Bellamy Road, Hansen Road and Phelps Avenue
-

Storm Drainage:

1. Capital Works

- 946 Klahanie Drive culvert replacement
- Klahanie Drive/Latoria Road culvert replacement
- Florence Lake /Citation Road culvert replacement
- Millstream Road at Gardner Creek culvert replacement
- 572 Westwind Drive culvert replacement
- 901 Columbus Place/Sunheights Drive culvert replacement
- 1040 Jenkins Road seepage pit overflow connection
- Storm drain improvements at Dicker Road and Klahanie Drive

2. Maintenance

- Video viewing of the remaining drainage structures inherited from the Ministry of Highways
- Annual inspection of all significant drainage courses and culverts
- All scheduled non-contract drainage maintenance performed

Roadworks

- Complete a new traffic model for the West Shore which will allow us to complete traffic planning through to 2026 early next year
- Treanor Avenue road and drainage improvements design completed
- Florence Lake improvement at Citation Road complete
- Shaw Avenue (Florence Lake to Gade Road) drainwork completed in conjunction with the sewer construction in this area

- Rail crossing at Peatt Road – preliminary investigation and design complete – moving through process for the approvals with Rail America
- Rail Crossing at Westhore Parkway – preliminary report underway
- Savory Road/Brock Avenue Connection – alternative route study to be review
- Working with MOT on Bear Mountain Interchange functional design, Millstream Interchange improvements and Malahat review
- Treanor Avenue curb and gutter, McCallum Road roundabout and Highway Improvements at:
 - Millstream Road overpass, addition of a 2nd signal, off ramp improvements, flashing pedestrian signals
 - Sooke Road/Penwood Road pedestrian signals
- Millstream Interchange improvements and Malahat review
- Millstream Village frontage works- Millstream Road Widening (8 lane at the intersection of McCallum Road)
- Langford Parkway and Jacklin Road traffic signal opened February 14th
- Widening and overlaid Jacklin Road (Station Road to Kelly Road)
- Mid-block pedestrian crossing on Kelly between the mail and Belmont High School
- Goldstream Meadows intersection to TCH and sewer extention

Parks and Trails:

- Dry Floor Arena building constructed – internal finishing and parking lot completed
- New parks as part of subdivision
 - i) City Centre Park – 14.6 acres – earthworks and pond construction 75% completed
 - ii) Ed Fisher Memorial ball field – 4.1 acres – 100% completed
 - iii) Goldstream Meadows- 24.2 acres natural park land
 - iv) Bear Mountain Phase 5 Tot lot - 100% completed
 - v) Trail on CRD water main along Jenkins Avenue
 - vi) Hansen Park – landscaping completed by the Langford Enhancement



Westin Hotel & Resort Opening

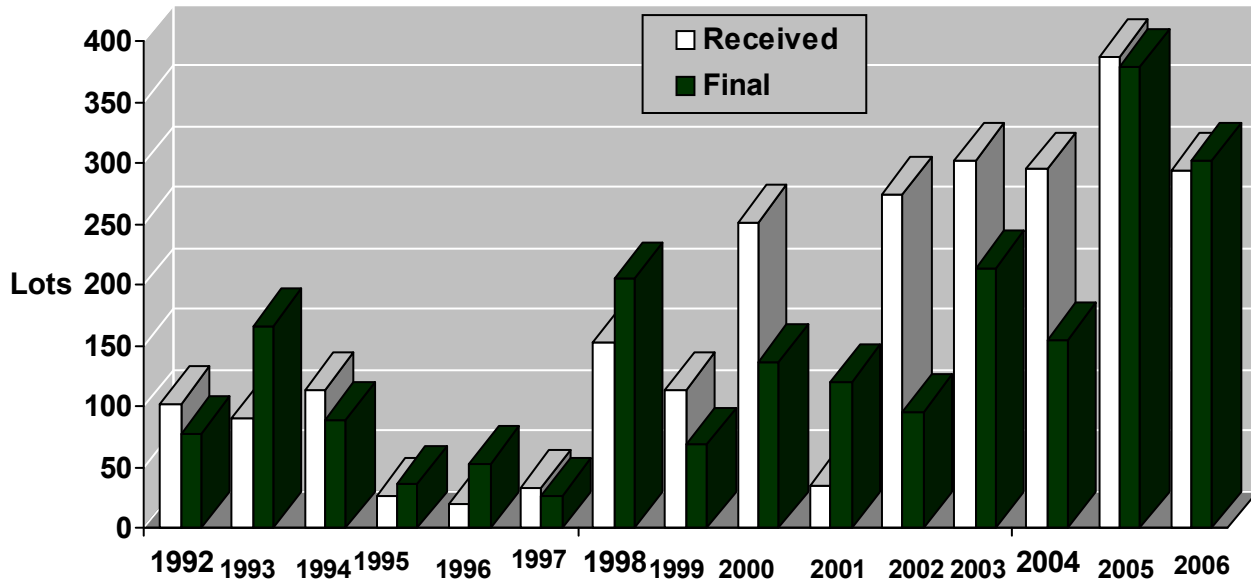


Langford RONA Grand Opening

Subdivision:

- 294 lots created in 2006

Assets and Donations through Subdivisions:



For a complete breakdown of assets contributed for each approved subdivision in 2006 refer to the attached appendix "2006 Assets from Subdivision."

Assets and Donations	
Roads	\$969,212.00
Sidewalks	\$803,164.00
Curbs	\$551,065.00
Street Lights	\$494,150.00
Boulevard	\$103,138.00
Street Trees	\$98,200.00
Sewer	\$706,170.00
Storm Drain	\$771,652.00
Cash Donation to Sidewalk Reserve Fund	\$108,101.00
Total	\$3,140,777.92

Planning Department

Year End Report for 2006

File: 0650-20

Subject: Planning Department Development Activity

Applications Received to Date

Type of Application	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	Dec	Total
Agricultural Land Reserve	0	3	4	1	2	2	1	0	3	3	1	1	5	0	26
Development Permits	7	14	24	22	24	24	22	34	46	60	47	61	65	8	450
Amended Development Permits	0	1	0	0	0	1	0	9	6	10	12	17	16	1	72
Development Variance Permits	3	9	6	12	17	11	19	21	29	40	36	38	15	0	256
OCP Amendments	4	6	7	16	16	11	8	12	8	12	17	16	18	1	151
Sign Development Permits	0	0	0	0	0	0	0	0	32	28	29	51	76	5	216
Amended Sign Development Permits	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
Strata-Title Conversions	2	0	0	0	0	0	2	0	0	0	0	0	0	0	4
Temporary Industrial Use Permits	0	0	0	0	0	0	0	1	0	0	1	1	1	0	4
Zoning Amendments	10	15	15	28	24	19	24	23	27	22	38	31	37	5	313
Total	26	48	56	79	83	68	76	100	151	175	181	216	235	18	1494

Application	Received	Issued	Civic Address	Proposal
1. DP-05-47C	21 Dec 06		866 Goldstream Avenue	Decrease size of parking stalls
2. DP-06-58	4 Dec 06	27 Dec 06	2633 Wentwich Road	Detached duplex
3. DP-06-59	5 Dec 06		2360 Millstream Road	Trail Appliances building
4. DP-06-60	6 Dec 06		2605 Sooke Road	Three 4-storey residential buildings
5. DP-06-61	6 Dec 06		2658 Rainville Road	Detached duplex
6. DP-06-62	12 Dec 06		1152 Goldstream Avenue	Detached duplex

Application		Received	Issued	Civic Address	Proposal
7.	DP-06-63	19 Dec 06		2738/40 Lakehurst Drive	Detached duplex
8.	DP-06-64	20 Dec 06		1035 Loch Glen Place	SFD in riparian DP area
9.	DP-06-65	20 Dec 06		2110 Millstream Road	44 townhouses
10.	SDP-06-72	18 Dec 06		2401 Millstream Road	Temporary sign for Scan Design
11.	SDP-06-73	18 Dec 06		2401 Millstream Road	Temporary sign for Market on Millstream
12.	SDP-06-74	18 Dec 06		117-2401G Millstream Road	Façade and projecting sign for Wiink
13.	SDP-06-75	20 Dec 06		782 Goldstream Avenue	Starbucks – temporary sign
14.	SDP-06-76	28 Dec 06		840-2945 Jacklin Road	Tim Horton's – 4 directional signs
15.	OCP-06-18 and Z-06-35	4 Dec 06		2815 Trans Canada Highway	R2 to RM7
16.	Z-06-36	12 Dec 06		3349, 3355, 3361 Happy Valley Road	AG1 to R2, RS3, RM7
17.	Z-06-37	7 Dec 06		Wildpond Terrace	Text Amendment – CD8 Zone

Applications In Process						
Agricultural Land Reserve	Development Permits	Sign Development Permits	Development Variance Permits	OCP Amendments	Zoning Amendments	Total
4	27	18	4	13	31	97

Applications Issued in December						
Agricultural Land Reserve	Development Permits	Sign Development Permits	Development Variance Permits	OCP Amendments	Zoning Amendments	Total
0	4	2	0	0	3	9

Project Status Report

1. Planning:

- a) Parking Strategy: Draft report received from consultant. Review presented to Planning and Zoning in September. Council has directed staff to prepare a bylaw to amend the Zoning for parking requirements and to include bicycle requirements. Final report received from consultant. Staff are drafting the required bylaw for Council's consideration early 2007;
- b) South Langford Plan: Adopted
- c) Community Profile Update: Complete
- d) Communities in Bloom: Staff have applied for 2007 CIB. Work ongoing with CIB initiatives.
- e) Downtown Art Strategy: Purchase orders were issued for four statues in 2006. Two statues have been installed in Lavender Square, two more statues were installed at the RCMP Station. Staff expect that a further four statues will be installed in 2007;
- f) Railside Trail and Art Installation Pilot Project: the City of Langford has requested a blanket statutory right-of-way over the Island Corridor Foundation lands through Langford. Subject to SRW, work may commence on this project in 2007;
- g) Bilston Creek Environment Project continues;
- h) Legacy Policy: Research underway, proposal for committee and Council consideration by Spring 2007;
- i) Official Community Plan Review: Joint Requests for Proposals with the City of Colwood to be sent out to qualified professionals in January 2007. Selection of appropriate consultant to follow;
- j) Agricultural Lands Analysis: Consultant to provide a draft copy analysis of ALR lands for staff review in February 2007;
- k) Archaeological Resource Plan: Consultant to provide a draft copy of plan for staff review by Spring 2007;



Thetis Link Trail Opening



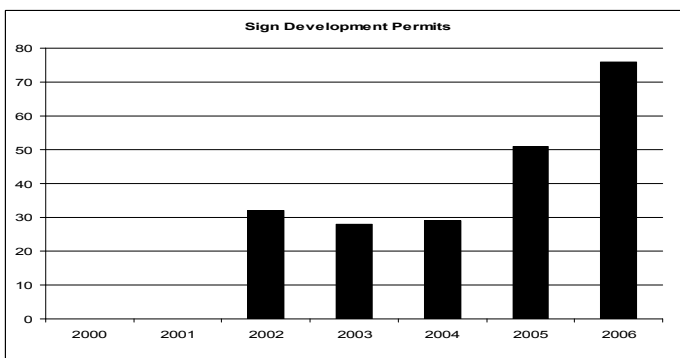
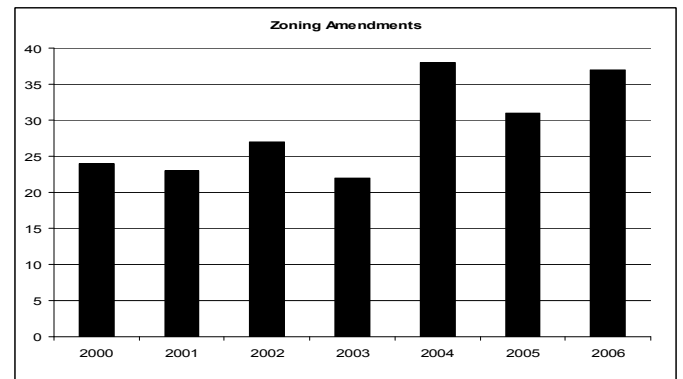
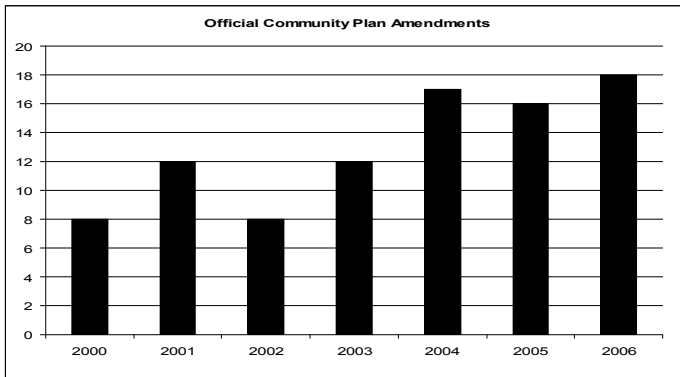
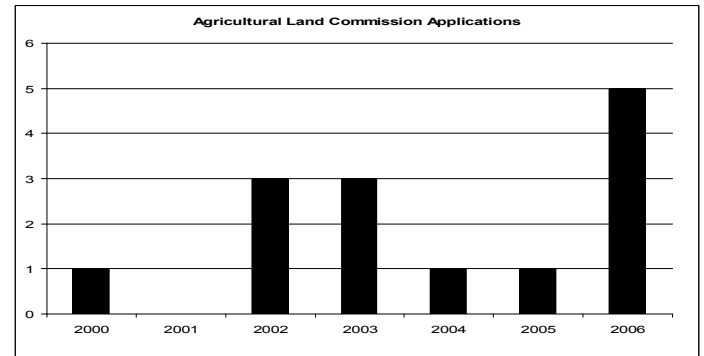
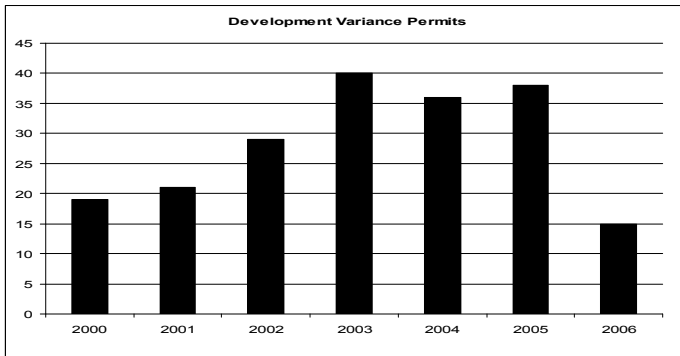
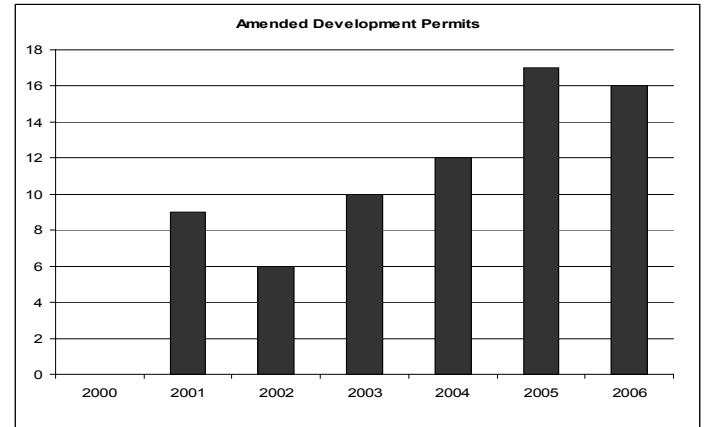
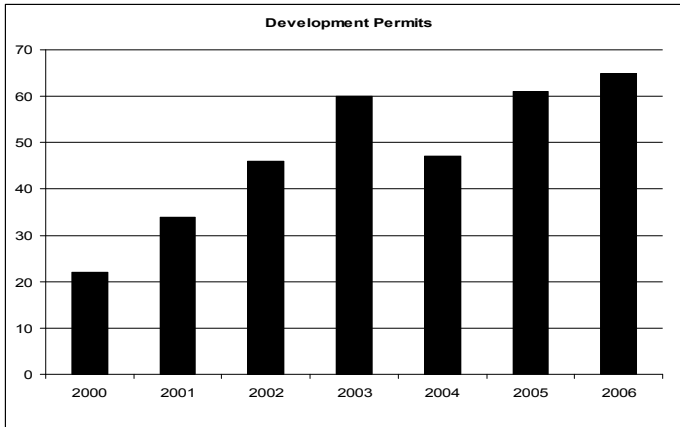
New Statue outside the RCMP

Revenue 2006

Type of Application	GL Number	January	February	March	April	May	June
ALR	11151970-00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Development Permits	11151920-00	\$21,669.49	\$26,447.89	\$49,052.33	\$7,148.90	\$9,363.72	\$42,182.95
Development Variance Permits	11151950-00	\$2,230.00	\$1,000.00	\$0.00	\$4,065.00	\$2,065.00	\$1,000.00
Rezoning Applications	11151940-00	\$9,133.38	\$10,610.60	\$13,743.85	\$2,437.38	\$65,642.92	-\$3,885.07
Public Hearing Fees	11151900-00	\$2,800.00	\$2,800.00	\$7,000.00	\$1,400.00	\$5,600.00	\$0.00
Sign Development Permits	111519021-00	\$600.00	\$1,800.00	\$1,675.00	\$1,075.00	\$1,125.00	\$1,275.00
Total		\$36,432.87	\$42,658.49	\$71,471.18	\$16,126.28	\$83,796.64	\$40,572.88

Revenue 2006 cont'd

Type of Application	July	Aug	Sep	Oct	Nov	Dec	Total Revenue
ALR	\$750.00	\$750.00	\$0.00	\$1,950.00	\$0.00	-\$300.00	\$3,150.00
Development Permits	\$19,371.38	\$87,014.23	\$16,646.75	\$4,337.49	\$56,882.90	\$32,537.36	\$372,655.39
Development Variance Permits	\$0.00	\$1,000.00	\$2,065.00	\$1,000.00	\$1,000.00	\$0.00	\$15,425.00
Rezoning Applications	\$2,400.00	\$10,064.20	\$13,926.70	\$9,710.26	\$5,507.34	\$1,304.07	\$139,795.63
Public Hearing Fees	\$1,400.00	\$4,200.00	\$5,600.00	\$4,200.00	\$5,600.00	\$0.00	\$40,600.00
Sign Development Permits	\$1,900.00	\$1,225.00	\$700.00	\$1,200.00	\$1,125.00	\$1,100.00	\$14,800.00
Total	\$25,821.38	\$104,253.43	\$38,938.45	\$22,397.75	\$69,315.24	\$34,641.43	\$586,426.02



Matthew Baldwin, MCIP
Acting City Planner

Leanne Blackwood
Planning Technician

Emilie Adin, MCIP
Planning Technician

Grant Liebscher
Planning Technician

Jessica Lam
Planning Technician

Trina Cruikshank
Planning Assistant

Leah Fraser
Planning Technician

Laura-Jane Koers
Planning Secretary

Building Inspection Department

Report to December 31, 2006

PERMITS	DECEMBER 2006	YEAR TO DATE 2006
Single Family Dwelling No. of Units	10	259
Construction Cost	\$1,265,925.00	\$31,697,300.00
Permit Fee	\$14,664.00	\$374,219.00
Duplex - No. of Units	---	18
Construction Cost	---	\$1,693,810.00
Permit Fee	---	\$21,997.00
Multiple Family Dwelling No. of Units	---	373
Construction Cost	---	\$45,554,755.00
Permit Fee	---	\$236,569.00
Residential Additions/Alterations No. of Permits	3	122
Construction Cost	\$13,386.00	\$13,589,032.00
Permit Fee	\$344.00	\$133,621.00
Commercial/Industrial No. of Permits	8	104
Construction Cost	\$5,116,680.00	\$41,432,916.00
Permit Fee	\$36,095.00	\$334,977.00
Institutional - No. of Permits	---	3
Construction Cost	---	\$4,750,000.00
Permit Fee	---	\$28,526.00
Plumbing - No. of Permits	36	726
Permit Fee	\$14,931.00	\$209,018.00
Chimney - No. of Permits	8	105
Permit Fee	\$245.00	\$2,960.00
YEAR TO DATE - 2006		
Construction Cost	Permit Fees	
\$138,717,813.00	\$1,341,887.00	

Secondary Suites (to Dec. 31st) = 72 for 2006

2006 Langford Fire Rescue Facts

SUMMARY

• Land Area	4,146 hectares
• City Population	22,000 approx
• Fire Stations	3
• Fire Suppression Personnel	54
- Fire Suppression Staff	7
- Volunteers	47
• Dispatch Operators	6
• Admin. Staff	1

INDIVIDUAL STATION COMPLIMENT

STATION NO. 1 Total Compliment 28 Filled Positions 30	STATION NO. 3 Total Compliment 12 Filled Positions 12
STATION NO. 2 Total Compliment 12 Filled Positions 12	



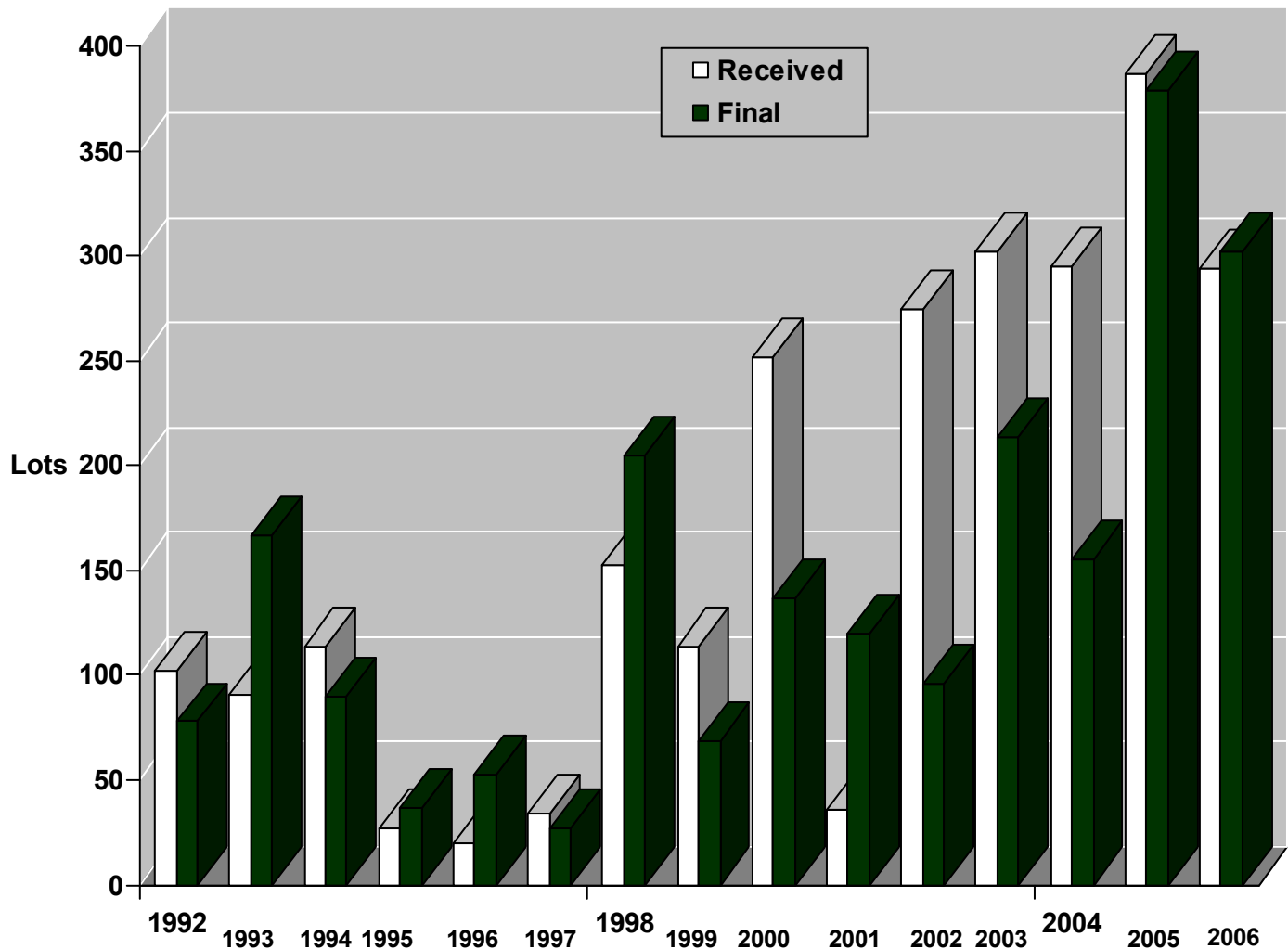
LANGFORD FIRE RESCUE ACTIVITY	<u>2006</u>	<u>2005</u>	<u>2004</u>
TOTAL CALLS:	1192	923	886
Alarm Bells:	141	92	83
False Alarms:	0	10	22
Fire Calls:	152	110	114
Medical First Response:	404	352	305
Motor Vehicle Accidents:	151	129	156
Public / BC Ambulance Assists:	78	57	24
Miscellaneous Calls:	135	66	66
Natural Gas Leaks:	23	29	16
Open Burning Complaints:	53	32	52
Incinerators:	1	1	1
Smoke Sightings:	47	41	43
Search / Rescue	7	4	4

Approving Officer's Annual Report 2006

File Number: 0645-20-A

Subdivision Applications			
Subdivision Applications received:			
Address	Lot(s)	Address	Lot(s)
1269 Goldstream	14	1230 Goldstream	4
2127 Gourman	1	1220 Goldstream	1
2792 Lakeshore	8	Valleyview Phase 4	64
2180 Bellamy	1	891 Isabel	4
2360 Millstream	1	Bear Mountain – Soaring Peaks	1
2494 Jeanine	2	Bear Mountain The Ridge	1
2500 Florence Lake Road	1	956 Isabel	4
612 Atkins	4	1128 Finlayson Arm	1
620 Rockingham	1	2657 Florence Lake	4
531 Downhome	1	3190 Glen Lake	2
634 Goldie	1	2701 Rainville	1
2486 Jeanine	1	3245 Happy Valley	8
509, 517, 529 Langvista	8	687 Hoylake	1
Bear Mountain Phase 11	89	3691 Dallimore	18
Bear Mountain Phase 12	39	2950 West Shore Parkway	4
Bear Mountain Phase 17	12		
Total Lots Received = 302			

Subdivision Applications Continued			
Subdivision Approvals issued:			
Address	Lot(s)	Address	Lot(s)
512 Langvista	3	537 Langvista	2
2210 Millstream	5	Bear Mountain Gates 2	28
Valley View Phase 3	20	3438 Happy Valley	9
Bear Mountain Phase 6	14	2710 Jacklin (multi-family)	1
2114 Gourman	1	640 Atkins	2
Bear Mountain Phase 7A	12	Hulls Field (Commercial)	1
Bear Mountain Phase 7B	40	381 Atkins	2
Bear Mountain Phase 7C	35	457 Glen Willow	5
3224 Happy Valley	4	1205 Parkdale	3
Flatman/Turnstone Lane	93	2127 Gourman	1
533 Atkins	1	2500 Florence Lake Road	2
Attree Road (Commercial)	5	531 Downhome	1
2596 Atkins	1	634 Goldie	1
2258 Yewtree	1		
420 Atkins	2		
Total Lots Approved = 294			



Subdivision Application and Approval Synopsis

In 2006 the City received subdivision applications to create 294 new lots and gave approval for registration of 302 new lots. Compared to the previous year (2005) there were 93 fewer lots applied for and 77 fewer lots created.

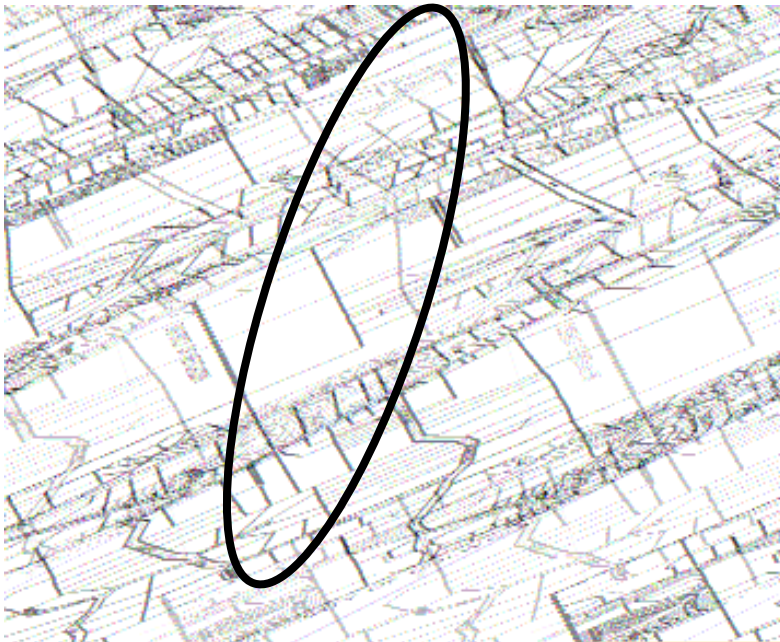
The 2006 drop in applications is significant at 25% fewer than 2005; however, the total number of applications received for 2006 is still in line with the number of applications received from 2002 to the current time period. The drop from 2005 could be a result of tightening market conditions or as a result of the City of Langford's Policy to restrict rezoning applications, and hence possible subdivision applications, within the Happy Valley region until adoption of the South Langford Neighbourhood Plan as well as restricting rezoning North of the Trans Canada Highway until the construction of the Bear Mountain Interchange is secured. Market conditions being the same, the City could expect a significant increase in applications for subdivision due to the start of the West Hills development, the adoption of the South Langford Neighbourhood Plan and the resulting increase in development activity in that area, as well as the finalization of the Bear Mountain Interchange and installation of municipal sewers North of the Trans Canada Highway along with continued subdivision applications in the Bear Mountain development.

This is the first time since 2001 that the number of lots approved has exceeded the number of lots applied for. This is a result of the decrease in application activity (as discussed above) and the increase of approvals due to the time lag factor between the date an application is received and the date it is approved after construction is finished. Between 2002 and 2005 there was a large spike in subdivision applications and it was not until 2005 that the approvals equalized with the applications.

We could expect approvals to remain relatively high in 2007 and until such time as the differential between applications and approvals since 2002 equalizes.

Areas of Probable Subdivision Activity for 2007

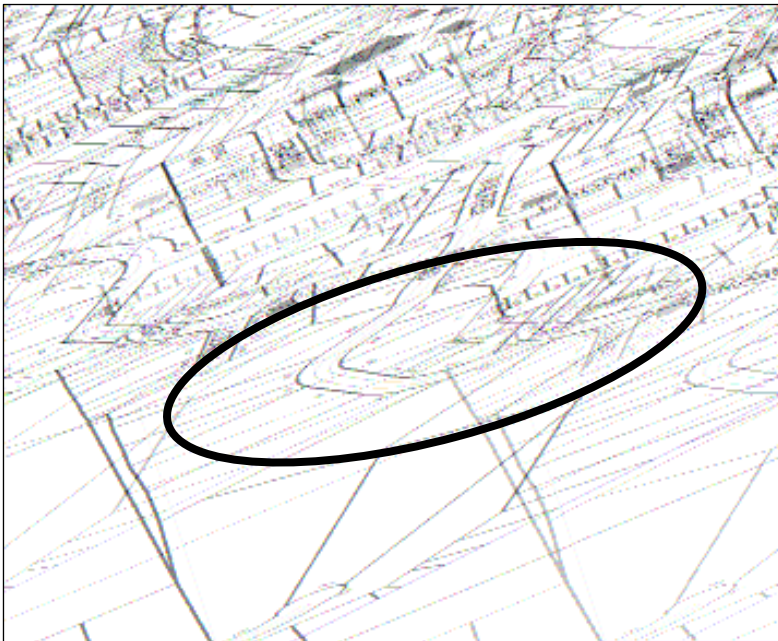
Bear Mountain continues to be the largest area of subdivision activity with 46% of the applications and 40% of the approved lots for 2006. However, the significance of Bear Mountain to the overall subdivision activity may diminish with; the start of the “West Hills” development, the adoption of the South Langford Neighbourhood Plan and the availability of large parcels of land in the Happy Valley region, and the finalization of the Bear Mountain Interchange opening up lands for development West of Florence Lake and between the TCH and Bear Mountain. Installation of municipal sewers in the Setchfield/Treanor area will allow several moderate sized subdivisions of lands that were previously used as septic fields. Another area of possible activity may be the area between Langford Lake and the Trans Canada Highway however this area has development roadblocks in the form of access issues, sensitive ecosystems and fragmented ownership of the properties. (Please see maps)



Happy Valley Road Corridor



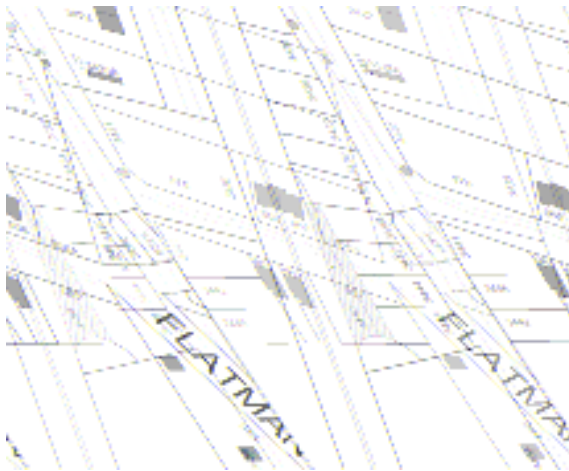
West Hills, Florence Lake and Langford Lake Area



Walfred Road Area

PARK LAND				
Address	No. Of Lots	Park Dedication (ha)	Park Lot Area Transferred to City (ha)	Cash-In-Lieu Park
512 Langvista	3	-	-	\$6,468.00
2210 Millstream	5	-	-	\$10,780.00
Valleyview Phase 3	20	1.973	-	-
Bear Mountain Phase 7a	12	0.577	-	-
Bear Mountain Phase 7b	40	2.829	-	-
Flatman/Turnstone Lane	93	-	1.503	-
3438 Happy Valley Road	9	-	0.089	-
Bear Mountain The Gates II	28	.16	1.196	-
TOTAL		5.54	2.79	\$17,248.00

Typically, park areas have been dedicated as “park land” to the city at the time of subdivision registration. The City of Langford’s policy for new subdivisions is to receive park areas as fee simple lots, (wherever possible) that are transferred to the City at the time of subdivision registration. In addition, the City will require that the lot be serviced with sewer, water and utilities where practical. For 2006 the only build-able lot transferred to the City as the developer’s park requirement, is at 3438 Happy Valley Road. Due to site conditions and lot layout the servicing was relaxed until the neighbouring property develops at which time the neighbouring development will be required (through the rezoning process) to provide access and services to this lot. The neighbouring property is currently in the preliminary stages of rezoning and they are aware of these requirements. (Please see map below)



Happy Valley Road – “Park” Lot Transferred to City

Cash-in-lieu of park land is generally taken for subdivisions creating three or more new lots where under Section 941 of the *Land Title Act* we are allowed to ask for up to 5% of the property to be dedicated as park or an equivalent amount of cash-in-lieu. Generally this only applies to subdivision proposals that do not require rezoning as parcels that require rezoning would already be required to provide between 10%-25% of the land area as park under the Affordable Housing, Park and Amenity Contribution Policy. Where 5% of the land does not provide a suitable park area we receive cash-in-lieu. We have been accepting \$2,156.00 per lot created as the equivalent cash-in-lieu amount. In the near future the City will be looking at revising the amount we receive for cash-in-lieu to more accurately reflect the increase in land values.

Subdivision Fees and Development Cost Charges

Subdivision Fees	
Subdivision Application Fees	\$117,964.42
Subdivision Final Approval Fees	\$71,025.00
Subdivision On-site Inspection Fees	\$128,387.03
Total	\$317,376.45

Development Cost Charges (Langford)	
Roads North	\$711,671.00
Roads South	\$352,954.00
Storm Drain	\$209,632.26
Parkland Improvement	\$279,090.00
Parkland Acquisition	\$528,410.00
Development Cost Charges (Others)	
CRD Water Department	\$584,056.63
School Acquisition	\$187,064.00

Other Charges	
Integrated Survey Area (ISA)	\$10,010.00
Incremental Storage Improvement Fees (ISIF)	\$8,662.50

ISIF charges were only charged on subdivisions where the application was made after February 21st, 2005.

Additional Charges Through Rezoning and Amenity Fund Contribution Policy No.6930-00-003	
Happy Valley Firehall Contribution	\$125,000.00
Happy Valley/Sooke Road Intersection Cont.	\$3,125.00
General Amenity Reserve Fund	\$256,000.00
City Park Fund	\$52,000.00

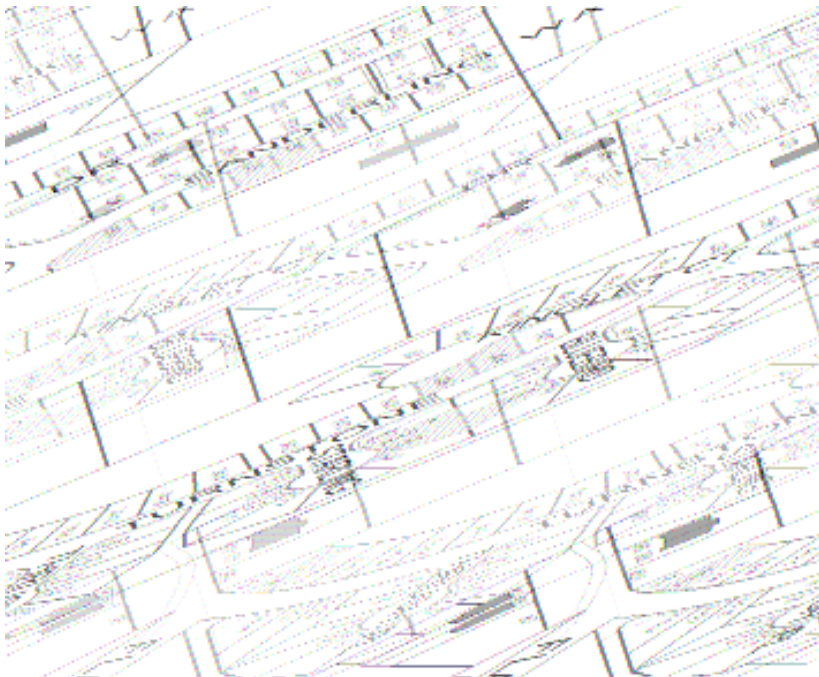
Assets and Donations Through Subdivisions

For a complete breakdown of assets contributed for each approved subdivision in 2006 refer to the attached appendix "2006 Assets from Subdivision."

Assets and Donations	
Roads	\$969,212.00
Sidewalks	\$803,164.00
Curbs	\$551,065.00
Street Lights	\$494,150.00
Boulevard	\$103,138.00
Street Trees	\$98,200.00
Sewer	\$706,170.00
Storm Drain	\$771,652.00
Cash Donation to Sidewalk Reserve Fund	\$108,101.00
Total	\$3,140,777.92

Affordable Housing Lots

The Affordable Housing, Park and Amenity Fund Contribution Policy require that for every 10 lots created one lot shall be an affordable housing lot. Nine affordable housing lots were created in 2006. All of these lots are located in the Flatman/Turnstone Lane subdivision. Several other large subdivisions of ten or more lots were approved in 2006; however, of these, Bear Mountain is exempt from the policy as they contribute to affordable housing in other methods, while in Valleyview Phase 3 all the affordable housing lots for the development were created in earlier phases and other properties have yet to register.



Affordable Housing Lots – Turnstone Lane

New Roads Created Through Subdivision

Wild Blossom Court	Public	Timber View	Public
Wild Country Lane	Public	Quail's Run	Public
Ridge Pond Drive	Public	Spirit Ridge Drive	Public
Thrush Place	Public	Deerview Place	Public
Turnstone Drive	Public	Natures Gate	Public
Kinglet Court	Public		
Bluebird Gardens	Public	Bearspaw Plat	Private
Starling Court	Public	Compass Pointe	Private
Sanderling Way	Public	Nirwan Place	Private

Respectfully submitted,

Brent Molnar
Subdivision Coordinator

Chad Parry
Subdivision Technologist

John Manson, P. Eng.
Approving Officer

Matthew Baldwin
City Planner

Steve Ternent
Treasurer

Rob Buchan
Clerk Administrator

Photographs



Bear Mountain—The Gates 2—Harrow Gate



Bear Mountain—The Gates 2—Park and Trail



Bear Mountain—Compass Pointe Strata



Bear Mountain—Phase 7—Deerview



Valley View—Phase 3



Flatman/Turnstone Lane Subdivision



Turnstone Lane—Natural Park Area



Turnstone Lane—Developed Park Area

2006 Development Cost Charges and Contributions		Roads North	Roads South	Park Improvement	Park Acquisition	Storm Drain	ISA	ISIF	COD Water	School Acquisition	Happy Valley Firehall Contribution	General Amenity Reserves Fund	City Park Fund	Happy Valley/Sooke Road Intersection
SUB-02-06	512 Langvists		\$10,680.00	\$3,300.00	\$5,870.00	\$2,312.17	\$105.00		\$9,411.93	\$2,084.00				
SUB-04-02	2210 Millstream Valleyview				\$9,450.00	\$1,101.00	\$175.00		\$0,340.00	\$3,400.00				
SUB-04-03	Bear Mt Ph. 6 Compass Pointe		\$38,535.00		\$39,690.00	\$20,100.00	\$735.00		\$44,883.51	\$14,658.00	\$21,000.00	\$42,000.00		
SUB-04-05	Bear Mt Ph. 7 Timber Deer View	\$100,128.00		\$15,400.00	\$28,450.00	\$23,249.00	\$480.00		\$29,922.34	\$6,772.00				
SUB-04-06	2114 Gouman	\$1,000.00			\$1,890.00	\$1,428.00	\$35.00		\$1,981.00	\$895.00				
SUB-04-08	Bear Mt Ph. 7 Quail's Run	\$64,388.00		\$13,200.00	\$22,880.00		\$420.00		\$25,647.72					
SUB-04-09	Bear Mt Ph. 7 Timber Deer View	\$214,560.00		\$44,000.00	\$75,800.00	\$82,095.99	\$1,610.00		\$95,482.40	\$27,920.00				
SUB-04-09	Bear Mt Ph. 7 Niagara Falls	\$168,264.00		\$34,100.00	\$58,560.00		\$1,065.00		\$66,256.51	\$21,538.00				
SUB-04-10	3224 Happy Valley		\$9,468.00	\$4,400.00	\$7,660.00	\$1,601.00	\$140.00		\$7,204.00	\$2,792.00	\$4,000.00	\$8,000.00	\$8,000.00	\$125.00
SUB-04-26	Flatman Subdivision		\$215,943.00	\$100,100.00	\$171,990.00	\$37,526.70	\$3,185.00		\$180,271.00	\$63,518.00	\$91,000.00	\$182,000.00	\$8,000.00	\$3,000.00
SUB-04-28	333 Atkins		\$3,580.00	\$1,800.00	\$1,100.00	\$360.50	\$35.00		\$1,981.00	\$695.00				
SUB-06-03	Athens Road (Commercial)													
SUB-06-05	2086 Atkins		\$2,372.00	\$1,100.00	\$1,890.00	\$474.30	\$35.00		\$2,137.31	\$695.00				
SUB-06-10	3250 Yewtree	\$3,516.00		\$1,100.00	\$1,890.00	\$21.26	\$35.00		\$1,981.00	\$695.00				
SUB-06-11	420 Atkins			\$2,200.00	\$3,780.00	\$1,108.18	\$70.00		\$3,982.00	\$1,395.00				
SUB-06-13	537 Langvists		\$7,120.00	\$2,200.00	\$3,780.00	\$1,376.19	\$70.00		\$3,982.00	\$1,395.00				
SUB-06-20	Bear Mt Caves 2	\$160,182.00		\$30,800.00	\$52,820.00	\$11,104.00	\$880.00		\$59,814.68	\$16,914.00				
SUB-06-23	3438 Happy Valley		\$28,480.00	\$8,000.00	\$15,120.00	\$4,653.20	\$280.00	\$4,207.50	\$17,068.45	\$5,564.00	\$9,000.00	\$18,000.00	\$18,000.00	
SUB-06-33	2716 Jackson (North Family)													
SUB-06-33	649 Atkins		\$7,120.00	\$2,200.00	\$3,780.00	\$1,882.70	\$70.00		\$4,274.52	\$1,395.00				
SUB-06-34	Hulls Field (Commercial)													
SUB-06-38	381 Atkins		\$7,120.00	\$2,200.00	\$3,780.00	\$1,283.72	\$70.00		\$4,274.52	\$1,395.00				
SUB-06-38	487 Glen Willow		\$11,880.00	\$5,500.00	\$9,450.00	\$1,441.17	\$175.00	\$1,895.25	\$10,680.00	\$1,490.00			\$12,000.00	
SUB-06-39	1208 Parkdale		\$7,146.00	\$3,300.00	\$5,870.00	\$1,065.30	\$105.00	\$1,113.75	\$8,411.93	\$2,084.00		\$6,000.00	\$8,000.00	
SUB-06-42	2127 Gouman	\$5,364.00		\$1,100.00	\$1,890.00	\$1,320.97	\$35.00	\$485.00	\$2,137.31	\$695.00				
SUB-06-46	638 Atkins (Boundary Adjustment)													
SUB-06-49	2500 Florence Lake Road		\$3,580.00	\$1,100.00	\$1,890.00	\$721.59	\$35.00	\$485.00	\$2,137.31	\$695.00				
SUB-06-11	531 Dawshams				\$1,890.00	\$917.23	\$35.00		\$2,137.31	\$695.00				
SUB-06-12	634 Gorda	\$6,364.00												
Total		\$711,671.00	\$352,854.00	\$279,690.00	\$528,410.00	\$209,632.66	\$10,010.00	\$8,982.50	\$984,086.63	\$187,064.00	\$125,000.00	\$256,000.00	\$62,000.00	\$3,125.00

Appendix A 2006 Assets from Subdivision

Approval Date	File	Phase	Name	No. of New Lots	Roads (m ²)	Dollar Value	Curb (m)	Dollar Value	Scholarship (m)	Dollar Value	Street Lights	Dollar Value	Boulevard (m ²)	Dollar Value	Trees	Dollar Value	Cash Donation	Sewer	Dollar Value	Storm Sewers	Dollar Value	Park Land Transfer (ha)	Park Land Dedicated (ha)	Park Cash
28/02/08	SUB-03-09 001	512 Langvista		3		\$ -	100	\$ 8,000	100	\$ 12,000	2	\$ 11,300		\$ 900	2	\$ 600	\$ -		\$ 20,180	\$ 3,000				\$8,468.00
23/01/08	SUB-04-02	2210 Millstream		8		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	\$ 33,015		\$ -	\$ -			\$10,780.00	
19/04/08	SUB-04-03 2	Valleyview		20	3100	\$ 123,370	660	\$ 39,200	300	\$ 40,950	8	\$ 28,000		\$ -		\$ -	\$ -		\$ 51,900	\$ 67,025			1.873	
25/10/08	SUB-04-05	Bear Mt Ph. 6 Compass Pointe		14		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	\$ -		\$ -	\$ -				
08/03/08	SUB-04-08	2114 Gourman		1		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	\$ 5,000		\$ -	\$ -				
24/01/08	SUB-04-09 7A	Bear Mt Ph 7 Quail's Run		12	920	\$ 30,910	330	\$ 19,600	665	\$ 62,550	4	\$ 18,000	245	\$ 1,223	15	\$ 3,000	\$ -		\$ 40,275	\$ 48,175			0.577	
25/01/08	SUB-04-09 7B	Bear Mt Ph 7 Timber/Dear View		40	11080	\$ 354,190	2830	\$ 228,400	2370	\$ 300,650	28	\$ 130,500	7455	\$ 37,275	95	\$ 28,500	\$ -		\$ 4,475	\$ 81,075			2.829	
30/03/08	SUB-04-09 7C	Bear Mt Ph 7 Natures Gate		35	1880	\$ 37,130	545	\$ 31,175	825	\$ 76,375	10	\$ 45,000	390	\$ 1,950	25	\$ 5,000	\$ -		\$ 66,350	\$ 92,000				
09/08/08	SUB-04-18	3224 Happy Valley		4		\$ -		\$ 850		\$ -		\$ -		\$ 250		\$ -	\$ -		\$ -	\$ -				
10/05/08	SUB-04-25	Fildman Subdivision		93	7840	\$ 366,000	1910	\$ 129,880	1115	\$ 141,017	34	\$ 170,400	3072	\$ 48,403	88	\$ 43,000			\$ 417,000	\$ 316,000	1.503			
09/05/08	SUB-04-29	533 Atkins		1		\$ -	65	\$ 4,125	60	\$ 4,500	1	\$ 4,700		\$ 1,250		\$ -	\$ -		\$ -	\$ -				
11/01/08	SUB-05-03 002	Attree Road (Commercial)		5		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	\$ -		\$ -	\$ -				
19/06/08	SUB-05-05	2596 Selwyn		1		\$ -	42	\$ 2,730	40	\$ 5,200		\$ -		\$ 1,600	2	\$ 1,000	\$ 3,500		\$ -	\$ 11,772				
03/02/08	SUB-05-10	2258 Yewtree		1		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	\$ 20,000		\$ -	\$ -				
17/01/08	SUB-05-11	420 Atkins		2		\$ -		\$ -		\$ 2,725		\$ -		\$ -		\$ -	\$ -		\$ -	\$ -				
02/03/08	SUB-05-13	537 Langvista		2		\$ -	40	\$ 2,300		\$ -		\$ -		\$ -		\$ -	\$ -		\$ -	\$ 10,800				
17/07/08	SUB-05-20	Bear Mt Gates 2		28	2256	\$ 67,612	815	\$ 47,650	383	\$ 111,902	10	\$ 35,000	1145	\$ 5,725	39	\$ 7,800	\$ -		\$ 80,550	\$ 111,840	1.196	0.16		
18/10/08	SUB-05-23	3438 Happy Valley		9		\$ -	240	\$ 16,800	180	\$ 23,780	5	\$ 22,250	52	\$ 312	5	\$ 1,500	\$ -		\$ -	\$ 9,000	0.089			
20/02/08	SUB-05-32	2710 Jacklin (Multi-Family)		1		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	\$ -		\$ -	\$ -				
25/07/08	SUB-05-33	640 Atkins		2		\$ -	30	\$ 1,350	30	\$ 2,100	1	\$ 3,000		\$ 250	1	\$ 500	\$ -		\$ -	\$ 3,315				
28/04/08	SUB-05-34	Hulls Field (Commercial)		1		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	\$ -		\$ -	\$ -				
14/11/08	SUB-05-35	381 Atkins		2		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	\$ 21,586		\$ -	\$ -				
23/12/08	SUB-05-38	457 Glen Willow		5		\$ -	166	\$ 11,230	116	\$ 13,760	1	\$ 3,500		\$ 4,000	6	\$ 5,300	\$ -		\$ -	\$ 5,700				
18/09/08	SUB-05-39	1205 Parkdale		3		\$ -	40	\$ 9,775	40	\$ 5,655	5	\$ 22,500		\$ -	4	\$ 2,000	\$ -		\$ 15,440	\$ 14,350				
08/09/08	SUB-06-02	2127 Gourman		1		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	\$ -		\$ -	\$ -				
04/12/08	SUB-06-06	538 Atkins (Boundary Adjustment)		0		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	\$ -		\$ -	\$ -				
11/12/08	SUB-06-08	2500 Florence Lake Road		1		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	\$ -		\$ -	\$ -				
17/06/08	SUB-06-11	531 Downhome		1		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	\$ -		\$ -	\$ -				
12/10/08	SUB-06-12	634 Goldie		1		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	\$ 25,000		\$ -	\$ -				
Totals				254	\$ 980,212	\$ 581,045	\$ 803,164	\$ 104,150	\$ 108,101	\$ 706,170	\$ 771,552	2.79	5.64	\$ 17,248.00										

total Asset Value \$3,144,277.92
total Park Area 8.33 ha

Administration Department

1. Council Meetings:	<u>Number</u>
➤ Regular Council Meetings	22
➤ Special Council Meetings	4
➤ Special 'In Camera'	23
➤ Committee of the Whole	1

2. Committee Meetings:	
➤ Planning and Zoning	16
➤ Protective Services	8
➤ Transportation & Public Works	10
➤ Administration & Finance	4
➤ Parks & Recreation	7
➤ Beautification & Festival Committee	5

3. Bylaws:	
➤ Adopted in 2006	53
➤ Started in 2006	55

Types of Bylaws:

➤ OCP Amendments	9
➤ Zoning Amendments	19
➤ Public Hearings	33
➤ Financial	22
➤ Regulatory Amendments	17
➤ Sewer	5
➤ Other	1

4. Personnel:	
➤ 81 active working employees at December 31 st , 2006	
➤ 2 employees on Maternity Leave	
➤ 27 plus 5 co-op students positions recruited in 2006	

5. Property Purchases:

\$6,303,709.24

6. Property Dispositions:

None

Bylaw Enforcement Issues

2006 Year to date - 31 Dec. 2006

Municipal Bylaw Enforcement and Community Safety Program

Early in 2006, Langford Council embarked on an exciting new project designed to both enhance community safety, and to deter vandalism or disturbances in Langford. This move was not a response to a particular trend or series of problems, but was intended to be entirely proactive and problem solving in nature. Since 1994, Langford had engaged the services of a private security contractor to patrol our Parks and downtown core and this new project was seen as a means to fill the gap between the “record and report” role of security and the elevated enforcement role of the RCMP.

This new project gained its basis from authorities realized from recent case law in Canada which confirms that Municipal Bylaw Enforcement Officers are designated as Peace Officers while engaged in their duties. The new role for these specially trained Community Safety Officers (CSOs) would include the traditional areas of Bylaw Enforcement such as Building, Zoning and Noise Bylaws, but with an enhanced focus that would include enforcement of Parks and Trails Bylaws, Traffic regulations, Truck Routes and Burning Regulation Bylaws. Also included here would be an active evening foot patrol, by uniformed Officers, of the downtown core area. The project would allow for Langford’s security contractor or the Fire Department to contact a CSO rather than a member of the RCMP if enforcement of the local Bylaws was required. The CSO would also be available as a first line response when people found in closed Parks, noise complaints, or loud house parties became an issue at night. The design was considered to be a superior use of protective services resources and would allow for an element of public education and opportunity for voluntary compliance in the case of many low level social regulatory or public convenience issues. This would potentially free up RCMP resources to deal with more severe incidents or investigations. The RCMP would be called in to assist the CSOs in situations where an elevated measure of intervention was needed.

During 2006 Langford’s four CSOs dealt with, and redirected many groups of youth on the street at night, and helped business owners to understand, and deal with, crime prevention strategies. Success in this area was possible because the CSOs were trained in Crime Prevention Through Environmental Design and the principals of this program allowed for important changes to be made by some business and property owners to “harden” their locations against the opportunity for crime. During the year, the CSOs were highly visible and their efforts resulted in a marked reduction of disreputable groups gathering within the downtown core and also brought about a noted decrease in vandalism (including graffiti). Interestingly, their work also garnered countless complimentary comments from members of the public. A noticeable increase in numbers of our citizens out casually walking in the evening was another welcome gain in the downtown core of Langford. Both the Fire Department and RCMP have welcomed, and have been of tremendous assistance to, the CSO initiative in Langford over the past year.

With the successes enjoyed through 2006, Council facilitated the addition of one more CSO for early in 2007 so that the coverage could be expanded outward from the downtown core to capture other growing parts of our community. Plans are also in place to train and equip the CSOs for bike patrol work. These plans include pairing the CSOs with similarly trained and equipped members of the RCMP to provide broader multi-agency coverage. Langford staff has fielded inquiries about the CSO initiative from other BC municipalities who are looking to find ways to enhance community safety in their own neighbourhoods, while allowing for a higher and best use

CRD Bylaw Services Division Animal Control Summary for 2006

for their police resources.

Langford's objectives with respect to Municipal Bylaw Enforcement and the CSO Program in 2007 will be twofold. Firstly, the traditional areas of work such as enforcement of Zoning, Building, Soils will continue to address complaints from the community or the referrals received from other City Departments. Measures of success in this first area will be reflected in the number of complaints dealt with and resolved in 2007. The second set of objectives will fall under our new Community Safety Officer program. These objectives will comprise of timely responses to disruptive noise or burning complaints, plus our continued work alongside the RCMP in crime prevention strategies which will directly involve local residents and business owners. The measures of success of our CSO program will be less obvious because, when prevention work is successful, there is an absence of those circumstances that have been targeted generally. Continued compliments from our residents, a high level of CSO visibility on the street and high enjoyment of our very "livable"

BYLAW ENFORCEMENT ISSUES - DISTRICT OF LANGFORD 2006 YEAR TO DATE – December 2006			
	2006	2005	2004
Complaints received	979	627	474
Complaints not verifiable	2	0	1
Complaints investigated & Resolved - No file open	968	572	376
False Alarm Dispatches (RCMP)	N/A	N/A	305
Files opened (including reopen of previous files)	11	13	51
Files closed	2	10	29
MTI tickets issued (not including ACO)	105	18	34
MTI tickets canceled	1	9	1
MTI tickets paid	103	57	25
MTI tickets disputed	6	1	3
Convicted	5	12	2
Acquitted	1	2	1

CRD Bylaw Services Division

Animal Control Summary for 2006

	2006	2005
COMPLAINTS		
Livestock	4	2
Cats	54	59
Dogs - Livestock Harassment	0	0
Dogs - At Large	195	168
Dogs - Biting	24	28
Dogs - Barking	57	71
Miscellaneous	18	17
Total Complaints:	352	345
ENFORCEMENT ACTIONS		
Impounds - Cats	34	46
Impounds - Dogs	80	72
Impounds - Livestock	0	13
Impounds - Other	1	2
Total Impound/Tickets:	115	133
RETURNS - DOGS		
Adopted	2	2
Euthanized	3	2
Returned to Owner	69	63
Remaining in Pound	4	11
Total Returns - Dogs:	78	78
RETURNS - CATS		
Adopted	13	12
Euthanized	3	7
Returned to Owner	3	5
Remaining in Pound	10	27
Total Returns - Cats:	29	51

R.C.M.P. Operational Statistics 2006



Royal Canadian
Mounted Police

Gendarmerie royale
du Canada

Officer In Charge
West Shore RCMP
698 Atkins Avenue
Victoria, BC, V9B 3A4

Mayor Stewart Young
City of Langford
2nd Floor, 877 Goldstream Avenue
Victoria, BC
V9B 2X8

Dear Sir,

RE: Monthly Policing Report - December 2006

There were nine-hundred and eighty-three (983) calls or occurrences received during the month of December. Below is a snapshot of various police occurrences for the month of December 2006:

Occurrence	This month	This month last year	Year-to-date	Last year-to-date
Assaults (including Sex Assaults)	19	13	246	225
Break & Enter - Business	6	3	66	43
Break & Enter - Residence	9	12	107	85
Break & Enter - Sheds	3	3	48	26
Theft from Vehicle Over & Under \$5000	31	25	422	270
Theft of Vehicle	21	5	139	63
Theft Over & Under \$5000	37	39	307	504
Possession of Stolen Property	7	0	11	2
Mischief / Property Damage Over / Under \$5000	40	39	867	463
Traffic Collision Fatal	0	0	2	1

Security Classification/Désignation
Classification/désignation sécurité

UNCLASSIFIED

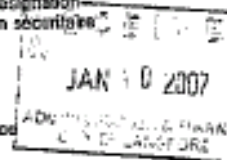
Your File - Votre référence

Our File - Notre référence

302-3-1

Date

January 8, 2007



GUARD ROOM STATISTICS

3 YR. PERIOD - ENDING 2006

	2006	%	2005	%	2004	%
TOTAL PRISONERS:	956	100	852	100	861	100
LANGFORD	502	53	420	49	454	53
COLWOOD	116	12	118	14	138	16
VIEW ROYAL	173	18	169	20	142	16
PROVINCIAL	164	17	145	17	127	15
A WATCH	278	29	219	26	220	26
B WATCH	164	17	144	17	161	19
C WATCH	178	19	177	21	238	28
D WATCH	205	21	191	22	165	19
S.C.U.	25	3	10	1	28	1
OTHER	105	11	111	13	49	7
ADULT MALE	709	74	625	74	635	74
ADULT FEMALE	123	13	127	15	121	14
Y.O. MALE	97	11	77	9	84	10
Y.O. FEMALE	26	2	21	2	21	2
GUARD HOURS	6464	-	6189	-	6031	-
MEALS.	557	-	436	-	439	-

GUARD ROOM STATISTICS

MONTH ENDING: DECEMBER '06

MONTH							
Municipality	DIPP	Court	Jail	PTA	Other PD	Total	% of Total
Langford	33	10	—	4	1	48	57
Colwood	5	5	—	3	—	13	16
View Royal	6	—	—	1	—	7	8
Provincial	6	10	—	—	—	16	19
Totals	50	25	—	8	1	84	100

MONTH					
Male	Female	YOM	YOF	Total	% of Total
33	9	5	1	48	57
8	1	3	1	13	16
6	1	—	—	7	8
10	6	—	—	16	19
57	17	8	2	84	100

YEAR TO DATE							
Municipality	DIPP	Court	Jail	PTA	Other PD	Total	% of Total
Langford	285	115	4	84	14	502	53
Colwood	40	42	—	32	2	116	12
View Royal	96	45	1	30	1	173	18
Provincial	46	102	—	16	—	164	17
Totals	467	304	5	162	17	955	100

YEAR TO DATE					
Male	Female	YOM	YOF	Total	% of Total
363	58	64	17	502	53
91	10	14	1	116	12
131	25	13	4	173	18
124	30	6	4	164	17
709	123	97	26	955	100

MONTH							
Watch	DIPP	Court	Jail	PTA	Other PD	Total	% of Total
A	23	3	—	3	—	29	35
B	12	3	—	3	1	19	23
C	9	3	—	2	—	14	16
D	6	7	—	—	—	13	16
SCU	—	—	—	—	—	—	—
OTHER	—	9	—	—	—	9	10
TOTALS	50	25	—	8	1	84	100

YEAR TO DATE							
DIPP	Court	Jail	PTA	Other PD	TOTAL	% of Total	
172	44	1	57	4	278	29	
100	37	—	24	2	164	17	
107	46	1	18	6	178	19	
72	83	2	44	4	205	21	
—	14	—	11	—	25	3	
16	80	1	8	—	105	11	
467	304	5	162	17	955	100	

	Month	YTD
Guard Hours	533	6464
Matron Hours	—	—
Meals	39	557
Recoverable Meals	—	—

STOLEN VEHICLES:

During the month of December-2006 there were thirty six (36) vehicles/one (01) motorcycle stolen from the West Shore area.

Langford	21-Stolen	01-Motorcycle
Songhees	00-Stolen	
Esquimalt R.	01-Stolen	
View Royal	05-Stolen	
Metchosin	03-Stolen	
Highlands	00-Stolen	
Colwood	06-Stolen	

With the retirements of Street Crime Unit Cpl. Brian KERR and Major Crime Unit S/Sgt Jack HENZIE, this marks the first Street Crime Unit report completed by Cpl. BEDINGFIELD. In December 2006, Cpl. BEDINGFIELD assumed the role of Acting NCO in charge of the Major Crime Unit, and Cst. Jason JENKINS assumed the role of the NCO in charge of the Street Crime Unit in January 2007.



Cpl. Gord BEDINGFIELD
A/NCO i/c Major Crime Unit
West Shore RCMP Detachment

BREAK AND ENTER COMPARISON TO PREVIOUS YEARS:

	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
JAN	28	29	34	14	35	41
FEB	21	25	25	26	21	51
MAR	37	27	21	20	20	55
APR	30	35	15	35	24	51
MAY	24	14	26	18	31	33
JUN	11	16	21	19	23	38
JUL	14	21	25	28	27	40
AUG	22	33	24	21	19	29
SEP	22	43	26	22	22	41
OCT	17	40	14	27	28	25
NOV	20	25	25	21	27	26
DEC	24	28	20	38	37	25
TOTALS:	270	336	276	289	314	455

THEFTS FROM VEHICLES:

During the month of December-2006 there were fifty four (54) theft from vehicles complaints in the West Shore Detachment area.

Langford	31
Colwood	12
View Royal	05
Metchosin	06
Highlands	00
Songhees	00
Esquimalt R.	00

Of note there were seventy four (74) complaints of miscellaneous thefts and ten (10) complaints of theft of bicycles in the West Shore area during the month.

The following are the number of reported thefts from vehicles during December, 2006, in comparison to previous years.

	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
JAN	88	29	46	34	77	117
FEB	76	39	73	60	63	124
MAR	66	44	62	47	46	114
APR	66	46	50	42	36	128
MAY	38	68	41	54	38	85
JUN	44	81	40	44	41	49
JUL	37	59	28	47	45	86
AUG	56	76	55	62	44	82
SEPT	36	61	50	55	43	74
OCT	40	68	64	57	34	47
NOV	33	46	65	96	36	55
DEC	25	30	42	77	69	54
TOTALS:	605	647	616	675	572	1015



To
A

OIC
West Shore Detachment

From
De

RCMP West Shore Detachment
Street Crime Unit

Subject
Objet

**STREET CRIME UNIT
MONTH END REPORT - DECEMBER - 2006**

Security Classification - Classification de sécurité
Our File - Notre référence
Your File - Votre référence
Date January 4, 2007

During the month of December, 2006 there were a total of twenty five (25) confirmed break, enter and thefts reported to the West Shore Detachment. This consisted of eleven (11) residential, eleven (11) businesses and three (03) shed/garages.

BREAKDOWN:

LANGFORD:	BUSINESS	06
	RESIDENTIAL	09
	<u>SHEDS</u>	<u>03</u>
	TOTAL	18
COLWOOD:	BUSINESS	01
	RESIDENTIAL	01
	<u>SHEDS</u>	<u>00</u>
	TOTAL	02
VIEW ROYAL:	BUSINESS	04
	RESIDENTIAL	01
	<u>SHEDS</u>	<u>00</u>
	TOTAL	05
METCHOSIN:	BUSINESS	00
	RESIDENTIAL	00
	<u>SHEDS</u>	<u>00</u>
	TOTAL	00
HIGHLANDS:	BUSINESS	00
	RESIDENTIAL	00
	<u>SHEDS</u>	<u>00</u>
	TOTAL	00
SONGHEES R:	BUSINESS	00
	RESIDENTIAL	00
	<u>SHEDS</u>	<u>00</u>
	TOTAL	00
ESQUIMALT R.	BUSINESS	00
	RESIDENTIAL	00
	<u>SHEDS</u>	<u>00</u>
	TOTAL	00

TOTAL BREAK AND ENTERS DURING MONTH OF DECEMBER - 25.

Occurrence	This month	This month last year	Year-to-date	Last year-to-date
Traffic Collision - Non Fatal Injury	14	5	134	117
Traffic Collision - Property Damage	15	30	266	266
Impaired Operation of MV	15	11	119	171
Roadside Suspension - 24hr	10	7	48	62
Other traffic moving	21	18	474	465
Other traffic non-moving	11	22	281	232
Written Warnings	18	35	335	252

For your information, please find enclosed copies of the following reports for the month of December

- ☐ Street Crime Report
- ☐ Guardroom Statistics
- ☐ Criminal Record Check Statistics

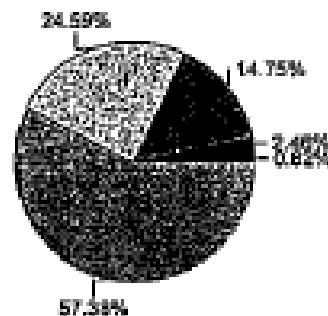
Sincerely,



J.R Faulkner, Inspector
Office In Charge
West Shore RCMP

CRIMINAL RECORD CHECKS FOR DECEMBER 2006				
MUNICIPALITY	VOLUNTEERS	PAID	APPLICANTS IN TOTAL	TOTAL
Langford	41	29	70	\$1,450.00
Colwood	17	13	30	\$650.00
View Royal	9	9	18	\$450.00
Metchosin	3		3	\$0.00
Highlands	0	1	1	\$50.00
Songhees Nation	0	0	0	\$0.00
Esquimalt Nation	0	0	0	\$0.00
Other	0	0	0	\$0.00
TOTAL	70	52	122	
			TOTAL	\$2,600.00
			Volunteers at \$50	\$3,500.00
			Possible Total	\$6,100.00

% taken from "Applicants in Total"



FINGERPRINTS/CERTIFICATES				
MUNICIPALITIES		APPLICANTS	TOTAL	
Langford		9	\$350.00	
Colwood		2	\$100.00	
View Royal		3	\$100.00	
Metchosin		1	\$50.00	
Highlands		0	\$0.00	
Songhees Nation				
Esquimalt Nation				
Other				
		TOTAL	\$600.00	
		GRAND TOTAL	3,200.00	

CITY OF LANGFORD

**British Columbia
Canada**



Consolidated Financial Statements

Fiscal Year Ended December 31, 2006

Consolidated Financial Statements of

CITY OF LANGFORD

Year ended December 31, 2006

CITY OF LANGFORD

MUNICIPAL COUNCIL

2006

Mayor

Stewart Young

Councillors

Denise Blackwell

John Goudy

Matt Sahlstrom

Lanny Seaton

Winnie Sifert

Lillian Szpak

MUNICIPAL OFFICERS

Clerk-Administrator

Treasurer

City Engineer

City Planner

Fire Chief

Rob Buchan, MCIP

Steve Ternent, CGA

John Manson, P. Eng.

Matthew Baldwin

Bob Beckett, MA

* * * * *

Auditors

Solicitors

Bankers

Police

KPMG LLP

Lidstone Young Anderson

Bank of Montreal

RCMP - West Shore

CITY OF LANGFORD

Consolidated Financial Statements

Year ended December 31, 2006

	<u>Page</u>
Financial Reporting Responsibility	1
Auditors' Report	2
Statements	
A Consolidated Statement of Financial Position	3
B Consolidated Statement of Financial Activities	4
C Consolidated Statement of Changes in Financial Position	5
D Consolidated Statement of Operating Funds Financial Activities	6
E Consolidated Statement of Capital Funds Financial Activities	7
F Consolidated Statement of Reserve Funds and Accounts Financial Activities	8
Notes to Consolidated Financial Statements	9

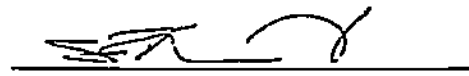
FINANCIAL REPORTING RESPONSIBILITY

The accompanying statements of the City of Langford are the responsibility of management. To ensure their integrity, objectivity and reliability, management has selected appropriate accounting policies that are consistent with generally accepted accounting principles for local governments as recommended by the Public Sector Accounting Board of the Canadian Institute of Chartered Accountants. The financial statements necessarily include some amounts that are based on estimates and the judgment of management with appropriate consideration to materiality.

The City's accounting systems and related internal controls and supporting procedures are designed and maintained to provide reasonable assurance that financial records are complete and accurate and that assets are safeguarded against loss from unauthorized use or disposition. The procedures include training and selection of qualified staff, the establishment of an organizational structure that provides a well-defined division of responsibilities, accountability for performance and communication of standards of business conduct.

The Municipal Council, acting through its Standing Committees, oversees management's responsibilities for the financial reporting and internal control systems. The Committees meet periodically with management and the independent auditors to satisfy themselves that management's responsibilities are properly discharged, to review the consolidated financial statements and to recommend approval of the consolidated financial statements to Council.

KPMG LLP, Chartered Accountants, the independent auditors appointed by the City have examined these consolidated financial statements and issued their report which follows. The auditors have full and unrestricted access to the Council to discuss their audit and their related findings as to integrity of the financial reporting process.


Clerk-Administrator
Treasurer



**KPMG LLP
Chartered Accountants**

St. Andrew's Square II
800 - 730 View Street
Victoria BC V8W 3Y7

Telephone (250) 480-3500
Telefax (250) 480-3539
www.kpmg.ca

AUDITORS' REPORT TO THE MAYOR AND COUNCILLORS OF THE CITY OF LANGFORD

We have audited the consolidated statement of financial position of the City of Langford (the "City") as at December 31, 2006 and the consolidated statements of financial activities and changes in financial position and the operating funds, capital funds and reserve funds and accounts consolidated statements of financial activities for the year then ended. These financial statements are the responsibility of the City's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, these consolidated financial statements present fairly, in all material respects, the financial position of the City as at December 31, 2006 and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

Chartered Accountants

Victoria, Canada

March 30, 2007



CITY OF LANGFORD

Consolidated Statement of Financial Position

STATEMENT A

December 31, 2006, with comparative figures for 2005

	2006	2005
Financial Assets		
Cash and short-term investments (note 2)	\$ 12,182,836	\$ 22,341,583
Property taxes receivable	986,965	1,062,976
Accounts receivable	7,071,003	3,962,630
Other assets	226,395	198,762
Total financial assets	20,467,199	27,565,951
Liabilities		
Accounts payable and accrued liabilities	4,795,580	4,933,966
Deferred revenue (note 3)	8,667,687	6,797,995
Prepaid property taxes and licences	306,325	379,412
Deposits	4,969,454	5,071,074
Capital lease obligations (note 4)	64,298	85,789
Debt (note 5):		
Short-term	11,414,294	11,414,294
Long-term	5,276,931	5,872,645
Total liabilities	35,494,569	34,555,175
Net financial liabilities	(15,027,370)	(6,989,224)
Capital assets (note 6)	138,457,718	114,950,834
Sewer franchise agreement (note 7):		
Cost of sewer infrastructure constructed	26,395,951	16,217,710
Remaining cost to be recovered	(24,417,024)	(15,390,356)
	1,978,927	827,354
	\$ 125,409,275	\$ 108,788,964

Municipal Position

Fund balances:		
Operating Funds (Statement D)	\$ 4,495,836	\$ 5,604,058
Capital Funds (Statement E)	(6,740,768)	(1,059,664)
Reserve Funds and Accounts (Statement F)	3,973,085	5,839,110
	1,728,153	10,383,504
Equity in capital assets	123,681,122	98,405,460
	\$ 125,409,275	\$ 108,788,964

Commitments and contingencies (notes 8 and 9)

See accompanying notes to consolidated financial statements.



Treasurer

CITY OF LANGFORD

Consolidated Statement of Financial Activities

STATEMENT B

Year ended December 31, 2006, with comparative figures for 2005

	Budget	2006	2005
Revenue:			
Net taxes available for municipal purposes (note 10)	\$ 13,192,593	\$ 12,982,973	\$ 12,150,246
Utility charges	45,000	45,000	44,363
Investment earnings	150,000	264,054	339,843
Fines and penalties	172,500	213,269	185,743
Government transfers (note 11)	3,386,585	3,353,595	1,579,938
Commercial leasing	164,300	167,521	160,193
Other	2,541,791	4,190,962	3,912,709
Licences and permits	2,272,250	2,768,434	2,549,396
Proceeds from sale of capital assets	315,959	217,685	695,324
Developer and property owner contributions	669,400	10,334,617	9,723,320
Development cost charges revenue (note 3)	4,962,825	3,067,746	3,176,030
Casino revenue	950,000	1,339,743	1,136,299
	28,823,203	38,945,599	35,653,404
Expenditure:			
General government services:			
Legislative	232,800	160,461	152,767
Administrative	9,059,900	8,053,237	2,390,804
Other	377,150	400,631	330,688
	9,669,850	8,614,329	2,874,259
Protective services:			
Police and bylaw enforcement	3,944,031	3,671,638	3,452,667
Fire protection and emergency response	2,499,135	2,333,560	2,422,801
Building inspection and other	786,975	759,998	607,656
	7,230,141	6,765,196	6,483,124
Engineering and public works:			
Common services	4,173,800	4,421,046	757,928
Subdivision services	430,830	234,951	238,282
Roads, streets and storm drainage	9,390,336	12,373,094	12,222,935
	13,994,966	17,029,091	13,219,145
Community services:			
Environmental and development services	829,943	1,029,238	689,861
Recreation and cultural services	12,304,227	11,768,843	10,981,451
West Shore Parks and Recreation Society (note 12)	-	(6,104)	2,808
	13,134,170	12,791,977	11,674,120
Utility and enterprise services			
Sewer infrastructure	-	10,179,741	17,015,202
Sewer maintenance	-	10,638	3,777
Debt interest payments	885,900	617,381	481,114
	885,900	10,807,760	17,500,093
	44,915,027	56,008,353	51,750,741
Excess (deficiency) of revenue over expenditure	(16,091,824)	(17,062,754)	(16,097,337)
Sewer franchise, remaining cost to be recovered	-	9,026,668	14,825,539
Debenture borrowings	10,022,170	-	5,074,294
Debt principal reduction	(1,142,100)	(617,204)	(760,769)
Change in fund balances	(7,211,754)	(8,653,290)	3,041,727
Balance, beginning of year	10,383,504	10,383,504	7,337,517
Proportionate share of West Shore opening balances (note 12)	-	(2,061)	4,260
Balance, end of year	\$ 3,171,750	\$ 1,728,153	\$ 10,383,504

See accompanying notes to consolidated financial statements.

CITY OF LANGFORD

Consolidated Statement of Changes in Financial Position

STATEMENT C

Year ended December 31, 2006, with comparative figures for 2005

	2006	2005
Cash provided by (used in):		
Operating activities:		
Excess (deficiency) of revenue over expenditure	\$ (17,062,754)	\$ (16,097,337)
Decrease (increase) in property taxes receivable	76,011	(284,865)
Increase in accounts receivable	(3,108,373)	(1,274,860)
Increase in other assets	(27,633)	(9,396)
Increase (decrease) in accounts payable and accrued liabilities	(138,386)	2,214,820
Increase (decrease) in prepaid property taxes and licenses	(73,087)	217,464
Increase in deferred revenue	1,869,692	2,742,909
Increase (decrease) in deposits	(101,620)	1,175,923
	(18,566,150)	(11,315,342)
Financing activities:		
Increase in sewer franchise, remaining cost to be recovered	9,026,668	14,825,539
Decrease in capital lease obligation	(21,491)	(20,907)
Increase in short-term debt	-	4,934,294
Debt principal reduction	(595,713)	(599,862)
	8,409,464	19,139,064
Increase (decrease) in cash and short-term investments	(10,156,686)	7,823,722
Cash and short-term investments, beginning of year	22,341,583	14,513,601
Proportionate share of West Shore opening balances (note 12)	(2,061)	4,260
Cash and short-term investments, end of year	\$ 12,182,836	\$ 22,341,583

See accompanying notes to consolidated financial statements.

CITY OF LANGFORD

Consolidated Statement of Operating Funds Financial Activities

STATEMENT D

Year ended December 31, 2006, with comparative figures for 2005

	Budget	2006	2005
Revenue:			
Net taxes available for municipal purposes	\$ 13,192,593	\$ 12,982,973	\$ 12,150,246
Utility charges	45,000	45,000	44,363
Interest	150,000	110,348	206,728
Fines and penalties	172,500	213,269	185,743
Government transfers (note 11)	3,219,185	3,330,195	991,391
Commercial leasing	164,300	167,521	160,193
Licences and permits	2,272,250	2,768,434	2,549,396
Development cost charges	-	7,300	-
Casino revenue	950,000	322,744	257,127
Other	2,541,791	2,869,051	2,906,013
	22,707,619	22,816,835	19,451,200
Expenditure:			
General government services:			
Legislative	232,800	160,461	152,767
Administrative	1,105,250	1,403,347	1,017,789
Other	377,150	400,631	330,688
	1,715,200	1,964,439	1,501,244
Protective services:			
Police and bylaw enforcement	3,926,172	3,624,589	3,364,785
Fire protection and emergency response	1,367,925	1,427,241	1,314,619
Building inspection and other	715,975	693,457	602,493
	6,010,072	5,745,287	5,281,897
Engineering and public works:			
Common services	4,125,700	4,402,514	676,709
Subdivision services	430,830	234,951	238,282
Roads, streets and storm drainage	2,858,480	2,567,913	2,062,691
	7,415,010	7,205,378	2,977,682
Community services:			
Environmental and development services	789,943	975,905	654,682
Recreation and cultural services	5,960,667	5,758,662	5,472,796
	6,750,610	6,734,567	6,127,478
Utility and enterprise services:			
Sewer maintenance	-	10,638	3,777
Other	885,900	617,381	481,114
	885,900	628,019	484,891
	22,776,792	22,277,690	16,373,192
Excess (deficiency) of revenue over expenditure	(69,173)	539,145	3,078,008
Net interfund transfers:			
To General Capital Fund	(199,980)	(955,080)	(1,323,413)
To Reserve Funds	(442,777)	(223,694)	(718,752)
To Sewer Capital	-	(20,306)	(382,557)
Debt principal reduction	(1,142,100)	(446,867)	(586,282)
To Reserve Accounts	63,230	(5,463)	(142,127)
From surplus	1,674,800	1,882,871	1,313,340
	(46,827)	231,461	(1,839,791)
Change in fund balances	(116,000)	770,606	1,238,217
Balance, beginning of year	5,604,058	5,604,058	5,677,729
Surplus appropriated	(1,674,800)	(1,882,871)	(1,313,340)
Proportionate share of West Shore opening balances (note 12)	-	4,043	1,452
Balance, end of year	\$ 3,813,258	\$ 4,495,836	\$ 5,604,058

See accompanying notes to consolidated financial statements.

CITY OF LANGFORD

Consolidated Statement of Capital Funds Financial Activities

STATEMENT E

Year ended December 31, 2006, with comparative figures for 2005

	Budget	2006	2005
Revenue:			
Government transfers (note 11)	\$ 167,400	\$ 23,400	\$ 588,547
Developer and property owner contributions	669,400	9,505,388	8,925,781
Proceeds from sale of capital assets	315,959	217,685	2,992
Sewer capital recovery fees (note 7)	-	1,151,573	827,354
Taxation	-	-	-
Development cost charges revenue	4,846,825	3,060,446	3,176,030
Other	-	170,338	174,487
	5,999,584	14,128,830	13,695,191
Expenditure:			
Capital assets:			
General government services:			
Administrative	7,954,650	6,649,890	1,373,015
Protective services:			
Police and bylaw enforcement	17,859	47,049	87,882
Fire protection and emergency response	1,131,210	906,319	1,108,182
Building inspection and other	71,000	66,541	5,163
	1,220,069	1,019,909	1,201,227
Engineering and public works:			
Common services	48,100	18,532	81,219
Roads, streets and storm drainage	6,531,856	9,805,181	10,160,244
	6,579,956	9,823,713	10,241,463
Community services:			
Environmental development services	40,000	53,333	35,179
Recreation and cultural services	6,343,560	6,010,181	5,508,655
West Shore (note 12)	-	(6,104)	2,808
	6,383,560	6,057,410	5,546,642
Utility and enterprise services:			
Sewer infrastructure (note 7)	-	10,179,741	17,015,202
	22,138,235	33,730,663	35,377,549
Excess of expenditure over revenue	(16,138,651)	(19,601,833)	(21,682,358)
Net interfund transfers:			
From Operating Funds	568,831	975,386	1,705,970
From Reserve Funds	5,547,650	4,095,116	3,183,338
Sewer franchise, remaining cost to be recovered	-	9,026,668	14,825,539
Debenture borrowings	10,022,170	-	5,074,294
Debt principal reduction	-	(170,337)	(174,487)
	16,138,651	13,926,833	24,614,654
Change in fund balance	-	(5,675,000)	2,932,296
Balance, beginning of year	(1,059,664)	(1,059,664)	(3,994,768)
Proportionate share of West Shore opening balances (note 12)	-	(6,104)	2,808
Balance, end of year	\$ (1,059,664)	\$ (6,740,768)	\$ (1,059,664)

See accompanying notes to consolidated financial statements.

CITY OF LANGFORD

Consolidated Statement of Reserve Funds and Accounts Financial Activities STATEMENT F

Year ended December 31, 2006, with comparative figures for 2005

	Budget	2006	2005
Revenue:			
Interest	\$ -	\$ 153,706	\$ 133,115
Developer's contributions	-	829,229	797,539
Other	-	-	4,855
Casino revenue	-	1,016,999	879,172
Proceeds from sale of capital assets	-	-	692,332
Excess of revenue over expenditure	-	1,999,934	2,507,013
Net interfund transfers:			
Net transfer from Operating Funds	457,297	178,694	673,752
Transfer to Capital Funds	(5,547,650)	(4,095,116)	(3,183,338)
Transfer from Sewer Operating Fund	45,000	45,000	45,000
Transfer from (to) Operating Funds re: Reserve for Future Expenditures	(63,230)	5,463	142,127
	(5,108,583)	(3,865,959)	(2,322,459)
Change in balances	(5,108,583)	(1,866,025)	184,554
Balance, beginning of year	5,839,110	5,839,110	5,654,556
Balance, end of year	\$ 730,527	\$ 3,973,085	\$ 5,839,110

Summary of Reserve Funds and Accounts

Reserve Funds:			
Capital Works Reserve	\$	666,610	\$ 1,738,459
Affordable Housing Reserve		321,791	211,137
Archeological Assessment Reserve		200	-
Legion's Affordable Housing Reserve		-	52,143
Parks and Open Space Reserve		200,862	1,080,833
Parkland Improvement Reserve		38,011	36,658
General Amenity Reserve		419,810	55,330
Statues/Art/Beautification Reserve		69,998	73,746
Equipment Replacement Reserve		653,974	1,057,194
Sidewalk Capital Reserve		311,037	273,983
Bear Mountain Firehall Reserve		106,511	-
Police Services Reserve		-	154,363
Seniors' Reserve		113,506	76,460
Special Police Capital Reserve		206,131	182,515
		3,108,441	4,992,821
Reserve Accounts:			
Reserve for Future Expenditures		864,644	846,289
	\$	3,973,085	\$ 5,839,110

See accompanying notes to consolidated financial statements.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Year ended December 31, 2006

The City of Langford is incorporated and operates under the provisions of the British Columbia Local Government Act.

1. Significant accounting policies:

The consolidated financial statements of the City of Langford (the "City") are prepared by management in accordance with generally accepted accounting principles for local governments, as recommended by the Public Sector Accounting Board ("PSAB") of the Canadian Institute of Chartered Accountants. Significant aspects of the accounting policies adopted by the City are as follows:

(a) Reporting entity:

The consolidated financial statements reflect the assets, liabilities, revenues, expenditures, and changes in fund balances and in financial position of the reporting entity. The financial statements also reflect the proportionate consolidation of the City's share of the West Shore Parks and Recreation Society.

(b) Revenue recognition:

Sources of revenue are recorded on the accrual basis and include revenues in the period in which the transactions or events occurred that gave rise to the revenues and expenditures in the period the goods and services are acquired and a liability is incurred or transfers are due.

Revenue unearned in the current period is recorded as deferred revenue or deposits.

(c) Fund accounting:

Funds within the consolidated financial statements consist of the operating, capital, sewer and reserves funds. Transfers between funds are recorded as adjustments to the appropriate fund balance.

(d) Investments:

The investments are recorded at cost which approximates fair market value.

(e) Capital assets:

Capital assets acquired or constructed are recorded at cost as expenditures in the period they are acquired. Capital assets contributed from developers are reported at estimated cost.

Depreciation is not recorded on capital assets.

(f) Reserve for future expenditures:

Certain amounts, as approved by Council, are set aside in reserves for future operating and capital expenditures. Transfers to and/or from reserves are reflected as an adjustment to the respective fund.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Year ended December 31, 2006

1. Significant accounting policies (continued):

(g) Equity in capital assets:

Equity in capital assets represents the investment in capital assets, after deducting the portion financed by related debt.

(h) Government transfers:

Government transfers are recognized in the consolidated financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made.

(i) Use of estimates:

The preparation of consolidated financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenues and expenditures during the period. Significant items subject to such estimates and assumptions include collectability of government receivables relating to construction contracts and valuation of sewer infrastructure constructed. Actual results could differ from those estimates.

2. Cash and short-term investments:

	2006	2005
West Shore Parks and Recreation Society - cash	\$ 995,167	\$ 847,105
Municipal Finance Authority - Money Market	3,004,911	11,789,123
RBC Dominion - Canadian T-bill Mutual Fund	3,036,309	4,756,396
Bank deposits	5,146,449	4,948,959
	<u>\$ 12,182,836</u>	<u>\$ 22,341,583</u>

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Year ended December 31, 2006

3. Deferred revenue:

(a) Development cost charges.

This restricted revenue liability represents funds received from developers for capital expenditures. In accordance with the British Columbia Local Government Act, these funds must be deposited into a separate reserve fund. In accordance with PSAB recommendations, the City records development cost charges as deferred revenue. When the related costs are incurred, the development cost charges are then recognized as revenue.

Continuity schedule of development cost charges for 2006:

	Balance December 31, 2005	Interest earned	Collections and other revenue	Expenditures	Balance December 31, 2006
Purpose:					
Parks	\$ 3,623,343	154,493	1,115,410	-	4,893,246
Storm drainage	651,208	33,122	422,895	(224,497)	882,728
Roads	1,305,641	47,672	76,708	(70,742)	1,359,279
Roads north	73,239	831	1,165,106	(1,398,443)	(159,267)
Roads south	699,222	17,462	992,830	(942,216)	767,298
Parkland improvement	401,592	23,975	695,200	(431,848)	688,919
Sewers	43,750	1,545	(21,021)	-	24,274
Total restricted revenues	\$ 6,797,995	279,100	4,447,128	(3,067,746)	8,456,477

(b) Gas Tax funding is provided by the Government of Canada. The use of the funding is established by a funding agreement between the Municipality and the Union of British Columbia Municipalities. Gas Tax funding may be used towards designated public transit, community energy, water, wastewater, solid waste and capacity building projects, as specified in the funding agreements. At December 31, 2006 there were unspent federal gas tax funds of \$211,210.

4. Capital lease obligations:

2007	\$ 22,094
2008	22,713
2009	19,491
Total minimum lease payments	\$ 64,298

Total interest expense during the year was \$2,113 and interest rates ranged from 2.75% to 3%.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Year ended December 31, 2006

5. Debt:

(a) Short-term debt:

The short-term debt is comprised of MFA interim financing and bears interest at the Bank of Montreal 30-day banker's acceptance rate.

(b) Long-term debt:

The City issues its debt instruments through the MFA. The amount payable is net of sinking fund balances of \$3,922,479 (2005 - \$3,332,178).

Principal payments on long-term debt for the next five years are as follows:

		2007	2008	2009	2010	2011
General	\$	129,527	129,527	129,527	129,527	129,527
Sewer		295,849	295,849	295,849	295,849	295,849
	\$	425,376	425,376	425,376	425,376	425,376

(c) Maturities and interest rates:

Existing long-term debt matures in annual amounts to the year 2016 and debenture interest is payable at rates ranging from 5.69% to 7.421% per annum.

6. Capital assets:

	2006	2005
Land	\$ 26,016,042	\$ 16,878,985
Building	27,393,158	27,088,800
Sanitary sewer system	20,559,460	20,557,960
Engineering structures	60,014,863	47,088,517
Equipment	4,474,195	3,336,572
	\$ 138,457,718	\$ 114,950,834

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Year ended December 31, 2006

7. Sewer franchise and partnering agreement:

During 2004, the City entered into a franchise and partnering agreement with West Shore Environmental Services Inc. ("WSES") and Terasen Utility Services Inc. ("TUS"). The term of the agreement is 21 years, with a single 21-year renewal. Under the agreement, the City grants an exclusive franchise to WSES to design, construct, finance, own, operate and maintain sanitary sewers in the City. The City also grants an exemption from municipal property tax for sewer infrastructure and WSES has been granted an Order in Council to extend that exemption to property taxes for all other jurisdictions. Upon termination of the agreement, the sewer infrastructure constructed by WSES will be acquired by the City for a nominal payment.

WSES will recover its capital costs by imposition of a sewer capital recovery fee ("SCRF") on owners of property who wish to connect to the sewer. WSES will also bill and collect all user fees. Fees are frozen for five years from the implementation of the agreement. WSES will pay the City franchise fees that are estimated to total \$11 million over the 21-year term of the agreement.

The City records the costs of sewer infrastructure constructed by WSES (2006 - \$10,178,241) and a corresponding remaining cost to be recovered. The remaining cost to be recovered is reduced as SCRF's are collected.

8. Municipal Finance Authority of British Columbia debt reserve fund deposits:

The Municipal Finance Authority of British Columbia ("MFA") provides capital financing for regional districts and their member municipalities. The MFA is required to establish a Debt Reserve Fund. Each regional district through its member municipalities who share in the proceeds of a debt issue is required to lodge security by means of demand notes and pay into the Debt Reserve Fund certain amounts set out in the debt agreements. The MFA pays into the Debt Reserve Fund these monies from which interest earned thereon, less administrative expenses, becomes an obligation to the regional districts. It must then use this fund if, at any time, there are insufficient funds to meet payments on its obligations. When this occurs, the regional districts may be called upon to restore the fund.

Upon maturity of a debt issue, the unused portion of the Debt Reserve Fund established for that issue will be discharged to the City. The proceeds from these discharges will be credited to income in the year they are received. As at December 31, 2006 the total of the Debt Reserve Fund was \$539,415 (2005 - \$533,284).

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Year ended December 31, 2006

9. Commitments and contingencies:

(a) Contingent liabilities:

- (i) The City, as a member of the Capital Regional District, is jointly and severally liable for their net capital liabilities.
- (ii) The loan agreements with the MFA provide that if the MFA does not have sufficient funds to meet payments on its obligations, it shall make payments from the Debt Reserve Fund which, in turn, is established by a similar Debt Reserve Fund in the City and all other borrowing participants. If the Debt Reserve Fund is deficient, the MFA's obligations become a liability of the regional district and may become a liability of the participating municipalities.
- (iii) The City is a shareholder and member of the Capital Region Emergency Service Telecommunications (CREST) Incorporated who provides centralized emergency communications, and related public safety information services to municipalities, regional districts, the provincial and federal governments and their agencies, and emergency service organizations throughout the Greater Victoria region and the Gulf Islands. Members' obligations to share in funding ongoing operations and any additional costs relating to capital assets are to be contributed pursuant to a Members' Agreement. At December 31, 2006 the City's proportionate share of the outstanding debt was \$316,000.

(b) Litigation liability:

There are several lawsuits pending in which the City is involved. It is considered that the potential claims against the City resulting from such litigation will be covered by insurance and not materially affect the consolidated financial statements of the City.

(c) Commitments:

- (i) The City entered into a long-term contract with the Royal Canadian Mounted Police for the provision of police services effective October 1, 1994. Under the terms of this contract, the City is responsible for 90% of policing costs. The 2007 estimated cost of this contract is \$3,086,000.
- (ii) Effective for 2002, the City together with the other owners of the Juan de Fuca Recreation Complex entered into a five-year commitment with the West Shore Parks and Recreation Society for the operation and maintenance of the facilities. Annual commitments are apportioned to each municipality based on annual municipal converted assessment values. The City's commitment for 2006 is \$1,607,540.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Year ended December 31, 2006

9. Commitments and contingencies (continued):

(c) Commitments (continued):

(iii) At December 31, 2006, the following major contracts were incomplete:

	Total amount of contracts	Paid or accrued on contracts to December 31, 2006
Road maintenance	\$ 3,477,000	\$ 525,410
Trails maintenance	507,265	170,460
Parks and boulevards	2,588,451	1,969,954
	\$ 6,572,716	\$ 2,665,824

10. Net taxes available for municipal purposes:

	2006	2005
Taxes:		
General purposes	\$ 12,718,733	\$ 11,897,870
Collections for other governments	14,870,177	13,538,968
Revenue in lieu of taxes	58,995	62,355
1% utility taxes	205,245	190,021
	27,853,150	25,689,214
Less taxes on behalf of:		
School authorities	10,892,302	9,977,270
Capital Regional Hospital District	827,020	792,994
Capital Regional District	2,056,531	1,822,995
B.C. Assessment Authority	334,213	307,595
Municipal Finance Authority	811	641
Victoria Regional Transit Authority	730,499	603,697
Revenue in lieu of taxes	28,801	33,776
	14,870,177	13,538,968
Net taxes available for municipal purposes	\$ 12,982,973	\$ 12,150,246

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Year ended December 31, 2006

11. Government transfers:

The following government transfers have been included in revenues:

	2006	2005
Operating transfers:		
Federal	\$ 2,387,904	\$ 26,455
Provincial	382,785	433,403
Other	559,506	531,533
	3,330,195	991,391
Capital transfers:		
Provincial	23,400	588,547
	\$ 3,353,595	\$ 1,579,938

12. West Shore Parks and Recreation Society (the "Society"):

(a) Capital asset transfer:

The Capital Regional District (the "CRD") transferred the lands and facilities comprising the Juan de Fuca Recreation Centre to the following municipal partners (the "Municipalities") effective January 2, 2002: City of Langford, City of Colwood, District of Highlands, The District of Metchosin and the CRD (on behalf of a portion of the Juan de Fuca Electoral Area).

The lands and facilities were transferred to the Municipalities in their proportionate share, as specified in the *Co-Owners' Agreement*. Future improvements are allocated among the partners as per the cost sharing formula in effect each year for each service or facility, as outlined in a *Members' Agreement*. Because the cost sharing formula in the *Members' Agreement* produces slightly different cost shares for the members from year to year, there is a gain or loss on the opening fund balances. In 2006, the City recorded a loss of \$2,061.

The repayment of the long-term debt associated with the transferred assets will continue to be a regional function, in accordance with the terms of an *Agreement to Transfer* between the CRD, the Municipalities and the Society. The debt payments are charged to the Municipalities as part of the CRD's annual requisition. The maturity dates of the various borrowings range from 2012 through 2014. The proportionate share of the debt funded by the City through the requisition process as at December 31, 2006 was \$2,244,000.

The Municipalities have each become members in the Society, which was incorporated to provide parks, recreation and community services to the Municipalities under contract. Under terms of an *Operating, Maintenance and Management Agreement*, the Society is responsible to equip, maintain and operate the facilities located at the recreation centre.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Year ended December 31, 2006

12. West Shore Parks and Recreation Society (the "Society") (continued):

(b) Consolidation:

Financial results and budget for the Society are consolidated into the City's financial statements proportionately, based on the cost sharing formula outlined in the *Members' Agreement*. In 2006, the City's proportion for consolidation purposes was 49.6% (2005 - 49.3%). Condensed financial information for the Society is as follows:

	2006	2005
Financial assets	\$ 2,564,050	\$ 1,995,068
Financial liabilities	1,068,810	806,167
Net financial assets	1,495,240	1,188,901
Capital assets	1,810,260	1,795,714
	\$ 3,305,500	\$ 2,984,615
Society position	\$ 1,495,240	\$ 1,188,901
Equity in capital assets	1,810,260	1,795,714
	\$ 3,305,500	\$ 2,984,615
Revenues	\$ 4,996,335	\$ 5,204,072
Requisition for members	2,857,283	2,806,815
	7,853,618	8,010,887
Expenditures	4,689,996	4,905,927
Requisition for members	2,857,283	2,806,815
	7,547,279	7,712,742
Net revenues	\$ 306,339	\$ 298,145

13. Expenditures by object:

	2006	2005
Salaries, wages and employee benefits	\$ 10,220,436	\$ 6,018,031
Contracted and general services	41,633,800	42,796,938
Materials, goods, supplies and utilities	2,247,728	1,280,300
Interest and bank charges	1,090,406	847,537
Other	815,983	807,935
	\$ 56,008,353	\$ 51,750,741

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Year ended December 31, 2006

14. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (the plan), a jointly trustee pension plan. The Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the pension plan, including investment of the assets and administration of the benefits. The pension plan is a multi-employer contributory pension plan. Basic pension benefits provided are defined. The plan has about 140,000 active members and approximately 51,000 retired members. Active members include approximately 31,000 contributors from local governments.

Every three years an actuarial valuation is performed to assess the financial position of the plan and the adequacy of plan funding. The most recent valuation as at December 31, 2003 indicated an unfunded liability of \$789 million for basic pension benefits. The next valuation will be as at December 31, 2006 with results available in 2007. The actuary does not attribute portions of the unfunded liability to individual employers. The City of Langford paid \$307,844 for employer contributions to the plan in fiscal 2006.

CITY OF LANGFORD

BYLAW NO. 978

A BYLAW TO EXEMPT CERTAIN LANDS AND IMPROVEMENTS WITHIN THE CITY OF LANGFORD FROM TAXATION FOR THE YEAR 2006

WHEREAS Council may exempt land and improvements from taxation under Section 224 of the Community Charter;

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

1. The buildings and improvements together with certain lands surrounding the buildings and improvements and more particularly described as:
 - a) Roll No. 01-62-327-06159.000
Lot: 7, Plan 6190, Section 79, Esquimalt District
Juan de Fuca Cadet Youth Society
948 Dunford Road
 - b) Roll No. 01-62-327-7522.001
Lot: 10, Plan 10901, Section 111, Esquimalt District
Langford Fifty and Up Club
2637 Sunderland Road
 - c) Roll No. 01-62-327-06411.005
Section 84, Esquimalt District, All that portion of the Hollywood Road (renamed Hazelwood Road by Gazette notice dated February 22, 1956), as dedicated by Plan 1718 and extending northerly from the extension easterly of the south boundary of Block 2, Plan 1718, Section 84, Esquimalt District to the extension north-easterly of the north-west boundary of Lot A, Plan 13728.
Metchosin Farmers' Institute
1040 Marwood Avenue
 - d) Roll No. 01-62-327-06439.200
Parcel M, Esquimalt District, Section 86, Metchosin District & Sections 83 and 84 Esquimalt District except that part lying to south of production westerly of the northerly boundary of Lt 3 Blk 2, PL 1524 DD1512501, (PID #000-173-886)
Metchosin Farmers' Institute
1040 Marwood Avenue
 - e) Roll No. 01-62-327-06439.250
Esquimalt District, LD 30 & 21 PT Sections 83, 84, 85, 86 Metchosin District & Sections 83 & 84 Esquimalt District Except Parcel M (DD15125) shown outlined in red on Plan 82 RW Part held under licence of occupation by the Metchosin Farmers' Institute.
Metchosin Farmers' Institute
1040 Marwood Avenue

- f) Roll No. 01-62-327-06411.001
Block 2, Plan 1718, Sections 84 and 90, Esquimalt District, and Section 86 and 87, Metchosin District, except that part shown outlined in red in Plan deposited under DD 228921 (PID 007095490)
Metchosin Farmers Institute
1040 Marwood Avenue
- g) Roll No. 01-62-327-13906.060
Esquimalt District, Lot 1 of Plan 17393, Sections 79, 83, 84 and 90, Esquimalt District (PID 003908968)
South Vancouver Island Rangers
3498 Luxton Road
- h) Roll No. 01-62-327-6001.002
Lot A, Plan 26335, Section 81, Esquimalt District
Redeemer Lutheran Church
911 Jenkins Avenue
- i) Roll No. 01-62-327-4124.001
Lot 4, Plan 9088, Section 5, Esquimalt District
Gordon United Church of Canada
929 Goldstream Avenue
- j) Roll No. 01-62-327-4125.001
Lot 1, Plan 14459, Section 5, Esquimalt District
Gordon United Church of Canada
935 Goldstream Avenue
- k) Roll No. 01-62-327-6299.010
Lot 1, Plan 15933, Section 88 & 89, Esquimalt District
Lighthouse Christian Academy
1289 Parkdale Drive
- l) Roll No. 01-62-327-4250.003
Lot A, Plan 28120, Esquimalt District
Grace Baptist Church
2731 Matson Road
- m) Roll No. 01-62-327-5647.010
Lot A, Plan 42956, Esquimalt District
Society of St. Vincent De Paul
2784 Claude Road

- n) Roll No. 01-62-327-5790.010
Lot A, Plan VIP64037, Esquimalt District
West Shore Chamber of Commerce
697 Goldstream Avenue
- o) Roll No. 01-62-327-13860.000
Lot 7, Plan 1957, Metchosin District
The Trustee Board of the Presbyterian Church in Canada
760 Latoria Road
- p) Roll No. 01-62-327-5646.100
Lot 1, Plan VIP69262, Esquimalt District
Bishop of Victoria
798 Goldstream Avenue
- q) Roll No. 01-62-327-06694-030,
Lot 1, Plan 44619, Metchosin District
Western Community Baptist Church
2610-2612 Sooke Road

shall hereby be exempt from taxation for the year 2006.

2. The buildings and improvements together with certain lands surrounding the buildings and improvements, and more particularly described as:

- a) Parcel Identifier 026-232-570,
Lot 1, Plan VIP78559, Section 72, Esquimalt District
Royal Canadian Legion
761 Station Road

shall hereby be exempt from taxation for the year 2006, to the extent that the part of the said buildings and improvements together with certain lands surrounding the buildings and improvements is equivalent to (50%) fifty percent of that part of both.

3. The buildings and improvements together with certain lands surrounding the buildings and improvements which qualify as eligible heritage property subject to section 225(2)(b) of the Community Charter, and more particularly described as:

- a) Roll No. 01-62-327-18809.000
E & N railway right of way except leased part
Canadian Pacific Railway Co.
- b) Roll No. 01-62-327-18809.010
Mile 7.9 Victoria Subdivision recommended area to
lease to Via Rail for station purposes "Langford"
Canadian Pacific Railway Co. and Via Rail Canada Inc.

shall hereby be exempt from taxation for the year 2006.

4. This Bylaw may be cited as the "Tax Exemption Bylaw No. 978, 2006."

READ A FIRST TIME this 19th day of September, 2005.

READ A SECOND TIME this 19th day of September, 2005.

READ A THIRD TIME this 19th day of September, 2005.

RECONSIDERED AND FINALLY ADOPTED this 17th day of October, 2005.

MAYOR

CLERK-ADMINISTRATOR

CITY OF LANGFORD

BYLAW NO. 979

A BYLAW TO EXEMPT SUBSIDIZED SENIORS' SUPPORTIVE LIVING HOUSING AT 753 STATION AVENUE FROM TAXATION FOR TEN YEARS.

WHEREAS Council may exempt land and improvements from taxation under Section 224 of the Community Charter;

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

1. The land and improvements particularly described as:
Lot: 2, Plan VIP78559, Section 72, Esquimalt District
PID: 026-232-588
Prince Edward (BC & Yukon Command) #91 Branch of the Royal Canadian Legion
753 Station Avenue

shall, subject to section 2, hereby be exempt from taxation for the ten years 2006 through 2015, inclusive.
2. The exemption from taxation is subject to the property being used exclusively for subsidized seniors' supportive living housing, including uses ancillary to the delivery of supportive living housing, during the ten-year term of the exemption.
3. If during the term of the tax exemption the property ceases to be used for the purposes specified in section 2, this bylaw will cease to apply to the property and the property will be liable to taxation.
4. This Bylaw may be cited as the "Tax Exemption Seniors' Supportive Living Housing Bylaw No. 979, 2005."

READ A FIRST TIME this 19th day of September, 2005.

READ A SECOND TIME this 19th day of September, 2005.

READ A THIRD TIME this 19th day of September, 2005.

NOTICE PUBLISHED pursuant to ss. 94 and 227(2) of the Community Charter on 5th day of October, 2005

RECONSIDERED AND FINALLY ADOPTED this 17th day of October, 2005.

MAYOR

CLERK-ADMINISTRATOR

City of Langford Results for 2006

Objectives: That Council establish the following as its Statement of Municipal Objectives for 2006.

Measures: Measures that will be used to determine progress respecting those objectives.
For the current year 2006 (set in 2005 annual report)

Results: Result for 2006 based on measures for objectives.

A. Objective To complete a Local Area Plan OCP Amendment Bylaw for the South Langford Planning area to guide the area's redevelopment.

A. Measure Status report on progress of Bylaw.

A. Results The bylaw was adopted October 16, 2006

B. Objective To reach an agreement with the Ministry of Transportation and key stakeholders on the construction of the Bear Mountain Interchange on the Trans Canada Highway to improve traffic mobility, and to issue a request for proposals for construction. To acquire the land required for the highway facility.

B. Measure Status on design, land acquisition, and contracts awarded.

B. Results Negotiations with Ministry of Transportation staff have progressed to drafting stage of a Term Sheet. Property negotiations proceeded but not to completion of all properties, though several had been acquired. Interchange design contracts awarded.

C. Objective To have completed construction of the Dry Floor Arena at City Centre Park by April 2006 to improve recreation opportunities.

C. Measure Occupancy permit given and facility open by December 31, 2006.

C. Results The Dry Floor Arena was open and running in May 2006.

- D. Objective** To have the Attree Avenue realigned to intersect with Langford Parkway complete at minimal cost to the City to improve traffic mobility.
- D. Measure** Construction progress to be reported by December 31, 2006.
- D. Results** Attree Avenue (Langford Parkway) was open to traffic on February 14, 2006.
-
- E. Objective** It is Council's objective to continue improving the assessed tax base of commercial development in Langford to keep property taxes affordable.
- E. Measure** To measure the increase in value of the commercial tax base.
- E. Results** The commercial tax base increased from \$411,890,577 to \$458,626,300.
-
- F. Objective** To have 200 new hotel rooms open for business by the end of 2006 in Langford to improve tourism.
- F. Measure** Occupancy permit given and facility open by December 31, 2006.
- F. Results** One hundred rooms have been constructed and open and a further 120 rooms are under construction.
-
- G. Objective** As the new Fire Hall No. 2 at Sooke Road and Happy Valley Road was opened ahead of schedule in November 2005, to have this new hall fully operational by February of 2006 to improve service and public safety.
- G. Measure** Facility fully operational.
- G. Results** The facility was fully operational in 2006.
-
- H. Objective** To have completed two new bridge projects by the end of 2006:
- Goldstream River Bridge Replacement;
 - Happy Valley Road Bridge over Bilston Creek replacement to improve public safety and to improve traffic mobility.
- H. Measure** Projects completed in 2006.
- H. Results** Both bridges were complete in 2006.

I. Objective	To complete the Langford Transportation Plan to 2024.
I. Measure	Status report on Transportation Plan.
I. Results	A draft of the plan was completed but is being revised due to some land use changes.
J. Objective	That Council's objective is to improve the curb appeal of Langford.
J. Measure	<ol style="list-style-type: none"> 1. Number of new buildings started (Building Permits issued) under a form and character Development Permit; 2. Meters of new sidewalk and boulevards built in 2006; 3. New statues; 4. Number of street trees planted in 2006.
J. Results	<ol style="list-style-type: none"> 1. new buildings were constructed under a Development Permit 2. 4,534 meters of sidewalk were constructed 3. Four new statues were erected 4. 107 street trees were planted.
K. Objective	It is Council's objective to revitalize the Sooke Road/Happy Valley commercial area.
K. Measure	<ol style="list-style-type: none"> 1. New commercial construction in 2006 (building permits) 2. New sewers constructed in 2006 to service the area for higher density. 3. New commercial rezoning in the area.
K. Results	<ol style="list-style-type: none"> 1. The new Firehall No. 2 was completed at Happy Valley and Sooke Roads 2. Sanitary sewers were provided in the area 3. No commercial zonings were complete.
L. Objective	To construct and open Play Zone facility in the Eagle Ridge community centre.
L. Measure	Occupancy permit and opening of Plan Zone facility.
L. Results	Building shell completed.
M. Objective	It is Council's objective to facilitate a new Spencer Road Interchange.
M. Measure	Report on progress - Design - Land Assembly
M. Results	Conceptual design in complete and several properties acquired.

N. Objective	It is Council's objective to improve Langford's Communities in Bloom rating at national level.
N. Measure	'4 Blooms' National Rating was achieved in July 2005. Plan to achieve a '5 Blooms' National Rating for 2006.
N. Results	Received an improved 4 Bloom rating.
O. Objective	It is Council's objective to initiate process for securing sewage treatment of Langford sewage.
O. Measure	Award consultant's contract for feasibility study.
O. Results	Preliminary discussions with Westshore Environmental Services have been tabled pending CRD direction.
P. Objective	Identify and secure land in the Bear Mountain area for Fire Station #4.
P. Measure	Land secured in the Bear Mountain area for Fire Station #4 by end of 2006.
P. Results	Agreement for land has been secured.
Q. Objective	Initiate official Community Plan and update process for neighborhood plans.
Q. Measure	Contract given to consultants for process, work with Avi Friedman.
Q. Results	Discussions with City of Colwood on a joint review were initiated.
R. Objective	To review the City's organizational structure and update as necessary.
R. Measure	Report received by Council with recommended changes.
R. Results	Report was received and recommendations approved and restructure commenced.
S. Objective	Develop an effective employee retention plan.
S. Measure	Report received by Council with recommended changes.
S. Results	Council adopted a new Staff Salary Policy and a Flexible Work Policy.

T. Objective	Initiate tourism strategy for Langford.
T. Measure	Contract given to consultants and strategy endorsed by Council.
T. Results	Contract was given and strategy was endorsed.
U. Objective	Initiate the process to create an image and branding of Langford.
U. Measure	Contract given to consultants.
U. Results	Contract was not issued.
V. Objective	Implement systems to improve interoperability and financial reporting.
V. Measure	Systems implemented.
V. Results	Implementation began in July 2006 and new payroll systems completed in December 2006.
W. Objective	Preparation of the Engineering Department Emergency Plan.
W. Measure	Report received by Council.
W. Results	Report was received and endorsed.
X. Objective	Construction of a community Emergency Reception Centre Facility.
X. Measure	Occupancy permit issued and facility operational.
X. Results	Facility is fully operational.
Y. Objective	It is Council's objective to improve recreation facilities and opportunities in the West Shore.
Y. Measure	<ul style="list-style-type: none"> - New fields built in 2006 - New facilities built in 2006 - New opportunities in 2006.
Y. Results	The Dry Floor Arena was complete in 2006.

Council Objectives and Measures for 2007

- | | |
|---------------------|---|
| A. Objective | To become the top Municipal employer within BC. |
| A. Measure | <ul style="list-style-type: none"> - Adopt a good employee retention plan. - Adopt a recognition plan for employees - Adopt an innovative ideas program for employees. |
| B. Objective | Review of Municipal Emergency Plan. |
| B. Measure | Report received by Council with recommendations. |
| C. Objective | That Council's objective is to improve the curb appeal of Langford. |
| C. Measure | <ol style="list-style-type: none"> 1. Number of new buildings started (Building Permits issued) under a form and character Development Permit; 2. New statues; 3. Number of street trees planted in 2007. |
| D. Objective | Revitalize the Sooke Road/Happy Valley commercial area. |
| D. Measure | <ul style="list-style-type: none"> - New commercial construction in 2007 (building permits) - New sewers constructed in 2007 to service the area for higher density. - New commercial rezoning in the area. |
| E. Objective | To initiate a comprehensive review of the City of Langford Official Community Plan in conjunction with the City of Colwood with the assistance of an outside consultant. |
| E. Measure | Review initiated and on track for completion of new OCP by April 1st, 2008. |
| F. Objective | Start construction at Spencer interchange. |
| F. Measure | Contract given and construction underway. |
| G. Objective | To continue to implement the Affordable Housing program and suggest improvements to procedures and policies where appropriate. |
| G. Measure | <ul style="list-style-type: none"> - Number of affordable houses developed. - Ease with which affordable lots are created through new rezoning applications. - Successful creation of new forms of affordable housing not already envisioned by the program. |

H. Objective	Start construction of Brock extension.
H. Measure	Contract given and construction initiated.
I. Objective	It is Council's objective to continue improving the assessed tax base of commercial development in Langford to keep property taxes affordable.
I. Measure	To measure the increase in value of the commercial tax base and multi-family tax base.
J. Objective	Completion of the construction of the second hotel in the City of Langford.
J. Measure	Construction complete and occupancy permit issued.
K. Objective	Preparation of a sewage treatment plan for Westhills.
K. Measure	Site identified and studies complete.
L. Objective	It is Council's objective to improve recreation facilities and opportunities in the West Shore.
L. Measure	<ul style="list-style-type: none"> - New fields built in 2007; - New facilities built in 2007; - New parks built in 2007.
M. Objective	It is Council's objective to continue the extension of sidewalks in the community.
M. Measure	<ul style="list-style-type: none"> - Meters of new sidewalks constructed in 2007. - The amount of cash in lieu received in 2007.
N. Objective	Continue to work towards an archeological overview and protocol for the entire municipality. To proactively identify areas of the municipality with potential archeological value.
N. Measure	<ul style="list-style-type: none"> - Completion of four phases: archaeological predictive modeling, addition of First Nations traditional land use and sacred sites, creation of a set of protocols and procedures, identify priority areas among all stakeholders. - Testing of the plan against new discoveries of archaeological and/or sacred sites.

O. Objective	To complete an agricultural viability assessment of all ALR land within the City of Langford and work towards an agricultural management strategy for the acquisition and management of all viable ALR land identified in the agricultural viability assessment.
O. Measure	-Continued contribution to the ALR Fund through rezoning. -Acquisition of identified lands through rezoning and/or purchasing.
P. Objective	Continue to investigate ways in which the City can mitigate the impact of possible manufactured home park development through policy initiatives.
P. Measure	Policy initiatives approved by Council.
Q. Objective	To compete in the 2007 Communities in Bloom competition.
Q. Measure	Achievement of 5 Blooms.
R. Objective	To complete a parking strategy for Langford and update the downtown parking strategy.
R. Measure	- Completion of draft plan by June, 2007. - Adoption of plan by August 2007.
S. Objective	To continue to seek opportunities for public art in downtown Langford.
S. Measure	Completion of new installations of public art in downtown Langford.
T. Objective	Locate site for Fire Station #4.
T. Measure	Council approve site and Langford receives title.
U. Objective	Implementation of an improved overall financial management software program (Microsoft Dynamics GP).
U. Measure	New software online and functional.
V. Objective	Implementation of Fire Department Management (FDM) software program in Langford Fire Dispatch to provide higher level of service and for ease of maintenance.
V. Measure	FDM Software online and functional.

W. Objective	Implement new online records management system.
W. Measure	System Implemented.
X. Objective	Strategic Data Plan to be developed by GIS to gain control of where data comes in and to improve quality to users.
X. Measure	Approval of plan by Administration, and measures for implementation initiated.
Y. Objective	Begin implementation of new MS Office Windows Vista program.
Y. Measure	Program implemented.
Z. Objective	Implementation of free trolley service.
Z. Measure	Minimum of 1 trolley in service with stops and brochures in place.
AA. Objective	Improving development review process.
AA. Measure	Administration approves and systems implemented.
BB. Objective	Completion of Treanor Phase 1.
BB. Measure	Contracts awarded and construction completed.
CC. Objective	Completion of five bicycle lane projects.
CC. Measure	Projects completed.
DD. Objective	Develop and implement hazardous tree mitigation program.
DD. Measure	Agreement signed with BC Hydro and hazardous trees removed.
EE. Objective	Completion of Sooke Lake Road connector.
EE. Measure	Completion of construction.
FF. Objective	General DCC Bylaw Review.
FF. Measure	Review completed.

GG. Objective	Completion of storm drainage review.
GG. Measure	Plan endorsed by Council.
HH. Objective	General Review of Storm drainage design standards.
HH. Measure	Council approves of new design standards.
II. Objective	Trans Canada Highway beautification.
II. Measure	<ul style="list-style-type: none"> - Wild flowers planted and blooming - Corporate sponsors secured.
JJ. Objective	Erect a traffic light at intersection of Sooke Road and Happy Valley Road.
JJ. Measure	Traffic light up and in operation.
KK. Objective	Introduce a service that will provide online access to our Building Department inspection database to selected contractors.
KK. Measure	Service online and operational.
LL. Objective	Community Safety Initiative.
LL. Measure	<ul style="list-style-type: none"> - Visual presence of Community Safety Officers. - Implementation of bike patrols.
MM. Objective	Completion of Lake monitoring systems.
MM. Measure	Systems completed.
NN. Objective	Completion of Dunford sidewalk construction.
NN. Measure	Construction completed.
OO. Objective	Construction of Goldstream Ave. sidewalk connection to Colwood.
OO. Measure	Construction completed.
PP. Objective	Revisions to sewer bylaw to lake front properties.
PP. Measure	Bylaw adopted.

Council Objectives and Measures for 2008

A. Objective	It is Council's objective to continue to improve City Centre Park with outdoor sports field and walking/jogging trail.
A. Measure	<ol style="list-style-type: none"> 1. New meters of trail constructed; 2. Status of Sports Field construction.
B. Objective	Begin implementation of the sewage treatment plan for Westhills and secure the necessary permit.
B. Measure	<ul style="list-style-type: none"> - permit secured - establish a body to regulate the utility.
C. Objective	To complete a comprehensive review of the City of Langford Official Community Plan in conjunction with the City of Colwood with the assistance of an outside consultant.
C. Measure	Completion of new OCP by April 1st, 2008.
D. Objective	To complete a comprehensive review of the Park Master Plan in conjunction with the OCP review, and to continue to identify park acquisitions at the time of rezoning that will lead towards a pattern of parks and open space in the community.
D. Measure	Completion of new plan by April 1st, 2008.
E. Objective	To continue to implement the Affordable Housing program and suggest improvements to procedures and policies where appropriate.
E. Measure	<ul style="list-style-type: none"> - Number of affordable houses developed. - Ease with which affordable lots are created through new rezoning applications. - Successful creation of new forms of affordable housing not already envisioned by the program.
F. Objective	To compete in the 2008 Communities in Bloom competition.
F. Measure	Achievement of 5 Blooms.
G. Objective	To continue to seek opportunities for public art in downtown Langford.
G. Measure	Completion of new installations of public art in downtown Langford.

H. Objective	Implementation of Strategic Data Plan developed by GIS to gain control of where data comes in and to improve quality to users.
H. Measure	Plan implemented.
I. Objective	Implementation of General DCC Bylaw Review's recommendations.
I. Measure	Bylaw adopted.
J. Objective	To promote and add member contractors to online access to the Building Department inspection database and to expand the service to include booking inspections online.
J. Measure	Increase in contractor membership numbers in the program.
K. Objective	Install Goldstream Avenue/Fairway Avenue Traffic Light.
K. Measure	Traffic Light installed and operational.
M. Objective	Continue with Community Safety Initiative.
M. Measure	<ul style="list-style-type: none"> - Visual presence of Community Safety Officers. - Implementation of bike patrols.
N. Objective	Continue with implementation of new online records management system.
N. Measure	New system operational.
O. Objective	To amend the Zoning Bylaw to reflect form-based planning approach envisioned in the OCP.
O. Measure	Zoning Bylaw adopted.

