



# City of Langford 2008 Annual Report

File Number: 0645-20



*Golden in Setting  
Determined in Spirit*

# City of Langford 2008 Annual Report

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# Executive Summary

2008 marked the final year of the three-year electoral mandate given to the Council elected in December 2005. The 2008 City of Langford Council consisted of:

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

In November 2008, the Municipal election was held with Roger Wade being elected to replace Councillor John Goudy who did not run for re-election. The Mayor was acclaimed and all the other Councillors were re-elected for another three-year term. The Standing Committee system continued for the fifteenth year. The committees benefit from the significant continuity of citizen participation, resulting in the provision of advice to council from the community. The contributions of volunteer citizens are an effective means of ensuring Langford residents are an important part of the decision-making process. That was underscored in the completion of a new Official Community Plan in cooperation with the City of Colwood in June, which involved extensive consultation with the public.

## **PARKS AND RECREATION**

Langford continued to forge ahead with community improvements, with an emphasis on recreational and environmental initiatives. An artificial all-weather playing field for rugby, soccer and football - the first of its kind - was installed at City Centre Park. Other projects completed include an outdoor skating park, Play Zone and mini-golf attractions. A pilot project was launched to provide solar lighting for trails, and two new playgrounds were completed.

## **PLANNING**

Langford's planning department added to its impressive collection of awards with its second national Communities in Bloom Five Blooms award. Other awards included a National Housing Award from the Canada Mortgage and Housing Corporation, a Leadership and Innovation Award from the Union of British Columbia Municipalities, a National Sustainable Development Award, and a Community Excellence Award for the joint Official Community Plan completed with the City of Colwood.

Langford also received an Honourable Mention from the Canadian Institute of Planners for its Affordable Housing Strategy. Thirty-four houses have been completed under the plan, representing a donation of \$6.8 million from the development community.

## **ENGINEERING AND PUBLIC WORKS**

Work continues on the Spencer Interchange, with completion expected in 2010. The Peatt/Station/Phipps/Meaford signalized intersection was completed in April 2009. The project includes a transit exchange that will become the hub of Langford's long-term commuter rail and transit strategy.



# Executive Summary

## CONSTRUCTION

Langford enjoyed another record-breaking year in construction, with a total of \$242,248,406.00 in construction costs and 984 new residential units.



In summary, 2008 represented another productive year for all departments, considering the high level of growth and commitment to community improvements.





Langford Corporate Philosophy Statement:

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



# Council Standing Committees

## ∂ ADMINISTRATION & FINANCE STANDING COMMITTEE

Councillor John Goudy  
Matt Sahlstrom  
Lillian Szpak  
Mr. John Crook

Mr. Ken Halbert

Mr. Frank Hudson

## ∂ TRANSPORTATION AND PUBLIC WORKS STANDING COMMITTEE

Chair, Councillor Winnie Sifert  
Vice Chair, Councillor John Goudy  
Councillor Denise Blackwell  
Mr. Terry Young  
Mr. Les Bjola

Mrs. Jean Tarr  
Mr. Mike Gibbins

Mr. Dave Horner

## ∂ PROTECTIVE SERVICES STANDING COMMITTEE

Councillor Lillian Szpak  
Councillor Lanny Seaton  
Councillor Denise Blackwell  
Ms. Mitzi Dean  
Mr. Keith Terlson

Mr. John Crook  
Mr. Kelly Zado

Mr. Mike Gibbins

## ∂ PARKS AND RECREATION STANDING COMMITTEE

Councillor Denise Blackwell  
Councillor Lanny Seaton  
Councillor Winnie Sifert  
Mr. Graham Terlson  
Mr. Randy Prettie  
Mr. Mike Gibbins

Mr. Ron Kerr  
Mr. Morry Stearns  
Mr. Roger Wade

Mr. Glen Brownlow  
Ms Karen Reece

## ∂ PLANNING AND ZONING STANDING COMMITTEE

Councillor Lillian Szpak  
Councillor Winnie Sifert  
Ms Norma Stewart  
Mr. Terry Ross  
Mr. Harry Kuiack

Mr. Richard Bauln  
Mr. Malcolm Hall

Mr. Steve Harvey  
Ms Wendy Hobbs

## ∂ LANGFORD BEAUTIFICATION & FESTIVAL STANDING COMMITTEE

Councillor Matt Sahlstrom  
Councillor Denise Blackwell  
Councillor John Goudy  
Mr. Les Bjola  
Mrs. Dianne Seaton

Mr. Mike Gibbins

Ms Sandy Sifert

## ∂ BOARD OF VARIANCE COMMITTEE

Ms. Dawn E. Helgason

Mr. Hans Frederiksen

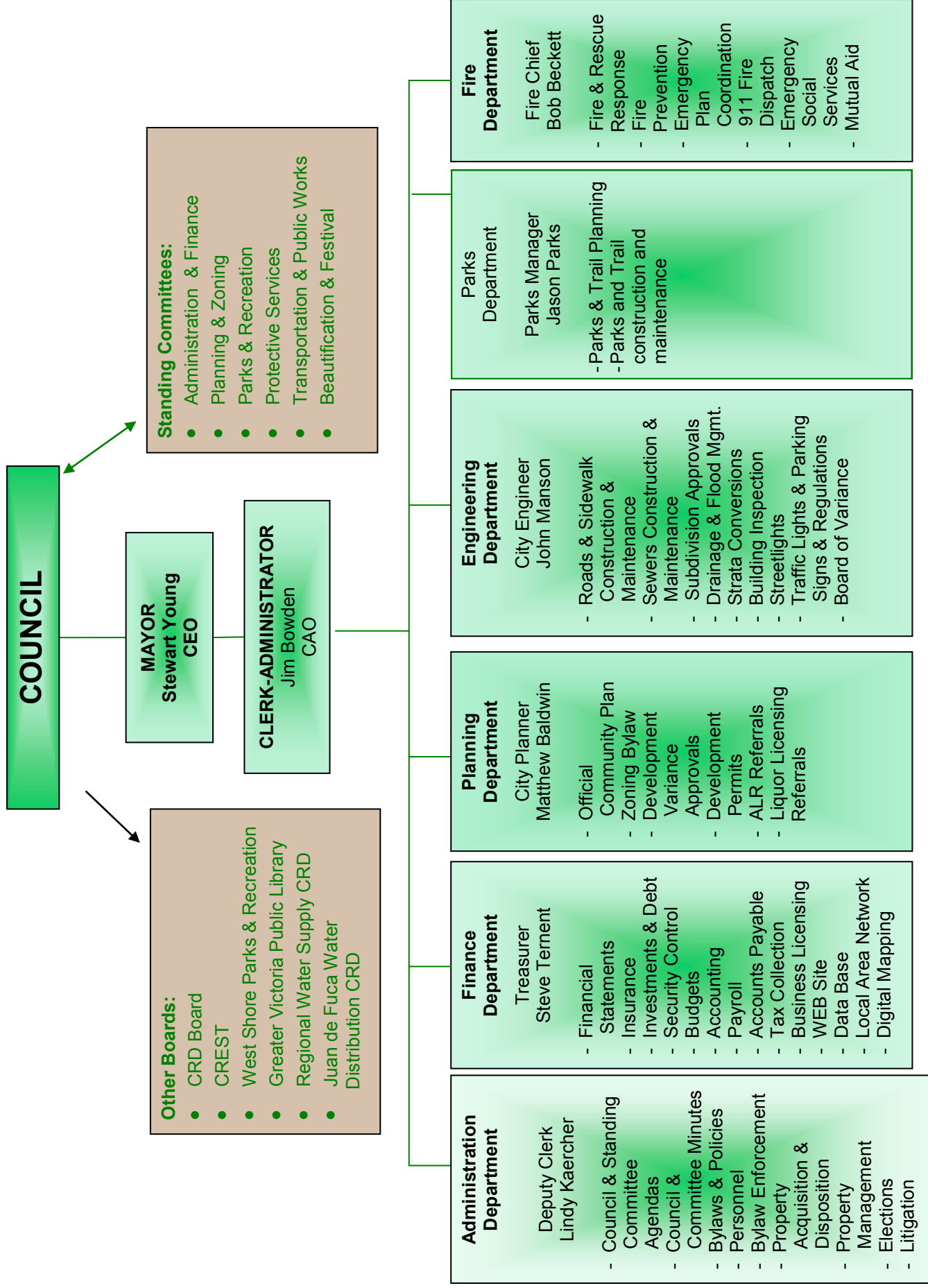
Mr. Terry Young

## ∂ AFFORDABLE HOUSING COMMITTEE

Councillor Lanny Seaton  
Councillor Denise Blackwell  
Mr. Richard Irwin

Mrs. Colleen Milne

# Functional Organizational Chart ~ 2009





# 2008 Accomplishments

## **Sewer Construction (Westshore Environmental):**

Approximately 1.5 km of sewer construction completed

- ∂ Westwind Drive low pressure sewer (LPS) extension (450m)
- ∂ Powers Lane sewer extension (80m)
- ∂ Sooke Lake Road connector sewer extension (650m)
- ∂ Hazelwood Road sewer extension (330m)
- ∂ Windship Place Strata 3886 connection to municipal sewer
- ∂ Whisperwind Place Strata 4554 connection to municipal sewer
- ∂ Treanor Road / Ashley Place Strata 2314 connection to municipal sewer

Inflow and Infiltration Program

- ∂ 76 sewer manholes inspected
- ∂ Rehabilitated 38 sewer inspection chambers
- ∂ 6.0 km of sewer main flushed and CCTV videoed

Pump Station Upgrade and Maintenance

- ∂ Completed annual maintenance and servicing of all pumping equipment
- ∂ Completed annual maintenance and servicing of all electrical control equipment
- ∂ Completed annual load testing and servicing of all standby generators

## **Storm Drainage:**

Capital

- ∂ Finlayson Arm Road twin culvert replacement with increased capacity.
- ∂ 667 Goldie culvert replacement with capacity increased and R/W acquired.
- ∂ Bellamy at Phelps culvert replacement with increased capacity.
- ∂ 588 Phelps to Bellamy ditch enclosure with storm services and lawn basin.
- ∂ Storm drain on Happy Valley from Tayberry Tce to Luxton/Englewood intersection.
- ∂ Additional drainage infiltration pits at selected locations.
- ∂ Amy Rd multi-plate pipe arch with environmental enhancements to creek channel.

Maintenance

- ∂ Flushing and video viewing of selected drainage structures for condition assessment.
- ∂ Annual inspection of all significant drainage courses with obstruction removal --under section nine agreement with Ministry of Environment.
- ∂ All non-contract drainage maintenance performed as and when required.

## **Roadworks:**

- ∂ Sooke Lake Road closure at the Trans Canada Highway
- ∂ Peatt/Station/Meaford Intersection
- ∂ Treanor Avenue Bicycle Lanes
- ∂ Bear Mountain Parkway Non-Mountable Curb
- ∂ Bryn Maur Innovative Cobble Stone Surfacing
- ∂ Spencer Interchange Bridge Construction
- ∂ Traffic Signal Installation Happy Valley/Sooke Design

## **Miscellaneous**

- ∂ Trolley Station Renovation

# Planning Department

**Applications:** The City of Langford received 190 planning applications in 2008, 73 fewer applications than in 2007 and 46 fewer than 2006. The greatest reduction in applications were in the areas of Official Community Plan amendment applications (21) and Sign Development Permit applications (21). Although applications to rezone land fell by 27% (13 applications), the number of applications was only 2 less than what was received in 2006.

**Commercial/Business Park/Industrial Development Permits:** The City of Langford issued Development Permits for approximately 365,600 ft<sup>2</sup> of new commercial/business park floorspace in Langford. Although this is roughly 59,000 ft<sup>2</sup> less than what was approved in 2007, it represents approximately 66,000 ft<sup>2</sup> more commercial/business park floorspace than was approved by development permit in 2006.

**Multi-Family Residential Development Permits:** Approximately 240 multi-family dwelling units were approved by Development Permit in 2008. Although the number of dwelling units approved by Development Permit, did decline from approximately 1100 in 2007, construction has begun on 106 of the dwelling units represented by permits issued in 2008. The ratio of projects constructed to projects approved by development permit has not been this high in recent years.

**City of Langford Official Community Plan (OCP) Update:** The City of Langford adopted a new Official Community Plan in June 2008, following a successful OCP review process led by HB Lanarc Consulting (formerly Holland Barrs and Associates) that was undertaken concurrently with the City of Colwood's OCP review.

**Lakeside Protection:** Council adopted Bylaw 1170 in 2008 which, as an additional measure of protection for riparian areas, increased the permitted minimum lot size for subdivision of land adjacent to Langford, Glen and Florence Lakes;

**Affordable Housing:** To date, thirty-four (34) affordable housing units have been constructed within Langford Affordable Housing Program. Seven (7) of these affordable homes were constructed in 2008. A number of additional partnerships have been negotiated within the Affordable Housing Strategy, including a partnership with M'akola Housing Society to construct approximately 46 units of subsidized rental housing at 554 Goldstream Avenue. Langford's new OCP emphasizes policies around housing diversity, affordability and accessibility.

**Agricultural Lands:** Council established a standing Agricultural Advisory Committee in 2008 to review and provide recommendations with respect to applications made through the City of Langford to the BC Agriculture Land Commission.

**Affordable Housing, Park and Amenity Contribution Policy:** The City of Langford's Affordable Housing, Park and Amenity Contribution Policy was further revised and updated in 2008 by refining contributions according to their geographic area of Langford. This policy is now a comprehensive guide for developers wishing to understand what park and amenity contribution requirements are likely to be at the time of rezoning;

# Planning Department

**Communities in Bloom:** Langford received a score of 5 out of a possible 5 blooms in the 2008 Communities in Bloom National Contest, and an overall score of 87.13%. Langford also received the 2008 Canada Lands Company Sustainable Development National Award. Several new initiatives were launched in 2008 such as Active Transportation Plan, Gardens in Motion, Lighthouse Christian Academy Community Garden and Parkdale Creek Restoration Program, Dog Waste Program, Bryn Maur Rd Permeable Pavement Pilot Project, Rain Garden Pilot Project, and Lady Bird Beetle Release. The annual Garden Contest, in conjunction with Communities in Bloom, was held for the fifth time in 2008.

**New Transmission Towers Consultation Policy:** Council established a new policy with respect to telecommunication transmission towers in residential areas, and requirements for public consultation. Council also established an adhoc advisory committee to look at the issue of new transmission towers and public consultation.

**City of Langford Calendar:** Langford produced the third of what hopefully will be an annual calendar that highlights scenes of Langford, with proceeds going to local charities.

**Downtown Beautification:** The City of Langford added over \$19,000 to the Downtown Beautification fund through developer contributions.

**Sign Bylaw Update:** An adhoc committee was struck in 2008 with the Westshore Developers' Association to look at a comprehensive revision to Sign Bylaw No. 700. Council received a draft bylaw in January 2009. Adoption is expected in March 2009;

Type of Application	94	95	96	97	98	99	00	01	02	03	04	05	06	07	08	Dec	Total
ALR	0	3	4	1	2	2	1	0	3	3	1	1	6	0	5	0	32
DPs	7	14	24	22	24	24	22	34	46	60	47	61	65	71	56	3	577
Amended DPs	0	1	0	0	0	1	0	9	6	10	12	17	16	15	19	1	106
DVPs	3	9	6	12	17	11	19	21	29	40	36	38	15	29	19	1	304
OCPs	4	6	7	16	16	11	8	12	8	12	17	16	18	23	2	0	176
SDPs	0	0	0	0	0	0	0	0	32	28	29	51	76	74	53	5	343
Amended SDPs	0	0	0	0	0	0	0	0	2	0	0	0	2	3	1	0	8
Strata Conv.	2	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	4
TIPs	0	0	0	0	0	0	0	1	0	0	1	1	1	0	0	0	4
Zoning	10	15	15	28	24	19	24	23	27	22	38	31	37	48	35	4	396
Total	26	48	56	79	83	68	76	100	153	175	181	216	236	263	190	14	1950

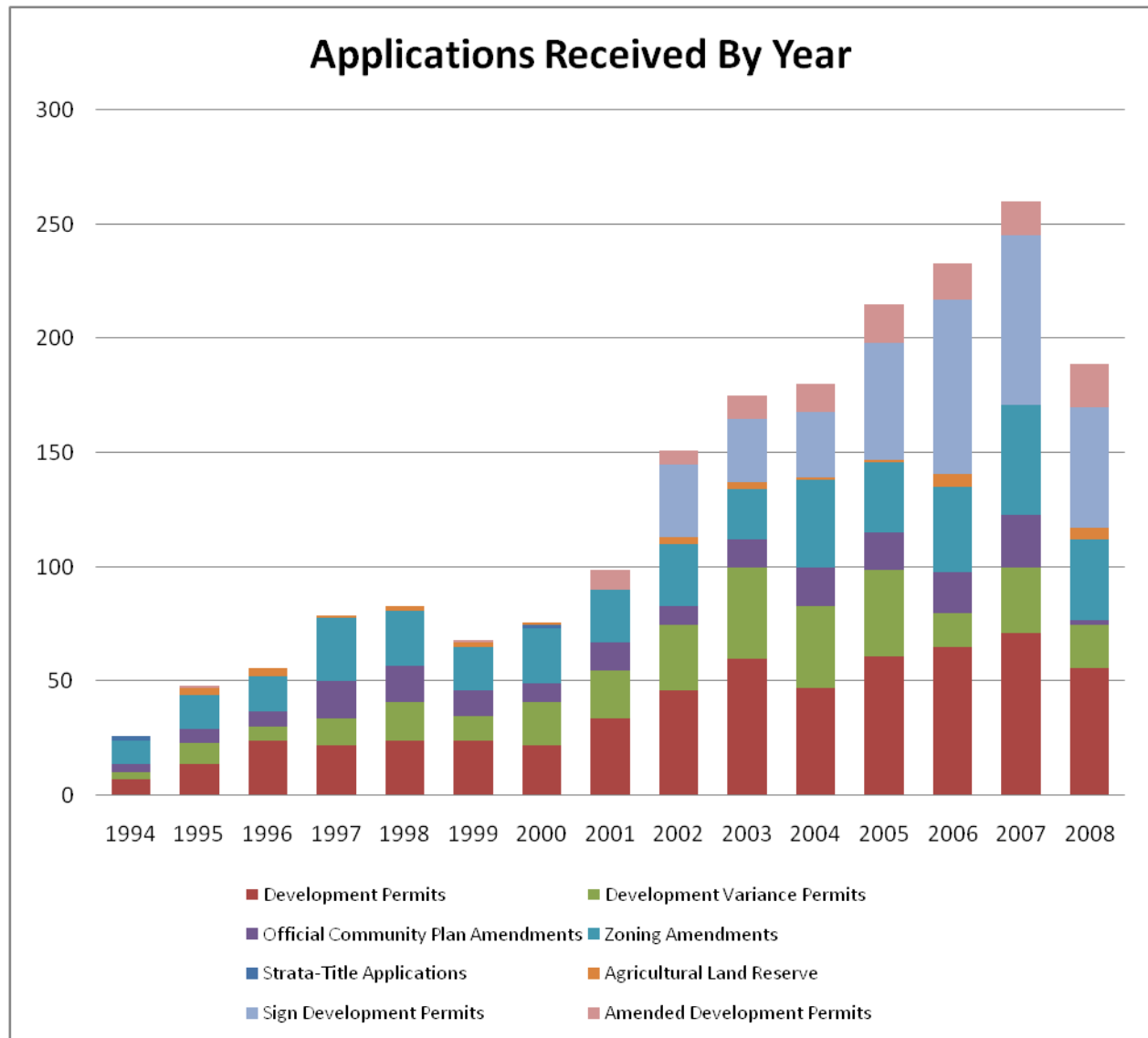


# Planning Department

Applications In Process						
Agricultural Land Reserve Applications	Development Permits	Sign Development Permits	Development Variance Permits	OCP Amendments	Zoning Amendments	Total
10	20	22	12	1	65	130

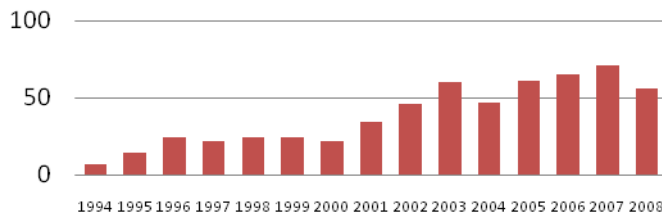
Month	Type of Application/Fee							
	ALR	Development Permits	Development Variance Permits	Rezoning	Public Hearings	Sign Permits	Monthly Total	Total to Date
January	0.00	57,901.55	\$0.00	5,066.02	0.00	500.00	63,467.57	63,467.57
February	0.00	38,604.13	850.00	52,449.27*	2,100.00	2,245.00	96,248.40	159,715.97
March	0.00	82,115.76	0.00	5,032.95	7,111.20	450.00	94,709.91	254,425.88
April	0.00	14,601.93	1,615.00	0.00	0.00	1,200.00	17,416.93	271,842.81
May	0.00	10,807.54	2,390.00	23,792.13	0.00	1,350.00	38,339.67	310,182.48
June	1,200.00	16,828.04	5,675.00	14,272.37	4,200.00	350.00	42,525.41	352,707.89
July	0.00	15,177.43	0.00	25,098.46	0.00	350.00	40,625.89	393,333.78
August	-450.00	19,015.44	2,295.00	5,852.05	6,000.00	1,150.00	33,862.49	427,196.27
September	1,650.00	6,582.20	1,175.00	5,393.72	0.00	2,100.00	16,900.92	444,097.19
October	0.00	2,634.80	4,150.00	2,400.00	0.00	925.00	10,109.80	454,206.99
November	1,200.00	15,497.28	440.00	8,455.40	35,900.00**	300.00	61,792.68	515,999.67
December	0.00	6,773.07	1,400.00	2,169.27	0.00	525.00	10,867.34	526,867.01
<b>TOTAL</b>	3,600.00	286,539.17	19,990.00	149,981.64	55,311.20	11,445.00		526,867.01
*\$47,700 is actually a 2007 fee that was miscalculated and paid Feb 08 **Funds transferred from Rezoning G/L to Public Hearing G/L								

# Planning Department

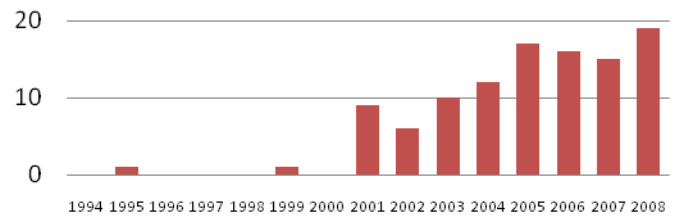


# Planning Department

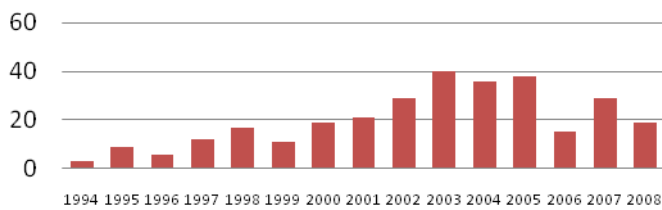
**Development Permits**



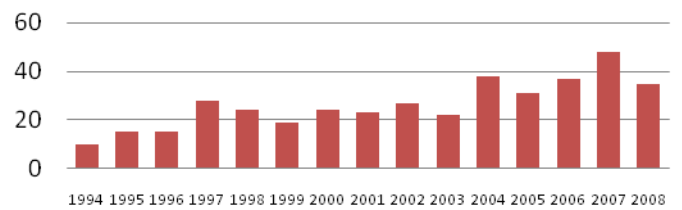
**Amended Development Permits**



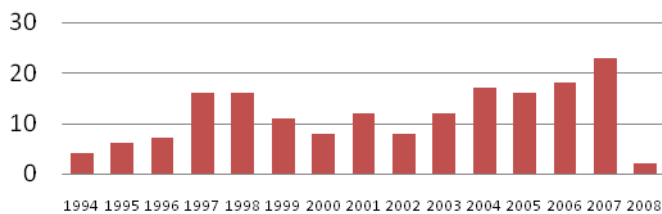
**Development Variance Permits**



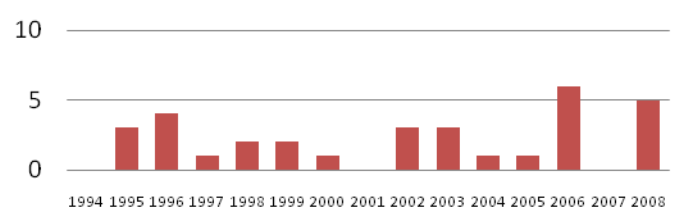
**Rezoning Applications**



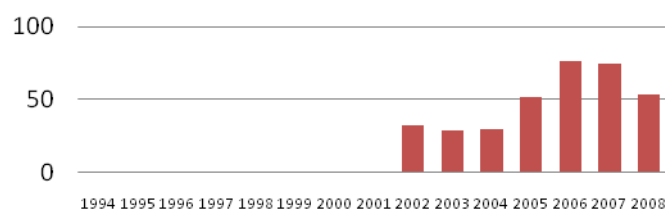
**OCP Applications**



**ALR Applications**



**Sign Permit Applications**





# Planning Department

## Projects:

Some of the key projects that the Planning Department has been working on in 2008, and will continue to work on through 2009 include:

**Langford Energy and Emissions Reduction Strategy:** With assistance from BC Hydro and the Ministry of Community Development, the City of Langford will serve as a pilot for the development of a municipal energy and emissions reduction strategy. The Planning Department intends to work with a consultant to further explore the components of a corporate strategy for reducing the City of Langford's carbon footprint and report back to Council on findings of a Carbon Footprint Analysis (CFA) and Community Energy and Emissions Reduction Strategy (CEERS).

**Sooke Road Revitalization Plan:** As an economic stimulus measure, and building on the policies of the new Official Community Plan, the Planning Department, in concert with the Engineering Department and the Ministry of Transportation, intends to create a revitalization plan for the Sooke Road commercial corridor.

**Langford's Affordable Housing Program** The Planning Department will continue to implement the Affordable Housing program and improve the policy where appropriate; develop criteria and process for Rental Subsidy Program; market and subsidized rental units in partnership with NGO's, other levels of government, industry.

**Sustainable/Affordable or Pocket House Show Home:** Staff will continue to explore opportunities to partner with developers wishing to create sustainable, affordable housing alternatives so that they may showcase new technologies and techniques that others might follow.

**Active Transportation Plan:** With the assistance of a co-op student from UVIC in the summer of 2008, the Planning Department gathered and collated a wide variety of information (including an online survey) pertaining to active, green or alternate transportation options in Langford. In keeping with active transportation policies of the new OCP, this plan will be a collation of bicycle routes, safe routes to school, trail and walking routes as well as facilities for bicycling and transit. Staff will prepare a draft Green Transportation Plan in 2009, which should be able to replace the now 10-year old Bicycle and Trail Master Plans.

**Intensive Residential Design Guidelines:** Staff have nearly completed revised design guidelines for small lot detached residential development, and will also be preparing new design guidelines for small lot detached residential development. Both sets of design guidelines have been prepared in consultation with the Westshore Developers' Association, and will be brought to the Planning and Zoning Committee for review and recommendation to Council.

**Downtown Beautification and Public Art:** Staff will continue to look for opportunities to obtain contributions towards downtown beautification and public art, as well as continue to work with CRD Parks and the Westshore Arts Council towards an installation of public art in conjunction with the E&N Railside Trail Project. Staff expect that an exciting three-piece art installation designed by Derek Rowe (Artform Sculpture Studio) entitled "Alice" will be installed in front of the Goudy Public Library on Goldstream Avenue in the first half of 2009.

# Planning Department

**Millstream Fish Ladders.** In 2007 and 2008 it was reported in the Draft Five Year Financial Plans that Langford may have an opportunity to build an additional (and perhaps last) fish ladder or undertake additional environmental projects on Millstream Creek in 2008, with work to be funded by developer contributions. While this work did not occur in 2007 or 2008, the opportunity to complete this work may arise in 2009 or 2010.

**CarShare Langford:** The City of Langford will seek ways to sponsor and negotiate partnership for a 'CarShare Langford' program.



# Building Inspection Department

2008 recorded the highest construction value for Langford, outstripping the previous record of 2007 by \$90 million. The most active sector in 2008 was the multi-family which added 771 units.

Construction highlights of this year include the completion of the Reflections building at 2745 Veterans' Memorial Parkway. At six storeys it is the tallest building in the downtown core. Additionally, Bear Mountain completed the Finlayson Reach project at 1400 Lynburne Place. With 11 storeys above grade and 3 storeys of underground parking, it is the largest and tallest building constructed to date in Langford. 2008 also saw the start of construction of the Highlander building on Bear Mountain which, when completed in 2010, will be the tallest building in Langford with a total of 16 storeys.

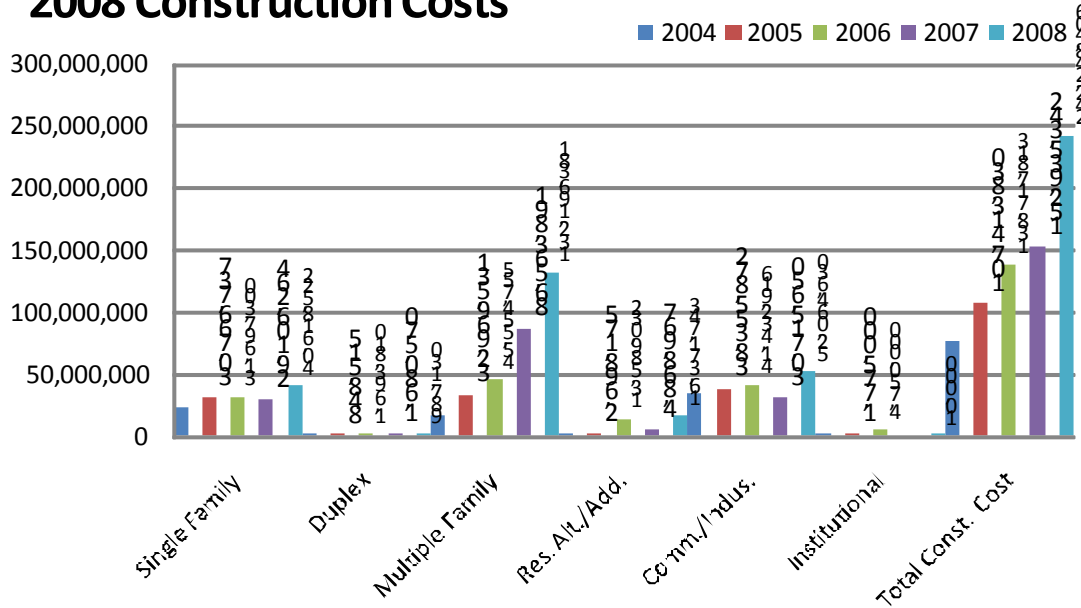
PERMITS	YEAR TO DATE 2008
<b>Single Family Dwelling</b> No. of Units	203
Construction Cost	\$40,618,522.00
Permit Fee	\$370,979.00
<b>Duplex – No. of Units</b>	10
Construction Cost	\$987,130.00
Permit Fee	\$11,705.00
<b>Multiple Family Dwelling – No. of Units</b>	771
Construction Cost	\$132,196,381.00
Permit Fee	\$496,001.00
<b>Residential Additions/Alterations – No. of Permits</b>	156
Construction Cost	\$16,371,743.00
Permit Fee	\$115,880.00
<b>Commercial/Industrial – No. of Permits</b>	83
Construction Cost	\$52,064,630.00
Permit Fee	\$283,687.00
<b><u>Institutional</u> – No. of Permits</b>	1
Construction Cost	\$10,000.00
Permit Fee	\$140.00
<b><u>Plumbing</u> – No. of Permits</b>	681
Permit Fee	\$292,090.00
<b><u>Chimney</u> – No. of Permits</b>	79
Permit Fee	\$2,345.00

**Secondary Suites for 2008 ~ 85 (to Dec. 31, 2008)**

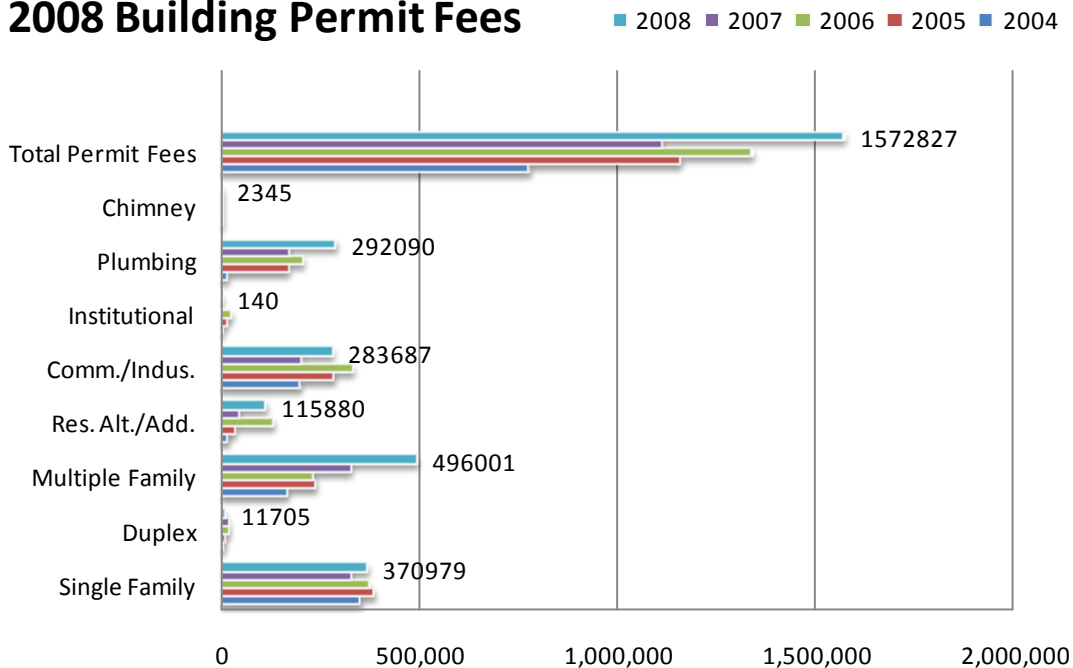


# Building Inspection Department

## 2008 Construction Costs



## 2008 Building Permit Fees

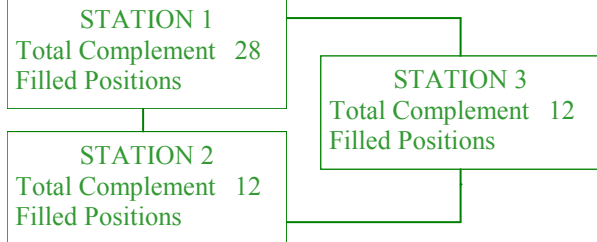


# Langford Fire Rescue

## SUMMARY

- Land Area 4,146 hectares
- City Population 22,460 approx.
- Fire Stations 3
- Fire Suppression Personnel
  - Fire Suppression Staff 8
  - Volunteers 54
- Dispatch Operators 6
- Administration Staff 1

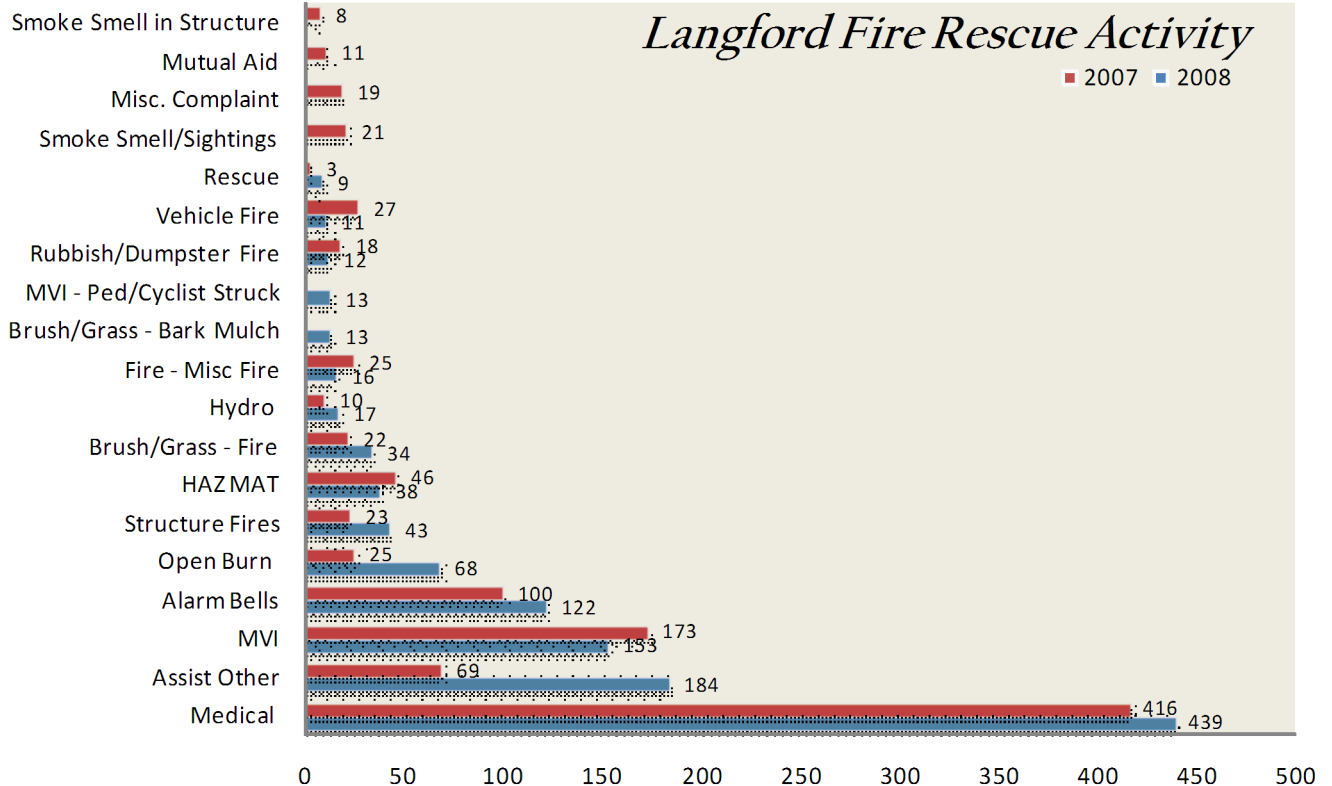
## INDIVIDUAL STATION COMPLIMENT



MVI — Henry Eng Dr.



Truck Fire — Bear Mt.



# Approving Officer

## SUBDIVISION APPLICATIONS RECEIVED

Date Entered	File Number	Location	# of Lots
Jan-03-2008	SUB08-01	109 SUNKIST CL	1
Jan-17-2008	SUB08-02	1220 PARKDALE DR	67
Feb-06-2008	SUB08-10	855 LANGFORD PKWY (Boundary Adjustment)	0
Feb-15-2008	SUB08-04	1085 SHAW AVE	1
Feb-19-2008	SUB08-05	1360 BEAR MOUNTAIN PKWY	6
Feb-19-2008	SUB08-05	1445 BEAR MOUNTAIN PKWY	6
Feb-19-2008	SUB08-06		34
Feb-19-2008	SUB08-07	BEAR MOUNTAIN PKWY	4
Feb-25-2008	SUB08-09	2267 MILLSTREAM RD	0
Mar-12-2008	SUB08-11	109 VALIANT PL	1
Apr-04-2008	SUB08-19 01	2899 KETTLE LAKE DR	49
Apr-07-2008	SUB08-12	992 CAPELLA DR	0
Apr-07-2008	SUB08-13	989 CAPELLA DR	0
Apr-10-2008	SUB08-14	954 JENKINS AVE	1
Apr-18-2008	SUB08-16	761 TREANOR AVE (Boundary Adjustment)	0
Apr-25-2008	SUB08-17	3239 LODMELL RD	2
May-29-2008	SUB-08-18	2657 FLORENCE LAKE RD	4
Jun-05-2008	SUB08-20	401 CORALEE PL	8
Jun-26-2008	SUB08-22	2950 WEST SHORE PKWY	2
Jul-02-2008	SUB08-23	633 GOLDIE AVE	1
Jul-08-2008	SUB08-25	2573 WENTWICH RD	1
Jul-09-2008	SUB08-24	110 CAMLI PL	3
Jul-09-2008	SUB08-26	912 SHAW AVE	3
Jul-10-2008	SUB08-27	3380 HAPPY VALLEY RD	3
Jul-10-2008	SUB08-28	894 WALFRED RD	8
Jul-14-2008	SUB08-29	589 HANSEN AVE	1
Jul-21-2008	SUB08-30	671 ROCKINGHAM RD	1
Jul-22-2008	SUB08-31	633 PEACOCK PL	1
Aug-07-2008	SUB08-32	2649 FLORENCE LAKE RD	13
Aug-07-2008	SUB08-33	2482 PROSPECTOR WAY	9
Aug-08-2008	SUB08-34	2899 KETTLE LAKE DR	32
Aug-18-2008	SUB08-35	3011 GLEN LAKE RD (Boundary Adjustment)	0
Aug-19-2008	SUB08-36	668 ROCKINGHAM RD	1
Aug-21-2008	SUB05-02	2966 JACKLIN RD ( OLD RECORD )	7
Aug-21-2008	SUB08-37	1295 KINGFISHER PL	1
Aug-26-2008	SUB08-38	1040 MARWOOD AVE (Boundary Adjustment)	0
Sep-02-2008	SUB08-39	940 PAGE AVE	1
Sep-08-2008	SUB08-40	2566 JEANINE DR	1
Sep-09-2008	SUB08-41	2490 JEANINE DR	1
Sep-22-2008	SUB08-42	3328 3326 HAPPY VALLEY RD	7
Oct-02-2008	SUB08-43	560 ATKINS AVE	0
Oct-15-2008	SUB08-44	2382 SETCHFIELD AVE	11
Oct-30-2008	SUB08-45	918 GADE RD	1
Nov-10-2008	SUB-08-46		2
Dec-08-2008	SUB08-47	959 WALFRED RD	2
<b>TOTAL</b>			<b>297</b>

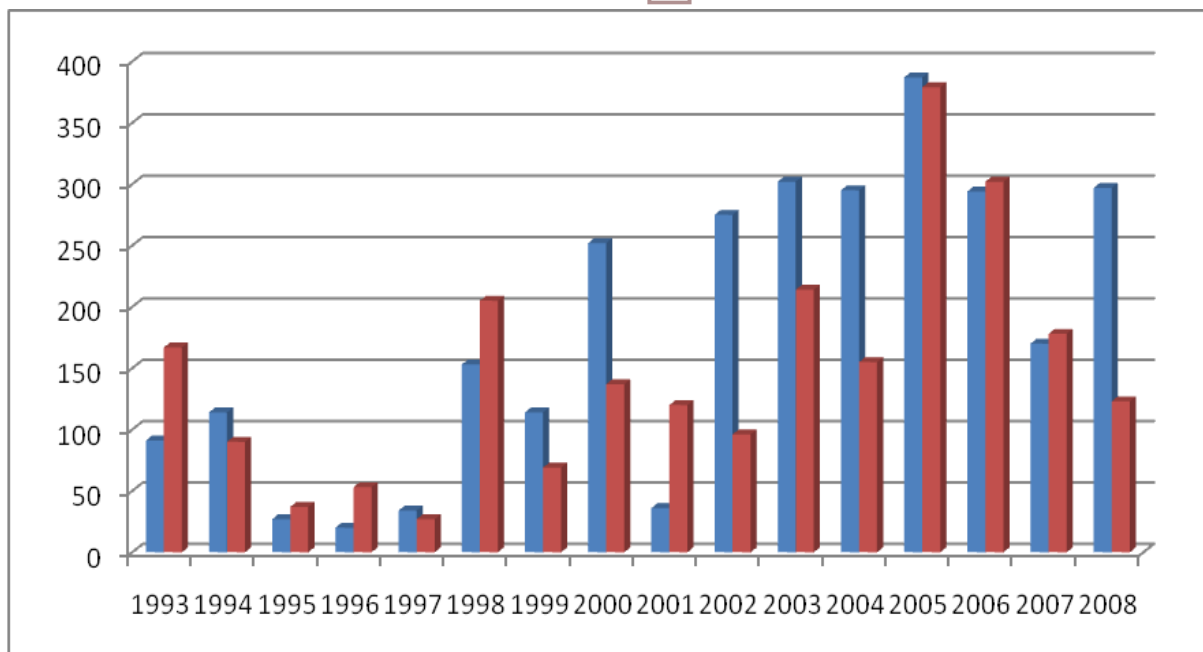
# Approving Officer

## Subdivision Approvals

File Number	Property	# of Lots
SUB05-22 009	1000 GADE RD	57
SUB06-05	2360 MILLSTREAM RD	1
SUB06-07	2494 JEANINE DR	2
SUB06-24	Bear Mountain - The Ridge	1
SUB06-28	3190 GLEN LAKE RD	2
SUB06-31	687 HOYLAKE AVE	1
SUB07-01	2478 Setchfield	2
SUB07-06	2420 SETCHFIELD AVE	11
SUB07-06	2402 SETCHFIELD AVE	11
SUB07-08	3408 HAZELWOOD RD	12
SUB07-13	3343 HAPPY VALLEY RD	15
SUB07-17	2460 SELWYN RD	2
SUB07-21	3002 LEIGH RD	2
SUB07-35	SUMMER BREEZE LANE	1
SUB07-38	960 WALFRED RD	2
SUB08-08	636 GRANDERSON RD	0
SUB08-10	835 LANGFORD PKWY	0
SUB08-12	992 CAPELLA DR	0
SUB08-36	668 ROCKINGHAM RD	1
		<b>123</b>

## Subdivision Activity (by Year)

■ Lots Proposed (Applied for) – by year  
■ Lots Created (Final / Registered) – by year



# Approving Officer

## **Subdivision Application and Approval Synopsis**

In 2008 the City received subdivision applications to create 297 new lots and gave approval for registration of 123 new lots.

There has been a significant increase in Subdivision applications in 2008 (over 2007), however approvals have decreased slightly which may be a result of the difficulty in securing trades (ie. Carpenters / plumbers) during the majority of 2008. For the fourth quarter of 2008, there is a small drop in both applications and approvals, likely a result of poor market conditions brought about by the economic recession and difficulty in borrowing. In 2008, the north side of the Highway moratorium on rezoning remained.

For up-coming years, it is anticipated that as the Spencer Road Interchange progresses, the area north of the highway may be reconsidered for increased density through rezoning, and subdivision applications will increase; in South Langford, consultants are working to a new a storm drainage plan (update to the DCC program to accompany in 2009), and work with the Ministry of Highways as it relates to the Sooke Road Corridor, Happy Valley intersection, and Walfred Road are nearing completion. As these processes complete, it will allow several projects that have been on-hold to proceed.

Due to widely fluctuating market conditions as a result of the global economy, the City may see a stabilization of subdivision applications for the following reasons:

Possible causes of Increases;

1. Large projects may, due to the length of construction required, remain active to take advantage of lessening trade wages;
2. The City may propose Economic incentives to ensure work is continuing;
3. Adoption of the South Langford Neighbourhood Plan (and completion of the drainage study);
4. Continued installation of municipal sewers North of the Trans Canada Highway;
5. The Spencer Road Interchange project under construction improving access North of the Highway;
6. Ongoing subdivision applications in the Bear Mountain development (now possible due to the Spencer Road Interchange);
7. Skirt Mountain Rezoning;
8. Near completion of the Route 14a Corridor study (Sooke Road), which encompasses Walfred Road and Happy Valley;

Possible causes of decrease;

9. The above will be balanced with the ability to borrow and financial institutions confidence to lend.
10. Consumers ability to buy.

It should be noted that the number of lots that were applied for in 2008 exceeded the number of lots registered (created) in 2008, so there is a back-log of lots pending.



# Approving Officer

## Areas of Probable Subdivision Activity for 2009

Bear Mountain and potentially Westhills (which experienced a minor slow-down as 2008 completed) continue to be the largest area of subdivision activity, however, 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 (Skirt Mountain) will ensure activity is spread around the City.

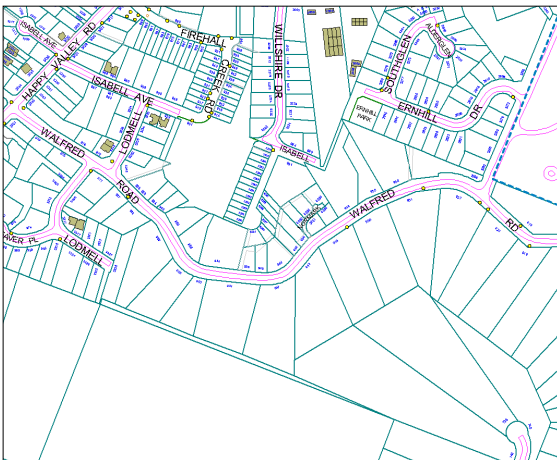
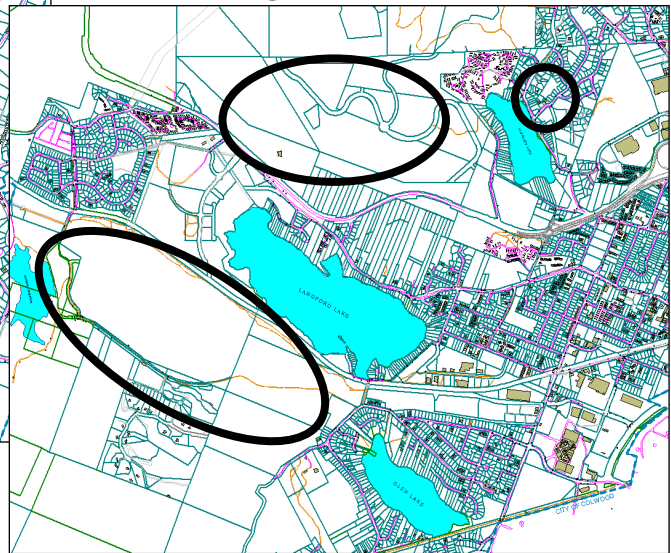
Installation of municipal sewers in the Setchfield/Treanor area continues to allow several moderate sized subdivisions of lands that were previously used as septic fields.

Other areas of possible activity may be the Walfred Road area and south Happy Valley.

**Happy Valley Road Corridor**



**West Hills, Florence Lake and Langford Lake area**



**Walfred Road area**

# Approving Officer

## Subdivision Fees and Development Cost Charges

<b>Subdivision Fees</b>	
Subdivision Application Fees	\$180,772.72
Subdivision Final Approval Fees	\$66,591.00
Strata Title Conversion	\$750.00
2% Subdivision On-site Approval	\$45,385.95
<b>Total</b>	<b>\$293,499.67</b>

<b>Development Cost Charges (Langford) – Subdivision &amp; Building Permit</b>	
Roads North	<b>\$301,178.04</b>
Roads South	<b>\$1,509,410.68</b>
Storm Drain	<b>\$338,138.51</b>
Parkland Improvement	<b>\$324,858.36</b>
Parkland Acquisition	<b>\$551,880.00</b>

# Capital Project Highlights 2008

Bryn Maur Resurfacing pilot program designed to test the feasibility of utilizing porous pavement – Woonerf Style!



Bryn Maur—looking South



Bryn Maur—looking North



# Capital Project Highlights 2008

**Peatt-Phipps-Station-Meaford** between Orono Ave and Revilo Place



Meaford Ave at Phipps Road

Phipps Road at Station Ave



Phipps Road looking north to new intersection

# Capital Project Highlights 2008

## Amy Road / Westshore Parkway / Trans Canada Highway



*Sooke Lake Road/ Amy Road at Canyon Park Place*



*Amy Road at Westshore Parkway*



*Westshore Parkway at Trans Canada Highway*



*Westshore Parkway looking towards Trans Canada Highway*



# Parks Department

## **Parks and Trails:**

### **Overall:**

**Langford 2010 – Recreation for family, fitness and fun:** Parks hosted a public open house on January 19<sup>th</sup> at the Legion. The open house was the official launch of the City's recreation campaign – Langford 2010. The open house was very successful, with over 1,000 in attendance (as reported by Goldstream Gazette). The public voted for the stadium and fields to be built first at City Centre Park, followed by the bowling and arena facility.

### **Central Langford:**

City Centre Park: development of City Centre Park continues with the following facilities completed during 2008:

- ~ Artificial turf field #1 completed and suitable for rugby, soccer and football play (field rated to FIFA 2 star).
- ~ 287 sq.m. (3090 sq. ft) water park and outdoor skating rink. Included a community mural painting project on the boarding surrounding the water park.
- ~ 18 hole themed mini golf (mining, jungle and pirate themes).
- ~ Indoor children's playground.
- ~ Main entrance landscape and landscape for mini golf and water park.
- ~ Preliminary design work started for arena and bowling facility.

Hulls Trail: parks organized trail cleanup with 'the Forge Church' youth camp.

Integrated Pest Management: Parks released 35,000 lady bird beetles into 200 trees located in the downtown core. Also installed 20 aphid predator boxes and six cherry bark tortrix moth boxes.

Misc. Small Parks: 2 neighbourhood playgrounds completed – Arncote and Cornerstone Parks, a community barbeque hosted by Parks held in September, well attended by neighbourhood.

### **North Langford:**

Lake Ida Anne: community youth fishery established in partnership with Haig Brown Fly Fishing and Freshwater Fisheries.

Florence Lake: completion of accessible boardwalk and parking at the north end of Florence Lake.

### **South Langford:**

Valley View: Little League ball field underway – anticipated completion date May 2009.

Irwin Park: Parks involved with Earth Day cleanup and tree planting.

# Administration Department

## **Council Meetings:**

## **Number**

∂	Regular Council Meetings	19
∂	Special Council Meetings	3
∂	Special 'In Camera'	21
∂	Committee of the Whole	1

## **Committee Meetings**

∂	Planning and Zoning	15
∂	Protective Services	6
∂	Transportation & Public Works	8
∂	Administration & Finance	4
∂	Parks & Recreation	9
∂	Beautification & Festival Committee	0

## **Bylaws:**

∂	Adopted in 2008	44
∂	Started in 2008	46

## **Types of Bylaws:**

∂	OCP Amendments	3
∂	Zoning Amendments	24
∂	Public Hearings	27
∂	Financial	16
∂	Regulatory Amendments	3
∂	Sewer	0
∂	Other	5

# Administration Department

## **Personnel**

- ∂ 107 active working employees at December 31<sup>st</sup>, 2008
- ∂ 2 employees on maternity leave
- ∂ 23 (plus 7 co-op students) positions recruited in 2008

## **Property Purchases**

\$921,509

## **Property Dispositions**

none

# Bylaw Enforcement

## Community Safety Initiative

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### Overview

Langford Council's Community Safety Initiative, now in its 4th year, is intended to complement policing services with trained and equipped Community Safety Officers (CSOs) on patrol in City streets, parks and trails. The mandate of the program is to extend and augment the enforcement service the community receives.



CSOs fulfill this by dealing with issues that fall squarely under City bylaws, by developing those bylaws to increased usefulness, and by applying enforcement during the day and evenings in the City. This reduces some of the demand on police resources and provides a highly visible uniformed presence in the City.

In 2007 the CSOs developed a bicycle patrol function and continue to favour this method as a far more effective—not to mention 100% green—operational choice.



Best practices in the Community Safety program include the CSOs fully exercising their *peace officer status*, an authority established in B.C. case law. As peace officers, CSOs can assist a wide range of other enforcement agencies at the same time they deter actual bylaw infractions in Langford.

How is it paid for?

The provincial government through its Traffic Fine Revenue Sharing Grant Program returns all the traffic fine net revenues to local government. In 2006 Langford Council allocated approximately one third of the City's grant to establish the Community Safety Initiative, and these grant revenues continued to staff and operate the program in 2008.

# Bylaw Enforcement

## Tallies

*Figure 1* tabulates Community Safety statistics between June and December 2008 and lists enforcement actions but also other services such as assisting the fire department and police, contact with homeless persons, and crime reduction efforts. The following notes provide a brief analysis of a few key statistics.

**Public Intoxication:** CSOs deter the public consumption of alcohol, a bylaw contravention, by ensuring spirits being illegally consumed in public are poured out on site. In 2008 over 1,200 units of alcohol were 'destroyed locally' this way. This work curtails the incident at hand, conserves police resources, and prevents a considerable amount of alcohol-related crime such as vandalism, assault, and personal injury.



**Homeless contact:** CSOs contacted homeless persons in the community 106 times in 2008 (over 6 months), primarily repeat encounters with fewer than 15 individuals. CSOs use such contact to monitor individual health and safety, garner information on community safety issues, and disrupt squatter camps on vacant land. As can be expected, contacts occur mainly but not only in the summer months.

**Education vs. penalty:** As a best practice, CSOs stress education over penalty to promote voluntary compliance. For every Municipal Ticket fine imposed in 2008, officers used re-direction more than 33 times. In 100 instances CSOs directly assisted the RCMP and the fire department, occasionally detaining persons for safety reasons.



*Figure 1. Community Safety Initiative Statistics Jun-Dec 2008*

Enforcement		Other Services	
Alcohol units destroyed	1188	Assist Police	78
Verbal Warnings	992	Assist Fire	34
Written warnings	66	Homeless contact	106
Municipal Tickets	31	Care/Concern	25
Detentions	105	SD 62 patrols	105
Emergency equipment use	5	Kilometers biked by CSOs	3600
Hazard mitigations	22	Obstruct officers	8
Impounds	8	Special events	13



# Bylaw Enforcement

## Overview

Departmental enforcement activities other than those associated with the Community Safety Initiative continued to be tracked quantitatively throughout 2008 so that measurements of the year's activity could be offered. The overall number of recorded cases in the year amounted to 602 files opened and actioned in the areas of land use, building, traffic, noise and other proven violations of City bylaws.



To ensure the highest efficiency, the department implemented a more stringent screening process for incoming complaints so that frivolous, retaliatory, and invalid reports would not be actioned. Enforcement was suspended for certain bylaws under revision in 2008—for example the Sign Bylaw, which was enforced frequently in 2007. However, where infractions of these bylaws created a safety hazard, action was taken nonetheless.



Finally, in 2008 the activity of the Community Safety Officers was tallied separately from other department work to better pinpoint achievements specific to that initiative.

## Tallies

Figure 2 on the next page tabulates the 2008 statistical record of Bylaw Enforcement activity; the following notes provide a brief analysis of those statistics.

**False Alarms:** West Shore RCMP estimates that a police officer expends about an hour of time on each false alarm occurring in the community. In 2008 Bylaw Enforcement Officers contacted over 700 business and home owners whose systems had generated false alarms, to ensure that the user errors and technical malfunctions causing them were rectified. An unnecessary drain on the policing resource was thus reduced.



**Zoning:** Enforcement of the Zoning Bylaw accounted for 137 cases, the largest number of which related to unlicensed vehicles and exposed vehicle parts on private property. These are matters which Council has long prioritized and in which the Bylaw Department is generally proactive. However, this category also includes a range of cases including a number of large and complex land use issues which absorb considerable staff time and expertise.

# Bylaw Enforcement

**Traffic:** As in past years, parking issues predominated the 227 traffic cases of 2008. Individual cases in the tally can represent a simple parking ticket matter or be as complex as the adjustment and enforcement of an entire neighbourhood's parking restrictions. The high-volume delivery of education on cycling regulations is not included here (see the Community Safety statistics on following pages); and this tally also does not include a number of traffic stops, an action which in 2008 Council directed to be a lower priority.



**Graffiti:** The 14 files of 2008 relate to cases where the perpetrator was either subjected to legal consequences or was compelled to rectify the damage. Two of the 14 cases are continuations from 2007 involving Langford's most prolific graffiti vandals. A number of minor graffiti incidents (caught-in-act) are recorded in the CSO statistical data.



**Miscellaneous:** Notwithstanding operational changes to complaint management outlined above, Bylaw Enforcement Officers continued the 'Langford tradition' of prompt, in-person response to callers. In many instances officers lent unofficial assistance where formal action was not possible, contributing advisement and mediation between the differing parties.

Fig.2: 2008 Bylaw Enforcement Activity by Complaint Type

<b>Traffic:</b>		<b>False Alarm</b>	708	<b>Sign</b>	5
<b>parking</b>	121	<b>Building</b>	9	<b>Soil</b>	4
<b>chattel</b>	43	<b>Business licence</b>	4	<b>Truck route</b>	7
<b>other</b>	40	<b>Fireworks</b>	2	<b>Parks</b>	2
<b>cycling</b>	23	<b>Clandestine Lab (grow op)</b>	1	<b>Unsightly premise</b>	72
<b>Zoning:</b>		<b>Noise:</b>		<b>Firearms/bows</b>	1
<b>suites</b>	12	<b>construction</b>	12	<b>Miscellaneous</b>	36
<b>land use</b>	21	<b>social</b>	46		
<b>Occupy accessory building</b>	7	<b>Development permit</b>	2	<b>Burning/fire lane</b>	30
<b>unlicensed vehicles/parts</b>	89	<b>Watercourse protection</b>	5	<b>Animal</b>	3
<b>home occupation</b>	8	<b>Graffiti</b>	14		

# CRD Bylaw ~ Animal Control



## Animal Control

### Overview

Langford Council contracts animal control services from the Capital Regional District Bylaw Enforcement Services Department, as do many of the region's municipalities. Monthly and annual activity reports are submitted by the CRD to Langford Bylaw Enforcement.

Animal Control Services		
PATROL HOURS		1361
COMPLAINT S		375
Livestock		0
Cats		63
Dog		
Attack livestock		2
At Large		184
Biting		31
Barking		54
Miscellaneous		43
ENFORCEMENT ACTIONS		123
IMPOUNDS		156
Cat		56
Dog		88
Other		12
POUND ACTIVITY		
Dogs		
Transferred		1
Adopted		20
Euthanized		3
Return to owner		68
Cats		
Transferred		25
Adopted		25
Euthanized		5
Return to owner		4
TOTAL POUND REVENUE		\$9,873

The contract includes management of dog licensing, the provision of pound services, 7-day-a-week enforcement of the City's Animal Control Bylaw, and other value added services. For example, CRD Animal Control liaises with many animal welfare and adoption agencies, to ensure the best possible chance for unwanted and unclaimed animals.



Figure 3 tabulates pertinent statistics for 2008.



New for 2009: a children's safety program is under development, which will include a colouring sheet to help show kids what to do when encountering a strange dog. CRD Animal Control

is also developing a vinyl decal for residents to post on their house, describing their animals in the event of a disaster response.

# Police Services ~ RCMP



Royal Canadian  
Mounted Police

Gendarmerie royale  
du Canada

Security Classification/Designation  
Classification/désignation sécuritaire

**UNCLASSIFIED**

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

Your File - Votre référence

Our File - Notre référence

302-3-1

**Mayor Stewart Young**  
City of Langford  
2<sup>nd</sup> Floor, 877 Goldstream Avenue  
Victoria, BC  
V9B 2X8

Date

January 16, 2009

Dear Sir:

## RE: 2008 YEAR END POLICING REPORT

Below is a snapshot of various police occurrences for 2008.

Occurrence	2008 Year-to-date	2007 Year-to-date
Assaults (including Sex Assaults)	289	266
Break & Enter - Business	44	49
Break & Enter - Residence	108	95
Break & Enter - Sheds / Other	33	23
Theft from Vehicle Over & Under \$5000	355	515
Theft of Vehicle Over & Under \$5000	128	143
Theft Over & Under \$5000	313	335
Possession of Stolen Property	33	27
Mischief / Property Damage Over / Under \$5000	660	694
Drug Related Occurrences	218	264

Canada

RCMP GRC 2823 (2002-11) WPT

Page 1 of/de 2



# Police Services ~ RCMP

Occurrence	Year-to-date	Last year-to-date
Traffic Collision Fatal	0	2
Traffic Collision - Non Fatal Injury	77	125
Traffic Collision - Damage Over \$1,000	271	282
Impaired Operation of a vehicle	8	131
Roadside Suspension - 24hr	64	102
Other traffic moving	1009	709
Other traffic non-moving	308	357
Written Warnings	248	326

The total number of calls or occurrences for the City of Langford for 2008 was 11,086.

The total number of calls or occurrences for the City of Langford for last year, 2007, was 11,546.

Sincerely,

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



# Police Services ~ RCMP

CRIMINAL RECORD CHECKS FOR DECEMBER 2008				
MUNICIPALITY	VOLUNTEERS	PAID	APPLICANTS IN TOTAL	TOTAL
Langford	14	32	46	\$1,600.00
Colwood	8	13	21	\$650.00
View Royal	1	5	6	\$250.00
Metchosin	0	3	3	\$150.00
Highlands	2	0	2	\$0.00
Songhees Nation	1	0	1	\$0.00
Esqumalt Nation	0	1	1	\$50.00
Other	0	0	0	\$0.00
<b>TOTAL</b>	<b>26</b>	<b>54</b>	<b>80</b>	
			<b>TOTAL</b>	<b>\$2,700.00</b>
			Volunteers at \$50	\$1,300.00
			Possible Total	\$4,000.00

**% taken from "Applicants in Total"**

Percentage	Category
57.50%	Dark Grey Segment
26.25%	Light Grey Segment
7.50%	White Segment
3.75%	Medium Grey Segment
1.25%	Very Light Grey Segment

FINGERPRINTS/CERTIFICATES				
MUNICIPALITIES			APPLICANTS	TOTAL
Langford	3ncg		10	\$500.00
Colwood	1ncg		4	\$200.00
View Royal			2	\$100.00
Metchosin			1	\$50.00
Highlands			3	\$150.00
Songhees Nation			0	\$0.00
Esqumalt Nation			0	\$0.00
Other			0	\$0.00
			<b>20</b>	<b>\$1,000.00</b>
			<b>GRAND TOTAL</b>	<b>3,700.00</b>

City of Langford

British Columbia  
Canada



Consolidated Financial Statements

Fiscal Year Ended December 31, 2008

Consolidated Financial Statements of

**CITY OF LANGFORD**

Year ended December 31, 2008

# CITY OF LANGFORD

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## MUNICIPAL COUNCIL

2008

### Mayor

Stewart Young

### Councillors

Denise Blackwell  
Roger Wade  
Matt Sahlstrom  
Lanny Seaton  
Winnie Sifert  
Lillian Szpak

## MUNICIPAL OFFICERS

Acting Clerk-Administrator  
Treasurer  
City Engineer  
City Planner  
Fire Chief

Jim Bowden  
Steve Ternent, CGA  
John Manson, P. Eng.  
Matthew Baldwin, MCIP  
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, 2008**

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## FINANCIAL REPORTING RESPONSIBILITY

The accompanying statements of the City of Langford (the "City") are the responsibility of management. To ensure their integrity, objectivity and reliability, management has selected appropriate accounting policies that are consistent with Canadian 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.

  
\_\_\_\_\_  
Acting Clerk-Administrator  
\_\_\_\_\_  
Treasurer





**KPMG LLP**  
**Chartered Accountants**  
St. Andrew's Square II  
800-730 View Street  
Victoria BC V8W 3Y7

Telephone (250) 480-3500  
Fax (250) 480-3539  
Internet [www.kpmg.ca](http://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 as at December 31, 2008 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, 2008 and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

A handwritten signature in black ink that reads 'KPMG LLP'.

Chartered Accountants

Victoria, Canada

April 3, 2009

# CITY OF LANGFORD

## Consolidated Statement of Financial Position

## STATEMENT A

December 31, 2008, with comparative figures for 2007

	2008	2007
		(note 16)
<b>Financial Assets</b>		
Cash and short-term investments (note 2)	\$ 12,496,550	\$ 14,403,019
Property taxes receivable	2,855,070	1,000,521
Accounts receivable	4,768,692	8,634,347
Other assets	290,111	138,787
<b>Total financial assets</b>	<b>20,410,423</b>	<b>24,176,674</b>
<b>Liabilities</b>		
Accounts payable and accrued liabilities	7,770,299	5,750,026
Deferred revenue (notes 3 and 16)	11,560,909	12,368,071
Prepaid property taxes and licences	702,843	392,871
Deposits	5,991,822	5,706,488
Capital lease obligations (note 4)	19,491	42,204
Debt (note 5):		
Short-term	14,718,000	11,414,294
Long-term	3,994,656	4,651,576
<b>Total liabilities</b>	<b>44,758,020</b>	<b>40,325,530</b>
<b>Net financial liabilities</b>	<b>(24,347,597)</b>	<b>(16,148,856)</b>
<b>Capital assets (note 6)</b>	<b>172,486,773</b>	<b>149,711,298</b>
<b>Sewer franchise agreement (note 7):</b>		
Cost of sewer infrastructure constructed	31,935,654	30,983,819
Remaining cost to be recovered	(26,209,911)	(27,155,546)
	<b>5,725,743</b>	<b>3,828,273</b>
	<b>\$ 153,864,919</b>	<b>\$ 137,390,715</b>
<b>Municipal Position</b>		
<b>Fund balances:</b>		
Operating Funds (Statement D)	\$ 3,270,285	\$ 4,737,963
Capital Funds (Statement E)	(12,238,427)	(8,418,097)
Reserve Funds and Accounts (Statement F)	3,352,692	3,639,352
	<b>(5,615,450)</b>	<b>(40,782)</b>
<b>Equity in capital assets</b>	<b>159,480,369</b>	<b>137,431,497</b>
	<b>\$ 153,864,919</b>	<b>\$ 137,390,715</b>

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, 2008, with comparative figures for 2007

	Budget	2008	2007
			(note 16)
<b>Revenue:</b>			
Net taxes available for municipal purposes (note 10)	\$ 16,681,249	\$ 16,393,304	\$ 14,852,808
Utility charges	5,000	5,000	5,000
Investment earnings	191,308	131,326	148,802
Fines and penalties	222,500	362,054	237,103
Government transfers (note 11)	4,956,816	3,714,689	1,632,460
Commercial leasing	206,200	329,654	313,426
Other	3,463,434	3,667,994	3,046,392
Licences and permits	2,737,600	2,256,274	2,245,987
Proceeds from sale of capital assets	-	6,946	3,613
Sewer capital recovery fees (note 7)	-	1,897,470	1,849,346
Developer and property owner contributions	676,800	4,590,338	5,384,352
Development cost charges revenue (notes 3 and 16)	9,541,800	4,446,395	1,125,953
Casino revenue	1,400,000	1,400,163	1,411,004
	40,082,707	39,201,607	32,256,246
<b>Expenditure:</b>			
General government services:			
Legislative	378,000	332,191	238,359
Administrative	2,868,835	2,846,182	3,815,910
Other	593,150	610,976	609,429
	3,839,985	3,789,349	4,663,698
Protective services:			
Police and bylaw enforcement	4,662,150	4,301,828	3,748,867
Fire protection and emergency response	2,103,500	2,033,935	1,928,813
Building inspection and other	795,300	710,084	751,482
	7,560,950	7,045,847	6,429,162
Engineering and public works:			
Common services	925,800	838,887	1,080,750
Subdivision services	489,400	425,960	271,774
Roads, streets and storm drainage	36,271,900	19,482,243	10,500,091
	37,687,100	20,747,090	11,852,615
Community services:			
Environmental and development services	1,225,048	1,128,175	1,159,553
Recreation and cultural services	12,074,240	10,072,111	6,678,877
West Shore Parks and Recreation Society (note 12)	2,032,384	2,252,502	-
	15,331,672	13,452,788	7,838,430
Utility and enterprise services:			
Sewer infrastructure	-	951,835	4,587,868
Sewer maintenance	-	1,572	23,647
Debt interest payments	855,900	522,033	610,327
	855,900	1,475,440	5,221,842
	65,275,607	46,510,514	36,005,747
Excess of expenditure over revenue	(25,192,900)	(7,308,907)	(3,749,501)
Sewer franchise, remaining cost to be recovered	-	(945,635)	2,738,522
Debt borrowings	19,453,000	3,500,000	-
Debt principal reduction	(1,169,800)	(875,928)	(647,456)
Change in fund balances	(6,909,700)	(5,630,470)	(1,658,435)
Balance, beginning of year	(40,782)	(40,782)	1,728,153
Proportionate share of West Shore opening balances (note 12)	-	55,802	(110,500)
Balance, end of year	\$ (6,950,482)	\$ (5,615,450)	\$ (40,782)

See accompanying notes to consolidated financial statements.

# CITY OF LANGFORD

## Consolidated Statement of Changes in Financial Position

## STATEMENT C

Year ended December 31, 2008, with comparative figures for 2007

	2008	2007
		(note 16)
Cash provided by (used in):		
Operating activities:		
Excess of expenditure over revenue	\$ (7,308,907)	\$ (3,749,501)
Increase in property taxes receivable	(1,854,549)	(13,556)
Decrease (increase) in accounts receivable	3,865,655	(1,563,351)
Decrease (increase) in other assets	(151,324)	87,608
Increase in accounts payable and accrued liabilities	2,020,273	954,446
Increase in prepaid property taxes and licenses	309,972	86,546
Increase (decrease) in deferred revenue	(807,162)	3,700,384
Increase in deposits	285,334	737,034
	(3,640,708)	239,610
Financing activities:		
Increase (decrease) in sewer franchise, remaining cost to be recovered	(945,635)	2,738,522
Proceeds of debt borrowings	3,500,000	-
Decrease in capital lease obligation	(22,713)	(22,094)
Decrease in debt	(853,215)	(625,355)
	1,678,437	2,091,073
Increase (decrease) in cash and short-term investments	(1,962,271)	2,330,683
Cash and short-term investments, beginning of year	14,403,019	12,182,836
Proportionate share of West Shore opening balances (note 12)	55,802	(110,500)
Cash and short-term investments, end of year	\$ 12,496,550	\$ 14,403,019

See accompanying notes to consolidated financial statements.

# CITY OF LANGFORD

## Consolidated Statement of Operating Funds Financial Activities

## STATEMENT D

Year ended December 31, 2008, with comparative figures for 2007

	Budget	2008	2007
<b>Revenue:</b>			
Net taxes available for municipal purposes	\$ 16,681,249	\$ 16,393,304	\$ 14,852,808
Utility charges	5,000	5,000	5,000
Investment earnings	180,000	33,662	10,701
Fines and penalties	222,500	362,054	237,103
Government transfers (note 11)	891,066	847,010	784,760
Commercial leasing	206,200	329,654	313,426
Licences and permits	2,737,600	2,256,274	2,245,987
Developer and property owner contributions	7,500	-	-
Development cost charges	60,000	-	20,498
Casino revenue	1,400,000	352,345	285,156
Other	3,463,434	3,436,449	2,806,405
	25,854,549	24,015,752	21,561,844
<b>Expenditure:</b>			
General government services:			
Legislative	378,000	332,191	238,359
Administrative	2,007,135	2,275,198	1,661,224
Other	593,150	610,976	609,429
	2,978,285	3,218,365	2,509,012
Protective services:			
Police and bylaw enforcement	4,628,050	4,252,621	3,719,261
Fire protection and emergency response	1,815,800	1,928,287	1,655,212
Building inspection and other	763,300	692,329	714,960
	7,207,150	6,873,237	6,089,433
Engineering and public works:			
Common services	925,800	838,887	1,058,636
Subdivision services	489,400	425,960	271,774
Roads, streets and storm drainage	3,904,300	3,572,681	3,009,602
	1,415,200	4,837,528	4,340,012
Community services:			
Environmental and development services	1,225,048	1,128,175	1,159,553
Recreation and cultural services	4,323,452	4,040,905	5,318,567
West Shore Parks and Recreation Society (note 12)	2,032,384	2,189,626	-
	7,580,884	7,358,706	6,478,120
Utility and enterprise services:			
Sewer maintenance	855,900	522,033	-
Other	-	1,572	610,327
	855,900	523,605	610,327
	23,941,719	22,611,441	20,026,904
<b>Excess revenue over expenditure</b>	<b>1,912,830</b>	<b>1,204,311</b>	<b>1,534,940</b>
<b>Net interfund transfers:</b>			
To General Capital Fund	(745,630)	(977,401)	(183,656)
To Reserve Funds	(984,400)	(47,872)	(253,649)
To Sewer Capital	-	(173,399)	(46,782)
Debt principal reduction	(1,169,800)	(644,383)	(447,469)
To Reserve Accounts	44,000	(828,934)	(361,257)
From surplus	943,000	1,604,992	415,000
	(1,912,830)	(1,066,997)	(877,813)
<b>Change in fund balances</b>	<b>-</b>	<b>137,314</b>	<b>657,127</b>
Balance, beginning of year	4,737,963	4,737,963	4,495,836
Surplus appropriated	(943,000)	(1,604,992)	(415,000)
<b>Balance, end of year</b>	<b>\$ 3,794,963</b>	<b>\$ 3,270,285</b>	<b>\$ 4,737,963</b>

See accompanying notes to consolidated financial statements.

# CITY OF LANGFORD

## Consolidated Statement of Capital Funds Financial Activities

## STATEMENT E

Year ended December 31, 2008, with comparative figures for 2007

	Budget	2008	2007 (note 16)
Revenue:			
Government transfers (note 11)	\$ 4,065,750	\$ 2,867,679	\$ 847,700
Developer and property owner contributions	669,300	1,906,316	2,750,504
Proceeds from sale of capital assets	-	6,946	3,613
Sewer capital recovery fees (note 7)	-	1,897,470	1,849,346
Development cost charges revenue (note 16)	9,481,800	4,446,395	1,105,455
Other	-	231,545	199,987
	14,216,850	11,356,351	6,756,605
Expenditure:			
Capital assets:			
General government services:			
Administrative	861,700	570,984	2,154,686
Protective services:			
Police and bylaw enforcement	34,100	49,207	29,606
Fire protection and emergency response	287,700	105,648	273,601
Building inspection and other	32,000	17,755	36,522
	353,800	172,610	339,729
Engineering and public works:			
Common services	-	-	22,114
Roads, streets and storm drainage	32,367,600	15,909,562	7,490,489
	32,367,600	15,909,562	7,512,603
Community services:			
Recreation and cultural services	7,750,788	6,094,082	1,360,310
Utility and enterprise services:			
Sewer infrastructure (note 7)	-	951,835	4,587,868
Sewer maintenance	-	-	23,647
	-	951,835	4,611,515
	41,333,888	23,699,073	15,978,843
Excess of expenditure over revenue	(27,117,038)	(12,342,722)	(9,222,238)
Net interfund transfers:			
From Operating Funds	745,630	1,150,800	230,438
From Reserve Funds	6,918,408	5,020,934	4,775,936
From Reserve Accounts	-	27,838	-
	7,664,038	6,199,572	5,006,374
Sewer franchise, remaining cost to be recovered	-	(945,635)	2,738,522
Debt borrowings	19,453,000	3,500,000	-
Debt principal reduction	-	(231,545)	(199,987)
	27,117,038	8,522,392	7,544,909
Change in fund balance	-	(3,820,330)	(1,677,329)
Balance, beginning of year	(8,418,097)	(8,418,097)	(6,740,768)
Balance, end of year	\$ (8,418,097)	\$ (12,238,427)	\$ (8,418,097)

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, 2008, with comparative figures for 2007

	Budget	2008	2007
Revenue:			
Interest	\$ 11,308	\$ 97,664	\$ 138,101
Developer's contributions	-	2,684,022	2,633,848
Other	-	-	40,000
Casino revenue	-	1,047,818	1,125,848
Excess of revenue over expenditure	11,308	3,829,504	3,937,797
Net interfund transfers:			
Net transfer from Operating Funds	979,400	42,872	248,649
Transfer to Capital Funds	(6,918,408)	(5,020,934)	(4,775,936)
Transfer from Sewer Operating Fund	5,000	5,000	5,000
Reserve Accounts			
Transfer from Operating Funds	-	828,934	361,257
Transfer to Capital Funds	(44,000)	(27,838)	-
	(5,978,008)	(4,171,966)	(4,161,030)
Change in balances	(5,966,700)	(342,462)	(223,233)
Balance, beginning of year	3,639,352	3,639,352	3,973,085
Proportionate share of West Shore opening balances (note 12)	-	55,802	(110,500)
Balance, end of year	\$ (2,327,348)	\$ 3,352,692	\$ 3,639,352

### Summary of Reserve Funds and Accounts

Reserve Funds:			
Capital Works Reserve	\$ (2,694,976)	\$ (626,540)	
Archeological Assessment Reserve	11,963	(79)	
Affordable Housing Reserve	471,590	446,257	
Parks and Open Space Reserve	1,560,218	1,917,080	
Parkland Improvement Reserve	88,898	111,162	
General Amenity Reserve	301,608	551,381	
Statues/Art/Beautification Reserve	100,270	96,757	
Equipment Replacement Reserve	396,658	427,421	
City Park	(1,201,601)	(1,411,465)	
Sidewalk Capital Reserve	169,020	47,651	
Bear Mountain Firehall Reserve	481,084	264,093	
Special Police Capital Reserve	221,173	215,459	
Westhills General Amenity	1,101,206	303,354	
ALR Acquisition	31,778	-	
South Langford Storm Water	63,720	-	
School Crossing Guard	4	-	
Downtown Parking	9,778	-	
Seniors' Reserve	209,410	127,111	
	1,321,801	2,469,642	
Reserve Accounts:			
Reserve for Future Expenditures	2,030,891	1,169,712	
	\$ 3,352,692	\$ 3,639,354	

See accompanying notes to consolidated financial statements.

# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2008

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

### 1. Significant accounting policies:

The consolidated financial statements of the City of Langford (the "City") are prepared by management in accordance with Canadian 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 combination of all the assets, liabilities, revenues, expenditures, and changes in fund balances and in financial position of the reporting entity. The financial statements also include the proportionate consolidation of the City's share of the West Shore Parks and Recreation Society.

#### (b) Basis of accounting:

The basis of accounting followed in the financial statement presentation is an accrual basis and includes revenues in the period in which the transactions or events occurred that gave rise to the revenues and when measurable; and expenditures in the period the goods and services are acquired and a liability is incurred or transfers are due.

#### (c) Fund accounting:

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

#### (d) Investments:

Investments are recorded at cost which approximates fair market value.

#### (e) Capital assets:

Capital assets acquired or constructed are recognized as expenditures in the period they are acquired and are recorded on the consolidated statement of financial position at historical cost. Capital assets contributed from developers are recorded at estimated cost.

Amortization is not recorded on capital assets.

#### (f) Deferred revenue:

Deferred revenue includes grants, contributions and other amounts received from third parties pursuant to legislation, regulation and agreement which may only be used in certain programs, in the completion of specific work, or for the purchase of tangible capital assets. In addition, certain user charges and fees are collected for which the related services have yet to be performed. Revenue is recognized in the period when the related expenses are incurred, services performed, or the tangible capital assets are acquired.

# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2008

### 1. Significant accounting policies (continued):

#### (g) 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.

#### (h) Equity in capital assets:

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

#### (i) 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.

#### (j) 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 property taxes receivable and government receivables relating to construction contracts and the cost of sewer infrastructure and the sewer infrastructure remaining cost to be recovered. Actual results could differ from those estimates.

### 2. Cash and short-term investments:

	2008	2007
West Shore Parks and Recreation Society – bank deposits	\$ 1,211,085	\$ 1,089,020
Bank deposits	10,113,546	12,183,724
Municipal Finance Authority - Money Market	1,171,919	1,130,224
RBC Dominion - Canadian T-bill Mutual Fund	-	51
	\$ 12,496,550	\$ 14,403,019

# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2008

### 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 recognized as revenue.

Continuity schedule of development cost charges for 2008:

	Balance December 31, 2007	Interest earned	Collections (net) and other revenue	Expenditures	Balance December 31, 2008
Purpose:					
Parks	\$ 6,155,949	228,809	551,880	461,219	6,475,419
Storm drainage	873,840	34,480	338,138	1,078,243	168,215
Roads	752,591	21,213	-	491,350	282,454
Roads north	-	-	301,178	301,178	-
Roads south	2,109,047	93,188	1,365,540	1,548,614	2,019,161
Parkland improvement	962,132	36,785	324,858	565,791	757,984
Sewers	25,334	918	-	-	26,252
Parklands and open space	-	16,805	1,053,890	-	1,070,695
<b>Total restricted revenues</b>	<b>\$ 10,878,893</b>	<b>432,198</b>	<b>3,935,484</b>	<b>4,446,395</b>	<b>10,800,180</b>

- (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, 2008 there were unspent federal gas tax funds of \$719,494.

	2008	2007
Federal gas tax agreement funds:		
Opening balance of unspent funds	\$ 468,883	\$ 211,210
Received during the year	332,274	246,169
Interest earned	18,242	11,504
	819,399	468,883
Spent during the year	99,905	-
	\$ 719,494	\$ 468,883

# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2008

### 3. Deferred revenue (continued):

(c) Local motion program - unspent funds	\$	-	\$	1,020,295
(d) Hotel room tax - unspent funds	\$	11,502	\$	-
(e) Other	\$	29,733	\$	-
Total deferred	\$	11,560,909	\$	12,368,071

### 4. Capital lease obligations:

Payable in 2009	\$	19,491
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Total interest expense during the year was \$891 and interest rates ranged from 2.75% to 3%.

### 5. Debt:

#### (a) Short-term debt:

The short-term debt is comprised of an interim financing facility through the TD Bank, and bears interest at the Bankers Acceptance Rate plus stamping fee or prime minus 110 basis points.

#### (b) Long-term debt:

The City issues its debt instruments through the Municipal Finance Authority ("MFA"). The amount payable is net of sinking fund balances of \$5,209,623 (2008 - \$4,551,165).

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

	2009	2010	2011	2012	2013
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.



# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2008

### 6. Capital assets:

	2008	2007
Land	\$ 37,622,876	\$ 31,326,275
Building	33,871,028	28,701,155
Sanitary sewer system	20,583,103	20,583,103
Engineering structures	58,737,143	60,515,701
Equipment	15,787,206	5,269,791
Work in progress	5,885,417	3,315,273
	<u>\$ 172,486,773</u>	<u>\$ 149,711,298</u>

### 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 franchise fees to the City 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 (2008 - \$951,835; 2007 - \$4,587,868) 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 debt reserve fund deposits:

Under borrowing arrangements with the MFA, the City is required to lodge security by means of demand notes and interest-bearing cash deposits based on the amount of the borrowing. These notes and deposits, which are contingent in nature, are held by the MFA to act as security against the possibility of debt repayment default and are not recorded in the financial statements. As debt principal is retired, demand notes are released and the cash deposits are refunded and recorded as operating income in the period received. As at December 31, 2008 the total of the Debt Reserve Fund was \$551,612 (2007 - \$545,461).

# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2008

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### 9. Commitments and contingencies:

#### (a) Contingent liabilities:

- (i) Capital Regional District debt, under provisions of the Local Government Act, is a direct, joint and several liability of the Capital Regional District and each member municipality within the Capital Regional District, including the City.
- (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.
- (iv) The City is exposed to potential repayment or non-collection of property taxes received or receivable pending resolution of property assessments appealed by taxpayers. The outcome of the appeals is not reasonably estimable and repayments or non-collections, if any, will be recorded in the period that they occur. The City has allocated operating funds to reserve for future expenditures to insure against future repayments or non-collection of these taxes.

#### (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 2009 estimated cost of this contract is \$3,442,000.

# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2008

### 9. Commitments and contingencies (continued):

#### (c) Commitments (continued):

(ii) Effective for 2002, the City together with the other owners of the Juan de Fuca Recreation Complex entered into a 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 2009 is \$1,902,096.

(iii) At December 31, 2008, the following major contracts were incomplete:

	Total amount of contracts	Paid or accrued on contracts to December 31, 2008
Road maintenance	\$ 3,827,374	\$ 1,996,301
Trails maintenance	527,337	404,920
Parks and boulevards	3,939,841	743,894
	<b>\$ 8,294,552</b>	<b>\$ 3,145,115</b>

### 10. Net taxes available for municipal purposes:

	2008	2007
<b>Taxes:</b>		
General purposes	\$ 16,068,295	\$ 14,574,885
Collections for other governments	19,022,483	16,491,812
Revenue in lieu of taxes	86,633	56,498
1% utility taxes	238,376	221,425
	<b>35,415,787</b>	<b>31,344,620</b>
<b>Less taxes on behalf of:</b>		
School authorities	13,707,946	12,078,883
Capital Regional Hospital District	1,223,728	985,943
Capital Regional District	2,422,742	2,107,557
B.C. Assessment Authority	414,476	364,901
Municipal Finance Authority	856	1,063
Victoria Regional Transit Authority	1,188,473	925,725
Revenue in lieu of taxes	64,262	27,740
	<b>19,022,483</b>	<b>16,491,812</b>
<b>Net taxes available for municipal purposes</b>	<b>\$ 16,393,304</b>	<b>\$ 14,852,808</b>

# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2008

### 11. Government transfers:

The following government transfers have been included in revenues:

	2008	2007
Operating transfers:		
Federal	\$ 76,910	\$ 32,254
Provincial	350,486	433,760
Other	419,614	318,746
	847,010	784,760
Capital transfers:		
Provincial	2,767,775	770,000
Other	99,904	77,700
	2,867,679	847,700
	\$ 3,714,689	\$ 1,632,460

### 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 2008, the City recorded a gain of \$55,802.

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, 2008 was \$1,989,148.

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, 2008

### 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 2008, the City's proportion for consolidation purposes was 45.23% (2007 - 42.21%). Condensed financial information for the Society is as follows:

	2008	2007
Financial assets	\$ 3,081,907	\$ 2,938,148
Financial liabilities	1,230,240	1,090,361
Net financial assets	1,851,667	1,847,787
Capital assets	2,082,415	1,950,358
	<u>\$ 3,934,082</u>	<u>\$ 3,798,145</u>
Society position	\$ 1,851,667	\$ 1,847,787
Equity in capital assets	2,082,415	1,950,358
	<u>\$ 3,934,082</u>	<u>\$ 3,798,145</u>
Revenues	\$ 4,984,145	\$ 4,583,950
Requisition for members	3,583,724	3,717,871
	<u>8,567,869</u>	<u>8,301,821</u>
Expenditures	4,980,265	4,231,403
Requisition for members	3,583,724	3,717,871
	<u>8,563,989</u>	<u>7,949,274</u>
Net revenues	<u>\$ 3,880</u>	<u>\$ 352,547</u>

### 13. Expenditures by object:

	2008	2007
Salaries, wages and employee benefits	\$ 8,638,180	\$ 7,478,758
Contracted and general services	34,188,364	25,177,643
Materials, goods, supplies and utilities	1,635,938	1,330,874
Interest and bank charges	935,237	1,089,432
Other	1,112,795	929,040
	<u>\$ 46,510,514</u>	<u>\$ 36,005,747</u>



# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2008

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### 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 150,000 active members and approximately 54,000 retired members. Active members include approximately 32,000 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, 2006 indicated an unfunded liability of \$438 million for basic pension benefits. The next valuation will be as at December 31, 2009 with results available in 2010. The actuary does not attribute portions of the unfunded liability to individual employers. The City of Langford paid \$448,128 (2007 – \$381,319) for employer contributions to the plan in fiscal 2008.

### 15. Tangible capital assets:

The City is preparing for reporting on Tangible Capital Assets as recommended by the Public Sector Accounting Board (PSAB 3150). As of December 31, 2008, the City has:

- (a) Completed an inventory of all assets owned by the City.
- (b) Created major asset categories and addressed useful life and amortization rates of asset categories.

Full financial reporting of Tangible Capital Assets in compliance with PSAB 3150 will be completed for the year ended December 31, 2008.

### 16. Prior period adjustment:

During 2007, the City, under the provisions of the Community Charter, borrowed available development cost charge funds for use in Roads North. The borrowing was incorrectly recorded in the 2007 financial statements, resulting in excess revenue recognition of \$1,451,792. The 2007 financial statements have been restated to remove the excess revenue which increases deferred revenue by \$1,451,792 and decreases capital funds by \$1,451,792.

# **CITY OF LANGFORD**

## **Notes to Consolidated Financial Statements**

Year ended December 31, 2008

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### **17. Segmented information:**

The City of Langford is a diversified municipal government institution that provides a wide range of services to its citizens, including General Government Services, Protective Services, Engineering and Public Works Services, Community Services and Utility and Enterprise Services. Service Areas were created for the purpose of recording specific activities to attain certain objectives in accordance with regulations, restrictions or limitations.

City Services are provided by departments and their activities are reported in these Service Areas. Departments disclosed in the Segmented Information, along with the services they provide are as follows:

#### **General Government Services**

The Departments within General Government Services are responsible for adopting bylaws; adopting administrative policy; levying taxes; acquiring, disposing and managing City assets; ensuring effective financial management; monitoring performance and ensuring that high quality City services standards are met.

#### **Protective Services**

The Departments within Protective Services are Policy and Bylaw Enforcement, Fire Protection and Emergency Response and Building Inspection. The mandates of these departments are to enforce laws, prevent crime and maintain peace, order and security by protecting life, property and the environment.

#### **Engineering and Public Works**

The Engineering Department is responsible for transportation services within the City of Langford.

#### **Community Services**

The Departments within Community Services include Environmental and Development Services and Recreation and Cultural Services. The Community Services Department is responsible for preparing land use plans, bylaws and policies for sustainable development of the City and for reviewing and approving new development. The Recreation and Cultural Services department is responsible for providing, facilitating the development of, and maintaining high quality parks, recreation facilities and cultural services.

#### **Utility and Enterprise Services**

This Department is responsible for administering the sewer Franchise Agreement (note 7) for the City.

#### **Consolidated Schedule of Segmented Information**

The following schedule provides additional financial information for the foregoing segments.

# CITY OF LANGFORD

## CONSOLIDATED SCHEDULE OF SEGMENTED INFORMATION

Year ended December 31, 2008

	General Government Services	Protective Services	Engineering and Public Works	Community Services	Utility and Enterprise Services	Reserve Funds	Adjustments	2008	2007
<b>Revenues:</b>									
Net taxes available for municipal purposes	\$16,393,304	-	-	-	-	-	-	16,393,304	14,852,808
Utility charges	-	-	-	-	5,000	-	-	5,000	5,000
Investment earnings	33,662	-	-	-	-	75,783	-	131,326	148,802
Fines and penalties	362,054	-	-	21,881	-	-	-	362,054	237,103
Government transfers	131,206	356,535	3,146,220	80,628	-	-	-	3,714,689	1,632,460
Commercial leasing	48,865	149,880	75,944	54,965	-	-	-	328,654	313,426
Other	1,141,293	44,431	84,322	2,166,403	-	-	231,545	3,667,994	3,046,392
Licences and permits	110,830	1,162,481	263,520	719,443	-	-	-	2,256,274	2,245,987
Developer and property owner contributions	-	-	1,713,765	192,552	-	2,684,021	-	4,590,338	5,384,352
Proceeds from sale of capital assets	300	3,500	-	3,146	-	-	-	6,946	3,613
Sewer capital recovery fees	-	-	-	-	1,897,470	-	-	1,897,470	1,849,346
Development cost charges revenue	-	-	3,419,387	1,027,008	-	-	-	4,446,395	1,125,953
Casino revenue	3,346	100,000	-	249,000	-	1,047,817	-	1,400,163	1,411,004
	18,224,860	1,816,927	8,703,158	4,515,026	1,902,470	3,807,621	231,545	39,201,607	32,256,246
<b>Expenditures:</b>									
Salaries, wages and employee benefits	1,906,570	2,725,504	1,466,517	2,538,017	1,572	-	-	8,638,180	7,478,758
Contracted and general services	1,265,273	3,589,519	18,947,886	9,433,851	951,835	-	-	34,186,364	25,177,643
Matenal, goods, supplies and utilities	447,997	509,121	228,714	450,106	-	-	-	1,635,938	1,330,874
Other	157,485	221,170	115,524	618,616	-	-	-	1,112,795	929,040
Interest and bank charges	12,024	533	51,369	349,278	522,033	-	-	935,237	1,089,432
	3,789,349	7,045,947	20,810,010	13,389,868	1,475,440	-	-	46,510,514	36,005,747
Sewer franchise – remaining costs to be recovered	-	-	-	-	(945,635)	-	-	(945,635)	2,738,522
Debt borrowings	-	-	3,500,000	-	-	-	-	3,500,000	-
Debt principal reduction	(9,708)	(13,005)	(34,061)	(158,133)	(429,476)	-	(231,545)	(875,928)	(647,456)
Change in fund balances	\$14,425,803	(5,241,925)	(8,640,913)	(9,032,975)	(948,081)	3,807,621	-	(5,630,470)	(1,658,435)

**CITY OF LANGFORD**

**BYLAW NO. 1134**

**A BYLAW TO EXEMPT CERTAIN LANDS AND IMPROVEMENTS WITHIN THE CITY OF  
LANGFORD FROM TAXATION FOR THE YEAR 2008**

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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. 01-62-327-5790.021  
Lot B, Plan VIP64037, Esquimalt District  
West Shore Chamber of Commerce  
2830 Aldwynd Road
- 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
- r) Roll No. 01-62-327-18809-000,  
Lot A, Plan VIP65130, Section 72, Esquimalt District; Lot 1, Plan  
VIP70605, Section 5, Esquimalt District; Lot 35, Plan 2574, Section 1,  
Esquimalt District; Lot A, Plan VIP61975, District Lot 85, Malahat District;  
Lot A, Block 1479, Plan VIP61976, Malahat District; Lot A, Block 1480,  
Plan VIP61977, Malahat District  
Island Corridor Foundation  
E & N Railway Corridor

shall hereby be exempt from taxation for the year 2008.

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, Roll No. 01-62-327-5731.100  
Lot 1, Plan VIP78559, Section 72, Esquimalt District  
Royal Canadian Legion  
761 Station Road

shall hereby be exempt from taxation for the year 2008, 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. This Bylaw may be cited as the "Tax Exemption Bylaw No. 1134, 2008."

READ A FIRST TIME this 1<sup>st</sup> day of October, 2007.

READ A SECOND TIME this 1<sup>st</sup> day of October, 2007.

READ A THIRD TIME this 1<sup>st</sup> day of October, 2007.

RECONSIDERED AND FINALLY ADOPTED this 17<sup>th</sup> day of October, 2007.

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MAYOR

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CLERK-ADMINISTRATOR

# City of Langford Results for 2008

Objectives: That Council establish the following as its Statement of Municipal Objectives for 2008.

Measures: Measures that will be used to determine progress respecting those objectives. For the current year 2008 (set in 2007 annual report).

Results: Result for 2008 based on measures for objectives.

- A. Objective To update and reflect the current engineering practices and standards that are required of development.
- A. Measure Prepare, update and adopt Bylaw 1000 (Subdivision and Development Servicing Bylaw).
- A. Result Consultant engaged, Bylaw 1000 being circulated for review.
  
- B. Objective Design and construction of an off-ramp to include parking for the trail system and maintain access to private lands at the Goldstream exit at the Trans Canada Highway.
- B. Measure Completion of the off-ramp.
- B. Result Off ramp on hold until completion of Spencer Road Interchange.
  
- C. Objective To design and construct a new road link between Sooke Lake Road and Amy Road linking to Westshore Parkway and the Trans Canada Highway.
- C. Measure Sooke Lake Road access to the Trans Canada Highway closure and new Amy Road to Westshore Parkway and Trans Canada Highway access and signal operational May 2009.
- C. Result Sooke Lake Road access is closed to the Trans Canada Highway and a new road link between Sooke Lake Road and to the new Amy Road is complete. The Westshore Parkway and Trans Canada Highway traffic signal is fully operational.
  
- D. Objective Treanor Avenue (Setchfield Avenue to Millstream Road) bicycle lane installation.
- D. Measure Construction of 1km bike lane completed in 2008.
- D. Result Treanor Avenue bicycle lane installation completed.
  
- E. Objective Traffic Signal installation at Happy Valley Road and Sooke Road.
- E. Measure Signalization of this intersection and improve the Galloping Goose Crossing.
- E. Result City obtained Ministry of Transportation approval and design completed. Traffic signal construction proposed for 2009 Budget.
  
- F. Objective Monitoring equipment – lakes, streams, weather
- F. Measure Installation of a monitoring device on Millstream Creek and a weather station in the north and south portions of Langford to analyze our microclimates.
- F. Result Monitoring devices on Millstream Creek and the weather station in the north and south portions of Langford are completed and functioning as expected.

# City of Langford Results for 2008

- G. Objective Trolley Station renovations
- G. Measure Renovation of the trolley station to house two trolleys and a bucket truck.
- G. Result All construction completed.
  
- H. Objective Christmas lights – seasonal beautification.
- H. Measure Installation of Christmas lights throughout the City of Langford.
- H. Result LED Christmas lighting purchased through BC Hydro light subsidized lighting program and installed throughout the City.
  
- I. Objective Spencer Road Interchange
- I. Measure To facilitate north-south movement over the Trans Canada Highway and to have a second access route to Bear Mountain.
- I. Result Detailed design of the southwest quadrant ramps is underway. Detailed design of the Savory Road retaining wall is complete. Ongoing with completion expected in 2009.
  
- J. Objective Update the Development Cost Charge Program – Storm
- J. Measure Storm Water Development Cost Charge Bylaw adopted.
- J. Result Bylaw going forth in 2009.
  
- K. Objective Update the Development Cost Charge Program – Roads
- K. Measure Road Development Cost Charge Bylaw adopted.
- K. Result Bylaw forwarded first quarter of 2009.
  
- L. Objective Master Storm Drainage Plan
- L. Measure Creation of a city wide storm drainage plan that will allow for better understanding and planning of the Langford drainage systems and amend the Storm DCC Bylaw.
- L. Result Project on hold.
  
- M. Objective Bryn Maur Innovative Cobblestone Surfacing
- M. Measure Pilot program designed to test the feasibility of utilizing porous pavement.
- M. Result Project completed, pilot program a success.
  
- N. Objective Amy Road Culvert
- N. Measure Drainage study of Langford Lake outlet capacity to Trans Canada Highway. Regrading of the existing channel and culvert removal at Amy Road as required.
- N. Result Regrading of the existing channel and culvert removal at Amy Road completed.
  
- O. Objective Peatt/Station/Meaford/Phipps intersection improvements
- O. Measure Construction of Peatt Road from Orono Road to existing Phipps Road including all rail crossing and a signalized intersection at Station Avenue and Meaford Avenue.
- O. Result The new intersection was completed and opened in April 2009.

# City of Langford Results for 2008

- P. Objective Begin implementation of the green utility for Westhills.  
P. Measure Complete RFP process and sign the contract.  
P. Result Agreement in Principle signed.
- Q. Objective Stormdrain on Peatt Road – Orono to Meaford.  
Q. Measure To create an overflow route for the downtown core.  
Q. Result Large pipe complete with only the connections remaining. Projected completion by April 2009.
- R. Objective Finlayson Arm Twin Culvert Replacement  
R. Measure To maintain a viable alternate route to upper Millstream and the Highlands.  
R. Result Project complete.
- S. Objective 588Phelps drainage improvement  
S. Measure To aid drainage in boulevard subject to heavy weed growth.  
S. Result Project complete.
- T. Objective Storm Drainage Rights of Ways  
T. Measure To obtain rights of ways over drainage courses allowing legal access for observation and maintenance.  
T. Result Phase 1 – Gardener Creek completed in 2008. This project is an ongoing program.
- U. Objective Englewood Storm Sewer Completion (formerly Happy Valley Storm Drains).  
U. Measure To improve drainage along Happy Valley Road.  
U. Result Project is at 80% end of December 2008.
- V. Objective Seepage Pits  
V. Measure To improve storm water infiltration in low areas where piping is impractical.  
V. Result Installed 9 vertical seepage pits in 2008 to resolve localized drainage issues that were impacting select properties.
- W. Objective Bear Mountain Parkway Non Mountable curbs.  
W. Measure To prevent vehicles from leaving the parkway on corners.  
W. Result Complete in ongoing problem areas – monitoring performance of plastic concrete.
- X. Objective Walfred Conceptual Design – Happy Valley to Jacklin  
X. Measure To develop a conceptual plan and cross-section for Walfred to identify road right of way requirements and manage future traffic demands and parking.  
X. Result Awarded to Boulevard Transportation with the design to be completed by May 2009.
- Y. Objective Millstream Road Upgrade North of Treanor  
Y. Measure Analyze and reconstruct Millstream Road North of Treanor Avenue.  
Y. Result Awarded to Focus and the design is expected to be completed by June 2009.

# City of Langford Results for 2008

- Z. Objective Transit Priority Service
- Z. Measure To allow transit buses to extend green times at five signals to enhance the express service.
- Z. Result Complete.
  
- AA. Objective
- AA. Measure Completion of new plan by September 2008.
- AA. Results Plan deferred until 2009. Completion of Parks Masterplan scheduled for June 2009.
  
- BB. Objective: Provide universal access to Florence Lake.
- BB. Measure: Access installed.
- BB. Results: Accessible boardwalk installed at north end of Florence Lake.
  
- CC. Objective: Confirm if needed - upgrade or install aerators in Glen, Langford and Florence Lakes.
- CC. Measure: Complete nutrient loading study.
- CC. Results: Study nearing completion.

# Council Objectives and Measures for 2009

- A. Objective: Continued improvements at City Centre Park.
- A. Measure: completion of Stadium and field #2, status of bowling and arena facilities.
  
- B. Objective: installation of trails and pathways at City Centre Park.
- B. Measure: types of trail installed and length.
  
- C. Objective: increase public access to lakes.
- C. Measure: access features installed.
  
- D. Objective: establish tree nursery at Willing Park.
- D. Measure: tree nursery completed.
  
- E. Objective: Greening the Downtown Core.
- E. Measure: installation of 300 deciduous street trees within Langford's downtown.
  
- F. Objective: Continued improvements under the Recreation 2010 initiative.
- F. Measure: facilities installed.
  
- G. Objective: Completion of Parks Masterplan.
- G. Measure: Plan completed.
  
- H. Objective : Completion of Englewood Storm Sewer Completion
- H. Measure Completion of Englewood storm sewer initiated in 2008 with committed funds to complete improved drainage along Happy Valley Road for 2009.
  
- I. Objective Storm Drain on Peatt Road from Orono to Meaford to create an overflow route for the downtown core.
- I. Measure Completion of a storm drain on Peatt Road as an overflow route for the downtown core. This drain is to start at Orono and under the rail tracks to Meaford and discharge in Colwood Creek and is carried forward from 2008.
  
- J. Objective Irwin Dam – to meet requirements of the Dam Safety Regulations
- J. Measure Work will include improvements to the spillway and installation of a low level outlet to allow the embayment to be drained in future as needed.
  
- K. Objective Treanor Avenue (Setchfield Avenue to Millstream Road) bicycle lane installation.
- K. Measure Construction of 1km bike lane completed in 2008.
  
- L. Objective Traffic Signal installation at Happy Valley Road and Sooke Road to improve safety and better service for the Happy Valley area as well as provide gaps in traffic for the Sooke commercial businesses.
- L. Measure Signalization of this intersection and improve the Galloping Goose Crossing.
  
- M. Objective Monitoring equipment – lakes, streams, weather
- M. Measure Installation of a monitoring device on Millstream Creek and a weather station in the north and south portions of Langford to analyze our microclimates.
  
- N. Objective Trolley Station renovations
- N. Measure Renovation of the trolley station to house two trolleys and a bucket truck.



# Council Objectives and Measures for 2009

- |    |           |   |
|----|-----------|---|
| O. | Objective | Christmas lights – seasonal beautification.   |
| O. | Measure   | Installation of Christmas lights throughout the City of Langford.   |
| P. | Objective | Spencer Road Interchange Bridge Construction and Savory Wall detailed design.   |
| P. | Measure   | Ongoing with completion in 2009   |
| Q. | Objective | Update the Development Cost Charge Program – Storm  |
| Q. | Measure   | Storm Water Development Cost Charge Bylaw adopted.  |
| R. | Objective | Update the Development Cost Charge Program – Roads  |
| R. | Measure   | Road Development Cost Charge Bylaw adopted.   |
| S. | Objective | Master Storm Drainage Plan  |
| S. | Measure   | Creation of a city-wide storm drainage plan that will allow for better understanding and planning of the Langford drainage systems and amend the Storm DCC Bylaw.   |
| T. | Objective | Bryn Maur Innovative Cobblestone Surfacing  |
| T. | Measure   | Pilot program designed to test the feasibility of utilizing porous pavement.  |
| U. | Objective | Amy Road Culvert  |
| U. | Measure   | Drainage study of Langford Lake outlet capacity to Trans Canada Highway. Regrading of the existing channel and culvert removal at Amy Road as required.   |
| V. | Objective | Peatt/Station/Meaford/Phipps intersection improvements  |
| V. | Measure   | Construction of Peatt Road from Orono Road to existing Phipps Road including all rail crossing and a signalized intersection at Station Avenue and Meaford Avenue.  |
| W. | Objective | Begin implementation of the green utility for Westhills.  |
| W. | Measure   | Complete RFP process and sign the contract.   |
| X. | Objective | Failed Storm Drain Improvement – 1036 El Paseo Place  |
| X. | Measure   | 800mm steel culvert has reached the end of its life span and displays rust perforations through the invert causing washouts and sink-holes in private yards.  |
| Y. | Objective | Luxton Detention Pond Construction  |
| Y. | Measure   | Replace recently constructed temporary ponds. High priority stormwater detention pond required to provide detention associated with Luxton Road channels and located south of Englewood. Englewood is the location of a smaller detention pond constructed in 2008. |
| Z. | Objective | Firehall Creek Improvements (Luxton Road stormwater channel improvements from Marwood to Lippincott)  |
| Z. | Measure   | Expand open channels on west side of Luxton Road and to address flooding problems.  |

# Council Objectives and Measures for 2009

- |     |           |  |
|-----|-----------|--|
| AA. | Objective | Millstream Road Upgrade North of Treanor Design  |
| AA. | Measure   | To complete the design of this section of road as it is a main artery serving new development, public works yards and another municipality.  |
| BB. | Objective | Happy Valley Conceptual Design – Sooke to Latoria  |
| BB. | Measure   | Awarded to Boulevard Transportation with an expected completion of the design in 2009.   |
| CC. | Objective | Walfred Conceptual Design – Happy Valley to Jacklin  |
| CC. | Measure   | Awarded to Boulevard Transportation to develop a conceptual plan and cross-section for Walfred to identify road right of way requirements and manage future traffic demands and parking. |
| DD. | Objective | Bylaw 1000 Update to reflect the current engineering practices and standards that are required of development.   |
| DD. | Measure   | Provision of a consistent design of our streetscapes and infrastructure.   |
| EE. | Objective | Goldstream Exit at the Trans Canada Highway – To improve the current outbound road closure by adding a turning loop.   |
| EE. | Measure   | To design and construct an off-ramp to include parking for the trail system and maintain access to private lands.  |
| FF. | Objective | Completion of Langford North Connector/South West Ramps – to remove traffic loading on Millstream Road and service future development areas.   |
| FF. | Measure   | Completion of the Langford North Connector which services lands to the north.  |
| GG. | Objective | Improving Active Transportation along Goldstream Avenue – to encourage and improve safety for walking and cycling in the community as well as provide safe routes to school.             |
| GG. | Measure   | Construction of bike lanes and sidewalks from Leigh Road to Spencer fronting the school pending the approval of the LocalMotion grant.   |
| HH. | Objective | West Goldstream Bike Lanes – to encourage and improve safety for cycling in the community and to finalize the loop around Langford Lake.   |
| HH. | Measure   | Construction of bike lanes from Leigh to Westshore Parkway pending the CIPP (Cycling) grant approval.  |
| II. | Objective | Pedestrian Overpass – Spencer and the Trans Canada Highway – to promote and increase safety for pedestrian traffic.  |
| II. | Measure   | Installation of a pedestrian overpass across the Trans Canada Highway to serve the neighbourhood to the north pending the approval of a LocalMotion Grant.                               |
| JJ. | Objective | Weather Monitoring Station to improve response times for winter conditions.  |
| JJ. | Measure   | To install a weather station for monitoring snow and ice conditions for high elevation residential areas.  |

# Council Objectives and Measures for 2009

- KK. Objective Green City Strategies to promote the City's green infrastructure.
- KK. Measure The implementation of a free bike program and compliment green initiatives with signage and markings to identify Langford's green transportation alternatives (Bike, Walk, Trolley, ALR, donate a tree).
  
- LL. Objective Peatt Road at Brock Avenue Roundabout – to improve the efficiency of the current roundabout and redesign to include a 4<sup>th</sup> leg to the east to connect with Larkhall Road.
- LL. Measure To obtain a detailed design for 4-leg roundabout and connecting roadway.
  
- MM. Objective Relocation of Langford Park and Ride near Station near Veterans Memorial Parkway.
- MM. Measure The Park and Ride at Peatt and Veterans Memorial Parkway is making way for the BC Ambulance/Emergency Services building. Existing park and ride at Station near Veterans Memorial Parkway.
  
- NN. Objective Finlayson Arm Road Improvements to improve safety and mitigate emergency culvert replacements.
- NN. Measure To reconstruct Finlayson Arm Road to improve sightlines, install minor drainage and widen the road at three locations.
  
- OO. Objective Humpback Road Re-alignment to improve safety
- OO. Measure To reconstruct Humpback Road to improve sightlines, install minor drainage and widen the road.
  
- PP. Objective Sidewalk Infill – LocalMotion Grant source for Senior Assisted Living Facilities Access.
- PP. Measure The committed money portion in 2009 is for the completion of Station from the Legion to Veterans Memorial Parkway.
  
- QQ. Objective Wayfinding – to assist people getting around Langford and advertise ourselves.
- QQ. Measure The installation of directional signage throughout the City to help residents and shoppers find all the amenities our community has to offer.
  
- RR. Objective Trolley Sign and Mural by Kids to beautify South Langford and embody the community spirit.
- RR. Measure To have the kids 'paint-by-numbers' a mural on the side of the trolley station as well as to provide neon signage.
  
- SS. Objective Clock and Chimes – to anchor the downtown core and be another attraction for resident and visitors to the area.
- SS. Measure Purchase of a four-sided clock tower with adjustable chiming mechanism. Planned for Goldstream at Bryn Maur, enhancing the corridor which lacks aesthetics as it is quite wide and constructed to highway standards.
  
- TT. Objective Langford Green Waste Management Initiative to provide an alternative to burning.
- TT. Measure Staff will investigate the possibility of establishing a user-pay green waste utility (composting, leaf/brush drop-off).