**CITY OF LANGFORD**

**REGULAR MEETING OF COUNCIL**

**Tuesday, May 22nd, 2018 @ 5:30 p.m.**

**Council Chambers, 3rd Floor, 877 Goldstream Avenue**

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**AGENDA**


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|---|---|---|
| **1.** | **CALL TO ORDER** | |
| **2.** | **APPROVAL OF THE AGENDA** | |
| **3.** | **PUBLIC HEARINGS** | |
| | **a) BYLAW NO's 1697 and 1698**<br>**"Langford Official Community Plan Bylaw, Amendment No. 23, (866 Latoria Rd), 2017".**<br>**"Langford Zoning Bylaw, Amendment No. 487, (866 Latoria Rd), 2017".** | **3** |
| | **b) BYLAW NO. 1752**<br>**"Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking), 2018".** | **36** |
| **4.** | **ADOPTION OF MINUTES** | |
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| **5.** | **OTHER BOARD AND COMMISSION MINUTES** | |
| | **a) West Shore Parks and Recreation – April 19th, 2018** | **67** |
| **6.** | **DEVELOPMENT VARIANCE PERMIT** | |
| | **a) DVP18-0002 - 2214 Navigators Rise** | **76** |
| | **b) DVP18-0005 - 1067 Braeburn Ave** | **81** |
| | **c) TUP18-0001 - 767 Meaford Ave** | **84** |
| **7.** | **PUBLIC PARTICIPATION** | |
| **8.** | **COMMITTEE RESOLUTIONS** | |
| | **a) Planning, Zoning and Affordable Housing Committee – May 14th, 2018**<br>**1. Application to Rezone 2670 Peatt Road and 813 Arncote Avenue from R2 (One- and Two-Family Residential) to MU1A (Mixed Use Residential Commercial) Zone to Allow for a 21 Unit Multi-Family Residential Building**<br>**2. Bylaw No. 1774 - Application to Rezone 852, 856, 858 and 860 Orono Avenue from the R1, Residential One Family and MU1, Mixed Use Residential** | **88** |

**Commercial to the MU1A, Mixed Use Residential Commercial, Zone to Allow a Six Storey Residential Building**

3. **Application to amend the zoning designation of the property at 832 Hockley Avenue from the R1, One Family Residential Zone, to the MU1A, Mixed Use Residential Commercial, Zone to align with the zoning of the adjacent property**

**9. REPORTS**


**a) Approval of 2017 Statement of Financial Information** **93**
- **Staff Report (Finance)**

**b) CREST** **128**
- **Staff Report (Fire)**

**c) 761 Station Avenue – Royal Canadian Legion Branch No. 91 – Liquor License** **130**
- **Staff Report (Planning)**


**10. BYLAWS**


**a) BYLAW NO. 1697** **137**
**"Langford Official Community Plan Bylaw, Amendment No. 23, (866 Latoria Rd), 2017".**
**(SECOND AND THIRD READINGS)**

**b) BYLAW NO. 1698** **139**
**"Langford Zoning Bylaw, Amendment No. 487, (866 Latoria Rd), 2017".**
**(SECOND AND THIRD READINGS)**

**c) BYLAW NO. 1719** **142**
**"Langford Zoning Bylaw, Amendment No. 493, (2148 and 2150 Millstream Rd), 2017".**
**(ADOPTION)**

**d) BYLAW NO. 1752** **148**
**"Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking), 2018".**
**(SECOND AND THIRD READINGS)**

**e) BYLAW NO. 1774** **151**
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**(FIRST READING)**

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**13. RISE AND REPORT**

**14. ADJOURNMENT**

# PUBLIC HEARING
## Tuesday, 22 May 2018

# Bylaw Nos. 1697 and 1698
# File No. OCP17-0002
# and Z17-0016

***The purpose of Bylaw No. 1697 is to amend the City of Langford Official Community Plan Bylaw No. 1200 from Agricultural Strategy Lands to Hillside or Shoreline to permit the development of approximately 18 single-family lots and a 30-unit townhouse site located at 866 Latoria.***

***The purpose of Bylaw No. 1698 is to amend the City of Langford Zoning Bylaw No. 300 to rezone the lands from AG1 (Agriculture 1) to the RR6 (Rural Residential 6) Zone and the RM2A (Attached Housing) Zone to permit the development of approximately 18 single-family lots and a 30-unit townhouse site for the property located at 866 Latoria Rd.***

# CITY OF LANGFORD
# BYLAW NO. 1697

## A BYLAW TO AMEND BYLAW NO. 1200, "LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008"

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

A. Langford Official Community Plan Bylaw No. 1200, 2008 is amended as follows:

1. By deleting from the AGRICULTURAL designation and adding to the HILLSIDE OR SHORELINE designation the property legally described as LOT 1, SECTION 70, METCHOSIN DISTRICT, PLAN 1957 and shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 23, (866 Latoria Rd), 2017".

READ A FIRST TIME this 16th day of October, 2017.

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

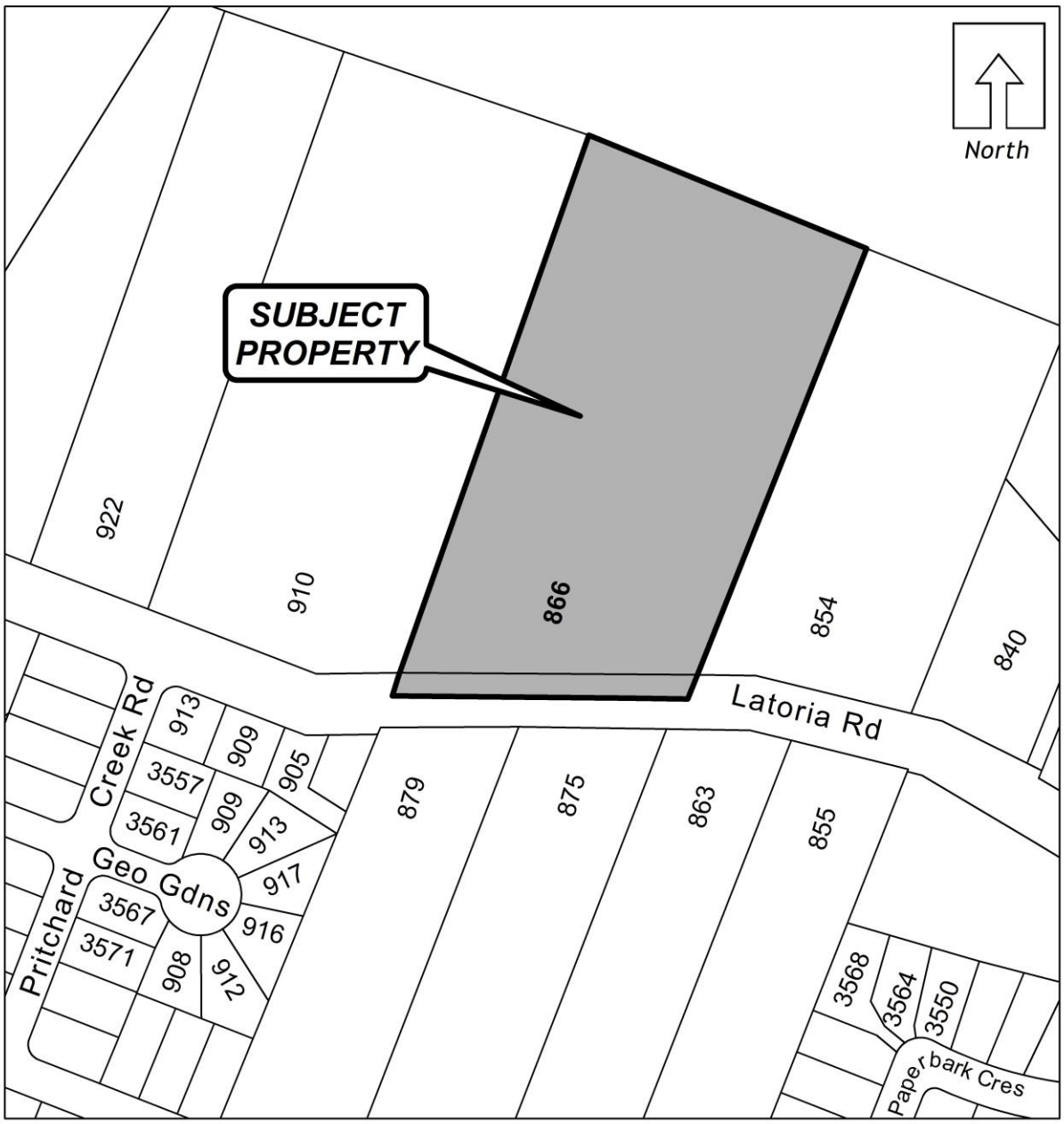
READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A




Document Name: Bylaw_1697

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1697

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/12/2017

# CITY OF LANGFORD
# BYLAW NO. 1698

## A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the **AG1 (Agriculture 1)** Zone and adding to the **RR6 (Rural Residential 6) Zone** and the **RM2A (Rural Residential 6)** Zone the property legally described as LOT 1, SECTION 70, METCHOSIN DISTRICT, PLAN 1957; PID No.: 004-048-032 (866 Latoria Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By replacing 6.15.01(5) with, "secondary suite within a one-family dwelling or within an accessory building on lots 500m² or greater and in accordance with Section 3.08."

3. By replacing 6.15.02(4) with, "Notwithstanding Subsection 6.15.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum parcel area for subdivision may be 500 m² (5,382 ft²) if the owner of the land proposed to be subdivided:

    (a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision."

4. By replacing 6.31A.03(1) with, "Except as provided in articles (2) and (3), buildings in the RM2A Zone shall not exceed a floor area ratio of 0.75;"

5. By replacing 6.31A.03(2) with, "Despite subsection 6.31A.03(1), on land whose legal description is set out in Table 1 of Schedule AD, the floor area ratio may be increased to 1.0, if the owner of the land proposed to be developed: (Bylaw No. 1320)

    (b) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to issuance of a building permit."

6. By replacing 6.31A.03(3) with, "Despite the floor area ratio specified in subsection 6.31A.03(2), the floor area ratio may be increased to 1.5 if the owner provides 50% of the parking spaces required by this Bylaw in an underground or under building parking structure, subject to compliance with the density bonus provisions specified in Subsection 6.31A.03(2)."

7. By adding the following line to Table 1 of Schedule AD:

| Zone | Bylaw No. | Legal Description | Amenity Contributions | Eligible for Reduction in Section 2 of Schedule AD (Column 5) |
|---|---|---|---|---|
| RR6<br><br>RM2A | 1698 | LOT 1, SECTION 70, METCHOSIN DISTRICT, PLAN 1957 (866 Latoria Rd) | a) $6,000 per lot towards the General Amenity Reserve Fund;<br>b) $1,000 per lot towards the Affordable Housing Reserve Fund.<br>c) $3,660 per townhouse unit towards the General Amenity Reserve Fund;<br>d) $610 per townhouse unit towards the Affordable Housing Reserve Fund.<br>e) $136,000 towards the General Amenity Reserve Fund. | No |

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 487, (866 Latoria Rd), 2017".

READ A FIRST TIME this 16th day of October, 2017.

PUBLIC HEARING held this day of, 2017.

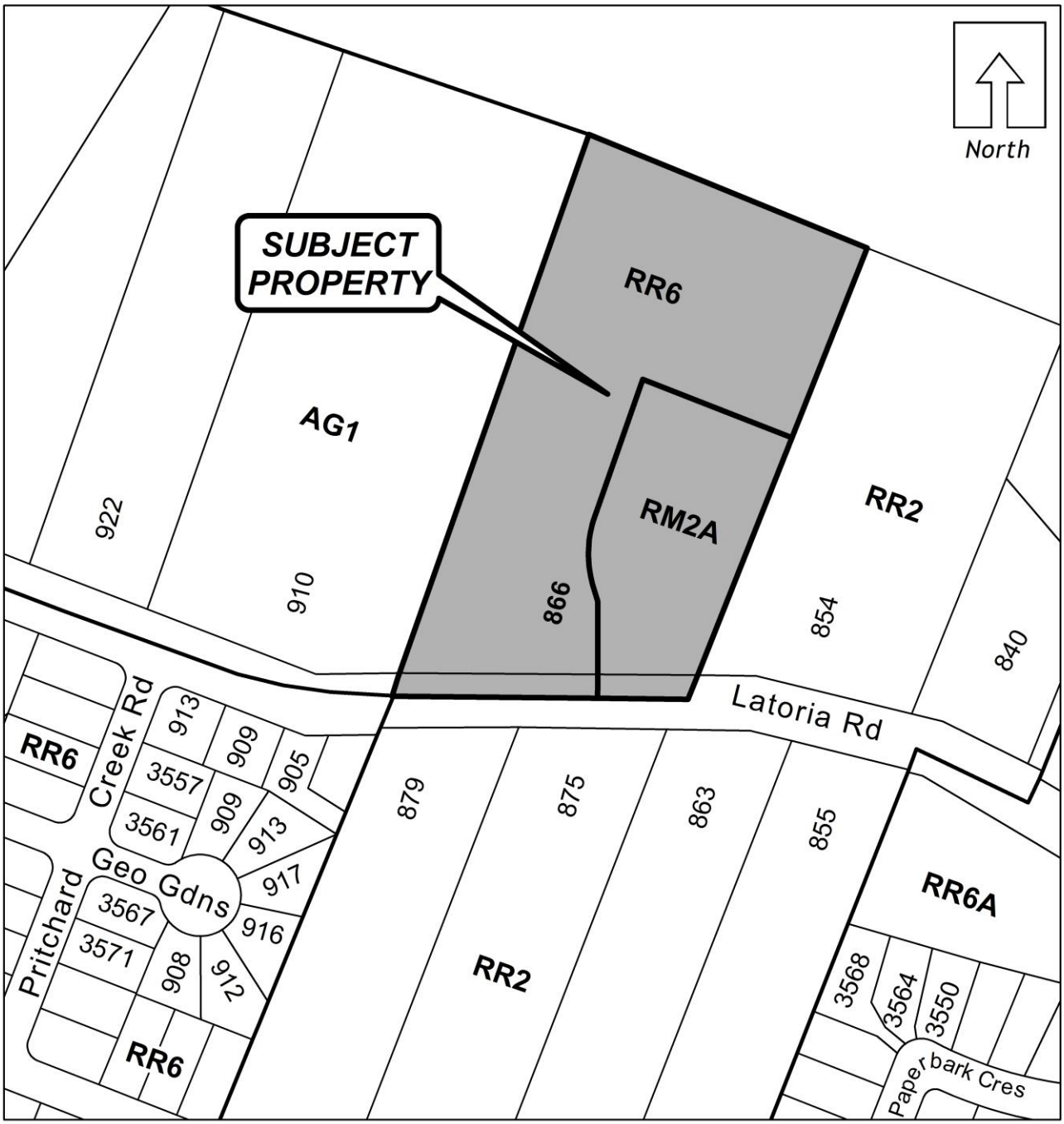
READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER




Document Name: Bylaw_1698

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1698

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/26/2017

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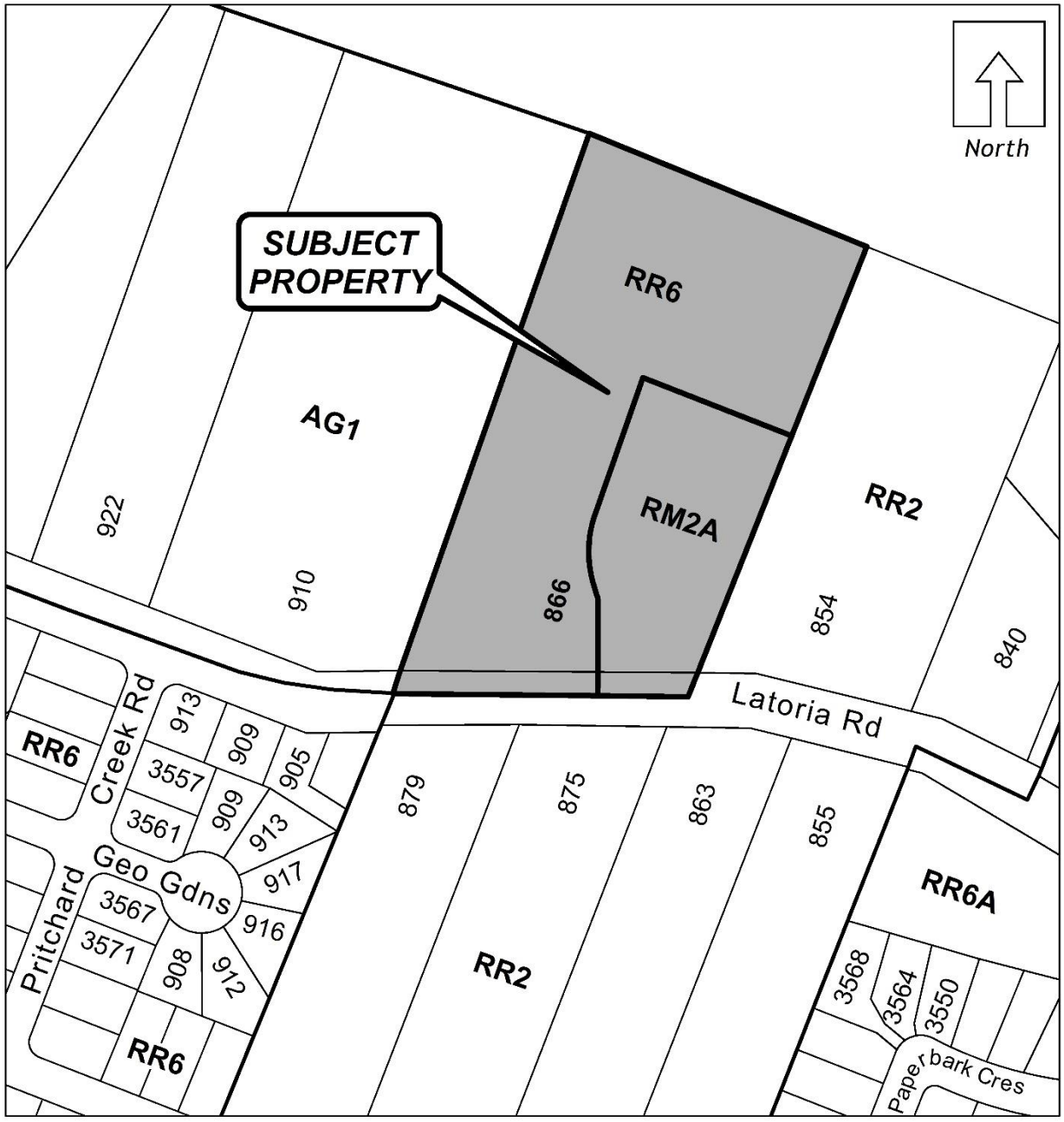
# NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of proposed Bylaw Nos. 1697 and 1698. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in these Bylaws at a Public Hearing. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

| | | |
|---|---|---|
| Meeting Date | Tuesday, 22 May 2018 | |
| Meeting Time | 5:30 pm | |
| Meeting Place | City Hall Council Chambers, Third Floor, 877 Goldstream Avenue | |
| Subject Property | 866 Latoria Rd | |
| File | OCP17-0002 and Z17-0016 | Bylaw Numbers: 1697 & 1698 |
| Official Community Plan | Current: Agricultural Strategy Lands | Proposed: Hillside or Shoreline |
| Zoning | Current: AG1 (Agriculture 1) | Proposed: RR6 (Rural Residential 6) and RM2A (Attached Housing) |
| Proposal | To permit the development of approximately 18 single-family lots and a 30-unit townhouse site for the property located at 866 Latoria Rd. | |

**COPIES** of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 7 May 2018 to Tuesday, 22 May 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services




Document Name: Bylaw_1698

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1698

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/26/2017

# Local cheer team headed to competition in Las Vegas

## Shannon Kamiel hoping to help grow the sport on the West Coast

**Lindsey Horsting**
*News Gazette staff*

The Pacific Cheer Empire cheer squad is going to Las Vegas to compete against the top teams in North America.

The group has been practicing together for nearly a year and this is their fifth competition. The team had to win a bid to be able to compete in Vegas, meaning they had to place in the top three teams in a U.S. competition.

The team recently returned from a competition in Florida in which they came third against the top teams in the U.S. The team performed their routine twice over the course of two days and for one performance they hit zero, performing the routine without any mistakes.

The group is a senior level 2 team and has 25 girls ranging in age from 11 to 18 years old. Many of the girls didn't have any cheer experience prior to joining Pacific Cheer.

Shannon Kamiel, owner of Pacific Cheer Empire, has been involved in cheer for more than 16 years. She is originally from Nova Scotia and relocated to the West Shore when her husband was stationed at CFB Esquimalt.

Kamiel said competitive cheer on the West Coast has been slower to pick up than the East Coast, and the Island is still a bit behind the mainland, but she is excited to help grow the sport she loves.

She feels the level of sportsmanship in cheer is higher than other sports because each squad wants to see their competitors perform well.

She noted at the Sea to Sky competition in Vancouver, one of the other teams in the tournament had their music cut out during their routine, and the rules are that you cannot stop, so Pacific Cheer and other teams joined in to chant the counts of the song so the team could finish.

Kamiel was beaming with pride when she talked about the strides the team has made since their very first competition a little more than a year ago. She said there were hundreds of teams, and thousands of athletes and although her team didn't place, despite performing a solid routine both days of the tournament, she said the girls learned quickly what a competition is about.

The girls practice around eight to 10 hours per week, twice a week for two hours, and then the coaches come up with an individual plan for each athlete.

"Depending on the athlete, some might need more work practicing motion, dance, reviewing counts, stretching, conditioning, the safe things outside of the gym," Kamiel said. "No stunts or tumbling outside of it."

Assistant coaches Kennedy Locke and Laura Jaundrew both still enjoy the camaraderie of the sport. Locke has been in cheer for six years, and cheers on the Pacific Cheer open team. Jaundrew used to be a cheerleader for the Westshore Rebels, and the Langley Rams and competed with the Rams at local competitions.

The youngest member at Pacific Cheer is five, and the oldest is 32. They are also accepting new members for the season which is open to anyone ages three and up and no experience is required.

The team heads to Vegas Thursday for the May 11 competition.

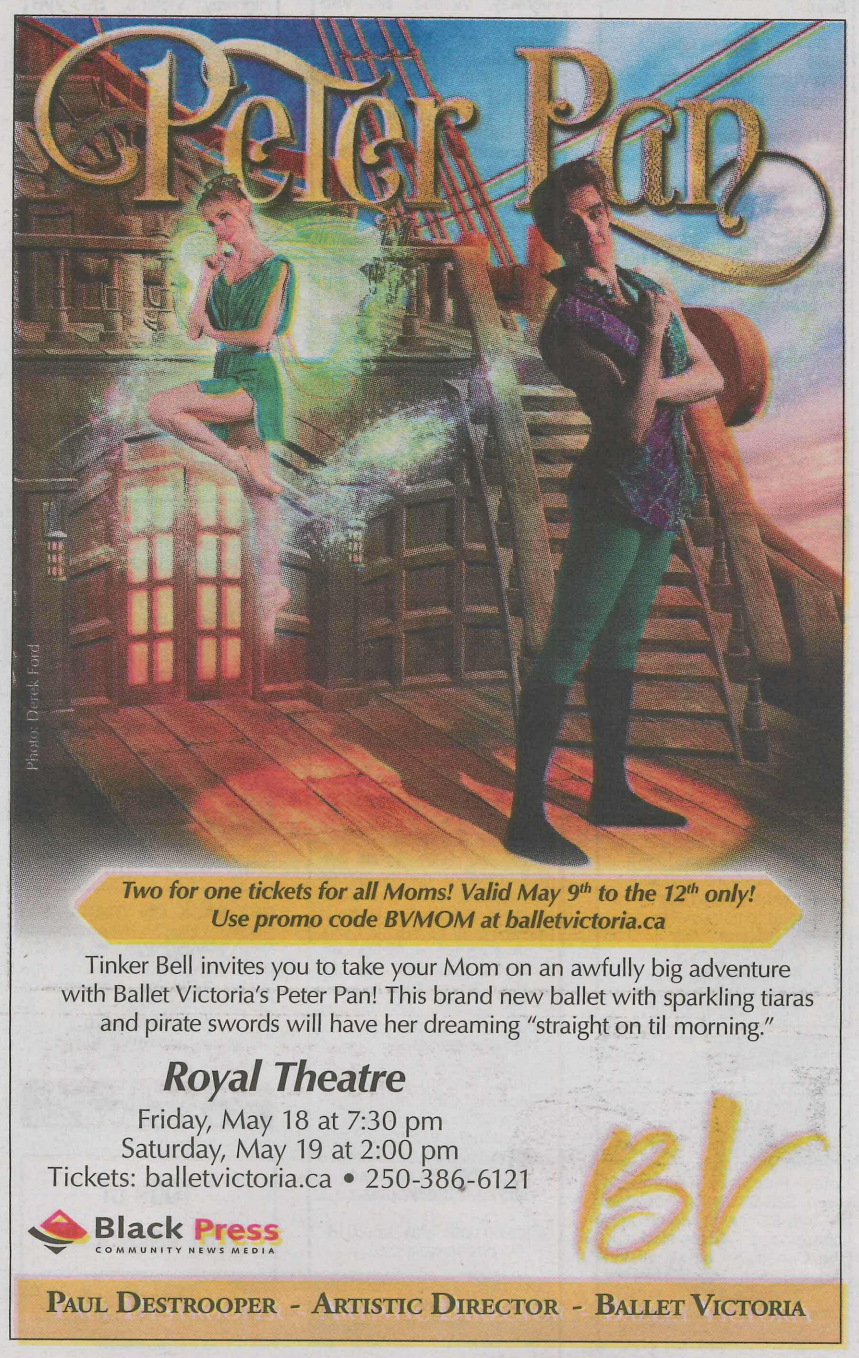
*lindsey.horsting@goldstreamgazette.com*




**A flyer for the Pacific Cheer Empire team descends after being thrown in the air as part of the cheer routine the team will perform in Vegas.** *(LINDSEY HORSTING/NEWS GAZETTE STAFF)*

**BEST BUY - Correction Notice**

Bose SoundLink Revolve + Water Resistant Bluetooth Speaker. In the May 4th flyer, on the back cover page, the Bose SoundLink Revolve+ Water Resistant Bluetooth Speaker (Web Code: 10575071/ 2) was advertised with an incorrect savings claim. Please be aware that this product has a savings of $40. The advertised price is correct. We sincerely apologize for any inconvenience this may have caused our valued customers.




City of Langford
www.cityoflangford.ca

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**Proposal:** **The purpose of Bylaw No. 1697 is to amend the City of Langford Official Community Plan Bylaw No. 1200 from Agricultural Strategy Lands to Hillside or Shoreline to permit the development of approximately 18 single-family lots and a 30-unit townhouse site located at 866 Latoria.**

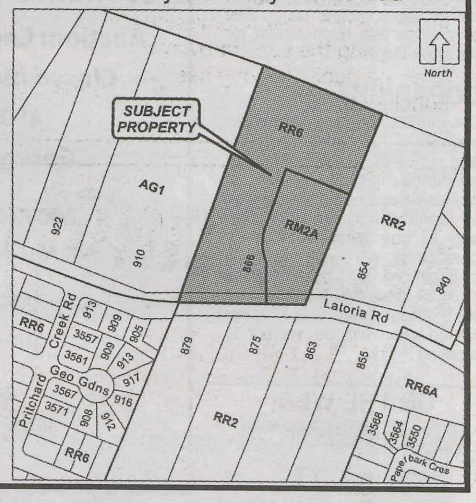
**The purpose of Bylaw No. 1698 is to amend the City of Langford Zoning Bylaw No. 300 to rezone the lands from AG1 (Agriculture 1) to the RR6 (Rural Residential 6) Zone and the RM2A (Attached Housing) Zone to permit the development of approximately 18 single-family lots and a 30-unit townhouse site for the property located at 866 Latoria Rd.**

**Applicant:** **Richard Irwin, R. Irwin Consulting Ltd.**

**Location:** **The land that is the subject of Bylaw Nos. 1697 and 1698 is 866 Latoria Rd as shown shaded on the plan.**

**COPIES** of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 7 May 2018 to Tuesday, 22 May 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on these Bylaws.

Braden Hutchins
Director of Corporate Services



# SPORTS

**Send us your sports news to: editor@goldstreamgazette.com or call 250-478-9552 x224**

# Canada finishes fifth at world rugby stop in Langford

## The Canadian women move up to fourth overall

Canada finished in fifth place during the 2018 HSBC Canada Women's Sevens tournament on home turf over the weekend.

The team opened pool play with a tough 22-7 loss to Australia on Saturday, followed by a 24-10 win over Spain and a narrow 19-17 victory over Ireland later that day to propel the team to the quarterfinals against the USA.

During Sunday's quarterfinal matchup, the USA opened scoring within the first minute through Jordan Gray to take an early 7-0 lead. With four minutes left in the first half Leyla Kelter scored another try to make it 14-0.

Ghislaine Landry got Canada on the board shortly after, but the USA answered right back with another try. Charity Williams also scored a try to make it 21-12.

Bianca Farella scored a try to cut the U.S.'s lead to two points, followed by a second try to give Canada its first lead of the game with just a minute left in the second half. But USA scored on the full-time hooter and slot the conversion to take a last-second 28-26 victory.

"Our defense let in two or three soft tries where we didn't really make a mark on it and we had to work hard for ours," said Canada women's sevens coach John Tait. "It's disappointing, but we have a young team and we have to just keep learning from some of these experiences."

The team continued play with a decisive 29-12 win against Ireland in their final game to finish fifth.

New Zealand won their second tournament on the five-stop series, followed by Australia and the USA who rounded out the top three.

Westhills Stadium was packed with 6,070 boisterous fans over the two-day tournament who cheered on their favourite teams under sunshine and blue skies in Langford. Watching Team Canada in action was a dream come true for one particular fan.

Prince George's Kayla Young was diagnosed with leukemia in March and has been receiving treatment at B.C. Children's Hospital in Vancouver. A friend organized the weekend for Young and her mother to attend the sevens tournament, where she also got to shake hands with a few Canadian players.

"It's been a really nice weekend," said Young, who plays for her high school rugby team and was trying to get onto the provincial team before she was diagnosed.

"Just seeing all these strong women ... is empowering."

The weekend featured 12 of the world's top women's rugby sevens teams competing on the only tournament stop on Canadian soil.

The event will return to Langford next year on May 11 to 12, 2019 for the fifth and final year of the current series cycle.

*kendra.wong@goldstreamgazette.com*



**The USA defeated Canada 28-26 in the quarterfinals of the 2018 Canada Women's Sevens tournament at Westhills Stadium in Langford over the weekend.** *(SPENCER PICKLES/BLACK PRESS)*

City of Langford
www.cityoflangford.ca

## NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of proposed Bylaw Nos. 1697 and 1698. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Tuesday, 22 May 2018, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

**Proposal:** **The purpose of Bylaw No. 1697 is to amend the City of Langford Official Community Plan Bylaw No. 1200 from Agricultural Strategy Lands to Hillside or Shoreline to permit the development of approximately 18 single-family lots and a 30-unit townhouse site located at 866 Latoria.**

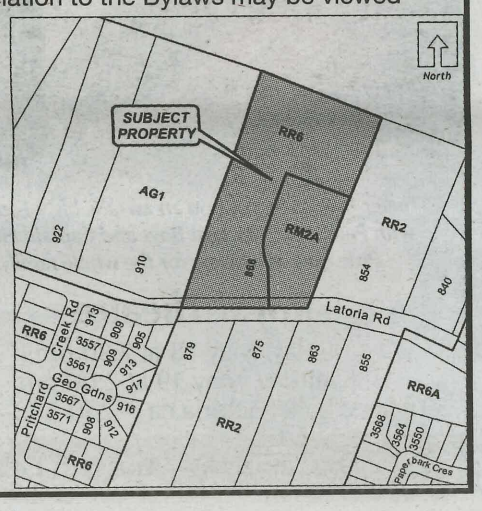
**The purpose of Bylaw No. 1698 is to amend the City of Langford Zoning Bylaw No. 300 to rezone the lands from AG1 (Agriculture 1) to the RR6 (Rural Residential 6) Zone and the RM2A (Attached Housing) Zone to permit the development of approximately 18 single-family lots and a 30-unit townhouse site for the property located at 866 Latoria Rd.**

**Applicant:** **Richard Irwin, R. Irwin Consulting Ltd.**

**Location:** **The land that is the subject of Bylaw Nos. 1697 and 1698 is 866 Latoria Rd as shown shaded on the plan.**

**COPIES** of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 7 May 2018 to Tuesday, 22 May 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on these Bylaws.

Braden Hutchins
Director of Corporate Services




City of Langford
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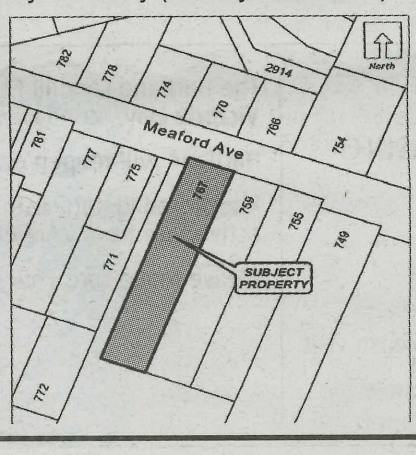
## *Notice of Intention to Consider Issuance of a Temporary Use Permit*

**NOTICE** is hereby given that the City of Langford will consider issuance of a TEMPORARY USE PERMIT in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Tuesday, 22 May 2018, at 5:30 pm.

| | |
|---|---|
| File | Temporary Use Permit No. TUP18-0001 |
| Purpose | The purpose of the proposed Temporary Use Permit is to allow for building material storage and a lay down yard at 767 Meaford Avenue during the construction period of the development located at 732 Meaford Avenue and 2846 Millstream Road |
| Applicant | Pascal Toupin-Selinger, Ironclad Developments |
| Location | The land that is the subject of TEMPORARY USE PERMIT NO. TUP18-0001 is 767 Meaford Ave. |

**COPIES** of the complete proposed TEMPORARY USE PERMIT and other related material may be viewed during normal working hours, 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 7 May 2018 to Tuesday, 22 May 2018 , inclusive, at the Langford City Hall, Second Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department with any questions on this Temporary Use Permit.

Braden Hutchins
Director of Corporate Services



**b) Application for Development Variance Permit to allow a freestanding sign with a height of 7m and a sign area of 9m$^2$ per side at 721 Station Avenue.**
**Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: N. STEWART

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Direct staff to proceed with consideration of the following variances for 721 Station Avenue:

    a) That Section 11(a)(iii) of Sign Bylaw No. 1250 be varied from a maximum height of 3.5m with a maximum sign area of 4.5m$^2$ per road frontage to a maximum height of 7m with a maximum sign area of 8m$^2$ per road frontage.

CARRIED.

**c) Application to amend the Official Community Plan designation for 866 Latoria from *Agricultural Strategy Lands* to *Hillside or Shoreline* and to rezone one portion of the lands from AG1 (Agriculture 1) to the RR6 (Rural Residential 6) Zone and another portion to the RM2A (Attached Housing) Zone to permit an overall development of 18 single-family lots and a 30-unit townhouse site.**
**Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Direct staff to prepare a bylaw to amend the Official Community Plan of the subject property at 866 Latoria Road form *Agricultural Strategy Lands* to *Hillside or Shoreline;*

2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 866 Latoria Road from AG1 (Agriculture 1) to RR6 (Rural Residential 6) and RM2A (Attached Housing) subject to the following terms and conditions:

    a) That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per one-family lot created, prior to subdivision approval:

        i. $6,000 towards the General Amenity Reserve Fund; and
        ii. $1,000 towards the Affordable Housing Reserve Fund.

    b) That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per townhouse unit created, prior to building permit issuance:

        i. $3,660 towards the General Amenity Reserve Fund; and
        ii. $610 towards the Affordable Housing Reserve Fund.

c) That the applicant agrees to provide, **as a condition of removing land from the ALR**, the following contribution, prior to subdivision approval:

   i. $136,000 towards the General Amenity Reserve Fund.

d) That the applicant provides, **prior to Bylaw Adoption,** a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

   i. That a 2.0m wide road dedication be provided along Latoria Road;
   ii. That a 15m wide road dedication be provided for the proposed new road;
   iii. That all frontage improvements to Bylaw 1000 standards are provide to the satisfaction of the Director of Engineering;
   iv. That all municipal works and third party utility services are installed within municipal road dedication;
   v. That a storm water management plan be provided, which demonstrates the required onsite detention, to the satisfaction of the Director of Engineering;
   vi. That notification be provided that the properties are close to agricultural operations and the South Vancouver Rangers property, both of which may generate nuisances;
   vii. That a tree protection plan, and the removal of any hazardous trees, is provide prior to subdivision approval.
   viii. That the Park area shown on Appendix A of this report is dedicated to the City at the time of subdivision and that the applicant completes improvements within this Park to the satisfaction of the Parks Manager.

3. Direct staff to prepare a zoning bylaw amendment to the RR6 (Rural Residential 6) Zone as per the following:

   a) By replacing 6.15.01(5) with, "secondary suite within a one-family dwelling or within an accessory building on lots 500m² or greater and in accordance with Section 3.08."
   b) By replacing 6.15.02(4) with, "Notwithstanding Subsection 6.15.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum parcel area for subdivision may be 500 m² (5,382 ft²) if the owner of the land proposed to be subdivided:

      a. pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision."

4. Direct staff to prepare a zoning bylaw amendment to the RM2A (Attached Housing) Zone as per the following:

   a) By replacing 6.31A.03(1) with, "Except as provided in articles (2) and (3), buildings in the RM2A Zone shall not exceed a floor area ratio of 0.75;"

   b) By replacing 6.31A.03(2) with, "Notwithstanding subsection 6.31A.03(1), on land whose legal description is set out in Table 1 of Schedule AD, the floor area ratio may be increased to 1.0, if the owner of the land proposed to be developed: (Bylaw No. 1320)

      a. pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to issuance of a building permit."

   c) By replacing 6.31A.03 with, "Notwithstanding the floor area ratio specified in subsection 6.31A.03(2), the floor area ratio may be increased to 1.5 if the owner provides 50% of the

parking spaces required by this Bylaw in an underground or under building parking structure, subject to compliance with the density bonus provisions specified in Subsection 6.31A.03(2)."

5. Direct staff to forward the proposed subdivision plan and buffering plan to the Agricultural Land Commission and request that they accept the proposed plans as satisfying their agricultural edge planning condition for ALR exclusion.

6. Authorize the Director of Planning to issue the following variances within the required Development Permit for 866 Latoria Road:

    a) That Section 6.31A.06(1) be varied to reduce the minimum front yard setback to 3.0m (13 ft);
    b) That Section 6.31A.06(2) be varied to reduce the minimum interior side yard setback to 5.5m (18 ft);
    c) That Section 6.31A.06(3) be varied to reduce the minimum exterior side yard setback to 3.0m (13 ft); and
    d) That Section 6.31A.06(4) be varied to reduce the minimum rear yard setback to 5.5m (18 ft).

CARRIED.

**d) Application to amend the zoning of the properties at 694 Goldstream Ave and 688 Granderson Road from C3, District Commercial, Zone to the C8A, Community Town Centre Pedestrian A, Zone to allow for mixed commercial and residential uses on the property.**
**Staff Report (Planning)**

MOVED BY: A. CREUZOT
SECONDED: COUNCILLOR WADE

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Give Bylaw 1739 First Reading in order to amend the zoning designation of the property located at 694 Goldstream Avenue and 688 Granderson Road from C3 (District Commercial) zone to the C8A (Community Town Centre Pedestrian) Zone subject to the following terms and conditions:

    a) That the owner agrees to provide **as a bonus for increased density**, the following contributions per new unit created, prior to subdivision approval or building permit issuance, whichever is first:

        i. $1525 towards the General Amenity Reserve Fund;
        ii. $610 towards the Affordable Housing Reserve Fund;

    b) That the owner agrees to provide, **as a bonus for increased floor space** the following contributions per square metre of additional commercial space added, prior to building permit issuance:

        i. $10.75 per $m^2$ of gross floor area towards the General Amenity Reserve Fund.

**2. Application for Development Variance Permit to allow a freestanding sign with a height of 7m and a sign area of 9m$^2$ per side at 721 Station Avenue.**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to proceed with consideration of the following variances for 721 Station Avenue:

   i. That Section 11(a)(iii) of Sign Bylaw No. 1250 be varied from a maximum height of 3.5m with a maximum sign area of 4.5m$^2$ per road frontage to a maximum height of 7m with a maximum sign area of 8m$^2$ per road frontage.

CARRIED.

**3. Application to amend the Official Community Plan designation for 866 Latoria from *Agricultural Strategy Lands* to *Hillside or Shoreline* and to rezone one portion of the lands from AG1 (Agriculture 1) to the RR6 (Rural Residential 6) Zone and another portion to the RM2A (Attached Housing) Zone to permit an overall development of 18 single-family lots and a 30-unit townhouse site.**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to prepare a bylaw to amend the Official Community Plan of the subject property at 866 Latoria Road form *Agricultural Strategy Lands* to *Hillside or Shoreline;*

2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 866 Latoria Road from AG1 (Agriculture 1) to RR6 (Rural Residential 6) and RM2A (Attached Housing) subject to the following terms and conditions:

   a) That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per one-family lot created, prior to subdivision approval:

      i. $6,000 towards the General Amenity Reserve Fund; and
      ii. $1,000 towards the Affordable Housing Reserve Fund.

   b) That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per townhouse unit created, prior to building permit issuance:

      i. $3,660 towards the General Amenity Reserve Fund; and
      ii. $610 towards the Affordable Housing Reserve Fund.

   c) That the applicant agrees to provide, **as a condition of removing land from the ALR**, the following contribution, prior to subdivision approval:

i. $136,000 towards the General Amenity Reserve Fund.

d) That the applicant provides, **prior to Bylaw Adoption,** a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

i. That a 2.0m wide road dedication be provided along Latoria Road;
ii. That a 15m wide road dedication be provided for the proposed new road;
iii. That all frontage improvements to Bylaw 1000 standards are provide to the satisfaction of the Director of Engineering;
iv. That all municipal works and third party utility services are installed within municipal road dedication;
v. That a storm water management plan be provided, which demonstrates the required onsite detention, to the satisfaction of the Director of Engineering;
vi. That notification be provided that the properties are close to agricultural operations and the South Vancouver Rangers property, both of which may generate nuisances;
vii. That a tree protection plan, and the removal of any hazardous trees, is provide prior to subdivision approval.
viii. That the Park area shown on Appendix A of this report is dedicated to the City at the time of subdivision and that the applicant completes improvements within this Park to the satisfaction of the Parks Manager.

3. Direct staff to prepare a zoning bylaw amendment to the RR6 (Rural Residential 6) Zone as per the following:

a) By replacing 6.15.01(5) with, "secondary suite within a one-family dwelling or within an accessory building on lots 500m² or greater and in accordance with Section 3.08."
b) By replacing 6.15.02(4) with, "Notwithstanding Subsection 6.15.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum parcel area for subdivision may be 500 m² (5,382 ft²) if the owner of the land proposed to be subdivided:

a. pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision."

4. Direct staff to prepare a zoning bylaw amendment to the RM2A (Attached Housing) Zone as per the following:

a) By replacing 6.31A.03(1) with, "Except as provided in articles (2) and (3), buildings in the RM2A Zone shall not exceed a floor area ratio of 0.75;"

b) By replacing 6.31A.03(2) with, "Notwithstanding subsection 6.31A.03(1), on land whose legal description is set out in Table 1 of Schedule AD, the floor area ratio may be increased to 1.0, if the owner of the land proposed to be developed: (Bylaw No. 1320)

a. pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to issuance of a building permit."

c) By replacing 6.31A.03 with, "Notwithstanding the floor area ratio specified in subsection 6.31A.03(2), the floor area ratio may be increased to 1.5 if the owner

d) provides 50% of the parking spaces required by this Bylaw in an underground or under building parking structure, subject to compliance with the density bonus provisions specified in Subsection 6.31A.03(2)."

5. Direct staff to forward the proposed subdivision plan and buffering plan to the Agricultural Land Commission and request that they accept the proposed plans as satisfying their agricultural edge planning condition for ALR exclusion.
6. Authorize the Director of Planning to issue the following variances within the required Development Permit for 866 Latoria Road:

    a) That Section 6.31A.06(1) be varied to reduce the minimum front yard setback to 3.0m (13 ft);
    b) That Section 6.31A.06(2) be varied to reduce the minimum interior side yard setback to 5.5m (18 ft);
    c) That Section 6.31A.06(3) be varied to reduce the minimum exterior side yard setback to 3.0m (13 ft); and
    d) That Section 6.31A.06(4) be varied to reduce the minimum rear yard setback to 5.5m (18 ft).

CARRIED.

**4. Application to amend the zoning of the properties at 694 Goldstream Ave and 688 Granderson Road from C3, District Commercial, Zone to the C8A, Community Town Centre Pedestrian A, Zone to allow for mixed commercial and residential uses on the property.**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council:

1. Give Bylaw 1739 First Reading in order to amend the zoning designation of the property located at 694 Goldstream Avenue and 688 Granderson Road from C3 (District Commercial) zone to the C8A (Community Town Centre Pedestrian) Zone subject to the following terms and conditions:

    a) That the owner agrees to provide **as a bonus for increased density**, the following contributions per new unit created, prior to subdivision approval or building permit issuance, whichever is first:

        i. $1525 towards the General Amenity Reserve Fund;
        ii. $610 towards the Affordable Housing Reserve Fund;

    b) That the owner agrees to provide, **as a bonus for increased floor space** the following contributions per square metre of additional commercial space added, prior to building permit issuance:

        i. $10.75 per $m^2$ of gross floor area towards the General Amenity Reserve Fund.

    c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that in consideration of any new development being constructed on site that the applicant agrees to the following:

II. That the applicant install a standard 6-foot tall wooden fence along the southern property line of the duplex lot prior to Subdivision Approval.

CARRIED.

**b) DVP17-0022 - 721 Station Ave**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP17-0022 be issued by the Council for the City of Langford to Dan Hansen has applied on behalf Paul Helpard (Big Rock Investments) for a development variance permit to allow a freestanding sign with a height of 7m and a sign area of $8m^2$ at 721 Station Avenue subject to the following terms and conditions:

**1. Appendix**

The site shall be developed in accordance with the site plan attached (Appendix A).

**2. Variances**

The following regulations of Sign Bylaw No. 1250 are varied under Section 498 of the *Local Government Act*:

a) That Section 11(a)(iii) of Sign Bylaw No. 1250 be varied from a maximum height of 3.5m with a maximum sign area of $4.5m^2$ per road frontage to a maximum height of 7m with a maximum sign area of $8m^2$ per road frontage.

CARRIED.

## 7. REPORTS

**a) Quarterly (3rd) Report – July 1st, 2017 to September 30th, 2017**
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council receive the Quarterly (3rd) Report for July 1st, 2017 to September 30th, 2017 as presented.

CARRIED.

## 8. BYLAWS

**a) BYLAW NO. 1697**
**"Langford Official Community Plan Bylaw, Amendment No. 23, (866 Latoria Rd), 2017".**
**(FIRST READING)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council give Bylaw No. 1697 First Reading.

CARRIED.

**b) BYLAW NO. 1698**
**"Langford Zoning Bylaw, Amendment No. 487, (866 Latoria Rd), 2017".**
**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1698 First Reading.

CARRIED.

**c) BYLAW NO. 1720**
**"Langford Zoning Bylaw, Amendment No. 494, (3343, 3347 & 3359 Luxton Rd), 2017".**
**(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1720.

CARRIED.

**d) BYLAW NO. 1731**
**"Langford Zoning Bylaw, Amendment No. 502, (2955 Irwin Rd), 2017".**
**(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1731 Second and Third Reading.

CARRIED.

**e) BYLAW NO. 1736**
**"Langford Zoning Bylaw, Amendment No. 468, (2874 Leigh Rd), 2017".**
**(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1736 Second and Third Reading.

CARRIED.

City of Langford
www.cityoflangford.ca

# Staff Report

# to

# Planning, Zoning and Affordable Housing Committee

| | |
|---|---|
| **Date:** | **September 25, 2017** |
| **Department:** | **Planning** |
| **Application No.:** | **OCP17-0002 / Z17-0016** |
| **Subject:** | **Application to amend the Official Community Plan designation for 866 Latoria from *Agricultural Strategy Lands* to *Hillside or Shoreline* and to rezone one portion of the lands from AG1 (Agriculture 1) to the RR6 (Rural Residential 6) Zone and another portion to the RM2A (Attached Housing) Zone to permit an overall development of 18 single-family lots and a 30-unit townhouse site.** |

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## PURPOSE

Irwin Consulting Ltd. has applied on behalf of Maureen and David Carter to amend the Official Community Plan designation of 866 Latoria from *Agricultural Strategy Lands* to *Hillside or Shoreline* and to rezone the lands from AG1 (Agriculture 1) to the RR6 (Rural Residential 6) Zone and the RM2A (Attached Housing) Zone to permit the development of 18 single-family lots and a 30-unit townhouse site.

The 18 single-family lots would have a minimum lot size of 500m$^2$ (5,380ft$^2$) and the townhouse site would have a maximum floor area ratio (FAR) of 1.25. The subject lands would include the dedication of a 2,700m² park along the western boundary line, which abuts ALR lands. While the subject lands are currently in the Agriculture Land Reserve, the Agricultural Land Commission has approved the land for exclusion subject to conditions described below.

## BACKGROUND

PREVIOUS APPLICATIONS

ALR14-0003 - In 2014, an ALR application was submitted to exclude the subject property at 866 Latoria Road from the ALR. This application as well as three other ALR exclusion applications were considered by Council on June 26, 2015. Council passed the following resolution regarding these applications:

*That Council:*

1. *Establish, as policy, that a contribution to the Agriculture Fund shall be made as a bonus for increased density at the time of rezoning by any lands zoned AG1 (Agriculture 1) that have been removed from the ALR, and that this shall constitute a "benefit to agriculture" as described in Langford's Official Community Plan;*

2. *Direct staff to forward the ALR exclusion applications for the properties located at 3497 Happy Valley Road, 948, Latoria Road, 866 Latoria Road, and 3505 Happy Valley Road to the Agriculture Land Commission indicating that the City of Langford supports the exclusion of these lands from the ALR, subject to each applicant applying to rezone their land, through which Council will require $13.45 per m² of land as a bonus for increased density as a contribution to the City Agriculture Reserve Fund;*

3. *Direct staff to engage owners of lands identified for possible exclusion from the ALR in the City's Agricultural Strategy and make a block application for exclusion under Section 29 of the ALC Act on behalf of these property owners, and continue to engage in further dialogue with the Agricultural Land Commission pursuant to Councillor Szpak's letter of March 27th, 2015, to pursue whether the block application or an Area Review of ALR land in Langford.*

On May 17th, 2016, the ALC approved the exclusion of the subject property subject to the following condition:

> *The City submitting for the Commission's review and approval, an edge planning policy for the purpose of ensuring new development will not jeopardize the long-term use of adjacent ALR land for agricultural purposes.*

***Table 1: Site Data***

| | | | |
|---|---|---|---|
| *Applicant* | Richard Irwin (Irwin Consulting Ltd.) | | |
| *Owner* | Maureen and David Carter | | |
| *Civic Address* | 866 Latoria Road | | |
| *Legal Description* | LOT 1, SECTION 70, METCHOSIN DISTRICT, PLAN 1957, PID 004-048-032 | | |
| *Size of Property* | 20,224m2 (5 acres) | | |
| *DP Areas* | Riparian, Potential Habitat and Biodiversity Values | | |
| | Current | Proposed | Proposed |
| *Zoning* | AG1 (Agriculture 1) | RR6 (Rural Residential 6) with an amendment to make the minimum lot size 500m2 and allow secondary suites on lots of that size. | RM2A (Attached Housing) with an amendment to increase the FAR to 1.25 |
| *OCP Designation* | Agricultural Strategy Lands | Hillside or Shoreline | Hillside or Shoreline |

**SITE AND SURROUNDING LAND USES**

The subject property is primarily treed and contains a one-family dwelling and several accessory buildings. Surrounding properties are still quite large, ranging in size from 1.2ha to 27ha (3 acres to 68 acres), but development along Latoria Road is seeing newly created properties in the range of 500m² to 850m². Properties to the west are located within the ALR but are not active farming operations.

***Table 2: Surrounding Land Uses***

| | ***Zoning*** | ***ALR*** | ***Use*** |
|---|---|---|---|
| *North* | RR2 (Rural Residential) | No | Vacant Land |
| *East* | RR2 (Rural Residential) | No | Residential |
| *South* | RR2 (Rural Residential) | No | Residential |
| West | AG1 (Agriculture 1) | Yes | Residential |

***Figure 1 – Subject Property***



**COUNCIL POLICY**

**Official Community Plan (OCP) Designation**

The subject property is located within the *Agricultural Strategy Lands* OCP designation which has the following objectives:

- *Objective 11.1 Promote and support community agriculture activities.*
- *Objective 11.2 Promote and support commercial agriculture as a viable business venture.*
- *Objective 11.3 Ensure development in or around farmlands does not preclude long term viability.*
- *Objective 11.3.3 As it relates to exclusion applications of farm lands from the Agricultural Land Reserve (ALR), the City will support exclusions provided there is considerable benefit that can be provided such as farmland dedications for community trust and/or upgrades to farming/ farmland infrastructure as part of exclusions.*

While the subject property is shown on the OCP map as *Agricultural Strategy Lands*, those lands are defined on page 15 of the OCP as: *Lands currently held in the Agricultural Land Reserve.* According to Provincial Government law, municipalities are not permitted to apply an OCP designation to ALR lands that proposes future consideration of land use and growth. As the Agricultural Land Commission has agreed to exclude the subject property from the ALR once their conditions are met, the OCP designation would no longer be applicable. As such, Council may wish to amend the OCP map to designate the subject property to *Hillside or Shoreline.* Previously, Council supported a similar application at 935 Latoria Road.

**Hillside or Shoreline**

*Predominantly existing low intensity settled areas throughout community with a high percentage of open space and undeveloped areas located on a hillside or near the shoreline.*

- *Predominantly residential precinct that supports a range of clustered low, medium and high density housing choices including secondary suites. Higher building forms, such as point towers, will be permitted on hillsides to maximize open space provided some conditions are satisfied*
- *Schools, community facilities and other institutional uses are permitted throughout the area*
- *Home-based businesses, live-work housing is encouraged; Home-based accommodations (e.g. Bed & Breakfasts) are permitted.*
- *Parks, open spaces and green corridors (creeks, wildlife corridors, trails, etc.) are integrated throughout the area. Large playfields are discouraged due to grading requirements. Site and topographic responsive pocket parks, enhanced viewpoints, graded hiking and walking trails, children's play areas, including, tot lots and outdoor exercise areas are strongly encouraged on hillside areas.*
- *This area allows for Neighbourhood Centres to emerge in the form of high and medium density clustered mixed-use nodes*

**Development Permit Areas**

The subject property is located within both the *Riparian* and *Potential Wildlife Habitat and Biodiversity* Development Permit Areas. Prior to alteration of land, the applicant will need to apply for and obtain a Development Permit that addresses both these DP areas. The applicant will also be required to provide a report prepared by a registered professional biologist to address the potential environmental sensitivities.

The developer is aware of this and has already retained a biologist to submit the required report, and has earmarked the south-western corner of the site for a pond as this area of the site seasonally floods.

## COMMENTS

**Development Proposal**

The applicant would like to amend the OCP designation of 866 Latoria Road from *Agricultural Strategy Lands* to *Hillside or Shoreline* and to rezone it from AG1 (Agriculture 1) to the RR6 (Rural Residential 6) Zone and the RM2A (Attached Housing) Zone in order to permit the development of an 18-lot subdivision and the creation of a 30-unit townhouse site.

The rezoning would include two site specific amendments to the RR6 Zone – one to reduce the minimum lot size from 550m² down to 500m² and the other to permit secondary suites on lots that are 500m² in size. An amendment is also be proposed on the RM2A Zone, which would see an increase to the maximum Floor Area Ratio (FAR) from 0.75 to 1.5. This amendment would apply to the RM2A Zone itself and would not be site specific as it has been noted with other townhouse developments in the RM2A zone that the FAR does not coordinate effectively with attached housing, which this zone permits.

If Council does not object to the proposal, the RR6 zone would be amended such that the minimum lot size would be 500m² and secondary suites on lots of that size would be permitted. This amendment would not impact the one other development that is zoned RR6 (935 Latoria) as it has already been subdivided and built upon.

***Table 3: Proposal Data***

| | **Permitted by AG1 (Current Zoning)** | **Proposed RR6 Zone** | **Proposed RM2A Zone** |
|---|---|---|---|
| *Permitted Uses* | • Various large-lot uses (kennels, riding academies and stables, agricultural uses, cemeteries, golf courses)<br>• Group day care;<br>• One-family dwellings;<br>• Two-family dwellings;<br>• Secondary suites within one-family dwellings;<br>• A maximum of 4 borders | • One-family dwellings<br>• Accessory buildings<br>• Home occupation<br>• A maximum of 4 borders<br>• Secondary suite in the principle building or in a detached accessory building (but not in both) | • Attached housing<br>• Accessory buildings<br>• Home occupation<br>• Townhouses |
| *Density (min. lot size or FAR)* | 4 ha | **550 m²** (proposed to be amended to 500 m²) | **0.5 FAR (up to 0.75** if 50% of parking is under building) (proposed to be amended to 1.0 FAR and up to 1.5 with under building parking) |

| | Permitted by AG1 (Current Zoning) | Proposed RR6 Zone | Proposed RM2A Zone |
|---|---|---|---|
| *Lot Width* | n/a | 14m | N/A |
| *Height* | 10.5m | 9m | 9m |
| *Site Coverage* | n/a | 50% | 35% |
| *Front Yard Setback* | 7.5m | 4.5m to the building, but 5.5m to the garage | **7.5m*** (3.0m proposed) |
| *Interior Side Yard Setback* | 3.0m | 1.5m | **6m*** (5.5m proposed) |
| *Exterior Side Yard Setback* | 3.0m | 3m | **7.5m*** (3.0m proposed) |
| *Rear Yard Setback* | 10m | 5.5m | **10m*** (5.5m proposed) |
| *Parking Requirement* | • 2 spaces per one-family dwelling;<br>• 3 spaces per two-family dwelling unit;<br>• 1 space per secondary suite; | • 2 spaces per one-family dwelling and one additional space if the house contains a secondary suite | • 3 spaces per dwelling unit OR 2 spaces per dwelling unit when a minimum of 1 on-street parking space per every 3 units is created within frontage of the subject property |

***Variance Required**

As indicated in Table 3 above, the current proposal does not comply with the setback requirements of the RM2A Zone. The development would require variances for all four setbacks. If Council is supportive of the proposed setbacks, they may wish to authorize the Director of Planning is issue them in the required DP.

**Zone Amendment**
Also noted in Table 3 above, the proposed development does not comply with the minimum lot size for the RR6 Zone, nor does it comply with the FAR of the RM2A Zone. If Council is supportive of the proposed amendments, they may wish to modify the RR6 Zone for this property, and modify minimum FAR requirements of the RM2A Zone to better suit townhouse or attached housing proposals.

**Net Increase to Agriculture**
Previously, when Council passed a resolution regarding the proposed ALR exclusion of this property and for other properties in the vicinity, they also passed a resolution for staff to establish a policy requiring the owner of land that is excluded from the ALR to provide $13.45 per $m^2$ of their land towards an Agricultural Reserve Fund as a condition of rezoning. Currently, this policy has not yet been established.

This is the first rezoning application received for a property approved for exclusion from the properties supported for ALR exclusion. If Council still wishes to proceed with the forthcoming policy of requesting $13.45 per m², it would be in addition to the standard amenity contributions. The owner, however, has volunteered an amenity contribution in the amount of $136,000, which works out to $6.72 per m². This would be put towards the General Amenity Fund as the Agricultural Reserve Fund does not exist anymore.

**Agricultural Buffer/Park Space/Wildlife Corridor**

The applicant is proposing to dedicate 2,700m$^2$ of Park space along the western side of the property and build a small meandering recreational trail for the following reasons:

1. Council's Agricultural Strategy suggests that lands adjacent to agricultural uses should consider edge planning to provide a buffer to agricultural lands.
2. The ALC has also required as a condition of exclusion that the City develop an agricultural edge planning policy for the Commission's review and approval, and the proposed Park can serve this purpose.
3. Council Policy (shown below) encourages wildlife corridors and pedestrian trails in the South Langford Area, which the proposed Park space and trail would provide.

> ***SLNP - Section 5.1 GREENWAYS AND OPEN SPACE***
> *The opportunity to create wildlife corridors and natural greenways was given careful consideration in the preparation of this (SLNP) plan. Maintaining connectivity between Triangle Mountain and the southern end of the municipality for wildlife can be accomplished through the land use and density designations of lands on Triangle Mountain, along Latoria Road and in the Klahanie Estates.*
>
> ***SLNP - Section 5.1.1*** *Council will continue to seek opportunities, as lands develop in accordance with this plan, to create greenways and preserve open spaces for both active and passive recreational uses and identified environmental needs;*

The proposed Park is within the *Riparian* development permit area and the applicant is proposing to fence both sides, retain and replant trees to enhance the ecology, and build a low maintenance (gravel) walking trail that will be approximately 2.0m wide meandering through the Park. All of this would be completed under the guidance and monitoring of the project ecologist through the Development Permit process.

This Park can be secured as a condition of zoning, and include that the applicant provide an arborists report prior to subdivision approval to provide a tree protection plan, and to remove any hazardous trees prior to dedication.

**Nuisances: Gun Range & Agriculture**

As a condition of rezoning, it has been the typical practice in South Langford for applicants to provide a Section 219 covenant that informs future landowners that they border ALR lands, which could generate general farm nuisances, and that they are located near the South Vancouver Island Rangers gun range that also may generate general noise nuisances associated with a gun range.

**Frontage Improvements**
The applicant will be required to provide full frontage improvements in accordance with Bylaw 1000, as a condition of subdivision.

**Greenspace and Treed Buffer along Latoria Road**
While Council has not directed staff to draft a policy or bylaw, they have expressed interest in retaining a green buffer of trees along Latoria Road, aiming for a target of approximately 30% in the vicinity. Recently, Council has approved several rezoning applications along Latoria and Klahanie with this approximate level of greenspace.

There were several variables that determined the different percentages of each project. For example, some lots had large swaths of riparian area that were required to be protected under the Provincial Government's *Riparian Areas Regulations*. Some projects provided additional cash-in-lieu of greenspace, while other projects provided non-disturbance covenants in privately owned yards. This last method did not provide as much protection as originally thought, as much of these privately owned yards were cleared of trees throughout site preparation.

The proposed Park along the western edge of this project would provide just over 13% of greenspace, but it would be entirely protected as it would be dedicated to the City, have a recreational trail built within it by the developer, including a footbridge. It is estimated that the amount of work to be completed within the Park will total over $10,000, all of which will be turned over to the City. Additionally, the only area of this property along Latoria that has trees is proposed to be dedicated as Park. Between the amount of Park dedication and works that will occur within it, Council may consider this sufficient in terms of providing a green buffer of trees.

**SEWERS**
A sewer main exists along the Latoria and the developer will be required to extend the main into the site, through approved civil engineering drawings. Any sewer extensions or modifications within the municipal road right-of-way will be constructed by West Shore Environmental Services at the applicant's expense.

**Drainage and Stormwater Management**
As a condition of subdivision approval, Bylaw No 1000 requires that the applicant demonstrate storm water can be managed on-site through detention for the 2- and 10-year storm events, as well as correspond with the overall recommendations set out in the South Langford Drainage Study.

**Neighbourhood Consultation**
The developer has spoken with the adjacent neighbours as they would be impacted the most, but door-to-door canvassing of the larger neighbourhood has not occurred given how large and spread out the properties are. The Planning Department has not yet received any feedback.

**Financial Implications**
Rezoning the subject property to permit a higher density of development will increase the assessed value of lands and the eventual subdivision will increase municipal revenue due to the number of lots created. As the developer is responsible to complete all frontage improvements along Latoria and build the new road, the direct capital costs to the municipality associated with this development will be negligible. A

summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below.

**FINANCIAL CONTRIBUTIONS**

**Council's Amenity Contribution Policy**
The amenity contributions that apply as per Council's Affordable Housing, Park and Amenity Contribution Policy are summarized in Table 4 below.

***Table 4 – Amenity Contributions per Council Policy****

| Amenity Item | Per Unit Contribution | Total |
|---|---|---|
| *Affordable Housing Reserve Fund* | $1,000 per lot | $18,000 |
| | $610 per townhouse | $18,300 |
| *General Amenity Reserve Fund* | $6,000 per lot | $108,000 |
| | $3,660 per townhouse | $109,800 |
| **Total** | | **$254,100** |

***The applicant will be charged for new lots created at the time of subdivision, and for the townhomes at the time of building permit issuance.***

Please note that the applicant has also proposed to contribute an additional **$136,000** towards the General Amenity Reserve Fund.

***Table 5 – Development Cost Charges****

| Development Cost Charge | Per Unit Contribution | Total |
|---|---|---|
| *Roads* | $6,056 per lot | $109,008 |
| | $3,188 per townhouse | $95,640 |
| *Storm Drainage* | $1,878 per lot | $33,804 |
| | $1,166 per townhouse | $30,980 |
| *Park Improvement* | $1,890 per lot | $34,020 |
| | $1,890 per townhouse | $56,700 |
| *Park Acquisition* | $1,100 per lot | $19,800 |
| | $1,100 per townhouse | $33,000 |
| *ISIF Fees* | $495 per lot | $8,910 |
| | $371.25 per townhouse unit | $11,137.50 |
| *Integrated Survey Area* | $35 per lot | $665 |

| | | |
|---|---|---|
| **Subtotal (DCCs to Langford)** | | **$433,664.50** |
| *CRD Water* | $2,655.34 per lot | $47,796.12 |
| | $1,493.63 per townhouse | $44,808.90 |
| *School Site Acquisition* | $698 per lot | $12,564 |
| | $558 per townhouse | $16,740 |
| **TOTAL (estimate) DCCs** | | **$555,573.52** |

**The applicant will be charged per new lot/unit created at the time of subdivision or building permit, totaling $14,807.34 per new lot and $9,766.88 per new unit.*

**OPTIONS**

**OPTION 1**
That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Direct staff to prepare a bylaw to amend the Official Community Plan of the subject property at 866 Latoria Road form *Agricultural Strategy Lands* to *Hillside or Shoreline;*

2. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 866 Latoria Road from AG1 (Agriculture 1) to RR6 (Rural Residential 6) and RM2A (Attached Housing) subject to the following terms and conditions:

    a) That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per one-family lot created, prior to subdivision approval:

        i. $6,000 towards the General Amenity Reserve Fund; and
        ii. $1,000 towards the Affordable Housing Reserve Fund.

    b) That the applicant agrees to provide, **as a bonus for increased density**, the following contributions per townhouse unit created, prior to building permit issuance:

        i. $3,660 towards the General Amenity Reserve Fund; and
        ii. $610 towards the Affordable Housing Reserve Fund.

    c) That the applicant agrees to provide, **as a condition of removing land from the ALR**, the following contribution, prior to subdivision approval:

        i. $136,000 towards the General Amenity Reserve Fund.

    d) That the applicant provides, **prior to Bylaw Adoption,** a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

        i. That a 2.0m wide road dedication be provided along Latoria Road;
        ii. That a 15m wide road dedication be provided for the proposed new road;

iii. That all frontage improvements to Bylaw 1000 standards are provide to the satisfaction of the Director of Engineering;
iv. That all municipal works and third party utility services are installed within municipal road dedication;
v. That a storm water management plan be provided, which demonstrates the required onsite detention, to the satisfaction of the Director of Engineering;
vi. That notification be provided that the properties are close to agricultural operations and the South Vancouver Rangers property, both of which may generate nuisances;
vii. That a tree protection plan, and the removal of any hazardous trees, is provide prior to subdivision approval.
viii. That the Park area shown on Appendix A of this report is dedicated to the City at the time of subdivision and that the applicant completes improvements within this Park to the satisfaction of the Parks Manager.

3. Direct staff to prepare a zoning bylaw amendment to the RR6 (Rural Residential 6) Zone as per the following:

    a) By replacing 6.15.01(5) with, "secondary suite within a one-family dwelling or within an accessory building on lots 500m² or greater and in accordance with Section 3.08."

    b) By replacing 6.15.02(4) with, "Notwithstanding Subsection 6.15.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum parcel area for subdivision may be 500 m² (5,382 ft²) if the owner of the land proposed to be subdivided:

        a. pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision."

4. Direct staff to prepare a zoning bylaw amendment to the RM2A (Attached Housing) Zone as per the following:

    a) By replacing 6.31A.03(1) with, "Except as provided in articles (2) and (3), buildings in the RM2A Zone shall not exceed a floor area ratio of 0.75;"

    b) By replacing 6.31A.03(2) with, "Notwithstanding subsection 6.31A.03(1), on land whose legal description is set out in Table 1 of Schedule AD, the floor area ratio may be increased to 1.0, if the owner of the land proposed to be developed: (Bylaw No. 1320)

        a. pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to issuance of a building permit."

    c) By replacing 6.31A.03 with, "Notwithstanding the floor area ratio specified in subsection 6.31A.03(2), the floor area ratio may be increased to 1.5 if the owner provides 50% of the parking spaces required by this Bylaw in an underground or under building parking structure, subject to compliance with the density bonus provisions specified in Subsection 6.31A.03(2)."

5. Direct staff to forward the proposed subdivision plan and buffering plan to the Agricultural Land Commission and request that they accept the proposed plans as satisfying their agricultural edge planning condition for ALR exclusion.
6. Authorize the Director of Planning to issue the following variances within the required Development Permit for 866 Latoria Road:

    a) That Section 6.31A.06(1) be varied to reduce the minimum front yard setback to 3.0m (13 ft);
    b) That Section 6.31A.06(2) be varied to reduce the minimum interior side yard setback to 5.5m (18 ft);
    c) That Section 6.31A.06(3) be varied to reduce the minimum exterior side yard setback to 3.0m (13 ft); and
    d) That Section 6.31A.06(4) be varied to reduce the minimum rear yard setback to 5.5m (18 ft).

---

**OR**

**OPTION 2**

7. Reject this application for rezoning.

---

Respectively Submitted:

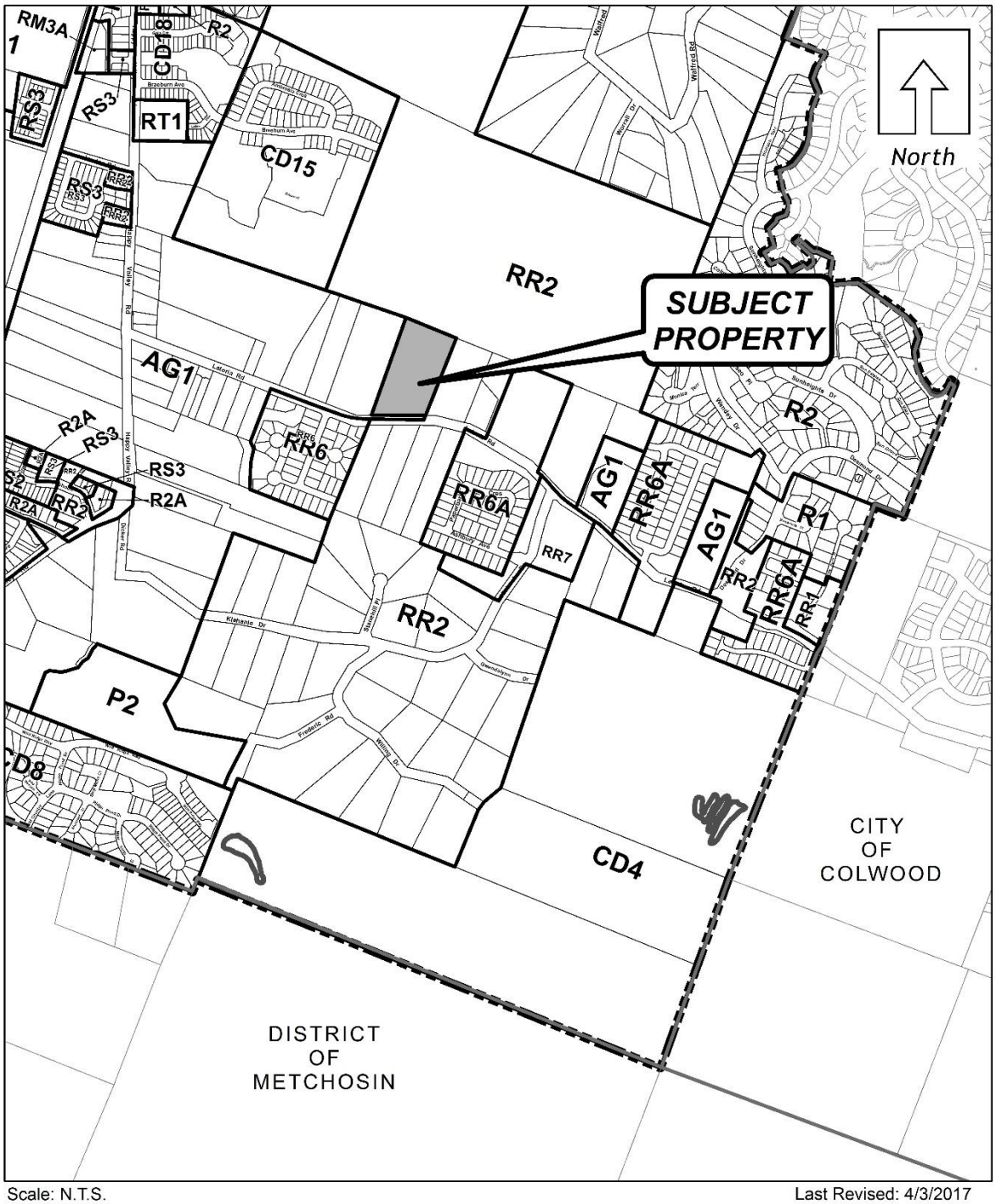
| | |
|---|---|
| Submitted by: | Robert Dykstra, MCIP, RPP, Planner |
| Concurrence: | Matthew Baldwin, MCIP, RPP, Director of Planning |
| Concurrence: | Cory Manton, Deputy Manager of Parks and Recreation |
| Concurrence: | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence: | Leah Stohmann, MCIP, RPP, Deputy Director of Planning |
| Concurrence: | Michael Dillabaugh, Director of Finance |
| Concurrence: | Braden Hutchins, Director of Corporate Services |
| Concurrence: | Darren Kiedyk, Chief Administrative Officer |

:rd

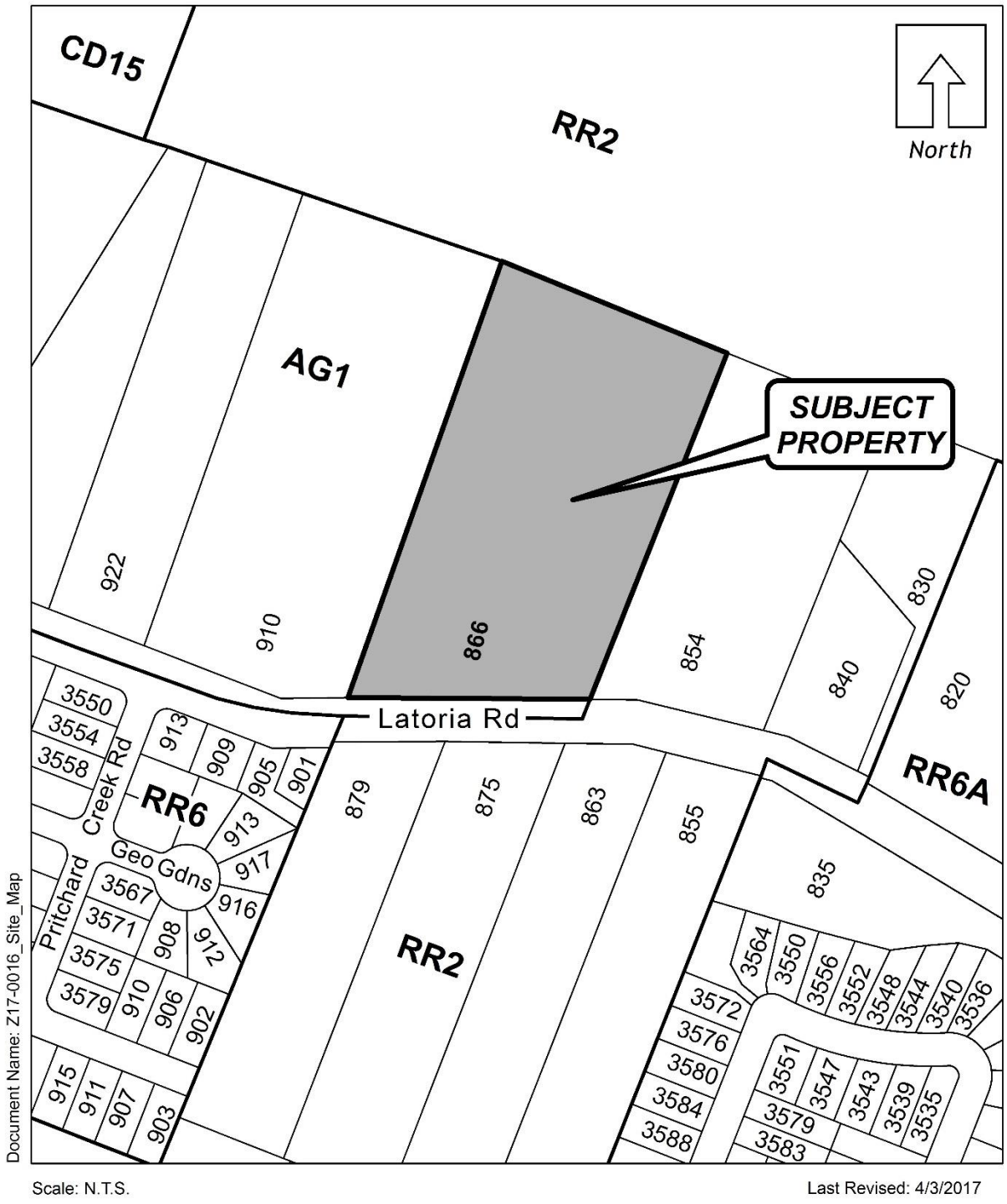
***REZONING BYLAW AMENDMENT***

***( Z17-0016 )***

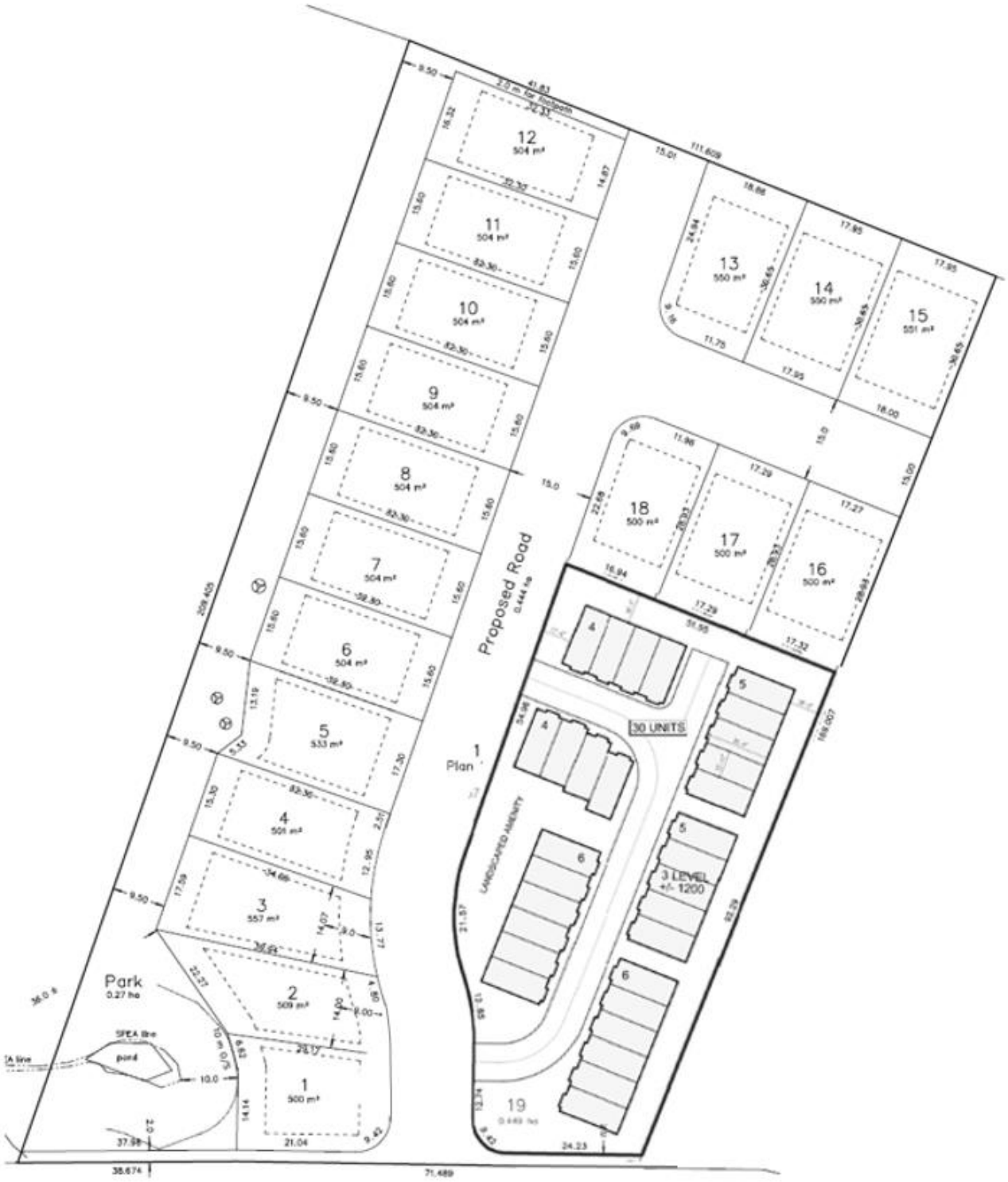
***866 Latoria Rd***



***REZONING BYLAW AMENDMENT***
***( Z17-0016 )***
***866 Latoria Rd***



## Appendix A – Proposed Development



# PUBLIC HEARING
## Tuesday, 22 May 2018

# Bylaw No. 1752
# File No. Z17-0045

***The purpose of Bylaw No. 1752 is to amend the City of Langford Zoning Bylaw No. 300 by amending parking requirements with respect to Apartments in the City Centre and the Mixed Use Employment Centre Official Community Plan designations, allowing payment in lieu of required off-street parking, and authorizing the City Planner to issue Development Permits with a variance to allow shared commercial/institutional and residential visitor parking subject to certain conditions.***

# CITY OF LANGFORD
# BYLAW NO. 1752

## A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

---

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By replacing the first row of Table 1 in Section 4.01.01 with the following:

"

| | |
|---|---|
| Apartment in City Centre and the Mixed Use Employment Centre designation as shown on Map 2 in Bylaw No. 1200, unless otherwise specified in this bylaw. | • 1.25 spaces per dwelling unit with two bedrooms or less, of which 0.25 shall be designated for visitor parking;<br>• 2.25 spaces per dwelling unit with more than 2 bedrooms, of which 0.25 shall be designated for visitor parking; |
| Apartment outside of the City Centre and the Mixed Use Employment Centre designation as shown on Map 2 in Bylaw No. 1200, unless otherwise specified in this bylaw. | • 2.75 spaces per dwelling unit with two bedrooms or less, of which 0.25 shall be designated for visitor parking;<br>• 3.75 spaces per dwelling unit with more than 2 bedrooms, of which 0.25 shall be designated for visitor parking; |

"

2. By deleting Subsections 4.01.04(1), (2), and (3):
3. By inserting the following as Section 4.01.05, and renumbering subsequent sections accordingly:

**"4.01.05 Payment in Lieu of Required Off-Street Parking**

(1) Required parking spaces for all uses shall be provided on the same site as the building or use in respect of which the spaces are required, except that for any permitted commercial use in a commercial zone, a mixed-use commercial and residential zone, a business park zone, or any part of a Comprehensive Development Zone where a commercial use is permitted, an owner or occupier may comply with subsection (a) or (b):

(a) Provided a building, structure, or use for which application for payment in lieu is not located more than 150 m (492 ft) from a Municipal parking facility, the Municipality will accept a payment in lieu of the number of on-site parking spaces. The payment shall be eleven thousand dollars ($11 000) per parking space required.

(b) Required parking spaces may be provided on land other than that in respect of which the spaces are required, provided that:

(i) the parking site is located within a distance of 150 m (492 ft) from the site where the building, structure, or use requiring provision of parking is located or carried on; and

(ii) an easement or covenant in favour of the municipality is registered against the title of the parking site, requiring that it be used to provide the required number of parking spaces for the building, structure, or use which requires the parking.

(iii) Clauses (a) and (b) shall not apply to properties which have direct access to highways controlled by the Ministry of Transportation. Parking on those properties shall be in accordance with the most recent edition of the *Parking and Trip Generation Rates Manual* of the Province of British Columbia Ministry of Transportation and Highways, Highway Planning and Policy Branch, or Section 4.01 of this Bylaw, whichever is greater."

4. By adding the following as Subsection 1.3(k) to Appendix "J" and renumbering subsequent subsections accordingly: "The City Planner may approve Development Permits with variances for reductions in off-street parking where the applicant has made a commitment to provide on-street parking, through alternative design, in excess of what otherwise would normally be required using parallel parking scallops. These variances shall be limited to the required parking for commercial/institutional uses and residential visitors only, and the amount of parking varied shall not exceed the number of spaces provided, less the number of parking spaces that normally would be required.";

5. By adding the following as Subsection 1.3(l) to Appendix "J" and renumbering subsequent subsections accordingly: "The City Planner may approve Development Permits with variances for reductions in off-street parking where required parking for commercial uses can reasonably be expected to also serve as visitor parking for residential uses and where appropriate easements, if necessary, are provided";

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking), 2018”.

READ A FIRST TIME this 16th day of April, 2018

PUBLIC HEARING held this day of , 2018

READ A SECOND TIME this day of , 2018

READ A THIRD TIME this day of , 2018

ADOPTED this day of , 2018

MAYOR

(Certified Correct)
CORPORATE OFFICER

City of Langford
www.cityoflangford.ca

# NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1752. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Tuesday, 22 May 2018, at 5:30 pm**. Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

**Proposal:** **The purpose of Bylaw No. 1752 is to amend the City of Langford Zoning Bylaw No. 300 by: amending parking requirements with respect to Apartments in the City Centre and the Mixed Use Employment Centre Official Community Plan designations, allowing payment in lieu of required off-street parking, and authorizing the City Planner to issue Development Permits with a variance to allow shared commercial/institutional and residential visitor parking subject to certain conditions.**

**Applicant:** **City of Langford**

**Location:** **The land that is the subject of Bylaw No. 1752 includes all properties in the City of Langford.**

**COPIES** of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 8 May 2018 to Tuesday, 22 May 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

# SPORTS

**Send us your sports news to: editor@goldstreamgazette.com or call 250-478-9552 x224**

# Jesse King returns to the Victoria Shamrocks

## King sidelined all last season due to injury

The Victoria Shamrocks will welcome back Jesse King to the lineup this season.

King missed all of last season – sidelined due to an injury he sustained in the playoffs the year before.

The 25-year-old Victoria native helped the Shamrocks win a Mann Cup championship in 2015. In his Shamrocks career, King has scored 224 points, 99 goals and 125 assists in 61 games.

In a statement, Chris Welch, Shamrocks' general manager, said "We're so happy to welcome Jesse back into our lineup, we really missed him last year. He's a phenomenal player who makes us better and much harder to play against."

King is also happy to get back to business. "I am beyond excited to once again be playing in Victoria this summer," King said in a statement. "Having the ability to play in front of family and friends is something I cherish very much. Being injured last summer and not being able to be around my teammates was tough and I hope to bring whatever I can to the team again this summer."



**Jesse King will suit up for the Victoria Shamrocks this season.** *(PHOTO CONTRIBUTED)*

King participates in the Shamrocks 2018 Subway Commit to Fit program, in which the team gives presentations at schools to explain to children the importance of regular daily activity.

King played his collegiate career at Ohio State University and plays for the Georgia Swarm in the National Lacrosse League.

*editor@goldstreamgazette.com*

## TOWN OF VIEW ROYAL
## NOTICE OF PUBLIC HEARING

File: OCP 3360-20-2017/01 and REZ 3360-20-2017-04

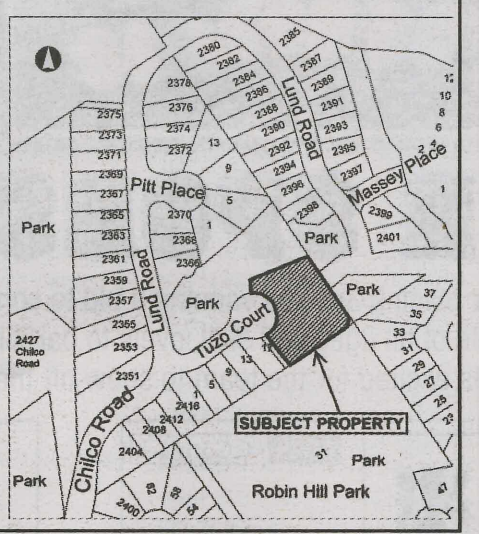
NOTICE IS HEREBY GIVEN pursuant to the Local Government Act that a public hearing will be held at **Town of View Royal Town Hall, 45 View Royal Avenue, Victoria, B.C. at 7:00 p.m. on Tuesday, May 15, 2018** for the purpose of hearing representations concerning the following proposed amendments to the *Official Community Plan No. 811, 2011 and Zoning Bylaw No. 900, 2014:*

**1. Official Community Plan No. 811, 2011 Amendment Bylaw No. 996, 2018** proposes to amend the Official Community Plan land use designation of the lands at **<no civic address> Tuzo Court** legally described as **Remainder Lot A, Section 98, Esquimalt District, Plan EPP55112 Except Plan EPP71784** and labelled as "Subject Property" in Schedule A of this notice from *"Residential"* and *"Parks Recreation, Open Space"* to ***"Residential".***

**2. Zoning Bylaw No. 900, 2014 Amendment Bylaw No. 997, 2018** proposes to amend the zoning designation of the lands at **<no civic address> Tuzo Court** legally described as **Remainder Lot A, Section 98, Esquimalt District, Plan EPP55112 Except Plan EPP71784** and labelled as "Subject Property" in Schedule A of this notice from *"CD-16: Mill Hill Residential"* and *"P-3: Parks And Recreation"* to ***"CD-16: Mill Hill Residential".***

**TAKE NOTICE** that more detailed information concerning the subject bylaw and any other reports, studies or other documents that may be considered by Council can be obtained at the Town of View Royal Municipal Office, Development Services Department, 45 View Royal Avenue, Victoria, B.C. (Telephone: 250-479-6800) between the hours of 8:30am and 4:30pm Monday to Friday, May 2, 2018 to May 15, 2018.

All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded an opportunity to be heard in person, by a representative or by written submission on all matters contained therein at the above-noted time and place. If you are unable to attend the hearing, written comments may be mailed, facsimiled, emailed or hand delivered to the Town of View Royal by no later than 3:30pm on May 15, 2018. All correspondence submitted will form part of the public record and may be published in a meeting agenda.




**Mail:** Development Services Department, Town of View Royal, 45 View Royal Ave, Victoria, BC V9B 1A6 Facsimile:250-727-9551
**Email:** info@viewroyal.ca

Please note that Council may not receive any further submissions concerning the subject bylaws after the public hearing has concluded.

## City of Langford
www.cityoflangford.ca

## NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1752. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaw at a Public Hearing to be held in the **CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Tuesday, 22 May 2018, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

**Proposal:** **The purpose of Bylaw No. 1752 is to amend the City of Langford Zoning Bylaw No. 300 by: amending parking requirements with respect to Apartments in the City Centre and the Mixed Use Employment Centre Official Community Plan designations, allowing payment in lieu of required off-street parking, and authorizing the City Planner to issue Development Permits with a variance to allow shared commercial/institutional and residential visitor parking subject to certain conditions.**

**Applicant:** **City of Langford**

**Location:** **The land that is the subject of Bylaw No. 1752 includes all properties in the City of Langford.**

**COPIES** of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 7 May 2018 to Tuesday, 22 May 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

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LocalWork.ca YOUR BEST SOURCE FOR LOCAL JOBS




**Former West Shore resident Tanelle Bolt and Dave Saunders show off the paramobile that gives Bolt, a paraplegic, the ability to stand. Bolt is pushing to make outdoor recreation possible for people living with limited mobility.**
*(CONTRIBUTED PHOTO)*

# Life-changing injury isn't slowing down this outdoor enthusiast

*Continued from A1*

Bolt is the founder of the RAD Recreation Adaptive Society, a Victoria-based non-profit society aiming to make outdoor recreation possible for people living with limited mobility – one of those ways includes the paramobile.

In recent months, Bolt has been pushing for golf courses throughout the province, including those on the West Shore, to carry a paramobile for rent and to provide accessibility to all. She is currently in talks with golf courses in Invermere to bring units to that region.

In her perfect world she would like to see Highlands Pacific, Olympic View, Cedar Hill and Cordova Bay golf courses offer two units that golfers with limited mobility could rent and share between venues.

"I want to spread the word about adaptive outdoor recreation. The paramobile is just one piece of equipment in the story of the RAD Society," Bolt said.

"I'm working on re-fabricating an one-armed paddle device. I've got sit skis, water skis and would love to have camper trailers just so people with mobility issues can experience the beautiful outdoors of British Columbia."

It was four years ago when Bolt's life changed forever. In August 2014 while camping in Port Renfrew, she jumped feet first from a 60-foot bridge into a river and upon impact with the water fractured her T6 vertebra. The accident left her paralyzed from the waist down.

Despite the injury, Bolt always remained hopeful that she would one day be able to continue her passion for outdoor activities.

After attending the GF Strong Rehabilitation Centre in Vancouver, she started looking for equipment that would help her ski and surf again. But it's been difficult as there is a distinct lack of equipment and resources available to independent individuals living with mobility issues, she said.

That's why as soon as Bolt found out about the paramobile from a friend two years ago, she had to have one. But getting a paramobile hasn't been easy. For the last 13 months, she has been trying to get her hands on the German-made unit that she describes as "very transportable." In November, she eventually hopped into her car and drove to California to pick up her paramobile.

And she hasn't looked back since. The paramobile, which is strong enough to hold a man in the standing position and can also be transported by a variety of vehicles, also allows Bolt to stand while at the gym and during another activities.

"It's a trike set up, so it's not a four-wheel device, which gives you the ability to pivot in a circle. So basically you can spin around in a circle sitting still," Bolt said.

"This is something that lends to independent living as somebody with mobility issues quite nicely."

For more information visit radsociety.ca.

*kendra.wong@goldstreamgazette.com*

Capital Regional District

CRD

Hartland Landfill

Victoria Day Closure

The Hartland Landfill Facility will be closed on **Victoria Day**, Monday, May 21, 2018.

Hartland will reopen on Tuesday, May 22 at 9AM.

Registered RF tag customers will have access to the active face from 7AM onwards.

Please make sure your load is covered and secured.

For more information, please visit www.crd.bc.ca/hartland

City of Langford
www.cityoflangford.ca

## NOTICE OF PUBLIC HEARING

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**Proposal:** **The purpose of Bylaw No. 1752 is to amend the City of Langford Zoning Bylaw No. 300 by: amending parking requirements with respect to Apartments in the City Centre and the Mixed Use Employment Centre Official Community Plan designations, allowing payment in lieu of required off-street parking, and authorizing the City Planner to issue Development Permits with a variance to allow shared commercial/institutional and residential visitor parking subject to certain conditions.**

**Applicant:** **City of Langford**

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Braden Hutchins
Director of Corporate Services



Subject to the following terms and conditions:

i) That the site is developed in accordance with the plan attached to this report as Appendix A.

CARRIED.

**3. Application for Development Variance Permit to allow reduction of lot width from 16 metres to 9.5 metres at 683 Goldie Avenue**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to proceed with consideration of the following variances for 683 Goldie Avenue:

a) That Section 6.21.02(3) of Zoning Bylaw No. 300 be varied from 16 metres to 9.5 metres to facilitate subdivision for proposed lots 1 and 2.

Subject to the following terms and conditions:

i) That the site is developed in accordance with the plan attached to this report as Appendix A.

CARRIED.

**b) Administration and Finance Committee –April 10th, 2018**

**1. Monthly Approval of Accounts Payable – March 2018**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council approve the City of Langford disbursements from March 2018, as outlined in the Accounts Payable Report dated April 5, 2018.

CARRIED.

## 7. REPORTS

**a) Bylaw No. 1752: Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking);**
**Bylaw No. 1776: A Bylaw to amend Building Bylaw No. 1160 with respect to building application fees;**
**Bylaw No. 1763: A Bylaw to Amend the City of Langford's Development Procedures Bylaw No. 209 with respect to development application fees;**
**Policy POL0011-PLAN – Affordable Housing and Amenity Contribution Policy.**

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Give first, second and third reading to Bylaw No. 1763 as presented;

2. Give first, second and third reading to Bylaw No. 1776 as presented;

3. Amend Bylaw No. 1752 at first reading, and give a new first reading to this bylaw as presented;

4. Establish as policy the Affordable Housing and Amenity Contribution Policy as presented;

5. Consider adoption of Bylaws 1752, 1763, 1769 and 1776 on or after July 16th, 2018.

CARRIED.

**b) Bicycle Sharing Network Proposal for Langford**
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council:

1. Endorse in principle the establishment of the bicycle sharing network proposed by U-Bicycle and Belmont Residences in Langford; and

2. Direct staff to work with U-Bicycle and Belmont Residences to sponsor the installation of up to 4 beacons at hub locations to be agreed upon by the City, as well as consider for locations on the north side of Langford, for a cost of $2,500 per beacon, to be paid out of the General Amenity Reserve Fund.

CARRIED.

## 8. BYLAWS

**a) BYLAW NO. 1752**
**"Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking), 2017".**
**(RESCIND FIRST READING)**
**(GIVE NEW FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council rescind first reading of Bylaw No. 1752 and that Council give 1st reading to Bylaw No. 1752.

CARRIED.

**b) BYLAW NO. 1763**
**"City of Langford Development Procedures, Amendment Bylaw No. 18, 2018".**
**(FIRST, SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1763 First, Second and Third Readings.

CARRIED.

**c) BYLAW NO. 1767**
**"Langford Zoning Bylaw, Amendment No. 527, (2668, 2674, 2682, 2684, 2686, 2696 2702 & 2706 Sooke Rd), 2018".**
**(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1767 Second and Third Readings.

CARRIED.

**d) BYLAW NO. 1768**
**"Langford Zoning Bylaw, Amendment No. 528, (1450 Grand Forest Cl and 1950 Bear Mountain Pkwy), 2018".**
**(FIRST READING)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1768 First Reading.

CARRIED.

**e) BYLAW NO. 1772**
**"Revenue Anticipation Borrowing Bylaw No. 1772, 2018".**
**(ADOPTION)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1772.

City of Langford
www.cityoflangford.ca

# Staff Report

# to

# Council

**Date:** **April 16, 2018**

**Department:** **Planning**

**Subject:** **Bylaw No. 1752: Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking);**
**Bylaw No. 1776: A Bylaw to amend Building Bylaw No. 1160 with respect to building application fees;**
**Bylaw No. 1763: A Bylaw to Amend the City of Langford's Development Procedures Bylaw No. 209 with respect to development application fees;**
**Policy POL0011-PLAN – Affordable Housing and Amenity Contribution Policy;**

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**Background**
At the regular meeting of November 6th, 2017, Council gave first reading to Bylaw No. 1752 with respect to off-street parking in the City Centre.

At the regular meeting of January 22nd, 2018, Council directed staff to prepare a bylaw to amend the City's Development Procedures Bylaw (Bylaw No. 209) by increasing planning related fees commensurate with the cost of living and an increase in Public Hearing fees to reflect the new costs associated with advertising.

On March 12th, the Planning Department sent a letter to the Westshore Developers Association (WSDA) outlining changes to application fees, Development Cost Charges and Amenity Contribution policy. A copy of that letter is attached to this report as Appendix "A". These topics were discussed with the WSDA at their regular meeting of March 15th, 2018.

At their regular meeting of Tuesday, April 3rd, Council reviewed a Bylaw to amend the Development Cost Charges Bylaw to remove reductions that served to incent certain types of development. That bylaw was given 1st, 2nd and 3rd reading on April 3rd, 2018.

**Commentary**
Since the January 22nd meeting where Council considered the Planning Department's five-year financial plan, Staff and Council have met with the West Shore Developers Association to map out changes to both the fee structure and Council's policy on amenity contributions. The changes to fees and amenity contributions proposed in Bylaw No. 1776 and 1763 and Policy POL0011-PLAN are summarized as:

### Application Fees

The following fees would be increased by 2.45%, commensurate with the proposed general tax increase:

- OCP amendment applications;
- Rezoning applications;
- Public Hearings;
- Development Permit and Development Permit amendment applications;
- Development Variance Permit applications;
- Letters of exemption;
- Temporary Use Permit applications;
- Board of Variance applications;
- Building Permit Fees;

Bylaw No. 1763 (attached) would amend the City's Development Procedures Bylaw No. 209 by increasing all development fees by 2.45%.

At the request of the Chief Building Inspector, Bylaw No. 1763 also proposes a one-time increase in Board of Variance application fees from $71 to $698. The current fee of $71 in no way represents cost recovery for the work undertaken by staff on these applications, and establishing the fee at $698 represents half the cost of an application for variance to Council through the Development Variance Permit process. Board of Variance application fees form part of Bylaw No. 209, and are not considered under the Building Bylaw No. 1160.

Bylaw No. 1763 also removes from Bylaw No. 209 reductions in fees for rezoning and development permits for various types of multi-family and office commercial development that Council had previously been encouraging with this incentive.

Bylaw No. 1776 (attached) would amend the City's Building Bylaw No. 1160 by increasing all building permit related fees by 2.45%. As above, this amending bylaw also removes all fee reductions which were instituted in 2015 as an incentive for certain types of multi-family and office commercial development.

### Parking in the Designated City Centre

Bylaw No. 1752 (attached) was introduced and given first reading last November (2017). This revised version of the bylaw would amend Zoning Bylaw No. 300 by changing the off-street parking requirement for an apartment use in the designated City Centre from "1 parking space per dwelling unit" regardless of the size of the unit, to "1 parking space per one- and two-bedroom dwelling unit; and 2 parking spaces per dwelling unit with more than 2 bedrooms" and increasing the requirement for visitor parking to 0.25 parking spaces per dwelling unit.

As discussed previously, Bylaw No. 1752 also includes amendment to the cash-in-lieu provisions of Zoning Bylaw No. 300 with respect to off-street parking in the City Centre, and includes as a design guideline a provision that would allow variances to be granted with a Development Permit for additional on-street parking provided through alternative design (eg: angle parking v. parking scallops).

Council may wish to amend Bylaw No. 1752 at first reading to remove the pre-amble about Development Permit applications made prior to December 31st, 2017 and to include a clause that would allow variances for shared residential and commercial visitor parking to be issued by the City Planner within Development Permits.

AMENITY CONTRIBUTION POLICY

Council may wish to consider making the following changes to its Affordable Housing and Amenity Contribution Policy:

- Eliminating all amenity contribution reductions for For-Profit development;
- Decreasing the amenity contribution reduction for Not-For-Profit development from 75% to 50%;
- Reducing the per-unit amenity contribution to 50% for the 5th and 6th storeys;
- Reducing the per-unit amenity contribution above the 6th storey to 25%;
- Removing the amenity contribution reduction for government offices ($0.25 per ft2 of GFA) and allow Council to address this on a case-by-case basis; and
- Adding language to the Amenity Policy that would allow Council to provide incentives for innovative forms of affordable market housing;
- Amending the map attached to the Affordable Housing and Amenity Contribution policy to accurately reflect the boundaries of the City Centre as defined in the OCP;

As shown in the letter addressed to the WSDA on March 13th, all of these changes with the exception of the last two have been discussed with the WSDA.

A draft of a new Affordable Housing and Amenity Contribution Policy, which addresses these 7 changes is attached for Council's consideration.

EFFECTIVE DATE

Bylaw No. 1752, being a bylaw to amend the Zoning Bylaw, requires a Public Hearing. This could be held as early as May 22nd.

Bylaws 1763 and 1776, being fee related bylaws can be given first, second and third reading.

Council also has a bylaw at third reading (Bylaw No. 1769) which would eliminate reductions for Development Cost Charges.

In order to allow developers time to clear in-stream applications that are at, or near adoption, development permit or building permit issuance, Council may wish to withhold adoption of Bylaws 1752, 1763, 1769 and 1776 until July 16th, 2018.

**Financial Implications**

Generally increasing fees to keep up with the cost of living and then removing fee reduction incentives should improve the relationship between applications and cost recovery, which Council is required to maintain under Provincial legislation. As the net cost of the Planning function is usually around 50% of departmental expenses, there is practically no chance that these proposed fee increases will result in revenues that exceed costs.

**Legal Implications**
None.

**Options**

That Council:

1. Give first, second and third reading to Bylaw No. 1763 as presented;

2. Give first, second and third reading to Bylaw No. 1776 as presented;

3. Amend Bylaw No. 1752 at first reading, and give a new first reading to this bylaw as presented;

4. Establish as policy the Affordable Housing and Amenity Contribution Policy as presented;

5. Consider adoption of Bylaws 1752, 1763, 1769 and 1776 on or after July 16th, 2018;

OR

6. Take no action at this time with respect to fees or off-street parking requirements;

7. Take no action at this time with respect to a policy with respect to Affordable Housing and Amenity Contribution;

Respectfully submitted,

| | |
|---|---|
| Submitted by: | Matthew Baldwin, MCIP, RPP Director of Planning |
| Concurrence: | Leah Stohmann, MCIP, RPP, Deputy Director of Planning |
| Concurrence: | Cam Edwards, Acting Chief Building Inspector |
| Concurrence: | Cory Manton, Manager of Parks and Recreation |
| Concurrence: | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence: | Michael Dillabaugh, CPA, CA, Director of Finance |
| Concurrence: | Braden Hutchins, Director of Corporate Services |
| Concurrence: | Michelle Mahovlich, Acting Chief Administrative Officer |

:mgsb

**Appendix A**

**via Email**

2018/03/12

West Shore Developers' Association
C/O: Mr. Ron Coutre
Southpoint Partners Ltd.
3457 Vantage Place
Colwood, BC
V9C 3N5

Dear Ron,

**Subject: Application fees, Development Cost Charges and Amenity Contribution Policy;**

I have been asked to share with your association some of the changes that Council for the City of Langford is contemplating with respect to application fees, Development Cost Charges and its Affordable Housing and Amenity Contribution Policy.

With respect to fees, Council has passed a motion that staff bring forward an amendment to Bylaw No. 209 (the City's Development Procedures bylaw) to increase all planning fees by the same amount as the general tax increase. We expect that this increase will be around 3%, and will affect the following types of fees:

- OCP amendment applications;
- Rezoning applications;
- Public Hearings;
- Development Permit and Development Permit amendment applications;
- Development Variance Permit applications;
- Letters of exemption;
- Temporary Use Permit applications;
- Board of Variance applications;

Due to a general improvement in economic conditions, Council has also indicated that they wish to end fee reductions for all for-profit development.

Council may provide grants-in-lieu of fees and charges for not-for-profit developments (eg: Pacifica Housing, M'akola Housing), but has indicated that they will decrease the assistance for not-for-profit housing from 100% to 50%.

Similarly, Council has indicted that they wish to eliminate ALL reductions in Development Cost Charges.

With respect to Council's amenity contribution policy, the following changes are contemplated:

- Re-arranging the geographic boundaries of the various areas where amenities are required to match the recent changes to the designated City Centre;
- Blending the general amenity contribution requirements of the Pedestrian Downtown ($2500 per SFE) and the Town Centre ($4200 per SFE) into one single City Centre designation with a general amenity contribution of **$3800** per SFE. This will provide Council with some additional amenity (estimated at $300 per apartment unit for lands now within the Town Centre, but not the Pedestrian Downtown) that can be directed towards the provision of additional off-street parking;

- For the City Centre area only, changing the SFE equivalent to 1:1 for houses, half duplexes and townhousing, and 0.75:1 for apartments. This change reflects that apartments are the preferred form of development in the City Centre, and that the single family dwelling is no longer the appropriate measure;
- Eliminating all amenity contribution reductions for For-Profit development;
- Decreasing the amenity contribution reduction for Not-For-Profit development from 75% to 50%;
- Reducing the per-unit amenity contribution to 50% for the 5th and 6th storeys;
- Reducing the per-unit amenity contribution above the 6th storey to 25%;
- Removing the amenity contribution reduction for government offices ($0.25 per ft2 of GFA) and allow Council to address this on a case-by-case basis;

Finally, with regards to parking in the City Centre, the information that we have received from the City's traffic consultant continues to support a 1 parking space per residential unit (2 bedrooms or less) requirement for off-street parking, provided that an additional 0.25 parking spaces per residential unit is provided for visitors. Staff will propose to Council that the Zoning Bylaw be amended to reflect this, and that staff be given the ability to vary the 0.25 visitor parking number in the event that on-street parking is provided by alternative design and in excess of what would normally be provided, or where visitor parking can be shared with publically available parking for commercial development.

Zoning Bylaw No. 300 has a provision for cash-in-lieu payments for the required off-street parking for commercial and visitor uses. To date, few developments have used these provisions to reduce required parking because of the complicated manner in which the in-lieu payment is calculated. Council may wish to consider amending that section of the Zoning Bylaw, and returning to a simpler formula of $7500 per vehicle stall varied. This would be available when the other compensatory options described above (additional on-street parking and blended commercial/visitor parking) have been maximized.

Steps that the City has taken recently to acquire additional land in the City Centre for off-street parking as well as the aforementioned changes to amenity contributions should obviate the need to enact the previously proposed plan of increasing off-street parking requirements to 1.75 parking spaces per dwelling unit and then allowing development to "buy back" parking with a contribution to a parking reserve fund. However, the City will need funds to continue this plan of expanding off-street parking supply. The increase to the amenity contribution for development in conjunction with a more reasonable cash-in-lieu option should allow the City better flexibility in achieving that objective and increasing the supply of off-street parking.

Finally, the Mayor and Council have indicated that fees, policies and Development Cost charges should be reviewed annually. For the most part, fees are reviewed annually with the budget process. DCCs are somewhat less frequent, and the current amenity policy has not been revised since January 2015.

I trust that the information contained herein is clear and understandable. I am available to discuss this at your next meeting on March 15th.

Should you have any additional questions or concerns, please do not hesitate to contact me here at: 250 474 6919.

Sincerely,

Matthew Baldwin,
Director of Planning and Subdivision

**CITY OF LANGFORD**

**MINUTES OF THE REGULAR MEETING OF COUNCIL**

**Monday, May 7th, 2018 @ 5:30 p.m.**

**Council Chambers, 3rd Floor, 877 Goldstream Avenue**

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**PRESENT**

Mayor Young, Councillors: D. Blackwell, M. Sahlstrom, L. Seaton, W. Sifert, L. Szpak and R. Wade.

**ATTENDING**

Chief Administrative Officer, D. Kiedyk, Director of Finance, M. Dillabaugh, Director of Engineering, M. Mahovlich, Director of Planning, M. Baldwin and Director of Corporate Services, B. Hutchins.

## 1. CALL TO ORDER

The Mayor called the meeting to order at 5:30 p.m.

## 2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council approve the agenda with the following amendments:

1. Moving the Public Participation to before the DVP's.
2. Adding item 9d) Application for Development Variance Permit to allow the use of a temporary booster pump station without backup power to supply water to sprinkler systems

CARRIED.

**Councillor Szpak arrived at 5:31pm.**

## 3. PUBLIC HEARINGS

### a) 1365 Goldstream Ave
### "Proposed Freedom Mobile 35.0 Meter Monopole Wireless Communications"

The Mayor opened the Public Hearing for 1365 Goldstream Avenue at 5:32 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone

has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that in accordance with Council's Policy on New Transmission Towers, Cypress Land Services Inc., on behalf of Freedom Mobile, has requested a Public Hearing in order to construct a wireless telecommunications tower on the property located at 1365 Goldstream Avenue.

In accordance with Council's policy, Cypress Land Services has notified all property owners of residentially zoned properties within 150 m of the proposed cell tower location.

In accordance with Council's Policy, Cypress Land Services must also rezone the subject property to allow a commercial use. If Council is supportive, Cypress Land Services would like to forgo this requirement.

As the need for expanded cellular service continues Council may wish to amend the current New Transmission Towers Policy and omit the requirement that a property be rezoned to allow a commercial use when a cell tower is proposed.

The Mayor called a first time for presentations.

Resident on Lake End Road – Opposes cell tower due to electromagnetic radiation

A second resident on Lake End Road – Expressed concern that notifications did not go out to those in the view corridor.

Resident on Hull Road – Expressed concern that not everyone reads the newspaper.

A fourth resident on Lake End Road – Expressed concern about the impact of the cell tower on the environment and the aesthetics of the area.

The first resident on Lake End Road – Asked why 150m for notification distance.

Chad Marlot, representing Freedom Mobile - provided an overview of the proposed cell tower.

The first resident on Lake End Road – Expressed further concerns about radiation and damage to ecosystems.

Mayor Young called a second time for presentations.

Resident on Hull Road – Asked how close Chad lives to the cell tower.

Second resident on Lake End Road – Asked if it was possible to share towers with other companies.

Fourth resident on Lake End Road - Is concerned about the environment. Debated height of cell tower and distance achieved. Asked for effect of "ground plain" on wildlife.

Chad Marlot provided clarification.

Second resident on Lake End Road – concern of tower collapsing and protocols in place, as well as type of commitment. Asked about lights on top of it, as it is a pathway for aircraft. Asked about the possibility for it to look like a tree.

Chad Marlot provided clarification.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for 1365 Goldstream Avenue closed at 5:59 p.m.

Mayor Young noted smaller towers, if possible.

**b) BYLAW NO. 1757**
**"Langford Zoning Bylaw, Amendment No. 521, (3427 Happy Valley Road), 2018".**

The Mayor opened the Public Hearing for Bylaw No. 1757 at 6:00 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that Gary Brown of Paradise Homes has applied to amend the zoning of the property at 3427 Happy Valley Road from RR2 (Rural Residential) to RM2A (Attached Housing) and to amend the text of the RM2A Zone to allow for a townhouse development with reduced setbacks and higher densities.

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.

In support of these/this application, the applicant has agreed to provide the following:

1. $3,660 per dwelling unit to the General Amenity Reserve Fund and $610 per dwelling unit to the Affordable Housing Reserve Fund as a bonus for increased density;

2. A road dedication plan, technical stormwater management memo and traffic impact assessment prior to Public Hearing; and

3. A Section 219 Covenant addressing road dedication, frontage improvements, construction parking management, stormwater management, on- and off-site improvements and proximity to potential nuisances prior to Bylaw Adoption.

As required, the applicant has provided a road dedication plan, technical stormwater management memo and traffic impact assessment prior to this public hearing. These documents have been approved by the Director of Engineering.

This proposal is consistent with the Official Community Plan Neighbourhood designation of the subject site.

Notifications and advertisements have been placed as required by Council policy.

The Mayor called a first time for presentations.

None.

Mayor Young called a second time for presentations.

None.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1757 closed at 6:02 p.m.

**c) BYLAW NO. 1762**
**"Langford Zoning Bylaw, Amendment No. 524, (2158 Millstream Rd), 2018".**

The Mayor opened the Public Hearing for Bylaw No. 1762 at 6:02 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that Raymond Lam has applied on behalf of 2158 Holdings Ltd. to amend to amend the zoning of 2158 Millstream Road from the R2, One and Two Family Dwelling, Zone to the RS4, Small Lot 4, Zone.

This is being proposed in order to allow for the development of 33 small lot single family dwellings.

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.

In support of these/this application, the applicant has agreed to contribute the following funds in accordance with Council's Amenity Fee Contribution Policy:

- $3,960 per lot towards the General Amenity Reserve Fund
  And
- $660 per lot towards the Affordable Housing Reserve Fund

This proposal is consistent with the Neighbourhood designation within Official Community Plan.

Notifications and advertisements have been distributed as required by Council policy.

The Mayor called a first time for presentations.

Resident at adjacent parcel – Expressed concern about no access to the rear of his parcel and that was previously agreed. Believes that this rezoning should include access.

Matthew Baldwin provided clarification to history and noted that access is not required, as there already is legal access.

Resident indicated that he was led to believe by Langford that further access would be provided at redevelopment of neighbouring parcel.

Mayor Young spoke about the City's role and responsibilities.

Resident raised concern about access to records.

Second resident on Lake End Road spoke about rite of passage.

Mayor Young and Councillor Blackwell provided clarification.

Mayor Young called a second time for presentations.

A resident on Harrier Way raised concern about increase of traffic on Harrier Way and asked for a left off of Millstream Road.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1762 closed at 6:20 p.m.

**d) BYLAW NO. 1766**
**"Langford Zoning Bylaw, Amendment No. 526, (942 & 948 Jenkins Ave), 2018".**

The Mayor opened the Public Hearing for Bylaw No. 1766 at 6:21 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that Dave Smith has applied on behalf of Southern Exposure Developments Inc. to amend to amend the zoning of 942 and 948 Jenkins Avenue from the R2, One and Two Family Dwelling, Zone to the R2MA, Attached Housing, Zone.

This is being proposed in order to allow for the development of 15 townhome units.

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.

In support of these/this application, the applicant has agreed to contribute the following funds in accordance with Council's Amenity Fee Contribution Policy:

- $3,660 per unit towards the General Amenity Reserve Fund
  And
- $610 per unit towards the Affordable Housing Reserve Fund

This proposal is consistent with the Neighbourhood designation within Official Community Plan.

Notifications and advertisements have been distributed as required by Council policy.

The Mayor called a first time for presentations.

Resident on Churchwood Place raised concern about parking of contractors.

Developer indicated that they'll have a plan and find locations for contractors.

Resident on Hull Road raised concern about Jenkins Road being two lanes and an increase in traffic. Asked for Jenkins Road to be widened.

Mayor Young noted that as development occurs, the City gets improvements.

Resident on Haslam Avenue raised concern about density and risk of being pushed out from nice private backyards. All R2 zoning, why encroaching on it.

Matthew Baldwin provided clarification that the OCP allows for it.

Resident on Haslam Road asked for pedestrian controlled light provided by developer at existing crosswalk.

Michelle Mahovlich noted that we have a warrant system for crosswalks.

Developer said he would work with the city on this.

Mayor Young called a second time for presentations.

None.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1766 closed at 6:37 p.m.

**e) BYLAW NO. 1768**
**"Langford Zoning Bylaw, Amendment No. 528, (1450 Grand Forest Cl and 1950 Bear Mountain Pkwy), 2018".**

The Mayor opened the Public Hearing for Bylaw No. 1768 at 6:38 p.m.

Mayor Young advised members of the audience that any person present who believes that his or her interest is affected by the proposed bylaws shall be given an opportunity to be heard on the matters contained in the proposed bylaw. Those who wish to speak concerning this proposed bylaw should give their name, address and views concerning the proposed bylaw. Mayor Young advised that after everyone has expressed their views, he shall state three times "Is there anyone else who wishes to be heard", and if no further views are forthcoming, the Public Hearing shall be declared closed.

The City Planner advised that Ryan Mogensen of Ecoasis Development LLP has applied on behalf of David Clarke of Bear Mountain 83 Lands Ltd. and Bear Mountain 84 Lands Ltd. to rezone portions of Area 2 and Area 3 in Schedule O2 of the CD6A Zone to Area 5.

This is being proposed in order to reduce the interior side yard setback to 1.5 m, and to allow secondary suites within single-family dwellings.

As part of this application, a public hearing is required in accordance with the regulations of the Local Government Act.

In support of these/this application, the applicant has agreed to provide the following:

1. [list specific amenity contributions per Council Policy];
2. [list any other requirements that Council has made by resolution, including any required covenants]

This proposal is consistent with the Official Community Hillside or Shoreline designation.

Notifications and advertisements have been placed as required by Council policy.

The Mayor called a first time for presentations.

None.

Mayor Young called a second time for presentations.

None.

The Mayor called a third and final time for presentation, there being none, the Mayor officially declared the Public Hearing for Bylaw No. 1768 closed at 6:39 p.m.

## 4. ADOPTION OF MINUTES

**a) Minutes of the Meeting of Council – April 16th, 2018**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council approve the minutes of the Regular Meeting of Council held on April 16th, 2018.

CARRIED.

**b) Minutes of the Special Meeting of Council – April 30th, 2018**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SEATON

That Council approve the minutes of the Special Meeting of Council held on April 30th, 2018.

CARRIED.

## 5. OTHER BOARD AND COMMISSION MINUTES

**a) West Shore Parks and Recreation – March 8th, 2018**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council receive the minutes of the West Shore Parks and Recreation Meeting held on March 8th, 2018.

CARRIED.

## 6. PUBLIC PARTICIPATION

None.

## 7. DEVELOPMENT VARIANCE PERMIT

**a) DVP17-0017 - 2895 West Shore Parkway**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP17-0017 be issued by the Council for the City of Langford to David Turenne has applied on behalf of Mainroad South Island Properties to reduce the front lot line setback from 7.5m to 5.2m at 2895 West Shore Parkway subject to the following terms and conditions:

**1. Appendix**

The site shall be developed in accordance with the site plan attached to the Planning, Zoning and Affordable Housing Report dated 9 April 2018 (Appendix A).

**2. Variances**

The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:

a) That Section 6.90.05(1)(a) of Zoning Bylaw No. 300 be varied from a 7.5m front lot line setback to a 5.2m front lot line setback.

**3. Conditions**

The following requirements are imposed under Section 498 of the *Local Government Act*:

a) The site shall be developed in accordance with the site plan attached to the Planning, Zoning and Affordable Housing Report dated 9 April 2018 (Appendix A).

CARRIED.

**b) DVP18-0003 - 683 Goldie Avenue**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Development Variance Permit No. DVP18-0003 be issued by the Council for the City of Langford to Danny Carrier, J.E. Anderson & Associates on behalf of Raymond Miller to reduce the required lot width from 16 metres to 9.5 metres, a variance request of 6.5 metres, at 683 Goldie Avenue to facilitate subdivision subject to the following terms and conditions:

**1. Appendix**

The site shall be developed in accordance with plan attached to the Planning, Zoning and Affordable Housing Committee report dated 9 April 2018 as Appendix A.

**2. Variances**

The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:

a) That Section 6.21.02(3) of Zoning Bylaw No. 300 be varied from 16 metres to 9.5 metres to facilitate subdivision for proposed lots 1 and 2.

CARRIED.

**8. COMMITTEE RESOLUTIONS**

**1. Application to Allow for Building Material Storage and a Lay Down Yard at 767 Meaford Avenue**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Not proceed with this Temporary Use Permit until the applicant has addressed the issues of trespass onto the property at 771 Meaford Avenue, and when this has been addressed that this application be reviewed again by the Planning and Zoning Committee.

CARRIED.

**2. Bylaw No. 1773 - Application to Amend the Text of the RM7A (Medium Density Apartment A) Zone to Allow a Group Daycare at 616 Goldstream Avenue**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Give First Reading to Bylaw No. 1773 to permit a group daycare on the property legally described as Lot 1, Section 72, Esquimalt District, Plan 45918 (616 Goldstream Avenue), in accordance with Subsection 3.26.02 and subject to the following terms and conditions:

    a. That a construction management parking plan be in place and verified prior to Building Permit issuance;
    b. That a construction fire safety plan be in place and verified prior to Building Permit issuance; and
    c. That on-site access and turning radii be confirmed for fire truck manoeuvring prior to Development Permit issuance.

2. Waive the $10.75 per m2 ($1.00 per ft2) amenity contribution for the proposed daycare at 616 Goldstream Avenue.

CARRIED.

## 9. REPORTS

**a) Strata Title Conversion of Apartment Rental Building at 703 Massie Drive**
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SIFERT

That Council:

1. Endorse the legal plan to create the strata plan at 703 Massie Drive, PID No. 000-815-748, Lot 11, Section 72, Esquimalt District, Plan 17235, Except Part in Plan VIP67414.

CARRIED.

**b) Application for Development Variance Permit to allow a permanent pool 0.5m from the side and rear lot line at 2214 Navigator Rise**
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to proceed with consideration of the following variances for 2214 Navigator Rise:

a) That Section 3.17.01 of Zoning Bylaw No. 300 be varied to reduce the setback from a permanent swimming pool to a side or rear lot line from the required 3 metres to 0.5 metres.

Subject to the following terms and conditions:

i) That the site is developed in accordance with the plan attached to this report as Appendix A;
ii) That fencing is installed in accordance with Building Bylaw No. 1160.

CARRIED.

**c) 2017 Consolidated Financial Statements**
- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SIFERT

That Council:

Approve the 2017 Draft Consolidated Financial Statements.

CARRIED.

**d) Application for Development Variance Permit to allow the use of a temporary booster pump station without backup power to supply water to sprinkler systems**
- **Staff Report (Land Development)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to proceed with consideration of the following variance for 1067 Braeburn Avenue:

    a) That Section 8.15.5 of Subdivision and Development Servicing Bylaw No. 1000 be varied such that in the case of fire sprinkler systems that rely on booster pump stations for normal operation, the pump station is not required to be equipped with an auxiliary supply of electricity.

Subject to the following terms and conditions:

    i) That a s.219 covenant be registered on lots 19-33 that notifies the owners that domestic water pressure is provided by a temporary water booster pump station that does not contain backup power generation which means that domestic pressure may drop and the sprinkler systems may not work as designed in the case of a power outage to or maintenance of the temporary water booster pump station.

CARRIED.

**10. <u>BYLAWS</u>**

**a) BYLAW NO. 1717**
**"Langford Zoning Bylaw, Amendment No. 507, (2500 Echo Valley Dr), 2018".**
**(ADOPTION)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council adopt Bylaw No. 1717.

CARRIED.

**b) BYLAW NO. 1753**
**"Langford Zoning Bylaw, Amendment No. 518, (1256 Landing Lane), 2018".**
**(ADOPTION)**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1753.

CARRIED.

**c) BYLAW NO. 1757**
**"Langford Zoning Bylaw, Amendment No. 521, (3427 Happy Valley Road), 2018".**
**(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1757 First, Second and Third Readings.

CARRIED.

**d) BYLAW NO. 1762**
**"Langford Zoning Bylaw, Amendment No. 524, (2158 Millstream Rd), 2018".**
**(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1762 First, Second and Third Readings.

CARRIED.

**e) BYLAW NO. 1766**
**"Langford Zoning Bylaw, Amendment No. 526, (942 & 948 Jenkins Ave), 2018".**
**(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1766 First, Second and Third Readings.

CARRIED.

**f) BYLAW NO. 1768**
**"Langford Zoning Bylaw, Amendment No. 528, (1450 Grand Forest Cl and 1950 Bear Mountain Pkwy), 2018".**
**(SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1768 First, Second and Third Readings.

CARRIED.

**g) BYLAW NO. 1773**
**"Langford Zoning Bylaw, Amendment No. 531, (616 Goldstream Ave), 2018".**
**(FIRST READING)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1773 First Reading.

CARRIED.

**h) BYLAW NO. 1780**
**"City of Langford 2018-2022 Financial Plan Bylaw No. 1780, 2018".**
**(ADOPTION)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1780.

CARRIED.

**i) BYLAW NO. 1781**
**"City of Langford Tax Rates Bylaw No. 1781, 2018."**
**(ADOPTION)**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1781.

CARRIED.

## 11. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding the expropriation of land and the potential provision of a municipal service under Section 90 (1) (e) and (k) of the Community Charter.

b) That Council continues the meeting in closed session.

CARRIED.

## 12. ADJOURNMENT

The Chair temporarily adjourned the meeting at 6:49 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

The Chair reconvened at 7:19 pm.

**8.1- Application to Allow for Building Material Storage and a Lay Down Yard at 767 Meaford Avenue**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council direct staff to move forward with the Temporary Use Permit when the trespass issue is resolved.

CARRIED.

The Chair adjourned the meeting at 7:20 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

# BOARD OF DIRECTORS

## Minutes of the West Shore Parks and Recreation Society
## Board of Directors Meeting
## Thursday, April 19th, 2018 in the JDF Library Meeting Room

**PRESENT:** Directors Ed Watson (Chair), Allen Sturgeon, Al Hood, Rob Martin, Leslie Anderson, Moralea Milne, Jen Jakobsen, Lanny Seaton, Les Bjola, Lilja Chong, Lana LeBlanc

**ABSENT:** Directors Ron Mattson, Roger Wade, Matt Sahlstrom

**STAFF PRESENT:**

Sandy Clarke, Acting Administrator
Wade Davies, Operations Manager
Geoff Welham, Acting Manager of Recreation
Grant Brown, Manager of Finance
Brian Merryweather, Manager of Human Resources
Rob Wilson, Acting Arena and Events Coordinator
Bobbi Neal, Community Development Coordinator
Chantelle Tearoe, Recorder

**PUBLIC PRESENT:**

KPMG Audit Partner, Lenora Lee
KPMG Audit Partner, Sarah Burden
West Shore Voice, Mary Brooke

ADOPTED MAY 10, 2018

### CALL TO ORDER

1. The Chair called the meeting to order at 7:01pm.

### APPROVAL OF AGENDA

2. ***MOVED/SECONDED*** *BY DIRECTORS MILNE AND JAKOBSEN THAT THE AGENDA BE APPROVED WITH THE ADDITION OF THE FOLLOWING:*
   *- FACILITIES REVIEW COMMITTEE REPORT TO THE STANDING COMMITTEES.*
   ***CARRIED***

### APPROVAL OF MINUTES

3. ***MOVED/SECONDED*** *BY DIRECTORS SEATON AND JAKOBSEN THAT THE MINUTES OF THE REGULAR MEETING HELD MARCH 8TH, 2018 BE ADOPTED.*
   *NO ERRORS, NO OMMISIONS*
   ***CARRIED***

### PUBLIC PARTICIPATION

4. N/A

**CHAIRS REMARKS**

5. *Chair of the Board, Ed Watson commented:*

- There have been some large events held at WSPR recently including the 2018 Indoor Archery Championships whose organizers were very happy with the service and help they received from WSPR staff. The Slegg Contractor show was also recently held at WSPR and was well attended with the organizers also being happy with the service they received and the facilities we had to offer. This weekend is the Victoria Home Expo which adds to the revenue and has always been a successful repeat event.

- Linda Barnes has resolved her insurance dispute, which I will expand upon in the In Camera meeting.

- There is a Mayors meeting on April 30th to discuss the consultation being provided by Jonathan Huggett. There will be no representation from the board.

**STANDING COMMITTEES**

6. **a) Finance Committee**

1) Audited Financial Statements:

Chair, Les Bjola commented that the audited statements were received from KPMG. I have asked Sarah Burden and Lenora Lee from KPMG to stay for the board meeting to answer any questions you may have.

Manager of Finance, Grant Brown highlighted the following:

- Page 3 (Statement of Financial Position) shows the changes related to the PerfectMind transition.
- There have been changes to the deferral process with reference to the purchase of passes. The funds will be deferred throughout the life of the pass rather than only at the time of purchase.
- Employee benefit obligations has decreased due to the elimination of large amounts of sick time associated with long standing employees who have recently retired.
- Sales of services is lower due to the opening of the Westhills YMCA-YWCA and a few events that didn't happen like Rock the Shores. Expenses were higher in 2016 than 2017 due to the Pinty's Curling event.
- Administration expenses were higher due to the sick time paid out to Linda Barnes.
- Finance expenses were lower due to staffing changes.
- Reception expenses were higher due to increased staffing hours to help with the implementation of PerfectMind.
- The GL codes were moved around slightly due to re-configuring the layout of them in the Community Recreation Department. The net effect is the same.
- 2017 shows a $69,895 deficit.

*Acting Administrator, Sandy Clarke commented that it is exactly what the budget reflected, once the requisition increase 2017 was not approved.*

ADOPTED MAY 10, 2018

- Page 5 (Statement of Change in Net Financial Assets) shows a deficit for 2017 and a cash surplus of $55,000.

*KPMG Audit Partner, Lenora Lee commented that the deficit is based on accounting standards of including cash and non-cash figures. Amortization is a non-cash amount. If you remove the non-cash amortization, you get a cash surplus. Funding was used to purchase working capital items and cover pre-paid expenses i.e. 2018 purchases paid for in 2017.*

*Director, Rob Martin asked what does the amortization of tangible assets mean.*

*KPMG Audit Partner, Lenora Lee commented that the society buys machines or endures major expenses that are depreciated year after year.*

Manager of Finance, Grant Brown continued to highlight the following:

- Page 6 (Statement of Cash Flows) shows an increase in cash and cash equivalents by $47.756.
- Page 9 (Notes to Financial Statements) shows detail on deferred changes on sales of services and pass sales. The seniors have increased their contribution. West Shore Rugby's deferred revenue is lowered each year as their funds are used for field rental usage.

***MOVED/SECONDED*** *BY DIRECTORS ANDERSON AND HOOD THAT THE AUDITED FINANCIAL STATEMENTS REPORT BE APPROVED AS PRESENTED.*
***CARRIED***

Audited Financial Report:

KPMG Audit Partner, Lenora Lee commented that 2017 was a clean audit with no outstanding matters or errors. The materiality level is $200,000 and any adjustments over $10,000 were individually recorded. The CUPE collective agreements expired in 2016 and WSPR is under negotiations for what the increase will be for 2016 and 2017. The estimated figure on the retro pay is approximately $100,000. 2017 focused on a transition from CLASS to PerfectMind and there were no issues or discrepancies with any data or funds that were transitioned over. The deferred revenue is primarily on the pass sales which will be more accurate going forward as it will be recorded during the lifetime of the pass and not just at the point of sale. There are two contra agreements with radio and television that are considered a non-cash expense. They need to be recorded with their market value. Providing a recommendation that the safe located behind the reception desk be locked at all times. There was turnover in staff in the Finance Department during 2017 and therefore the information preparer and reviewer have been the same person. A new staff member is starting at the end of April 2018 which should help with the control of information. The weight room expansion deficit is slowly being re-cooperated. Satisfied with the balance and disclosure on the statements associated with the accumulated Major Repairs and Maintenance.

*Chair, Ed Watson commented that the accumulated surplus is funds that the society can use. The operating surplus generated by the society under the bylaws and incorporation remains under the society's ownership and the funds can be spent as the society requires, with board approval.*

*Director, Les Bjola commented that aside from funds that have been put aside for a specific reason, like the funds that are put aside to repair the JDF Arena floor.*

ADOPTED MAY 10, 2018

***MOVED/SECONDED*** *BY DIRECTORS MILNE AND ANDERSON THAT THE DISTRIBUTION OF THE 2017 AUDITED FINANCIAL STATEMENTS AND AUDIT FINDINGS REPORT TO THE MEMBERS OF THE SOCIETY AT THE AGM BE APPROVED.*
***CARRIED***

2) 1st Quarterly Financial Report

*Manager of Finance, Grant Brown comments the following:*

- Strong for 2018.
- Timing of the adjustments are a bit different this year. Last year, the requisitions for the second quarter were received in March, this year they were received in April.
- Reduced revenue due to school pay-outs and wellness repayment.
- Programs are doing better - there is a contingency fund which includes the CUPE increase that is expected - the Q Centre, JDF Golf Course and Curling have had a good start to the year.
- The deferral process has changed for passes this year and will be deferred for the lifetime of the pass instead of at the point of sale.
- Parks and Maintenance remain the same.
- Administration is low due to being short staffed in the Finance Department.
- Major Repairs and Maintenance is behind where we were last year as there are no projects underway currently.
- On track for what is expected for 2018.

***MOVED/SECONDED*** *BY JAKOBSEN AND HOOD THAT THE 1ST QUARTERLY REPORT BE RECEIVED AS PRESENTED.*
***CARRIED***

*Chair, Ed Watson commented that the owners are discussing how the budget is crafted and are asking that we move to a system that identifies the cost per area.*

*Acting Administrator, Sandy Clarke commented that we currently list the revenues and expenditures for programs and maintenance, so it is in two places, but it is worth looking at reporting it in a different way.*

3) 2018-2019 Fees and Charges:

*Acting Arena and Events Coordinator, Rob Wilson commented the following:*

- WSPR looks at the fees individually and not across the board to determine appropriate recommended increases.
- Holding monthly passes where they are in order to increase the purchase of drop-in passes and 10s and 20s punch cards.
- Changing student to youth which has been discussed regionally.
- Dis-continuing the 6-month family pass and will start a 3-month family pass to align with the rest of our passes.
- Fees will increase for outdoor and indoor facilities in order to reflect utility and wage increases.
- Wedding fees will remain the same as they were increased significantly in 2016.
- Curling bonspiel fee will move from a multiday to a 2-hour draw. Curlers may pick multiple 2-hour draws. Fee works out to be $5 per person per game.

ADOPTED MAY 10, 2018

- Jr. Curling bonspiel used to be charged a registration fee, instead they with be charged a youth curling rental fee similar to the ice or field rentals which will make it streamlined.
- There will be a slight increase to the velodrome fee due to maintenance costs and to offset the loss of turf rental as they can't be rented out individually.
- Golf will remain the same as there is no growth in the region. We will however, look at promotional incentives. Working on a promotion with the Victoria Shamrocks and may look at including a promotion partnered with the Victoria Grizzlies as well.
- The 2018-2019 Fees and Charges will cover CUPE and the cost of living. The fees have been kept reasonable for the community and user groups.

*Chair, Ed Watson commented that the comparison among the municipalities may be of interest to board members.*

*Acting Manager of Recreation, Geoff Welham commented that the municipality comparison was based on arena, turf, and drop-in fees.*

***MOVED/SECONDED** BY DIRECTORS MILNE AND ANDERSON THAT THE 2018-2019 FEES AND CHARGES BE SENT TO MEMBERS COUNCIL FOR BY-LAW ADOPTION TO BE APPROVED.*
***CARRIED***

**b) Strategic Planning Committee**

N/A

**c) Policy**
*Chair, Lana LeBlanc commented the following:*

- The committee met with Sandy and reviewed the Board Policy Manual and Board Orientation Manual for updates. The updates were straight forward and were focused on facility or chronological changes. A few historical pieces were left to be investigated in order to make sure the practice is clear. We will meet again to review the revisions that have been made.

*Acting Administrator, Sandy Clarke commented that the manuals will be updated for the Annual General Meeting.*

***MOVED/SECONDED** BY DIRECTORS BJOLA AND ANDERSON THAT THE POLICY COMMITTEE REPORT BE APPROVED AS PRESENTED.*
***CARRIED***

**d) Environment**

N/A

**e) Facilities Review Committee**
*Chair, Moralea Milne commented the following:*

- The committee has completed a terms of reference.
- The overall purpose is to review the use of facilities, provide recommendations for the usage, and include any intended maintenance for the facility.

ADOPTED MAY 16, 2018

- The committee has completed an inventory of the facilities in the West Shore.
- The committee is going to do a review of the outdoor and indoor facilities with reference to the cost recovery on the usage.
- Staff will engage with user groups to check in on current status and any future needs.
- Director, Leslie Anderson has completed a first draft of a decision making framework.
- The committee will engage a consultant to upgrade the PERC report and provide recommendations.
- The committee will also make their own recommendations which will be brought to the board.

***MOVED/SECONDED*** *BY DIRECTORS SEATON AND STURGEON THAT THE FACILITIES REVIEW COMMITTEE REPORT BE APPROVED AS PRESENTED.*
***CARRIED***

**f) Skatepark**
*Community Development Coordinator, Bobbi Neal commented the following:*

- Another public workshop was held last night to review the concept design. There was an overwhelming response with 55-60 people attending. The majority of the attendees were families with young children under 12 years. The public was very positive and they have felt that they have been heard. There were thoughtful comments from the children that attended that included questions regarding the inclusion of a water fountain, bike rack, and curls so the skateboards won't run into traffic.

*Director, Al Hood commented that everybody that attended was positive and it was very family oriented.*

*Chair, Ed Watson asked what the status of getting the skatepark built is.*

*Community Development Coordinator, Bobbi Neal commented that Newline Skatepark Inc. is tweaking the design and then they will provide a full report on the costing. They have already provided us with grant information and fundraising opportunities. This report should be finalized in May.*

*Community Development Coordinator, Bobbi Neal commented that there is a large number of grants that have an application date in March.*

*Acting Manager of Recreation, Geoff Welham commented that Community Development Coordinator, Bobbi Neal has just applied for a BCAA grant. The West Shore Coalition is looking forward to taking this project around in search of funding.*

*Director, Rob Martin asked if there was discussion involving the inclusion of lights.*

*Community Development Coordinator, Bobbi Neal commented that there are some dim lights that surround the area but we are talking about placing extra conduits.*

*Manager of Operations, Wade Davies commented that we are trying to put conduits in for future.*

ADOPTED MAY 10, 2018

*Director, Al Hood commented that the younger attendees at the consultation brought up the possibility of a roof to cover the skatepark. Newline Skatepark Inc. replied that they would love to include a roof but that the funding would go to the park initially and the roof could come later.*

*Director, Rob Martin commented that he would like to have a long-term vision and ensure that there is the infrastructure to incorporate a roof and lights for the area.*

*Community Development Coordinator, Bobbi Neal commented that the infrastructure will be put in place to include posts for a future roof.*

***MOVED/SECONDED** BY DIRECTORS BJOLA AND LEBLANC THAT THE SKATEPARK COMMITTEE REPORT BE APPROVED AS PRESENTED.*
***CARRIED***

*Director, Les Bjola commented that he would like to thank the staff for their work in transitioning from CLASS to PerfectMind.*

Community Development Coordinator, Bobbi Neal left at 7:55pm.

**OLD BUSINESS**

7. N/A

**NEW BUSINESS**

8.

**FOR INFORMATION**

9. **a) Human Resources Report**
*Manager of Human Resources, Brian Merryweather commented the following:*

- Have started negotiations with CUPE and have met the new Provincial representative. He has reviewed our proposals and we are in good shape moving forward. The next meeting is scheduled for April 27th. Wage negotiations won't be done until everybody is through.

***MOVED/SECONDED** BY DIRECTORS SEATON AND CHONG THAT THE HUMAN RESOURCES REPORT BE APPROVED AS PRESENTED.*
***CARRIED***

***FOR INFORMATION ONLY***

Director, Allen Sturgeon left at 8:00pm.

**FOR INFORMATION**

**b) Administrator's Report**
*Sandy Clarke, Acting Administrator reported the following highlights:*

ADOPTED MAY 10, 2018

- Recognizing our user groups based on the board's suggestion. Have included some user group facts in our Activity Guide and have created a campaign that was run on the radio.
- Spring break camps were successful. 17 camps were run with 180 children registered. The most popular camps were Aspiring Artists, Engineering for Kids and the Sports camps.
- A $50,000 Sport for Life grant was received to advance physical literacy training and programs in the community. The grant was received collectively among other partners, however, WSPR staff took on the lead of coordinating the grant.
- A letter of support was written for the 2020 North Indigenous Games in Victoria. WSPR would be looked to for hosting some events.

*Acting Manager of Recreation, Geoff Welham commented that he took the selection committee on a tour recently and viewed the soccer fields, walking trails, and the Q Centre. WSPR is up against Hamilton and New Brunswick for the Games in July 2020.*

*Acting Manager of Recreation, Geoff Welham highlighted the following:*

Rock the Shores:

- Youth Programmer, Carly Bryson came up with the idea of an event, called Battle of the Bands, which we will be organizing for June 9th. We have partnered with the Zone, the Q Centre, and Atomique. The winner will play on Friday night at the Rock the Shores. Local youth bands are encouraged to send in a demo track by May 4th. There will be a panel of celebrity judges. All bands who enter, will receive tickets to Rock the Shores.

Rock the Shores:

- Rock the Shores meeting held recently with Manager of Operations - Wade Davies, Acting Arena and Events Coordinator – Rob Wilson, Parks Supervisor – Bryan Wood, Acting Manager of Recreation – Geoff Welham, Atomique, Fire Department, and BC Transit to discuss logistics for the three day show (July 12-14). There will be more kid-friendly activities included in this year's event. New additions for this year include cabanas, free LED lights to bike goers, shipping container bars and possible VIP camping.

*Director, Rob Martin asked if WSPR is charging a parking fee of $25/per day. Did we do it previously?*

*Acting Manager of Recreation, Geoff Welham commented that WSPR allocates some parking spots to Rock the Shores each year and they manage the parking fees for those spots.*

***MOVED/SECONDED** BY DIRECTORS HOOD AND MILNE THAT THE ADMINISTRATOR'S REPORT BE APPROVED AS PRESENTED.*
***CARRIED***

***FOR INFORMATION ONLY***

**IN CAMERA**

10. ***MOVED/SECONDED** BY DIRECTORS ANDERSON AND HOOD THAT THE MEETING MOVE IN CAMERA.*

ADOPTED MAY 10, 2018

**ADJOURNMENT**

11. ***MOVED/SECONDED*** *BY DIRECTORS SEATON AND JAKOBSEN THAT THE MEETING BE ADJOURNED AT 8:33PM.*

ADOPTED MAY 10, 2018

# CITY OF LANGFORD
# DEVELOPMENT VARIANCE PERMIT

**DVP18-0002 – 2214 Navigators Rise**

That Development Variance Permit No. DVP18-0002 be issued by the Council for the City of Langford to Harold Skadberg (Skadberg Construction) on behalf of Jan & Beverly Gulbrandsen to reduce the required side and rear yard setback for a permanent swimming pool from 3 m to 0.5 m at 2214 Navigators Rise subject to the following terms and conditions:

**1. Appendix**

The site shall be developed in accordance with the site plan attached (Appendix A) that was included in the staff report which went to Council on the 7th of May 2018.

**2. Variances**

The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:

a) That Section 3.17.01 of Zoning Bylaw No. 300 be varied to reduce the setback from a permanent swimming pool to a side or rear lot line from the required 3 m to 0.5 m.

**3. Conditions**

The following requirements are imposed under Section 498 of the *Local Government Act*:

i) That the site is developed in accordance with the plan attached to this report as Appendix A;
ii) That fencing is installed in accordance with Building Bylaw No. 1160.

City of Langford
www.cityoflangford.ca

# *Notice of Intention to Consider Issuance of a Development Variance Permit*

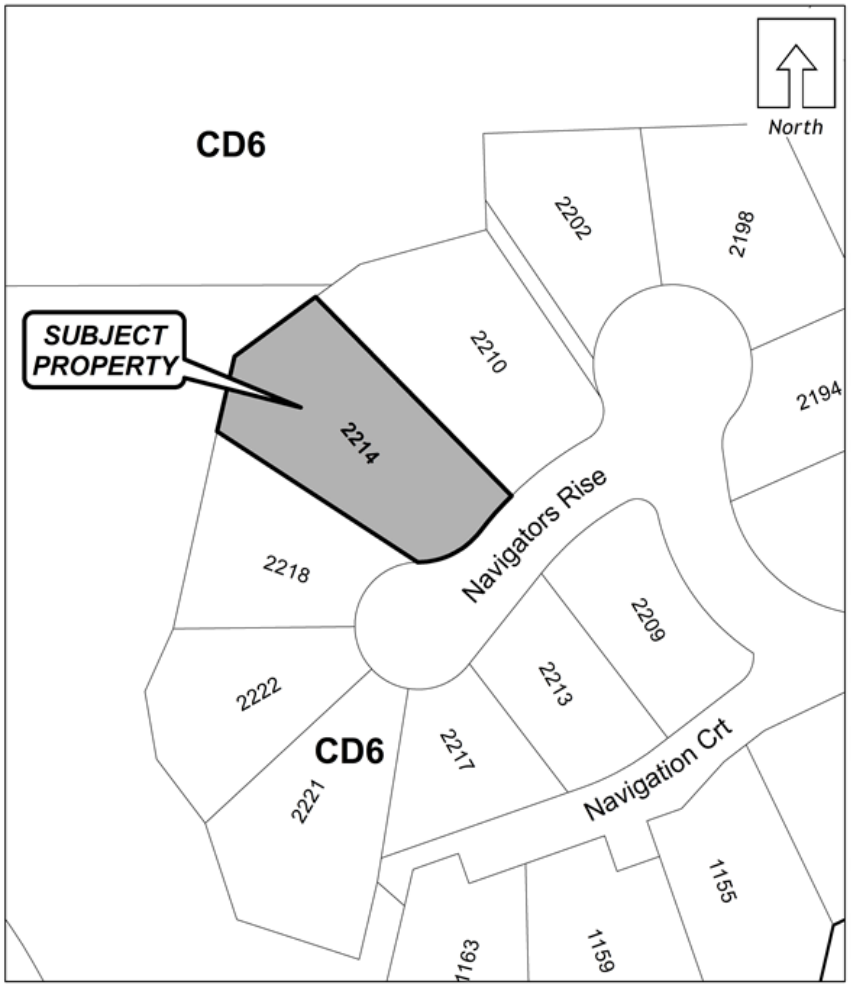
Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Tuesday, 22 May 2018, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

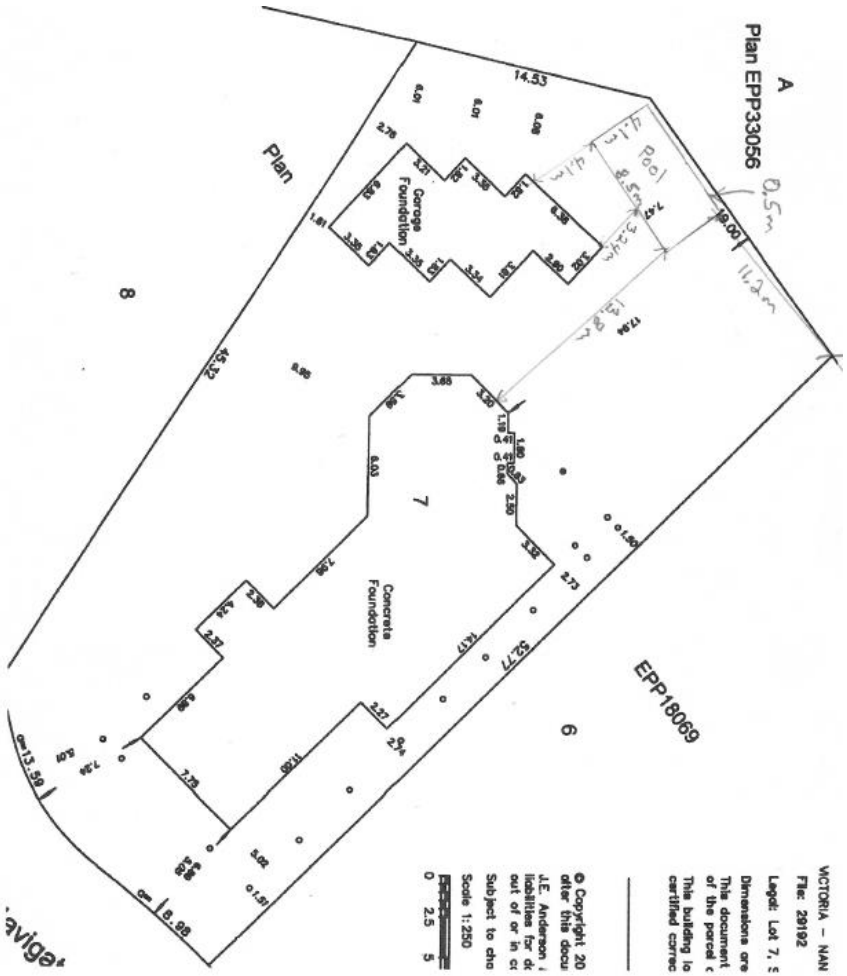
| | |
|---|---|
| File | Development Variance Permit No. DVP18-0002 |
| Applicant | Harold Skadberg, Skadberg Construction |
| Location | 2214 Navigators Rise |
| Proposal | 1. That Section 3.17.01 of Zoning Bylaw No. 300 be varied to reduce the setback from a permanent swimming pool to a side or rear lot line from the required 3 metres to 0.5 metres); Subject to the following terms and conditions:<br>i) That the site is developed in accordance with the plan attached to this report as Appendix A;<br>ii) That fencing is installed in accordance with Building Bylaw No. 1160; |
| Purpose | To permit a reduction to the required side and rear yard setback for a permanent swimming pool from 3 metres to 0.5 metres at 2214 Navigators Rise. |

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 16 May 2018. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 22 May 2018 during the Public Participation Section at the beginning of the meeting.

Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact David Sametz with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services


CD6
North
SUBJECT PROPERTY
2214
2210
2202
2198
2194
2218
2222
2221
CD6
2217
2213
2209
Navigators Rise
Navigation Crt
1155
1159
1163


Plan EPP33056
Plan
Garage Foundation
Concrete Foundation
EPP18069
8
7
6
14.53
45.72
52.77
13.59
8.98
VICTORIA – NAN
Scale 1:250

RECEIVED
MAY 15 2018
PLANNING DEPARTMENT
CITY OF LANGFORD

May 14,2018

To: Langford City Council
Re: Proposal for development variance permit for 2214 Navigators Rise

We are writing in response to the proposal for a development variance permit for the location of a swimming pool at 2214 Navigators Rise. We are the owners of [redacted] and would be the only neighbour affected by the said proposal. To the north there is parkland and no residences. A secondary building shields neighbours to the west. Our lot is to the east of the said proposal and 2.3 meters lower in elevation. This gives the patio of 2214 a good view of our backyard a[redacted]. This compromises privacy.
We are in favor of approving this variance permit but would suggest city council mitigate the lack of privacy the approval of this variance would bring by:
1. Including a requirement for an obscure fence that lessens noise and direct line of sight.
2. Increasing the maximum height allowance for the future residence on lot [redacted] from 9 meters to 10 meters.

The plans for the residence at [redacted] are in the final stages of preparation. An outline for the proposed building is included with this letter. Note that a deck with a privacy wall is closest to the proposed swimming pool. An increase in maximum building height of even 1 meter would together with a fence help alleviate the privacy issue. Before we began the final building plans and since the proposed building for [redacted] is an unusual shape we approached the City of Langford development planning department to determine the points from which height measurements would be taken. 5 finished grade measuring points were given and are marked on the diagram included. 2 of these points involve privacy walls designed into the building structure. If we could raise the height of this privacy wall it would help mitigate the increased lack of privacy that would come with the approval of the variance for 2214 now before Council. Allowing a 1 meter maximum height increase would benefit both parties. We believe that this could be an acceptable compromise. Thank you.

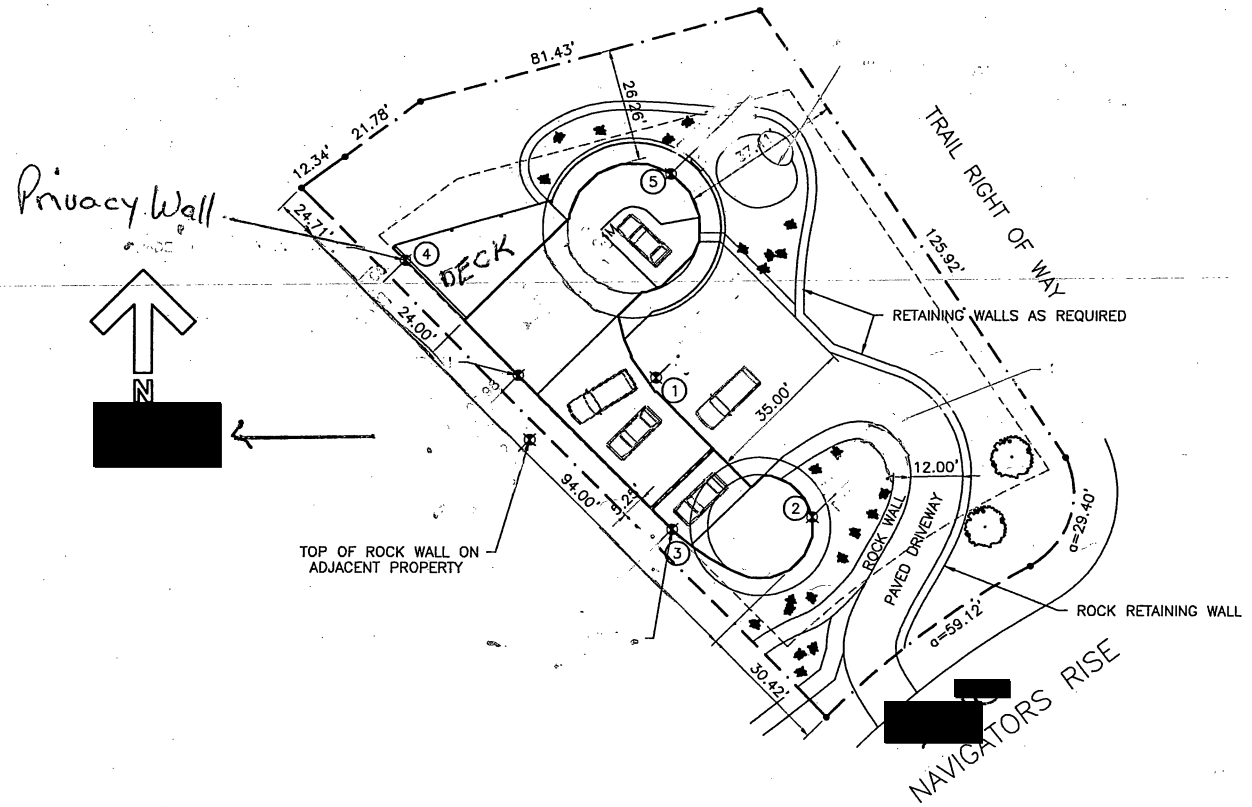
[redacted]

Owners of [redacted]

[redacted]

## LEGAL DESCRIPTION

[redacted]




## SITE PLAN

SCALE: 1"=20'-0"

## AVERAGE GRADE CALULATIONS

LOCATION (1)
LOCATION (2)
LOCATION (3)
LOCATION (4)
LOCATION (5)

| | |
|---|---|
| PROPOSED RESIDENCE FOR: [redacted] | PLAN NO. C3033 |
| DATE: FEBRUARY 2018 | SCALE: 1" = 20'-0" |
| | SHEET SP-1 |

G. T. BURDGE DESIGNS
4350 KINGSCOTE ROAD, COWICHAN BAY, B.C., V0R 1N2, (250) 743-5044
DRAWN BY: G.T. BURDGE BD.AIBC, AScT gburdge@shaw.ca

# CITY OF LANGFORD
# DEVELOPMENT VARIANCE PERMIT

**DVP18-0005 – 1067 Braeburn Ave**

That Development Variance Permit No. DVP18-0005 be issued by the Council for the City of Langford to Jim Hartshorne on proposed lots 19-33 of McCormick Meadows Phase 4 to allow the use of a temporary booster pump station without backup power to supply water to sprinkler systems permitted by Bylaw 1000 s.8.15.5 subject to the following terms and conditions:

**1. Appendix**

The site shall be developed in accordance with the site plan attached (Appendix A) with the report to Council dated 7th of May 2018.

**2. Variances**

The following regulations of Subdivision and Development Servicing Bylaw No. 1000 are varied under Section 498 of the *Local Government Act*:

a) That Section 8.15.5 of Subdivision and Development Servicing Bylaw No. 1000 be varied such that in the case of fire sprinkler systems that rely on booster pump stations for normal operation, the pump station is not required to be equipped with an auxiliary supply of electricity.

**3. Conditions**

The following requirements are imposed under Section 498 of the *Local Government Act*:

i. That a s.219 covenant be registered on lots 19-33 that notifies the owners that domestic water pressure is provided by a temporary water booster pump station that does not contain backup power generation which means that domestic pressure may drop and the sprinkler systems may not work as designed in the case of a power outage to or maintenance of the temporary water booster pump station.

City of Langford
www.cityoflangford.ca

# *Notice of Intention to Consider Issuance of a Development Variance Permit*

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 5:30 pm, Monday, 22 May 2018, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

| | |
|---|---|
| File | Development Variance Permit No. DVP18-0005 |
| Applicant | Rohan Rupf, Keycorp Development |
| Location | 1067 Braeburn Avenue |
| Proposal | That Section 8.15.5 of Subdivision and Development Servicing Bylaw No. 1000 be varied such that in the case of fire sprinkler systems that rely on booster pump stations for normal operation, the pump station is not required to be equipped with an auxiliary supply of electricity.<br><br>Subject to the following terms and conditions:<br>1. That a s.219 covenant be registered on lots 19-33 that notifies the owners that domestic water pressure is provided by a temporary water booster pump station that does not contain backup power generation which means that domestic pressure may drop and the sprinkler systems may not work as designed in the case of a power outage to or maintenance of the temporary water booster pump station. |
| Purpose | To permit the use of a temporary booster pump station without backup power to supply water to sprinkler systems on Lots 19-33 of Plan EPP79748. |

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that any written submissions be submitted by Wednesday, 16 May 2018. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of date during the Public Participation Section at the beginning of the meeting.

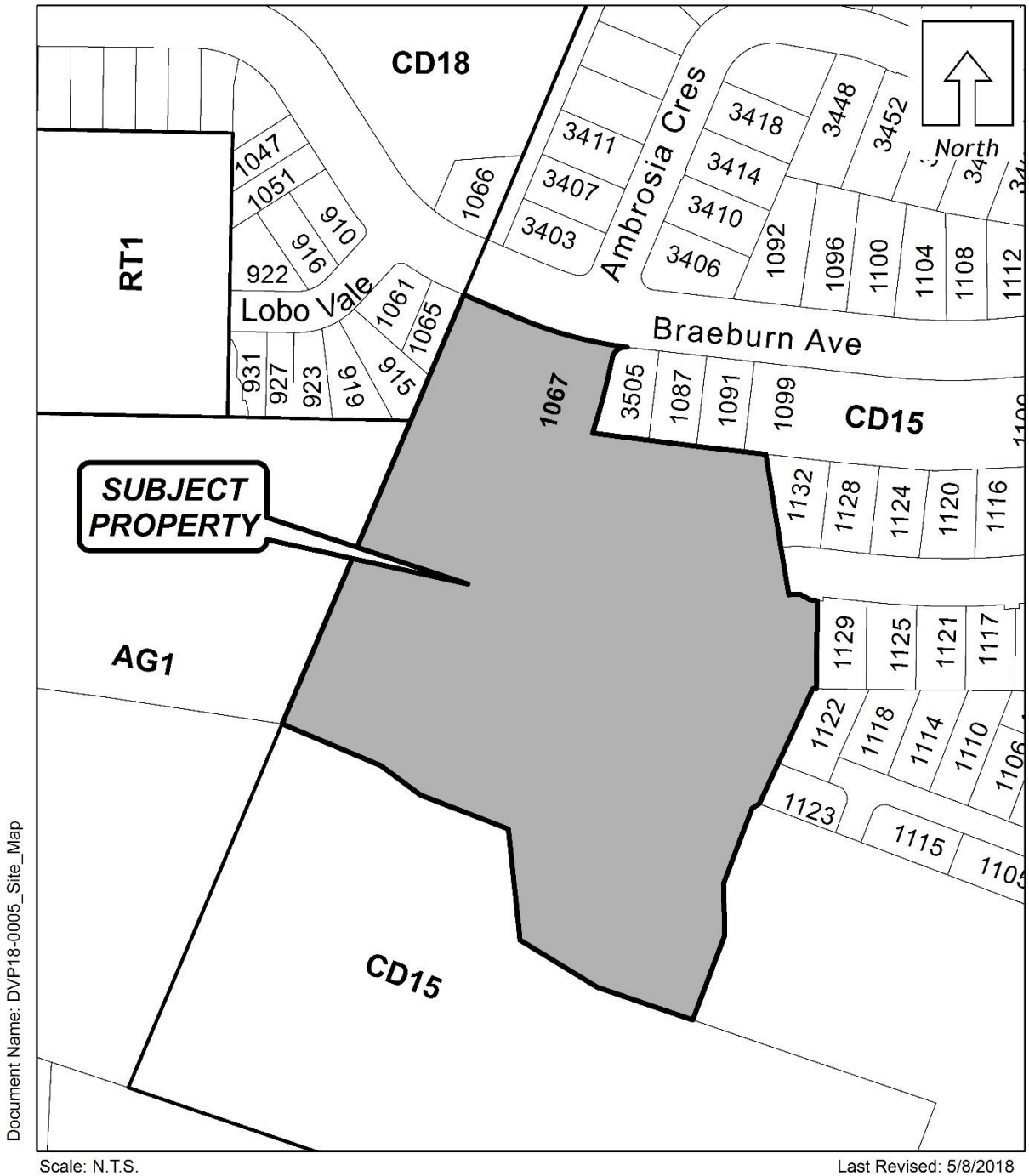
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact James Oliver with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

***DEVELOPMENT VARIANCE PERMIT***

***( DVP18-0005 )***

***1067 Braeburn Ave***




Document Name: DVP18-0005_Site_Map

Scale: N.T.S.

Last Revised: 5/8/2018

# CITY OF LANGFORD
# TEMPORARY USE PERMIT

**TUP18-0001 – 767 Meaford Ave**

That Temporary Use Permit No. TUP18-0001 be issued by the Council for the City of Langford to Pascal Toupin-Selinger of Ironclad Developments has applied on behalf of C.R.M. Properties Ltd. for a temporary use permit to allow for building material storage and a lay down yard at 767 Meaford Avenue during the construction period of the development located at 732 Meaford Avenue and 2846 Millstream Road subject to the following terms and conditions:

**1. Variances**

The following regulations of Zoning Bylaw No. 300 are varied under Section 493 of the *Local Government Act*:

Proceed with the consideration of this Temporary Use Permit for building material storage and a lay down yard, including three shipping containers, at 767 Meaford Avenue for a period of 3 years or until the project at 732 Meaford Avenue and 2846 Millstream Road has received an occupancy permit, whichever comes first subject to the following conditions:

a) Shipping containers are to be labelled with contents;
b) No flammable liquids or compressed gas cylinders are to be stored inside the shipping containers at any time;
c) Site trailer to have a 10lb dry chemical fire extinguisher mounted inside;
d) Address for the site to be posted as per City of Langford bylaw.

**2. Conditions**

The following requirements are imposed under Section 493 of the *Local Government Act*:

a) Shipping containers are to be labelled with contents;
b) No flammable liquids or compressed gas cylinders are to be stored inside the shipping containers at any time;
c) Site trailer to have a 10lb dry chemical fire extinguisher mounted inside;
d) Address for the site to be posted as per City of Langford bylaw.

City of Langford
www.cityoflangford.ca

# *Notice of Intention to Consider Issuance of a Temporary Use Permit*

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for 5:30 pm, Tuesday, 22 May 2018, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

| | |
|---|---|
| File | Temporary Use Permit No. TUP18-0001 |
| Applicant | Pascal Toupin-Selinger, Ironclad Developments |
| Location | The lands that are the subject of Temporary Use Permit No. TUP18-0001 are 767 Meaford Ave. |
| Purpose | The purpose of the proposed Temporary Use Permit is to allow for building material storage and a lay down yard at 767 Meaford Avenue during the construction period of the development located at 732 Meaford Avenue and 2846 Millstream Road. |

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed temporary use permit. We request that any written submissions be submitted by Wednesday, 16 May 2018. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 22 May 2018 during the Public Participation Section at the beginning of the meeting.

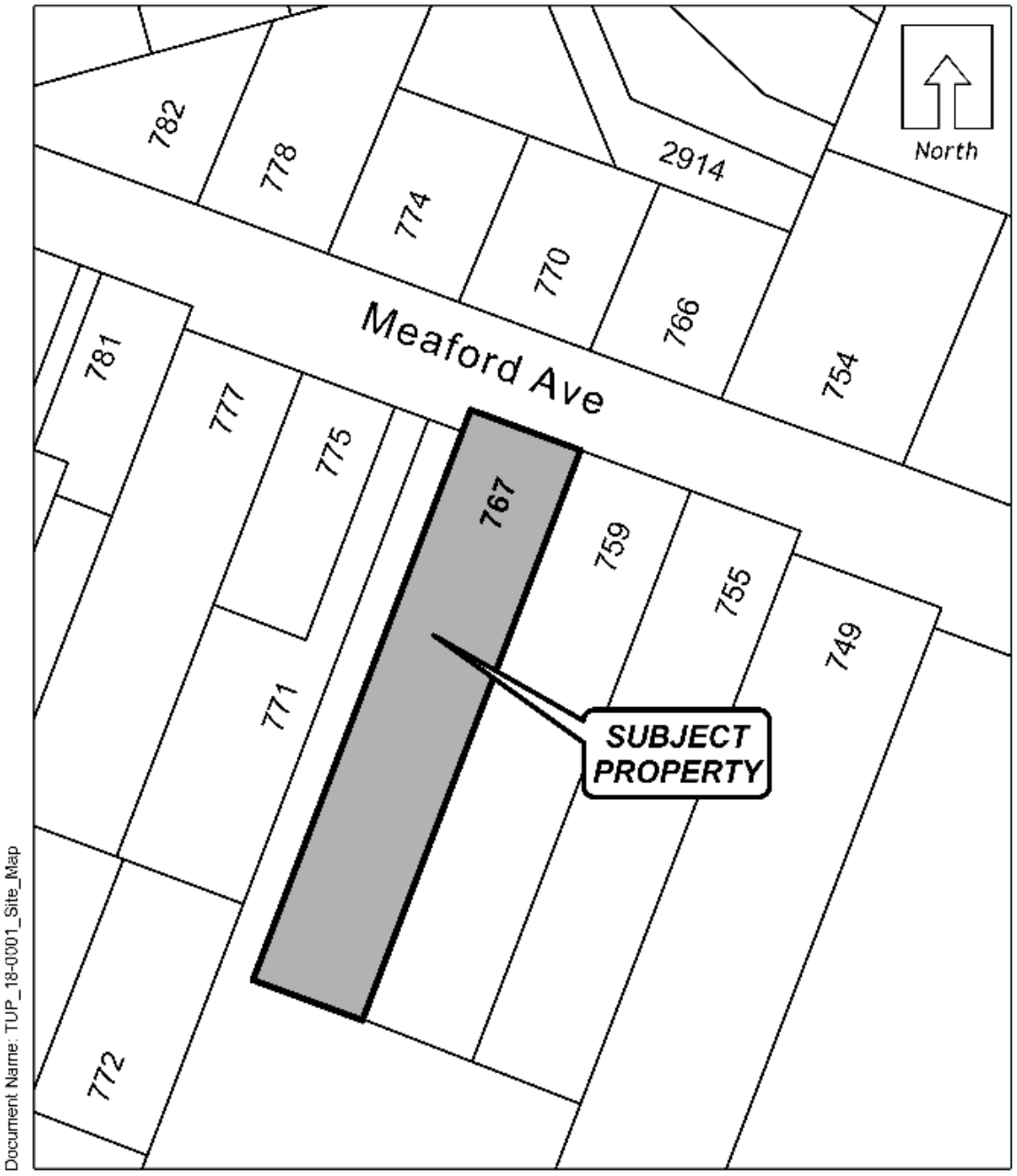
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact 'Planner' with any questions on this Temporary Use Permit.

Braden Hutchins
Director of Corporate Services

***TEMPORARY USE PERMIT***

***( TUP18-0001 )***

***767 Meaford Ave***




Document Name: TUP_18-0001_Site_Map

Scale: N.T.S.

Last Revised: 3/16/2018

# SPORTS

**Send us your sports news to: editor@goldstreamgazette.com or call 250-478-9552 x224**

# Canada finishes fifth at world rugby stop in Langford

## The Canadian women move up to fourth overall

Canada finished in fifth place during the 2018 HSBC Canada Women's Sevens tournament on home turf over the weekend.

The team opened pool play with a tough 22-7 loss to Australia on Saturday, followed by a 24-10 win over Spain and a narrow 19-17 victory over Ireland later that day to propel the team to the quarterfinals against the USA.

During Sunday's quarterfinal matchup, the USA opened scoring within the first minute through Jordan Gray to take an early 7-0 lead. With four minutes left in the first half Leyla Kelter scored another try to make it 14-0.

Ghislaine Landry got Canada on the board shortly after, but the USA answered right back with another try. Charity Williams also scored a try to make it 21-12.

Bianca Farella scored a try to cut the U.S.'s lead to two points, followed by a second try to give Canada its first lead of the game with just a minute left in the second half. But USA scored on the full-time hooter and slot the conversion to take a last-second 28-26 victory.

"Our defense let in two or three soft tries where we didn't really make a mark on it and we had to work hard for ours," said Canada women's sevens coach John Tait. "It's disappointing, but we have a young team and we have to just keep learning from some of these experiences."

The team continued play with a decisive 29-12 win against Ireland in their final game to finish fifth.

New Zealand won their second tournament on the five-stop series, followed by Australia and the USA who rounded out the top three.

Westhills Stadium was packed with 6,070 boisterous fans over the two-day tournament who cheered on their favourite teams under sunshine and blue skies in Langford. Watching Team Canada in action was a dream come true for one particular fan.

Prince George's Kayla Young was diagnosed with leukemia in March and has been receiving treatment at B.C. Children's Hospital in Vancouver. A friend organized the weekend for Young and her mother to attend the sevens tournament, where she also got to shake hands with a few Canadian players.

"It's been a really nice weekend," said Young, who plays for her high school rugby team and was trying to get onto the provincial team before she was diagnosed.

"Just seeing all these strong women ... is empowering."

The weekend featured 12 of the world's top women's rugby sevens teams competing on the only tournament stop on Canadian soil.

The event will return to Langford next year on May 11 to 12, 2019 for the fifth and final year of the current series cycle.

*kendra.wong@goldstreamgazette.com*



**The USA defeated Canada 28-26 in the quarterfinals of the 2018 Canada Women's Sevens tournament at Westhills Stadium in Langford over the weekend.** *(SPENCER PICKLES/BLACK PRESS)*


City of Langford
www.cityoflangford.ca

**NOTICE OF PUBLIC HEARING**

The City of Langford has received an application to amend Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of proposed Bylaw Nos. 1697 and 1698. All persons who believe that their interest in property is affected by the proposed Bylaws will be afforded an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Tuesday, 22 May 2018, at 5:30 pm.** Please be advised that no representations may be received by Council after the close of the Public Hearing and any submissions made to Council, whether orally or in writing, will form part of a public record.

**Proposal:** **The purpose of Bylaw No. 1697 is to amend the City of Langford Official Community Plan Bylaw No. 1200 from Agricultural Strategy Lands to Hillside or Shoreline to permit the development of approximately 18 single-family lots and a 30-unit townhouse site located at 866 Latoria.**

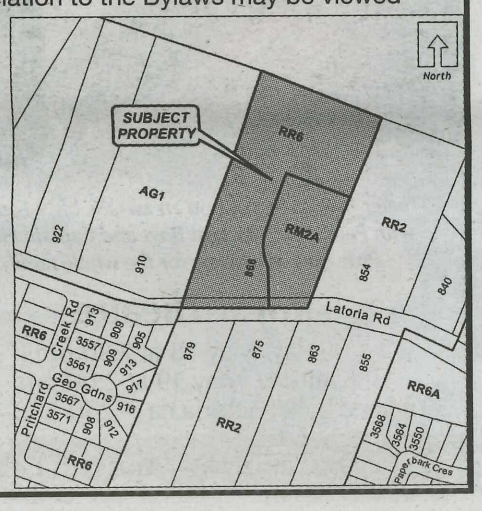
**The purpose of Bylaw No. 1698 is to amend the City of Langford Zoning Bylaw No. 300 to rezone the lands from AG1 (Agriculture 1) to the RR6 (Rural Residential 6) Zone and the RM2A (Attached Housing) Zone to permit the development of approximately 18 single-family lots and a 30-unit townhouse site for the property located at 866 Latoria Rd.**

**Applicant:** **Richard Irwin, R. Irwin Consulting Ltd.**

**Location:** **The land that is the subject of Bylaw Nos. 1697 and 1698 is 866 Latoria Rd as shown shaded on the plan.**

**COPIES** of the complete proposed Bylaws and other material that the Council may consider in relation to the Bylaws may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 7 May 2018 to Tuesday, 22 May 2018, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Robert Dykstra in the Planning Department at 250-478-7882 with any questions on these Bylaws.

Braden Hutchins
Director of Corporate Services




City of Langford
www.cityoflangford.ca

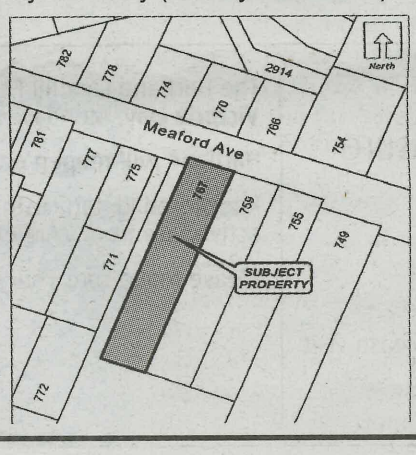
***Notice of Intention to Consider Issuance of a Temporary Use Permit***

**NOTICE** is hereby given that the City of Langford will consider issuance of a TEMPORARY USE PERMIT in the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Tuesday, 22 May 2018, at 5:30 pm.

| | |
|---|---|
| File | Temporary Use Permit No. TUP18-0001 |
| Purpose | The purpose of the proposed Temporary Use Permit is to allow for building material storage and a lay down yard at 767 Meaford Avenue during the construction period of the development located at 732 Meaford Avenue and 2846 Millstream Road |
| Applicant | Pascal Toupin-Selinger, Ironclad Developments |
| Location | The land that is the subject of TEMPORARY USE PERMIT NO. TUP18-0001 is 767 Meaford Ave. |

**COPIES** of the complete proposed TEMPORARY USE PERMIT and other related material may be viewed during normal working hours, 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 7 May 2018 to Tuesday, 22 May 2018 , inclusive, at the Langford City Hall, Second Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department with any questions on this Temporary Use Permit.

Braden Hutchins
Director of Corporate Services



**CITY OF LANGFORD**

**RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE MEETING**

**Monday, May 14th, 2018**

1. **Application to Rezone 2670 Peatt Road and 813 Arncote Avenue from R2 (One- and Two-Family Residential) to MU1A (Mixed Use Residential Commercial) Zone to Allow for a 21 Unit Multi-Family Residential Building.**
   **- Staff Report (Planning)**

That the Planning, Zoning and Affordable Housing Committee Recommend to Council:
That Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of the property located at 2670 Peatt Road and 813 Arncote Avenue from R2 (One- and Two-Family Residential) to MU1A (Mixed Use Residential Commercial), subject to the following terms and conditions:

   a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per dwelling unit, prior to the issuance of a Building Permit:

      i. $2,562 towards the General Amenity Reserve Fund;
      ii. $610 towards the Affordable Housing Reserve Fund;

   b) That the applicant provides, **prior to Public Hearing**, the following:

      i. A technical memo from a qualified engineer that verifies storm water can be adequately managed on-site for the proposed development, to the satisfaction of the Director of Engineering;
      ii. A traffic impact study from a qualified professional that this development will have on the surrounding road network, to the satisfaction of the Director of Engineering.
      iii. Frontage drawings that indicate whether or not road dedication is needed.

   c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

      i. That a stormwater management and maintenance plan be created, to the satisfaction of the Director of Engineering, and registered on title for the benefit of future owners;
      ii. That full frontage improvements be completed as per the Subdivision and Development Servicing Bylaw No. 1000 standards, to the satisfaction of the Director of Engineering, prior to the issuance of a Building Permit;

**CON'T**

iii. That all recommended improvements stemming from the completed traffic impact study be completed prior to issuance of a building permit.

iv. That appropriate corner cuts are provided to the satisfaction of the Manager of Land Development prior to the issuance of a building permit;

v. That no unit created may have more than two bedrooms; and

vi. That the onsite visitor parking be painted as 'Visitor' parking and that these spaces be designated as common property, not limited common property, on the strata plan.

2. Authorize the Director of Planning to issue the following variances within the Development Permit for 2670 Peatt Road and 813 Arncote Avenue:

a) That Section 6.51A.07(1)(a) be varied to reduce the minimum front yard setback from 2.0m to 1.3m; and

b) That Section 6.41A.07(1)(b) be varied to reduce the minimum exterior side yard setback from 2.0m to 1.4m; and

c) That Section 6.51A.07(1)(c) be varied to reduce the minimum rear yard setback from 7.5m to 4.6m.

CARRIED.

**2. Bylaw No. 1774 - Application to Rezone 852, 856, 858 and 860 Orono Avenue from the R1, Residential One Family and MU1, Mixed Use Residential Commercial to the MU1A, Mixed Use Residential Commercial, Zone to Allow a Six Storey Residential Building.**
**- Staff Report (Planning)**

That the Planning, Zoning and Affordable Housing Committee Recommend to Council:
That Council:

1. Give first reading to Bylaw 1774, as presented, to amend the text within the MU1A zone to allow the FAR to be increased to 2.25 if the developer provides 50% of the parking spaces required within an underground or enclosed parking structure, which can be further increased by increments of 0.25 for every additional 5% so provided, to a maximum FAR of 4.

2. Give First Reading of Bylaw 1774, as presented to amend the zoning designation of the property located at 852, 856, 858 Orono Avenue from the R1, One Family Residential, Zone to MU1A Mixed Residential Commercial, Zone and 860 Orono Avenue from the MU1, Mixed Use Residential Commercial, Zone to the MU1A Zone subject to the following terms and conditions:

a) That the owner agrees to provide, **as a bonus for increased density**, the following contributions per dwelling, prior to building permit issuance:

i. $750 per unit towards the Affordable Housing Contribution Reserve Fund ;
ii. $2850 per unit towards the General Amenity Contribution Reserve Fund;

**CON'T**

b) That the per unit amount of General Amenity Contributions, listed in items 2(a)(ii) may be reduced by 69%, if the developer agrees to register a covenant on title that restricts use of the residential building as rental accommodations for a period of 10 years from the date of occupancy the charge. The 69% reduction is only applicable if a building permit for the construction of the aforementioned apartment building on the subject property is issued prior to December 2018.

c) That the applicant provides, prior to **Public Hearing**, the following:

i. A technical stormwater management memo that addresses on site drainage containment in light of the underground parking being proposed;
ii. A redesign of the proposed building as shown in the report attached as Appendix A, to include a prominent entry feature and additional materials on the enclosed parkade.

d) That the applicant provides, prior to **Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:

i. That the developer install, or bond for, full frontage improvements, including but not limited to, light standards, boulevard plantings, on street parking, and a sidewalk, to the standards of the Subdivision and Development Servicing Bylaw No.1000, and to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;
ii. That the developer will complete road improvements required to facilitate access into the property, which may include but is not limited to an extended left turn lane on Orono Avenue, to the standards of Bylaw No. 1000 and to the Director of Engineering;
iii. That the per unit General Amenity Fund contributions listed in Bylaw No. 1774 may be reduced by 69% if the developer registers a covenant on title which restricts the use of the property for residential rental accommodation for a period of 10 years from the date of occupancy. The 69% per unit reduction to the General Amenity Fund Contributions listed in Bylaw No.1774 will only be applicable if a building permit to construct the building on the subject property is issued prior to December 2018;
iv. That any necessary underground or above ground servicing upgrades, extensions, or other requirements necessary to service the building is the responsibility of the developer, and will be completed at the developer's expense;
v. That the developer acknowledges that an amendment to the parking requirements in the Zoning Bylaw may result in the need for additional parking and a redesign of the proposed development;
vi. That prior to building permit issuance, the developer provides a formal stormwater management plan to the satisfaction of the Director of Engineering and that the developer is responsible for implementing the recommendations within the plan and is responsible for all costs relating to infrastructure upgrades, including offsite works, required to contain the properties drainage to the site; **CON'T**

vii. That the applicant agrees to submit a construction parking management plan, subject to the approval of the Director of Engineering, prior to clearing or commencing any work on the subject site;
viii. That the applicant agrees to substantially design the proposed building as per the plans submitted, and attached to this report as Appendices A;
ix. That notification be provided that the properties are close to industrial operations, which may generate noise nuisances

3. Authorize the Director of Planning to issue the following variances through a Development Permit:

a) A variance to subsection 6.51A.07(1)(c) to reduce the required building set back from the rear property line from 7.5 m to 1.24 m;
b) A variance to subsection 6.51A.09(2) to allow parking and loading facilities to be located in the front of the primary building;
c) A variance to subsection 4.01.01 to reduce the amount of parking required for an apartment building within the City Centre OCP designation to no less than 1 space per unit plus 5 visitor parking spaces; and
d) A variance to subsection 6.51A.08(3) to allow the Director of Planning to approve a landscaping design that is appropriate for the site.

CARRIED.

**3. Application to amend the zoning designation of the property at 832 Hockley Avenue from the R1, One Family Residential Zone, to the MU1A, Mixed Use Residential Commercial, Zone to align with the zoning of the adjacent property. - Staff Report (Planning)**

That the Planning, Zoning and Affordable Housing Committee Recommend to Council:
That Council:

1. Give First Reading of the Bylaw to amend the zoning designation of the property located at 832 Hockley Avenue from R1 (One-Family Residential) to MU1A (Mixed Use Residential Commercial) subject to the following terms and conditions:

a. That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:

i. $2850 per unit towards the General Amenity Reserve Fund, less the cost of extending the sidewalk to Peatt Road, beyond the property frontage.
ii. $750 per unit towards the Affordable Housing Reserve Fund;

b. That the developer provide the following items prior to **Public Hearing:**

i. A technical stormwater management memo that addresses on site drainage containment, to the approval of the Director of Engineering;

**CON'T**

c. That the developer register a Section 219 covenant, prior to **Bylaw Adoption**, that includes the following:

   i. That the developer install, or bond for, full frontage improvements, including but not limited to, light standards, boulevard plantings, on street parking, and a sidewalk, which shall extend to Peatt Road, to the standards of the Subdivision and Development Servicing Bylaw No.1000, and to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;
   ii. That any necessary underground or above ground servicing upgrades, extensions, or other requirements necessary to service the building is the responsibility of the developer, and will be completed at the developer's expense;
   iii. That prior to building permit issuance, the developer provides a formal stormwater management plan to the satisfaction of the Director of Engineering and that the developer is responsible for implementing the recommendations within the plan and is responsible for all costs relating to infrastructure upgrades, including offsite works, required to contain the properties drainage to the site;
   iv. That the developer agrees to submit a construction parking management plan, subject to the approval of the Director of Engineering, prior to any clearing of the site or commencement of works.

2. Direct staff to remove the requirement for a tree protection plan from the conditions of rezoning approval for the property at 828 Hockley Avenue and instead defer landscaping decisions for the frontage of the properties located at 828 Hockley Avenue and 832 Hockley Avenue to the Manager of Parks and Recreation, and to the standards of Bylaw No. 1000.

3. Authorize the Director of Planning to issue the following variances through a Development Permit for form and character:

   a. A variance to subsection 4.01.01 to reduce the amount of parking required for an apartment building within the City Centre OCP designation to no less than 1 space per unit plus 5 visitor parking spaces.

CARRIED.

City of Langford
www.cityoflangford.ca

# Staff Report

# to

# Council

**Date:** May 22, 2018

**Department:** **Finance**

**Subject:** Approval of 2017 Statement of Financial Information

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Please find attached the 2017 "Statement of Financial Information"(SOFI) Reports.

These reports must be made available as a package each year, with one copy sent to the Ministry of Municipal Affairs and Housing.

**Recommendation:**

That Council approve the 2017 Statement of Financial Information as presented.

Respectfully submitted,

| | |
|---|---|
| Submitted by: | Audrey Kryklywyj-Shortreid, Deputy Director of Finance |
| Concurrence: | Michael Dillabaugh, CPA, CA, Director of Finance |
| Concurrence: | Darren Kiedyk, Chief Administrative Officer |

:aks

# 2017 CITY OF LANGFORD
Statement of Financial Information
(Pursuant to the Financial Information Act)

City of Langford, British Columbia, Canada

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The undersigned, as authorized by the Financial Information Regulation, Schedule 1, Subsection 9(2), approves all the statements and schedules included in this Statement of Financial Informaiton, produced under the *Financial Information Act.*

Michael Dillabaugh, CPA, CA
Director of Finance

Matt Sahlstrom
Councillor

Schedule of Debts

Information on all long term debts for this organization is included in Note 4 to the 2017 Audited Financial Statements.

Schedule of Guarantee and Indemnity Agreements (Unaudited)

There are no Financial Guarantee and Indemnity Agreements in place which required government approval prior to being given under the Financial Administration Act

Schedule of Grants or Contributions

The City of Langford does not consider grant-in-aid applications.

Schedule of Employee Remuneration and Expenses (unaudited)

| | | Remuneration | Expenses | Total |
|---|---|---|---|---|
| Adams, Steve | Fire Co-Ordinator | 127,348.97 | - | 127,348.97 |
| Aubrey, Christopher | Fire Chief | 136,120.61 | 1,115.14 | 137,235.75 |
| Auger, Trevor | Engineering Technician | 78,797.99 | 345.00 | 79,142.99 |
| Baldwin, Matthew | Director of Planning | 157,423.97 | 3,723.60 | 161,147.57 |
| Barclay, Stacie | Manager of Legislative Services ? | 88,523.46 | 3,992.84 | 92,516.30 |
| Beckett, Robert | Fire Chief | 81,847.46 | 612.10 | 82,459.56 |
| Bell, Brian | Fire Maintenance | 126,847.94 | 1,677.37 | 128,525.31 |
| Booth, Travis | GIS Technician | 76,859.80 | 854.00 | 77,713.80 |
| Bowbyes, Kevin | Engineering Technician | 75,250.59 | 2,512.23 | 77,762.82 |
| Bowden, James | Chief Administrative Officer | 197,649.07 | 9,166.20 | 206,815.27 |
| Carmichael, Landis | Fire Comm Dispatcher | 107,022.80 | 310.00 | 107,332.80 |
| Caven, Lance | Assistance Chief of Fire Prevention | 129,576.87 | 1,773.15 | 131,350.02 |
| Chen, Victor | Engineering, Construction Manager | 82,209.16 | 1,095.65 | 83,304.81 |
| Corpus, Theodore | Application Developer II | 78,031.14 | 2,618.50 | 80,649.64 |
| Davidson, Scott | Assistant Chief, Training | 132,300.88 | 753.53 | 133,054.41 |
| Dillabaugh, Michael | Director of Finance | 86,057.77 | 3,713.05 | 89,770.82 |
| Dube, Kevin | Application Developer II | 77,243.73 | 1,868.78 | 79,112.51 |
| Dykstra, Robert | Planner | 75,934.82 | 533.86 | 76,468.68 |
| Edwards, Cameron | Sr Building Inspector | 90,199.44 | 419.20 | 90,618.64 |
| Fletcher, Lorne | Bylaw Manager | 109,276.46 | 632.10 | 109,908.56 |
| Henshall, George | Deputy Director of Engineering and Public Works | 115,242.06 | 2,478.31 | 117,720.37 |
| Hutchins, Braden | Director of Corporate Services | 114,702.25 | 4,404.65 | 119,106.90 |
| Kiedyk, Darren | Deputy/Chief Administrative Officer | 145,302.20 | 5,678.14 | 150,980.34 |
| Kryklywyj-Shortreid, Audrey | Deputy Director of Finance | 116,319.56 | 750.00 | 117,069.56 |
| Lenton, David | Engineering Technician | 76,464.36 | 1,648.71 | 78,113.07 |
| Leskiw, Mike | Parks Manager | 117,365.78 | 3,932.11 | 121,297.89 |
| Mahovlich, Michele | Director of Engineering | 147,817.25 | 6,736.05 | 154,553.30 |
| Manton, Cory | Manager of Parks & Recreation | 94,810.92 | 5,236.42 | 100,047.34 |
| Mattson, Raphiel | Construction Engineer | 78,413.95 | 420.00 | 78,833.95 |
| Miller, Shawn | GIS Technician | 79,543.16 | 275.00 | 79,818.16 |
| Minifie, Daryl | Land Development Technician | 78,055.18 | 345.00 | 78,400.18 |
| Moreau, Richard | RCMP - Computer Systems Analyst | 76,560.88 | - | 76,560.88 |
| Moss, Leanna | Fire Comm Dispatcher | 87,951.26 | - | 87,951.26 |
| Obesteller, Paul | Firefighter/Inspector | 120,791.12 | 924.49 | 121,715.61 |
| Oliver, James | Land Development Technician | 77,758.74 | 2,345.49 | 80,104.23 |
| Queen, Susan | GIS Coordinator | 81,591.71 | 4,069.75 | 85,661.46 |
| Robinson, Wayne | Building Inspector 2 | 78,743.74 | 3,711.07 | 82,454.81 |
| Savjord, Alan | Manager of Information Technology | 95,858.67 | 8,327.80 | 104,186.47 |
| Spriggs, Geoff | Assistant Chief, Communications | 134,670.33 | 2,852.77 | 137,523.10 |
| Stohmann, Leah | Deputy Director of Planning | 117,070.71 | 1,961.83 | 119,032.54 |
| Ternent, Steven | Director of Finance | 111,412.71 | 927.86 | 112,340.57 |
| Webb, Dave | Deputy Manager Information Technology | 82,833.71 | 50.00 | 82,883.71 |
| Worobec, Jerry | Manager Building Inspector | 119,917.69 | 5,605.65 | 125,523.34 |
| | | **4,463,720.87** | **100,397.40** | **4,564,118.27** |
| | Remuneration under $75,000 | **4,076,755.45** | | |
| | Total Remuneration | **8,693,101.01** | | |

There were two severance agreements under which payment commenced between The City of Langford and it's non-unionized employees during the fiscal year 2017. Compensation was determined based on salary.

Schedule of Council Remuneration and Expenses (unaudited)

| | Indemnity | Expenses | Total |
|---|---|---|---|
| Stewart Young | 35,858.55 | 1,769.56 | 37,628.11 |
| Denise Blackwell | 16,865.10 | 7,089.88 | 23,954.98 |
| Matt Sahlstrom | 19,527.05 | 6,086.19 | 25,613.24 |
| Lanny Seaton | 17,043.98 | 1,963.07 | 19,007.05 |
| Winnie Sifert | 19,959.68 | 803.36 | 20,763.04 |
| Roger Wade | 23,592.98 | 4,149.29 | 27,742.27 |
| Lillian Szpak | 19,777.35 | 6,964.95 | 26,742.30 |
| | **152,624.69** | **28,826.30** | **181,450.99** |

Schedule of Payments

| | |
|---|---|
| 0818802 BC Ltd | 36,414.25 |
| 0988825 BC Ltd | 26,500.00 |
| 687346 BC Ltd | 126,055.98 |
| Allied Power and Communication Ltd. | 25,877.46 |
| Alltera Construction Ltd | 136,898.41 |
| ASO Benefits | 363,904.07 |
| Associated Engineering Ltd | 224,137.90 |
| BC Assessment Authority | 471,048.68 |
| BC Hydro | 155,324.40 |
| BC Hydro | 355,077.45 |
| BC Hydro | 655,669.44 |
| BC Transit | 2,673,193.12 |
| Bell Mobility Inc. | 65,715.09 |
| Bellamy Holdings Ltd | 88,539.00 |
| Black Press Group | 59,528.00 |
| Boreas Consulting Ltd. | 36,008.02 |
| Bricklok Surfacing & Landscape Supply Ltd | 47,111.40 |
| Canada Savings Bonds | 26,510.00 |
| Canon Canada Inc | 46,014.68 |
| Capital City Paving Ltd. | 270,686.20 |
| Capital Electrical Systems Ltd | 136,593.62 |
| Capital Region Emerg.Serv.Telecom(CREST) | 75,136.00 |
| Capital Regional District | 5,860,327.45 |
| Capital Regional District Water -Isld Hwy | 599,498.28 |
| Capital Regional District Water-Fisgard | 780,551.97 |
| Capital Regional District-Bylaw/Animal Control | 89,400.00 |
| Capital Regional Hospital District | 2,349,635.96 |
| Cascadia Health Corporation | 31,854.95 |
| Central Homes & Developments Ltd | 40,658.50 |
| Charter Telecom Inc. | 26,532.47 |
| City Of Langford Casino Account | 821,265.54 |
| Colwood, City Of | 333,045.15 |
| Commercial Lighting Products | 61,778.73 |
| Crease Harman LLP in Trust | 500,000.00 |
| DB Services of Victoria Inc | 39,137.00 |
| Dekra-Lite Industries Inc. | 29,875.79 |
| Diamond Municipal Solutions | 44,231.15 |
| Dinning Hunter Lambert & Jackson | 193,360.00 |
| Dominion Govlaw LLP | 43,025.82 |
| Don Mann Excavating Ltd | 651,267.13 |

| | |
|---|---|
| Draycor Construction Ltd | 346,805.27 |
| Dreality Developments Ltd | 46,418.12 |
| Eager Beaver Tree Service | 178,956.00 |
| Ecoasis Developments LLP | 866,519.64 |
| Ecoasis Resort and Golf LLP | 68,456.72 |
| Enex Fuels Ltd | 43,187.24 |
| Erb Technical Contracting Ltd. | 31,225.41 |
| Esquimalt, Township Of | 329,470.20 |
| Esri Canada | 82,449.50 |
| Fantastic Cleaning Ltd. | 156,319.72 |
| Fastrac Printing Ltd | 25,461.98 |
| FDM Software Ltd | 48,442.58 |
| Fortis BC Natural Gas | 42,891.28 |
| Gillam Group | 105,000.00 |
| Greater Victoria Public Library | 2,457,518.01 |
| Greater Victoria Security | 179,152.64 |
| Harris Computer Systems | 70,615.61 |
| Hayworth Communities Inc | 68,267.65 |
| Hendry Swinton McKenzie | 282,916.00 |
| Highgate Lodge Inc | 35,216.00 |
| Highlands, District Of | 42,686.38 |
| Holland, Tammy | 76,546.36 |
| Hoylake Developments Limited Partnership | 185,134.00 |
| Insurance Corporation Of BC | 62,532.00 |
| Island Corridor Foundation | 116,932.98 |
| Island Key Computer Ltd. | 110,231.25 |
| Jacklin Holdings | 62,828.20 |
| Jacob Bros. Construction Ltd. | 1,847,048.51 |
| Jenner Chevrolet Oldsmobile Ltd | 32,256.00 |
| JSA Sport Architecture Inc | 181,184.86 |
| Kerr Wood Leidal Consulting Engineers | 96,932.18 |
| KPMG LLP, T4348 | 31,500.00 |
| Landmark Sign Ltd. | 32,728.74 |
| Langford Lanes Bowling Alley Inc | 416,793.62 |
| Langford Volunteer Firefighters Assoc. | 129,379.25 |
| Limona Construction Ltd. | 48,195.50 |
| London Life Insurance Company | 26,706.00 |
| Lumca Inc. | 414,154.65 |
| Mastercard | 160,710.92 |
| McCallum Developments Inc | 620,661.73 |
| McCormick Meadows Ltd | 293,401.00 |
| McElhanney Consulting Services Ltd | 186,224.04 |
| Medical Services Plan Of BC | 112,340.00 |
| Metchosin, District Of | 97,547.39 |
| Microsoft Corporation | 95,668.79 |

| | |
|---|---|
| Milner Group | 318,481.49 |
| Minister Of Finance--School Tax /GIL | 10,775,563.77 |
| Mr. Electric | 285,278.32 |
| Mullin Demeo | 109,888.66 |
| Municipal Pension Corporation - Employer Portion | 625,933.56 |
| OnPoint Project Engineers Ltd | 606,271.40 |
| P. R. Bridge Systems Ltd | 66,087.34 |
| Pacific Centre Family Services | 77,500.88 |
| PacificGold Homes Ltd | 120,786.70 |
| Performance Plus Hockey | 32,857.06 |
| Questica Inc. | 27,749.10 |
| Raylec Power LP | 1,019,047.71 |
| RBC Royal Bank-TFSA Contributions | 26,840.00 |
| Receiver General -RCMP contract | 5,308,792.72 |
| Receiver General - Employer Source Deductions | 375,283.91 |
| Richmond Property Group | 72,534.45 |
| Ricoh Canada Inc | 44,992.05 |
| Rocky Mountain Phoenix | 43,392.49 |
| Scansa Construction | 3,184,119.07 |
| School District No.62 | 462,683.60 |
| Scho's Line Painting Service | 47,202.49 |
| Shaw Business Solutions Inc | 39,760.00 |
| Shields, Mitchell | 30,270.00 |
| Silverstream Investments Inc | 95,115.28 |
| Sooke, District Of | 248,526.82 |
| Southern Railway Vancouver Island | 430,493.19 |
| Sparker Construction Ltd | 962,322.64 |
| SportHost Victoria | 25,000.00 |
| SSL-Sustainable Services Ltd | 83,330.40 |
| Suburban Motors | 58,169.68 |
| Telus 3777 Kingsway | 147,148.81 |
| Tetra Tech WEI Inc. | 67,118.63 |
| The Westin Bear Mountain, Victoria | 78,703.77 |
| Think Communications Inc | 87,995.04 |
| Tran Sign (1999) Ltd | 54,018.63 |
| Verity Construction Ltd | 182,481.33 |
| Victoria Contracting & Municipal Maint. | 4,156,835.51 |
| Vimar Equipment | 675,498.50 |
| Vimex Contracting Ltd | 56,752.50 |
| Watt Consulting Group | 111,932.09 |
| West Shore Environmental Services | 511,835.18 |
| West Shore Parks & Recreation Society. | 2,513,115.40 |
| Western Watershed Design | 154,815.52 |
| Westhills Land Corp | 576,030.13 |
| Westhills Land Corp-Library Rent | 103,338.72 |
| Wilfert Holdings Corp | 33,025.00 |

| | |
|---|---|
| Wilson's Transportation Ltd | 95,744.21 |
| Windley Contracting Ltd | 4,638,870.20 |
| WSP Canada Inc | 519,800.22 |
| WSP Canada Inc-Enterprise Cres | 29,733.51 |
| Workers Compensation | 113,681.94 |
| Xiao, Jack | 26,700.00 |
| YMCA YWCA of Greater Victoria | 525,000.00 |
| York Excavating Ltd | 50,827.35 |
| Young, Anderson Barristers & Solicitors | 217,755.70 |
| Total of vendor totals over $25,000 | 70,876,035.65 |
| Under $25,000 | 3,021,017.67 |
| **Total** | **73,897,053.32** |

The Schedule of Payments to Suppliers for the Provision of Goods and Services has been prepared on a cash basis and the financial statements have been prepared on an accrual basis, therefore no reconciliation of this schedule with the financial statements has been prepared.

Included in the above payments are collections for other governments, capital and property purchases, refunds of deposits on hand, transfers of funds to other institutions, and transfer of funds to other Municipalities (Casino Revenue Share)

# 2017

CITY OF LANGFORD
Consolidated Financial Statements
For the fiscal year ending December 31, 2017

City of Langford, British Columbia, Canada

# City of Langford

www.cityoflangford.ca

| | |
|---|---|
| **Mayor:** | Stewart Young |
| **Councillors:** | Denise Blackwell<br>Matt Sahlstrom<br>Lanny Seaton<br>Winnie Sifert<br>Lillian Szpak<br>Roger Wade |
| **Chief Administrative Officer:** | Darren Kiedyk, CPA, CGA |
| **Director of Finance:** | Michael Dillabaugh, CPA, CA |
| **City Engineer:** | Michelle Mahovlich, M.Eng., P.Geo., P.Eng. |
| **City Planner:** | Matthew Baldwin, MCIP, RPP |
| **Fire Chief:** | Christopher Aubrey |
| **Auditors:** | KPMG |
| **Solicitors:** | Young Anderson |
| **Bankers:** | Bank of Montreal |
| **Police:** | RCMP - West Shore |

# CITY OF LANGFORD

Consolidated Financial Statements

Year ended December 31, 2017

Financial Statements


| | |
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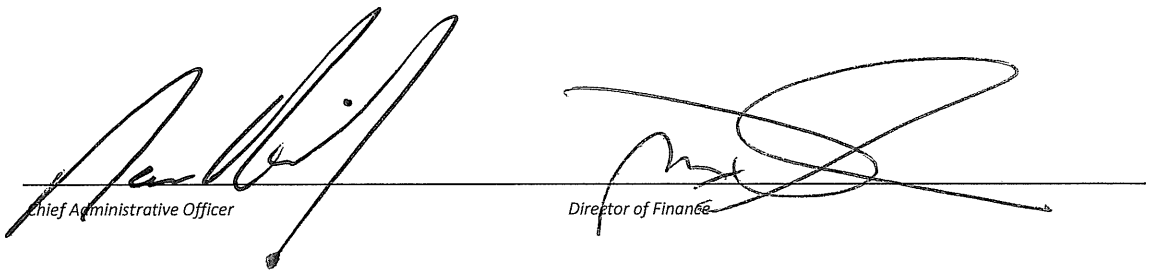
## Management's Responsibility for the Consolidated Financial Statements

The accompanying consolidated financial statements of the City of Langford (the "City") are the responsibility of management and have been prepared in compliance with legislation, and in accordance with Canadian public sector accounting standards for local governments as recommended by the Public Sector Accounting Board of The Chartered Professional Accountants of Canada. A summary of the significant accounting policies are described in note 1 to the consolidated financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The City's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the consolidated financial statements. These systems are monitored and evaluated by management.

The Administration and Finance Committee meets with management and the external auditors to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the consolidated financial statements.

The consolidated financial statements have been audited by KPMG LLP, independent external auditors appointed by the City. The accompanying Independent Auditors' Report outlines their responsibilities, the scope of their examination and their opinion on the City's consolidated financial statements.



*Chief Administrative Officer* *Director of Finance*

KPMG LLP
St. Andrew's Square II
800-730 View Street
Victoria BC V8W 3Y7
Canada
Telephone 250-480-3500
Fax 250-480-3539

# INDEPENDENT AUDITORS' REPORT

*To the Mayor and Councilors of The City of Langford*

We have audited the accompanying consolidated financial statements of The City of Langford, which comprise the consolidated statement of financial position as at December 31, 2017, the consolidated statements of operations, change in net debt and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

*Management's Responsibility for the Consolidated Financial Statements*

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

*Auditors' Responsibility*

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

KPMG LLP is a Canadian limited liability partnership and a member firm of the KPMG network of independent member firms affiliated with KPMG International Cooperative ("KPMG International"), a Swiss entity. KPMG Canada provides services to KPMG LLP.

*Opinion*

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of The City of Langford as at December 31, 2017, and its consolidated results of operations, its consolidated change in net debt and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

KPMG LLP

Chartered Professional Accountants

Victoria, Canada
May 7, 2018

# CITY OF LANGFORD

Consolidated Statement of Financial Position

December 31, 2017, with comparative information for 2016

| | 2017 | 2016 |
|---|---|---|
| **Financial assets:** | | |
| Cash and cash equivalents (note 2) | $ 30,104,181 | $ 18,384,331 |
| Property taxes receivable | 1,776,488 | 1,865,244 |
| Accounts receivable | 15,419,279 | 14,483,545 |
| Other assets | 457,858 | 357,073 |
| | 47,757,806 | 35,090,193 |
| **Financial liabilities:** | | |
| Accounts payable and accrued liabilities | 14,130,138 | 7,071,128 |
| Prepaid property taxes and licences | 869,584 | 789,171 |
| Deferred revenue (note 3) | 15,137,871 | 12,221,202 |
| Refundable deposits | 11,994,649 | 8,246,229 |
| Debt (note 4): | | |
| Short-term | 19,576,700 | 20,610,000 |
| Long-term | 6,242,000 | 5,630,800 |
| | 67,950,942 | 54,568,530 |
| **Net debt** | (20,193,136) | (19,478,337) |
| **Non-financial assets:** | | |
| Tangible capital assets (note 5) | 420,864,088 | 377,097,407 |
| Sewer franchise agreement (note 6) | 27,756,706 | 21,819,791 |
| Land held for resale | - | 1,854,499 |
| Prepaid expenses | 825,010 | 526,094 |
| | 449,445,804 | 401,297,791 |
| **Accumulated surplus (note 7)** | **$ 429,252,668** | **$ 381,819,454** |

Commitments and contingencies (note 11)

The accompanying notes are an integral part of these consolidated financial statements.

Director of Finance

# CITY OF LANGFORD

## Consolidated Statement of Operations

Year ended December 31, 2017, with comparative information for 2016

| | Financial Plan (note 12) | 2017 | 2016 |
|---|---|---|---|
| **Revenue:** | | | |
| Taxation, net (note 8) | $ 28,297,300 | $ 28,355,032 | $ 26,807,311 |
| Development cost charges | 3,923,167 | 940,607 | 2,281,856 |
| Sewer capital recovery fees | - | 6,578,787 | 5,587,102 |
| Utility charges | 5,000 | 5,000 | 5,000 |
| Other | 4,842,821 | 5,365,708 | 5,409,116 |
| Licences and permits | 2,739,800 | 3,796,031 | 3,288,777 |
| Penalties and interest | 388,200 | 411,905 | 461,973 |
| Government transfers (note 9) | 15,582,534 | 11,576,670 | 11,510,428 |
| Commercial leasing | 3,113,500 | 3,450,797 | 3,028,023 |
| Casino | 1,300,000 | 1,297,414 | 1,292,015 |
| Investment earnings | 152,000 | 306,682 | 222,110 |
| Developer and property owner contributions | 15,616,199 | 38,637,333 | 27,377,577 |
| Total revenue | 75,960,521 | 100,721,966 | 87,271,288 |
| **Expenses:** | | | |
| General government services: | | | |
| Legislative | 471,500 | 425,089 | 324,830 |
| Administrative | 2,391,900 | 3,218,745 | 2,909,069 |
| Other | 1,954,800 | 1,692,367 | 1,763,932 |
| | 4,818,200 | 5,336,201 | 4,997,831 |
| Protective services: | | | |
| Police and bylaw enforcement | 8,575,600 | 8,586,455 | 7,512,319 |
| Fire protection and emergency response | 3,088,100 | 3,460,384 | 3,333,487 |
| Building inspection and other | 716,400 | 729,321 | 704,798 |
| | 12,380,100 | 12,776,160 | 11,550,604 |
| Engineering and public works: | | | |
| Common services | 1,002,000 | 1,015,649 | 920,642 |
| Land development services | 464,200 | 647,033 | 626,358 |
| Roads, streets and storm drainage | 6,620,300 | 15,454,331 | 13,386,560 |
| | 8,086,500 | 17,117,013 | 14,933,560 |
| Community services: | | | |
| Environmental and development services | 888,200 | 1,046,342 | 795,931 |
| Recreation and cultural services | 7,621,400 | 10,486,901 | 8,404,628 |
| West Shore Parks and Recreation Society (note 13) | 5,797,213 | 5,884,263 | 5,659,153 |
| | 14,306,813 | 17,417,506 | 14,859,712 |
| Utility and enterprise services: | | | |
| Sewer infrastructure | - | 641,872 | 626,241 |
| Total expenses | 39,591,613 | 53,288,752 | 46,967,948 |
| Annual surplus | 36,368,908 | 47,433,214 | 40,303,340 |
| Accumulated surplus, beginning of year | 381,819,454 | 381,819,454 | 341,516,114 |
| Accumulated surplus, end of year | $ 418,188,362 | $ 429,252,668 | $ 381,819,454 |

The accompanying notes are an integral part of these consolidated financial statements.

# CITY OF LANGFORD

Consolidated Statement of Changes in Net Debt

Year ended December 31, 2017, with comparative information for 2016

| | Financial Plan (note 12) | 2017 | 2016 |
|---|---|---|---|
| Annual surplus | $ 36,368,908 | $ 47,433,214 | $ 40,303,340 |
| Acquisition of tangible capital assets | (21,369,993) | (29,306,645) | (20,124,108) |
| Decrease (Increase) in land held for resale | - | 1,854,499 | 3,531,715 |
| Amortization of tangible capital assets | - | 7,783,322 | 7,163,980 |
| Loss on sale of tangible capital assets | - | 1,418,359 | 134,590 |
| Proceeds on sale of tangible capital assets | - | 1,929,272 | 162,291 |
| Sewer capital recovery fees | - | (6,578,787) | (5,587,102) |
| Developer contributions of tangible capital assets | - | (24,949,117) | (19,479,380) |
| Change in proportionate share of West Shore Parks & Rec Society | - | - | (275,402) |
| | 14,998,915 | (415,883) | 5,829,924 |
| Consumption of prepaid expenses | - | (298,916) | 121,223 |
| Change in net debt | 14,998,915 | (714,799) | 5,951,147 |
| Net debt, beginning of year | (19,478,337) | (19,478,337) | (25,429,484) |
| Net debt, end of year | $ (4,479,422) | $ (20,193,136) | $ (19,478,337) |

The accompanying notes are an integral part of these consolidated financial statements.

# CITY OF LANGFORD

Consolidated Statement of Cash Flows

Year ended December 31, 2017, with comparative information for 2016

| | 2017 | 2016 |
|---|---|---|
| Cash provided by (used in): | | |
| **Operating activities:** | | |
| Annual surplus | $ 47,433,214 | $ 40,303,340 |
| Items not involving cash: | | |
| Amortization of tangible capital assets | 7,783,322 | 7,163,980 |
| Loss on sale of tangible capital assets | 1,418,359 | 134,590 |
| Developer contributions of tangible capital assets | (24,949,117) | (19,479,380) |
| Sewer capital recovery fees | (6,578,787) | (5,587,102) |
| Actuarial adjustment on debt | - | (23,347) |
| Change in proportionate share of West Shore Parks & Rec Society | - | (275,402) |
| Changes in non-cash operating assets and liabilities: | | |
| Property taxes receivable | 88,756 | 1,199,294 |
| Accounts receivable | (935,734) | (8,025,998) |
| Other assets | (100,785) | (210,623) |
| Accounts payable and accrued liabilities | 7,059,010 | 1,738,996 |
| Prepaid property taxes and licences | 80,413 | 124,923 |
| Deferred revenue | 2,916,669 | 1,654,493 |
| Refundable deposits | 3,748,420 | 1,401,656 |
| Prepaid expenses | (298,916) | 121,223 |
| | 37,664,824 | 20,240,643 |
| **Capital activities:** | | |
| Acquisition of tangible capital assets | (29,306,645) | (20,124,108) |
| Decrease (increase) in land held for resale | 1,854,499 | 3,531,715 |
| Proceeds on sale of tangible capital assets | 1,929,272 | 162,291 |
| | (25,522,874) | (16,430,102) |
| **Financing activities:** | | |
| Debt proceeds | 2,000,000 | 700,000 |
| Debt payments | (2,422,100) | (2,686,885) |
| | (422,100) | (1,986,885) |
| Increase (decrease) in cash and cash equivalents | 11,719,850 | 1,823,656 |
| Cash and cash equivalents, beginning of year | 18,384,331 | 16,560,675 |
| Cash and cash equivalents, end of year | $ 30,104,181 | $ 18,384,331 |
| Supplemental cash flow information: | | |
| Cash paid for interest | $ 505,352 | $ 494,067 |
| Cash received from interest | 385,210 | 303,020 |

The accompanying notes are an integral part of these consolidated financial statements.

The City of Langford (the "City") 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 are prepared by management in accordance with Canadian public sector accounting standards for local governments as recommended by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. Significant accounting policies adopted by the City are as follows:

(a) Reporting entity:

The consolidated financial statements include the assets, liabilities, revenues and expenses of the City. The consolidated financial statements also include the City's proportionate interest in the West Shore Parks and Recreation Society ("West Shore"), an organization jointly controlled by the City. The City does not administer any trust activities on behalf of external parties.

(b) Basis of accounting:

The City follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(c) Revenue recognition:

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, except when and to the extent the transfer gives rise to an obligation that meets the definition of a liability.

Property tax revenue is recognized on an accrual basis using approved tax rates and the anticipated assessment for the current year. Parcel tax revenues are recognized in the year that they are levied.

(d) 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 thereby extinguishing any liability to the City.

Development cost charges are amounts which are restricted by government legislation or agreement with external parties. When qualifying expenditures are incurred, development cost charges are recognized as revenue in amounts which equal the associated expenses.

(e) Refundable deposits:

Receipts restricted by third parties are deferred and reported as refundable deposits under certain circumstances. Refundable deposits are returned when the third party meets their obligations or the deposits are recognized as revenue when qualifying expenditures are incurred.

(f) Investment income:

Investment income is reported as revenue in the period earned. When required by the funding government or related Act, investment income earned on deferred revenue is added to the investment and forms part of the deferred revenue balance.

(g) Cash equivalents:

Cash equivalents include short-term, highly liquid investments that are cashable on demand or have a term to maturity of 90 days or less at acquisition.

(h) Long-term debt:

Long-term debt is recorded net of related repayments and actuarial earnings.

(i) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible capital assets

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land, are amortized on a straight line basis over their estimated useful lives as follows:

| Asset | Useful life - years |
|---|---|
| Land improvements | 10-50 |
| Buildings | 25-70 |
| Vehicles, machinery, equipment | 5-25 |
| Sewer and storm infrastructure | 75-100 |
| Road infrastructure | 10-75 |

Non-financial assets are written down when conditions indicate that they no longer contribute to the City's ability to provide goods and services, or when the value of future economic benefits associated with the asset are less than the book value of the asset.

(ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value and are recorded as revenue at the date of receipt.

(iii) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

(iv) Leased tangible capital assets

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(v) Inventory of supplies

Inventory of supplies held for consumption is recorded at the lower of cost and replacement cost.

(vi) Contaminated sites

Contaminated sites are defined as the result of contamination being introduced in air, soil, water or sediment of a chemical, organic, or radioactive material or live organism that exceeds an environmental standard. A liability for remediation of contaminated sites is recognized, net of any expected recoveries, when all of the following criteria are met:

1) an environmental standard exists
2) contamination exceeds the environmental standard
3) the City is directly responsible or accepts responsbility for the liability
4) future economic benefits will be given up, and
5) a reasonable estimate of the liability can be made

(j) Employee benefits:

The City and its employees make contributions to the Municipal Pension Plan. These contributions are expensed as incurred. The costs of a multi-employer defined contribution pension plan, such as the Municipal Pension Plan, are the employer's contributions due to the plan in the period.

(k) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. Significant estimates include assumptions used in estimating historical cost and useful lives of tangible capital assets, estimating fair value of contributed tangible capital assets and in estimating provisions for accrued liabilities. Actual results could differ from these estimates.

2. **Cash and cash equivalents:**

| | 2017 | 2016 |
|---|---|---|
| West Shore Parks and Recreation Society | $ 1,595,408 | $ 1,571,268 |
| Cash | 11,449,226 | 6,813,102 |
| Term deposits | 17,059,547 | 9,999,961 |
| | $ 30,104,181 | $ 18,384,331 |

The City has an approved operating line of credit of $7,500,000.

3. **Deferred revenue:**

Deferred revenue, reported on the consolidated statement of financial position, is comprised of the following:

| | 2017 | 2016 |
|---|---|---|
| Development cost charges | $ 13,462,079 | $ 10,803,097 |
| Hotel room tax | 984,750 | 846,123 |
| Other | 691,042 | 571,982 |
| | $ 15,137,871 | $ 12,221,202 |

Development cost charges:

| | 2017 | 2016 |
|---|---|---|
| Opening balance of unspent funds | $ 10,803,097 | $ 9,288,738 |
| Add: | | |
| Development cost charges received during the year | 3,479,383 | 3,717,218 |
| Interest earned | 120,206 | 78,997 |
| | 14,402,686 | 13,084,953 |
| Less amount spent on projects and recorded as revenue | (940,607) | (2,281,856) |
| | $ 13,462,079 | $ 10,803,097 |

4. **Debt:**

(a) Short-term debt:

Short-term debt is comprised of an interim financing facility through the TD Bank due on demand which bears interest at the Bankers Acceptance Rate plus stamping fee of 60 basis points.

(b) Long-term debt:

Long-term debt from the TD Bank consists of five year floating rate term loans maturing from 2018 to 2022, with a current interest rate of 1.93%.

(c) Principal payments on long term debt and budgeted repayments on short-term debt for the next five years are as follows:

| | | |
|---|---|---|
| 2018 | $ | 1,221,500 |
| 2019 | | 535,200 |
| 2020 | | 559,500 |
| 2021 | | 555,100 |
| 2022 | | 552,900 |

5. **Tangible capital assets:**

(a) Assets under construction:

Assets under construction have a value of $23,750,061 (2016 - $18,196,375) and have not yet been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. The value of contributed capital assets received during the year is $24,949,117 (2016 - $19,827,108) comprised of land $15,450,982 (2016 - $10,256,607), land improvements $NIL (2016 - $130,086), sewer and storm infrastructure $3,695,381 (2016 - $3,453,072) and roads infrastructure $5,802,754 (2016 - $5,987,343).

(c) Works of art and historical treasures:

The City manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings and sculptures located at City sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

(d) Write-down of tangible capital assets:

No tangible capital assets were written down in 2017 or 2016.

(e) West Shore Parks and Recreation Society:

The City's proportionate share of West Shore Parks and Recreation Society assets includes land, buildings, and equipment which are subject to amortization policies consistent with those of the City.

# CITY OF LANGFORD

Notes to Consolidated Financial Statements

Note 5. Tangible Capital Assests (Continued)

| | Land | Land Improvements | Buildings | Vehicles Machinery & Equipment | Sewer and Storm Infrastructure | Roads Infrastructure | Assets Under Construction | West Shore Parks & Recreation Society | 2017 | 2016 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Cost:** | | | | | | | | | | |
| Opening | $ 152,457,006 | 17,569,162 | 33,693,703 | 13,189,569 | 51,831,525 | 128,350,404 | 18,196,375 | 32,179,830 | $ 447,467,574 | $ 408,043,251 |
| Additions | 18,604,425 | 1,237,445 | - | 908,760 | 5,599,964 | 10,503,500 | 17,307,013 | 94,655 | 54,255,762 | 46,436,246 |
| Transfers | 346,301 | - | - | 21,414 | - | 11,385,612 | (11,753,327) | - | - | - |
| Disposals | (2,418,154) | (563,036) | (100,992) | (464,640) | - | (333,407) | - | (25,072) | (3,905,301) | (7,386,432) |
| Change in share | - | - | - | - | - | - | - | - | - | 374,509 |
| Balance, end of year | 168,989,578 | 18,243,571 | 33,592,711 | 13,655,103 | 57,431,489 | 149,906,109 | 23,750,061 | 32,249,413 | 497,818,035 | 447,467,574 |
| **Accumulated Amortization:** | | | | | | | | | | |
| Opening | - | 5,500,093 | 6,477,634 | 6,682,456 | 9,578,005 | 33,062,642 | - | 9,069,337 | 70,370,167 | 63,990,114 |
| Disposals | - | (84,466) | (19,188) | (328,743) | - | (102,223) | - | (23,050) | (557,670) | (256,793) |
| Amortization | - | 760,446 | 705,583 | 886,186 | 887,365 | 3,294,710 | - | 607,160 | 7,141,450 | 6,537,739 |
| Change in share | - | - | - | - | - | - | - | - | - | 99,107 |
| Balance, end of year | - | 6,176,073 | 7,164,029 | 7,239,899 | 10,465,370 | 36,255,129 | - | 9,653,447 | 76,953,947 | 70,370,167 |
| **Net book value, end of year** | **$ 168,989,578** | **12,067,498** | **26,428,682** | **6,415,204** | **46,966,119** | **113,650,980** | **23,750,061** | **22,595,966** | **$ 420,864,088** | **$ 377,097,407** |

## 6. Sewer franchise agreement:

During 2004, the City entered into a franchise and partnering agreement with West Shore Environmental Services Inc. ("WSES") and Terasen Utility Services Inc. 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, and 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 were frozen for five years ended in 2009. WSES will pay the City franchise fees that are estimated to total $11 million over the 21 year term of the agreement.

The City records the costs of sewer infrastructure constructed by WSES $833,452 (2016 - $939,042) and corresponding remaining cost to be recovered. The remaining cost to be recovered is reduced as SCRF's are collected by WSES.

The cost of WSES sewer infrastructure, less residual value, is amortized on a straight line basis over their estimated useful lives, 60 to 70 years.

| | Opening | Increase | Decrease | Closing |
|---|---|---|---|---|
| WSES sewer infrastructure | | | | |
| Cost | $ 38,581,998 | 1,249,294 | (415,842) | $ 39,415,450 |
| Accumulated amortization | (6,078,640) | (641,872) | - | (6,720,512) |
| | 32,503,358 | 607,422 | (415,842) | 32,694,938 |
| Remaining cost to be recovered | (10,683,567) | (1,249,294) | 6,994,629 | (4,938,232) |
| | $ 21,819,791 | (641,872) | 6,578,787 | $ 27,756,706 |

## 7. Accumulated surplus:

Accumulated surplus consists of individual fund surplus and reserves and reserve funds as follows:

| | 2017 | 2016 |
|---|---|---|
| **Surplus:** | | |
| Invested in tangible capital assets | $ 422,802,094 | $ 372,676,398 |
| Invested in land held for resale | - | 1,854,499 |
| Other | (7,888,920) | (4,726,408) |
| Total surplus | 414,913,174 | 369,804,489 |
| **Reserves set aside by Council:** | | |
| Future operational contingencies | 502,378 | 491,352 |
| Future capital contingencies | 175,000 | - |
| Federal Gas Tax | 1,245,229 | 365,004 |
| West Shore Parks & Rec Society | 1,025,356 | 960,018 |
| Total reserves | 2,947,963 | 1,816,374 |
| **Reserve funds set aside for specific purposes by Council:** | | |
| Capital works | 1,392,747 | 2,025,354 |
| Affordable housing | 1,462,952 | 1,263,270 |
| Parks and open space | 2,152,130 | 2,229,712 |
| Parkland improvement | 2,927 | 2,899 |
| General amenity | 4,628,431 | 2,839,904 |
| Equipment replacement | 203,679 | 259,055 |
| Sidewalk capital | 26,274 | 132,538 |
| Bear Mountain fire hall | 1,299,281 | 1,216,156 |
| Special police capital | 175,653 | 182,704 |
| Downtown parking | 47,457 | 46,999 |
| Total reserve funds | 11,391,531 | 10,198,591 |
| | $ 429,252,668 | $ 381,819,454 |

## 8. Taxation:

Taxation revenue, reported on the consolidated statement of operations, is comprised of the following:

| | 2017 | 2016 |
|---|---|---|
| General | $ 26,225,351 | $ 24,690,205 |
| Parcel tax | 1,629,410 | 1,629,410 |
| Revenue in lieu of taxes | 95,896 | 90,023 |
| Collections for other governments | 27,474,664 | 27,034,843 |
| 1% utility taxes | 404,375 | 397,673 |
| | 55,829,696 | 53,842,154 |
| Less taxes levied for other authorities: | | |
| Capital Regional District - General Operating | 5,752,105 | 5,013,116 |
| Revenue in lieu of taxes | 73,602 | 65,413 |
| Capital Regional Hospital District | 2,356,725 | 2,345,170 |
| School Authorities | 16,344,816 | 16,481,609 |
| BC Assessment Authority | 439,453 | 469,542 |
| Municipal Finance Authority | 1,797 | 1,623 |
| BC Transit | 2,506,166 | 2,658,370 |
| | 27,474,664 | 27,034,843 |
| | $ 28,355,032 | $ 26,807,311 |

## 9. Government transfers:

The City recognizes the transfer of government funding as revenue when received and all related eligibility criteria and stipulations have been satisfied.

| | 2017 | 2016 |
|---|---|---|
| Operating transfers: | | |
| Federal | $ 164,546 | $ 409,326 |
| Provincial | 370,199 | 452,477 |
| Other | 605,637 | 553,612 |
| | 1,140,382 | 1,415,415 |
| Capital transfers: | | |
| Federal | 6,901,023 | 4,976,309 |
| Provincial | 3,462,816 | 5,060,066 |
| Other | 72,449 | 58,638 |
| | 10,436,288 | 10,095,013 |
| | $ 11,576,670 | $ 11,510,428 |

During the year, the City transferred $4,282,964 of assets under construction to other governments, representing project costs incurred to design, engineer, construct and commission roads infrastructure crossing into other government jurisidictions, based on terms of the agreement between the City and Ministry of Transportation of the Province of BC. The transfer is recorded as an expense in the consolidated statement of operations.

**10. Municipal pension plan:**

The City and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trusteed pension plan. The board of Trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The pension plan is a multi-employer defined benefit pension plan. Basic pension benefits provided are based on a formula. The plan has about 193,000 active members and approximately 90,000 retired members. Active members include approximately 38,000 contributors from local government.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation as at December 31, 2015 indicated a $2,224 million funding surplus for basic pension benefits on a going concern basis. The next valuation will be as at December 31, 2018 with results available later in 2019.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The City paid $696,187 (2016 - $625,934) for employer contributions while employees contributed $609,185 (2016 - $560,228) to the Plan in fiscal 2017.

**11. Commitments and contingencies:**

(a) Contingent liabilities:

The CRD debt, under provisions of the Local Government Act, is a direct, joint and several liability of the CRD and each member municipality within the CRD, including the City of Langford.

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 district, the provincial and federal governments and their agencies, and emergency services 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.

(b) Litigation liability:

From time to time, the City is subject to claims and other lawsuits that arise in the ordinary course of business, some of which may seek damages in substantial amounts. Liability for these claims and lawsuits are recorded to the extent that the probability of a loss is likely and it is estimable. It is considered that the potential claims against the City resulting from such litigation will be covered by insurance and therefore will not materially affect the consolidated financial statements of the City.

(c) Commitments:

The City entered into a long-term contract with the Royal Canadian Mounted Police (RCMP) 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 2018 estimated cost of this contract is $6,979,100.

On February 7, 2013, the City entered into a purchase of service agreement with the YMCA/YWCA of Greater Victoria to provide access for Langford residents to an aquatic facility to be built in Langford. The City agreed to pay $750,000 per year to be indexed by population every two years from the opening date to a maximum of $950,000 per year for a period of 25 years.

On December 20, 2017, the City entered into an agreement to purchase property at 3020 Glen Lake Rd and provided a downpayment of $30,000. The City agreed to pay $600,000 total for the purchase of the property.

As at December 31, 2017, the following major contracts were in progress:

| | Total Amount of Contract | Paid or Accrued |
|---|---|---|
| Operaing | $ 15,443,809 | $ 11,084,945 |
| Capital | 5,666,535 | 3,373,015 |

**12. Financial plan:**

The financial plan data presented in these consolidated financial statements is based upon the 2017 operating and capital financial plans approved by Council on May 1, 2017. Amortization expense was not contemplated on development of the financial plan and, as such, has not been included. The chart below reconciles the approved financial plan to figures reported in these consolidated financial statements.

| | | Financial plan amount |
|---|---|---|
| Revenues: | | |
| Operating | $ | 41,237,000 |
| Capital | | 44,071,500 |
| West Shore Parks & Rec Society | | 3,163,121 |
| Less: | | |
| Transfers from own funds | | 7,476,100 |
| Proceeds on debt issue | | 5,035,000 |
| Total revenue | | 75,960,521 |
| Expenses: | | |
| Operating | | 41,237,000 |
| Capital | | 44,071,500 |
| West Shore Parks & Rec Society | | 3,203,813 |
| Less: | | |
| Capital expenditures | | 44,071,500 |
| Transfer to own funds | | 2,522,600 |
| Debt principal payments | | 2,326,600 |
| Total expenses | | 39,591,613 |
| Annual surplus | $ | 36,368,908 |

**13. West Shore Parks and Recreation 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 members (the "Municipalities") effective January 2, 2002; City of Langford, City of Colwood, District of Highlands, District of Metchosin and the CRD (on behalf of a portion of the Juan de Fuca Electoral Area). Effective January 1, 2007 the Town of View Royal became a member of the Society.

In 2002 the lands and facilities were transferred to the Municipalities in their proportionate share, as specified in the Co-Owners' Agreement. The lands and facilities were reallocated amongst the members on January 1, 2007 when the Town of View Royal became a member. Future improvements are allocated among the members as per the cost sharing formula in effect each year for each service or facility, as outlined in a Members' Agreement. For 2017, the City's share of improvements purchased by the Society on its behalf is $NIL.

Because the cost sharing formula in the Members' Agreement produces different cost shares for the members from year-to-year, there is a gain or loss on the opening fund balances. In 2017, there was no change in the cost sharing formula.

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, manage and operate the facilities located at the recreation centre.

(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 2017 the City's proportion for consolidation purposes was 50.55% (2016 - 50.55%).

Condensed financial information for the Society is as follows:

| | | 2017 | | 2016 |
|---|---|---|---|---|
| Financial assets | $ | 3,501,452 | $ | 3,356,046 |
| Financial liabilities | | 2,260,252 | | 2,065,793 |
| Net financial assets | | 1,241,200 | | 1,290,253 |
| Non-financial assets | | 976,001 | | 996,842 |
| Accumulated surplus | $ | 2,217,201 | $ | 2,287,095 |
| Invested in tangible capital assets | $ | 919,061 | $ | 974,690 |
| Reserve funds | | 2,088,460 | | 1,970,345 |
| Other | | (790,320) | | (657,940) |
| | $ | 2,217,201 | $ | 2,287,095 |
| Revenues | $ | 5,639,648 | $ | 6,210,461 |
| Requisition from members | | 4,968,939 | | 4,968,945 |
| | | 10,608,587 | | 11,179,406 |
| Expenses | | 5,709,542 | | 5,820,785 |
| Requisition from members | | 4,968,939 | | 4,968,945 |
| | | 10,678,481 | | 10,789,730 |
| Annual surplus (deficit) | $ | (69,894) | $ | 389,676 |

**14. Segmented information:**

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

**Engineering and Public Works**

The Engineering Department is responsible for the transportation services within the City. This includes roads, storm drains, sidewalks, street lighting and trolley.

**Community Services**

The Departments within Community Services include Environmental and Development Services and Recreation and Cultural Services. The Environmental and Development 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 6) for the City.

The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements as disclosed in Note 1. The following table provides additional financial information for the foregoing segments. Taxation and grants in lieu of taxes are apportioned to the functions based on their share of the net budgeted expenditures in the Financial Plan.

**Note 14 2017 Segmented Information (Continued)**

| | General Government Services | Protective Services | Engineering and Public Works | Community Services | Utility and Enterprise Services | Total |
|---|---|---|---|---|---|---|
| Revenue: | | | | | | |
| Taxation | $ 3,576,300 | $ 9,343,900 | $ 5,064,632 | $ 10,370,200 | $ - | $ 28,355,032 |
| Utility charges | - | - | - | - | 5,000 | 5,000 |
| Government transfers | 202,049 | 757,714 | 8,251,535 | 2,365,372 | - | 11,576,670 |
| Commercial leasing | 41,411 | 139,341 | - | 3,270,045 | - | 3,450,797 |
| Other | 2,898,240 | 60,951 | 130,812 | 2,994,292 | 6,578,787 | 12,663,082 |
| Licences and permits | 23,540 | 2,278,713 | 742,632 | 751,146 | - | 3,796,031 |
| Developer and property owner contributions | 670,262 | 70,800 | 30,526,421 | 3,674,469 | 3,695,381 | 38,637,333 |
| Development cost charges | - | - | 488,859 | 451,748 | - | 940,607 |
| Casino | 139,400 | - | 1,158,014 | - | - | 1,297,414 |
| Total Revenue | 7,551,202 | 12,651,419 | 46,362,905 | 23,877,272 | 10,279,168 | 100,721,966 |
| Expenses: | | | | | | |
| Salaries, wages and employee benefits | 2,654,238 | 3,787,928 | 1,797,715 | 3,219,514 | - | 11,459,395 |
| Contracted and general services | 1,065,119 | 7,630,291 | 9,916,722 | 9,282,595 | - | 27,894,727 |
| Materials, goods, supplies and utilities | 539,886 | 573,966 | 441,203 | 955,951 | - | 2,511,006 |
| Other | 783,520 | 337,140 | 854,104 | 1,665,538 | - | 3,640,302 |
| Amortization | 293,438 | 446,835 | 4,107,269 | 2,293,908 | 641,872 | 7,783,322 |
| Total Expenses | 5,336,201 | 12,776,160 | 17,117,013 | 17,417,506 | 641,872 | 53,288,752 |
| Annual surplus (deficit) | $ 2,215,001 | $ (124,741) | $ 29,245,892 | $ 6,459,766 | $ 9,637,296 | $ 47,433,214 |

**Note 14 2016 Segmented Information (Continued)**

| | General Government Services | Protective Services | Engineering and Public Works | Community Services | Utility and Enterprise Services | Total |
|---|---|---|---|---|---|---|
| Revenue: | | | | | | |
| Taxation | $ 5,281,500 | $ 8,564,000 | $ 4,961,300 | $ 8,000,511 | $ - | $ 26,807,311 |
| Utility charges | - | - | - | - | 5,000 | 5,000 |
| Government transfers | 150,737 | 739,450 | 9,992,122 | 628,119 | - | 11,510,428 |
| Commercial leasing | 39,279 | 200,308 | - | 2,788,436 | - | 3,028,023 |
| Other | 2,488,542 | 71,388 | 143,124 | 3,390,145 | 5,587,102 | 11,680,301 |
| Licences and permits | 23,650 | 1,859,886 | 887,482 | 517,759 | - | 3,288,777 |
| Developer and property owner contributions | 588,000 | 97,500 | 23,838,860 | 1,449,623 | 1,403,594 | 27,377,577 |
| Development cost charges | - | - | 2,243,739 | 38,117 | - | 2,281,856 |
| Casino | 139,400 | - | 1,152,615 | - | - | 1,292,015 |
| Total Revenue | 8,711,108 | 11,532,532 | 43,219,242 | 16,812,710 | 6,995,696 | 87,271,288 |
| Expenses: | | | | | | |
| Salaries, wages and employee benefits | 2,475,378 | 3,605,831 | 1,774,564 | 2,586,534 | - | 10,442,307 |
| Contracted and general services | 1,334,050 | 6,710,310 | 8,618,122 | 8,235,263 | - | 24,897,745 |
| Materials, goods, supplies and utilities | 556,889 | 506,815 | 371,711 | 995,937 | - | 2,431,352 |
| Other | 330,930 | 300,983 | 564,407 | 836,244 | - | 2,032,564 |
| Amortization | 300,584 | 426,665 | 3,604,756 | 2,205,734 | 626,241 | 7,163,980 |
| Total Expenses | 4,997,831 | 11,550,604 | 14,933,560 | 14,859,712 | 626,241 | 46,967,948 |
| Annual surplus (deficit) | $ 3,713,277 | $ (18,072) | $ 28,285,682 | $ 1,952,998 | $ 6,369,455 | $ 40,303,340 |

City of Langford
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# Staff Report

# to

# Council

**Date:** May 22, 2018

**Department:** **Fire Rescue**

**Subject:** CREST HRO Upgrade and Radio Purchases

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**Background**

Over the next six to eight months, CREST will be finalizing implementation its new emergency radio HRO system and it will be live in early 2019. As a result all fire departments who use the CREST system must upgrade their current radio's to be able to use the new system.

**Commentary**

After researching and discussing with CREST technicians, our staff have determined what type and how many radios and other equipment we will need to operate once the change-over occurs. Considerable amount of work has been done to streamline the amount of equipment required to keep the cost as low as possible while remaining compliant with NFPA and Worksafe regulations.

CREST has advised that if we were to order the radios now along with all the other fire departments in the region in a one purchase, we will have a significant cost savings because it will be a bulk purchase with Motorola. For example, an order in 2018 will be $4500 per radio and it raises to $8000 per radio if we wait until 2019. CREST has assured the fire departments that even if we order now, they will not bill us until 2019 so there is no implications to this year's budget to take advantage of the cost savings.

The total cost to Langford will be $379,223.25 and there are options to amortize this over 10 or 15 year period. This is a similar process to the initial CREST radio purchases in 2002 that were amortized over 10 years and was completed in 2012.

**Financial Implications**

There will be no implications to the 2018 budget by placing the order for equipment now. CREST will begin billing fire departments in 2019 for the cost of the equipment and add it to the levy amount Langford

already pays. Amortized over 10 years, the cost per year for the equipment will be $36,894.99 and amortized over 15 years the cost per year will be $24,247.95 in addition to the levy amount.

| | Est.Levy | Cost of Radios 10 Year Amort | Cost of Radios 15 Year Amort | Total Est. Levy 10 Year Amort | Total Est. Levy 15 Year Amort |
|---|---|---|---|---|---|
| **2018** | 76,014.80 | | | 76,014.80 | 76,014.80 |
| **2019** | 77,915.17 | 36,894.99 | 24,247.95 | 114,810.16 | 102,163.12 |
| **2020** | 79,863.05 | 36,894.99 | 24,247.95 | 116,758.04 | 104,111.00 |
| **2021** | 81,859.63 | 36,894.99 | 24,247.95 | 118,754.62 | 106,107.58 |
| **2022** | 83,906.12 | 36,894.99 | 24,247.95 | 120,801.11 | 108,154.07 |

**Options**

That Council:

1. Direct staff to order CREST radios in 2018 to be included in the discounted bulk order and amortize the amount over 15 years.

OR

2. Direct staff to order CREST radios in 2018 to be included in the discounted bulk order and amortize the amount over 10 years.

OR

3. Direct staff to wait until 2019 to order to make the radio purchases.

Respectfully Submitted,

| | |
|---|---|
| Submitted by: | Chris Aubrey, Fire Chief |
| Concurrence: | Michael Dillabaugh, CPA, CA, Director of Finance |
| Concurrence: | Braden Hutchins, Director of Corporate Services |
| Concurrence: | Darren Kiedyk, Chief Administrative Officer |

:ca

City of Langford
www.cityoflangford.ca

# Staff Report

# to

# Council

**Date:** May 22, 2018

**Department:** **Planning**

**Application No.:** **LLP18-0003**

**Subject:** 761 Station Avenue - Royal Canadian Legion Branch No. 91 - Liquor License

---

**Background**

The Royal Canadian Legion Branch No. 91 is applying to the Liquor Control and Licensing Branch (LCLB) to change their existing license, a Liquor Primary – Club License, to a normal Liquor Primary License. The proposed conversion would still maintain a member only section, but would also allow for a general public section. This would allow for wider use of the facility and to hopefully increase profits for the Legion. There is no proposed change to their hours or their capacity. The Legion would continue to operate exactly as it is doing so now, just without the requirement to sign in guests. Council must decide if they would like to opt in or out of conducting our own public notification and if so, offering up a recommendation to the LCLB.

**Commentary**

The Legion is seeking to change their liquor license from a Liquor Primary – Club License to a regular Liquor Primary License in order to make the Legion more popular with non-members. The Legion is no longer making money off of their bar sales, and are only able to stay profitable due to the rental of their auditorium. In an effort to increase their profits, the Legion and many other Legions throughout BC and the Yukon are making this proposed change. Given that the Legion is a federal non-profit organization, the greater profit the Legion is able to make directly correlates with how much money they are able to donate back into the community.

The Legion's current hours are as follows:

| Monday | Tuesday | Wednesday | Thursday | Friday | Saturday | Sunday |
|---|---|---|---|---|---|---|
| 11am – 11pm | 11am – 11pm | 11am – 11pm | 11am – 11pm | 11am – 1am | 11am – 10:30pm | 11am – 6pm |

While there are no proposed changes to hours, it should be noted that the Legion is licensed under their existing license to be open until 2am every night. This allows the Legion to have some flexibility with their hours when the space is rented out for special events.

A few months ago the Legion was hoping to build a patio on site but eventually decided to withdraw their application. To be clear, a patio addition is not part of this application for a change in license type.

Council must choose whether or not they would like to make a recommendation to the LCLB which requires conducting public notification and gathering community input. When public notification has been conducted in the past it was done so in a similar manner to that of a DVP which includes mail outs to all properties within a 30 meter radius of the subject property.

If Council decides to opt into notification process the LCLB requires that they must also provide comments on the following factors:

- Impact of noise on nearby residents
- The impact on the community if the application is approved
- The views of the residents and a description of the method used to gather views
- The local government's recommendation and the reasons on which they are based

If Council decides to opt out of notification and the gathering of public input, the LCLB will complete the process themselves.

**Financial Implications**
Possible increase in enforcement costs.

**Options**

That Council:

Option 1

1. Direct staff to inform the Liquor Control and Licensing Branch that the City of Langford will opt out of public notification for the Liquor Primary License application from the Royal Canadian Legion Branch No. 91 located at 761 Station Avenue;

Option 2

2. Direct staff to initiate the public notification process for the Liquor Primary License application from the Royal Canadian Legion Branch No. 91 located at 761 Station Avenue;

Respectfully submitted,

| | |
|---|---|
| Submitted by: | Julia Buckingham, Planning Technician |
| Concurrence: | Matthew Baldwin, MCIP, RPP Director of Planning |
| Concurrence: | Lorne Fletcher, Manager of Community Safety and Municipal Enforcement |
| Concurrence: | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence: | Leah Stohmann, MCIP, RPP, Deputy Director of Planning |
| Concurrence: | Michael Dillabaugh, CPA, CA, Director of Finance |
| Concurrence: | Braden Hutchins, Director of Corporate Services |
| Concurrence: | Darren Kiedyk, Chief Administrative Officer |

:jb

Appendix A –

Langford City Council

2nd. Floor, 877 Goldstream Ave.

Langford, BC

V9B 2X8

Dear Council Members,

To answer your concern whether the Royal Canadian Legion Branch 91 will remain a private club, here are a few things you need to know about the Legion.

**The Royal Canadian Legion Mission Statement**

*"Our mission is to serve Veterans, including serving military and RCMP members and their families, to promote Remembrance, and to serve our communities and our country."*

The Royal Canadian Legion was founded by Veterans and for Veterans. The Legion advocates for the care and benefits for all who served Canada, regardless of when or where they served. The Legion also provides representation and assistance to Veterans, including currently serving Canadian Armed Forces and RCMP, and their families, and access to our services is available to them at no cost, whether or not they are Legion members. The Legion helps thousands of Veterans each year and makes significant positive changes in their lives.

By virtue of what the Royal Canadian Legion in Langford stands for, we will always be considered a private club. We will continue to support members: for assistance with Veterans Affairs Canada (VAC), adjusting to civilian life, for financial assistance, and with mental health and PTSD. The Legion will support homeless veterans, outreach and visitation of families, seniors, Canadian veterans abroad, and allied veterans. The Legion will act on requests for lost medals or service records, and will host funerals and burials.

In order for the Royal Canadian Legion Branch 91 to continue providing these services, we need to find creative ways to keep the Legion doors open. This license change is a concerted effort to reach out to the community at large who may not have thought that the Legion was for them. If we can show more people that the Legion is a viable part of the West Shore, then perhaps some of them will become members and assist us in our charitable endeavors.

One way for us to keep it a private club: we will have a two-tiered system for products and services. Members with a valid membership card will pay a discounted price, while the non-members will pay the listed price. The Legion membership would also give members access to Legion branches and affiliates such as Army Navy Air Force (ANAF) clubs across Canada, USA, and the Commonwealth. We would still be a member in one of the largest fraternal organizations in the world.

Just though there is a clear understanding as to what we currently have to do when an outside group comes to the Legion under our club license is to have them get a Special Occasion License from the local Government Liquor Store. At this point the event organizer must supply their own liquor for the event. This causes a huge loss of revenue for the Legion and if we move to the primary license this will allow us to operate the Bar through the Legion and receive all proceeds from the event. Overall gives us the flexibility to run our Legion to its capacity for years to come.

Furthermore, we would like to state that we, along with all Legion Branches, have the support of BC Yukon Command to move in this direction. Several Branches throughout the Province of BC have moved or are moving to a primary liquor license. Due to the restraints created under the current club license restrictions this is why the need of change so that the Legion overall will have longevity.

Hopefully this will give you an insight into what we offer our community. Should you require more information, please do not hesitate to contact me at 250-478-1828

Yours sincerely,

Norm Scott

President, Branch #91

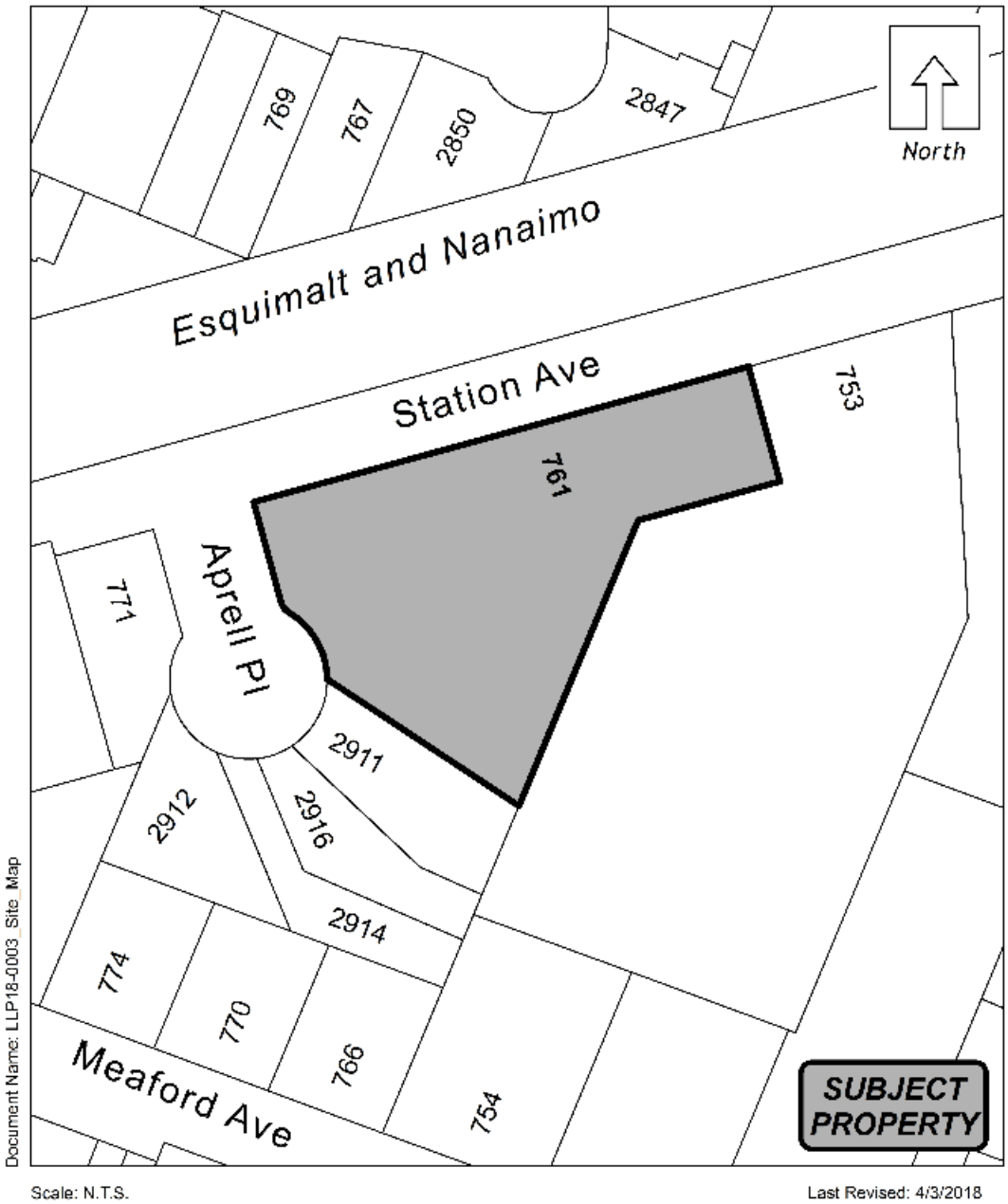
Cc: Tony Rushworth

BC Yukon Command Operations Advisor

(250) 686-2390

Appendix B –

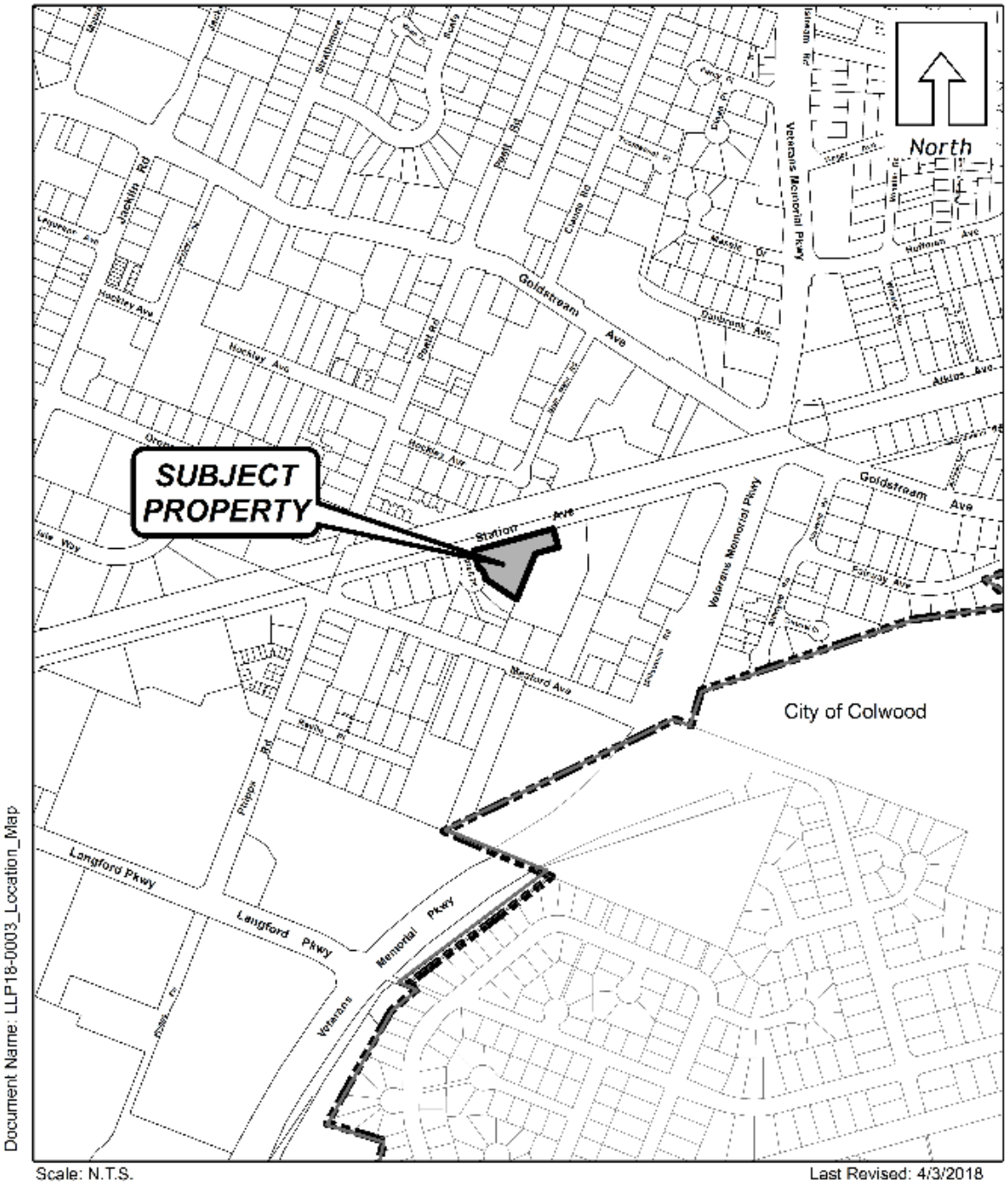
***Liquor Licence Application***
***( LLP18-0003 )***
***761 Station Ave***



Appendix C –

***( LLP18-0003 )***

***761 Station Ave***



# CITY OF LANGFORD
# BYLAW NO. 1697

## A BYLAW TO AMEND BYLAW NO. 1200, "LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008"

---

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

A. Langford Official Community Plan Bylaw No. 1200, 2008 is amended as follows:

1. By deleting from the AGRICULTURAL designation and adding to the HILLSIDE OR SHORELINE designation the property legally described as LOT 1, SECTION 70, METCHOSIN DISTRICT, PLAN 1957 and shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 23, (866 Latoria Rd), 2017".

READ A FIRST TIME this 16th day of October, 2017.

PUBLIC HEARING held this day of , 2017.

READ A SECOND TIME this day of , 2017.

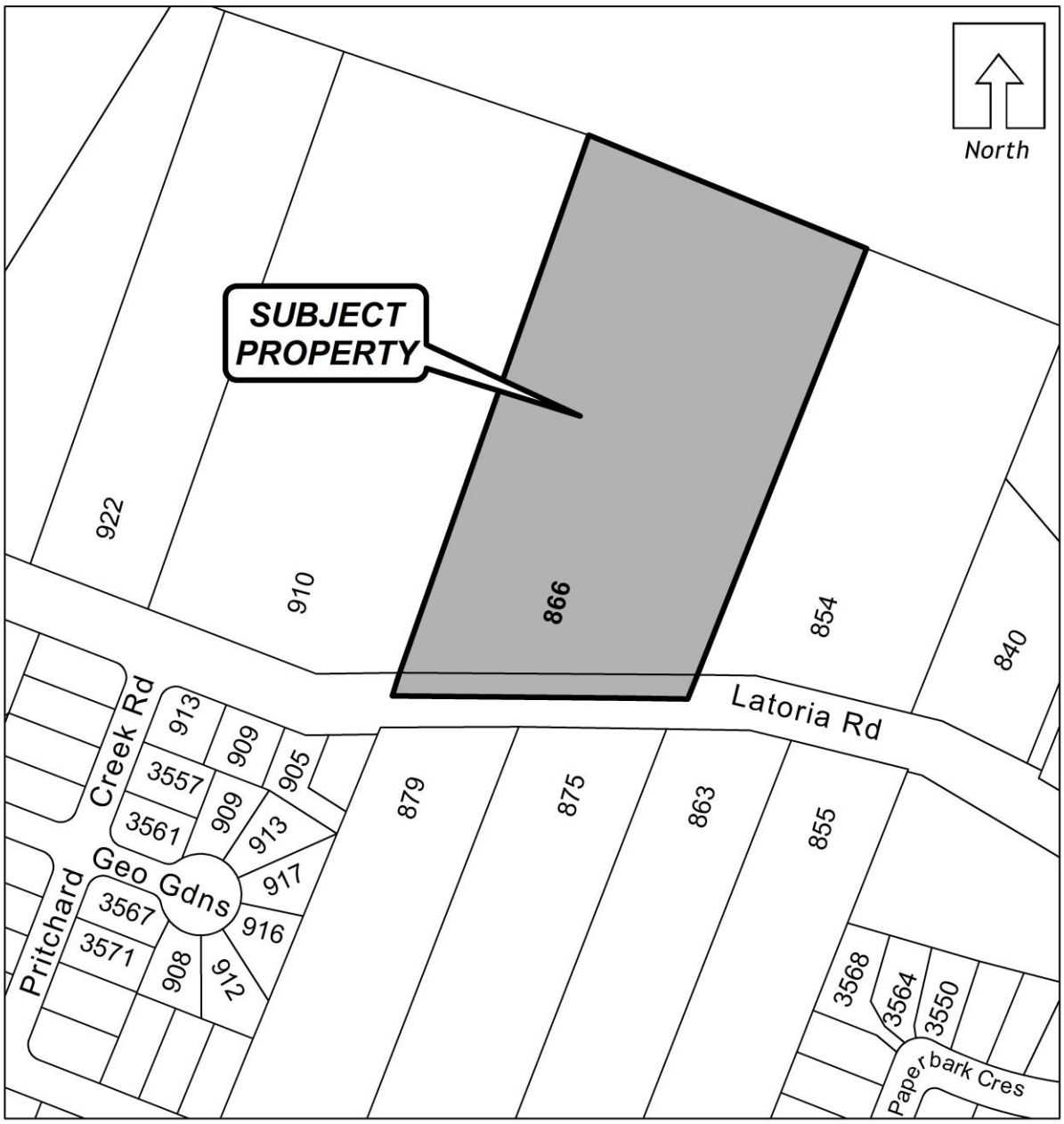
READ A THIRD TIME this day of , 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A




Document Name: Bylaw_1697

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1697

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/12/2017

# CITY OF LANGFORD
# BYLAW NO. 1698

## A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

---

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the **AG1 (Agriculture 1)** Zone and adding to the **RR6 (Rural Residential 6) Zone** and the **RM2A (Rural Residential 6)** Zone the property legally described as LOT 1, SECTION 70, METCHOSIN DISTRICT, PLAN 1957; PID No.: 004-048-032 (866 Latoria Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By replacing 6.15.01(5) with, "secondary suite within a one-family dwelling or within an accessory building on lots 500m² or greater and in accordance with Section 3.08."

3. By replacing 6.15.02(4) with, "Notwithstanding Subsection 6.15.02(1), on land whose legal description is set out in Table 1 of Schedule AD, the minimum parcel area for subdivision may be 500 m² (5,382 ft²) if the owner of the land proposed to be subdivided:

    (a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision."

4. By replacing 6.31A.03(1) with, "Except as provided in articles (2) and (3), buildings in the RM2A Zone shall not exceed a floor area ratio of 0.75;"

5. By replacing 6.31A.03(2) with, "Despite subsection 6.31A.03(1), on land whose legal description is set out in Table 1 of Schedule AD, the floor area ratio may be increased to 1.0, if the owner of the land proposed to be developed: (Bylaw No. 1320)

    (b) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to issuance of a building permit."

6. By replacing 6.31A.03(3) with, "Despite the floor area ratio specified in subsection 6.31A.03(2), the floor area ratio may be increased to 1.5 if the owner provides 50% of the parking spaces required by this Bylaw in an underground or under building parking structure, subject to compliance with the density bonus provisions specified in Subsection 6.31A.03(2)."

7. By adding the following line to Table 1 of Schedule AD:

| Zone | Bylaw No. | Legal Description | Amenity Contributions | Eligible for Reduction in Section 2 of Schedule AD (Column 5) |
|---|---|---|---|---|
| RR6<br><br>RM2A | 1698 | LOT 1, SECTION 70, METCHOSIN DISTRICT, PLAN 1957 (866 Latoria Rd) | a) $6,000 per lot towards the General Amenity Reserve Fund;<br>b) $1,000 per lot towards the Affordable Housing Reserve Fund.<br>c) $3,660 per townhouse unit towards the General Amenity Reserve Fund;<br>d) $610 per townhouse unit towards the Affordable Housing Reserve Fund.<br>e) $136,000 towards the General Amenity Reserve Fund. | No |

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 487, (866 Latoria Rd), 2017".

READ A FIRST TIME this 16th day of October, 2017.

PUBLIC HEARING held this day of, 2017.

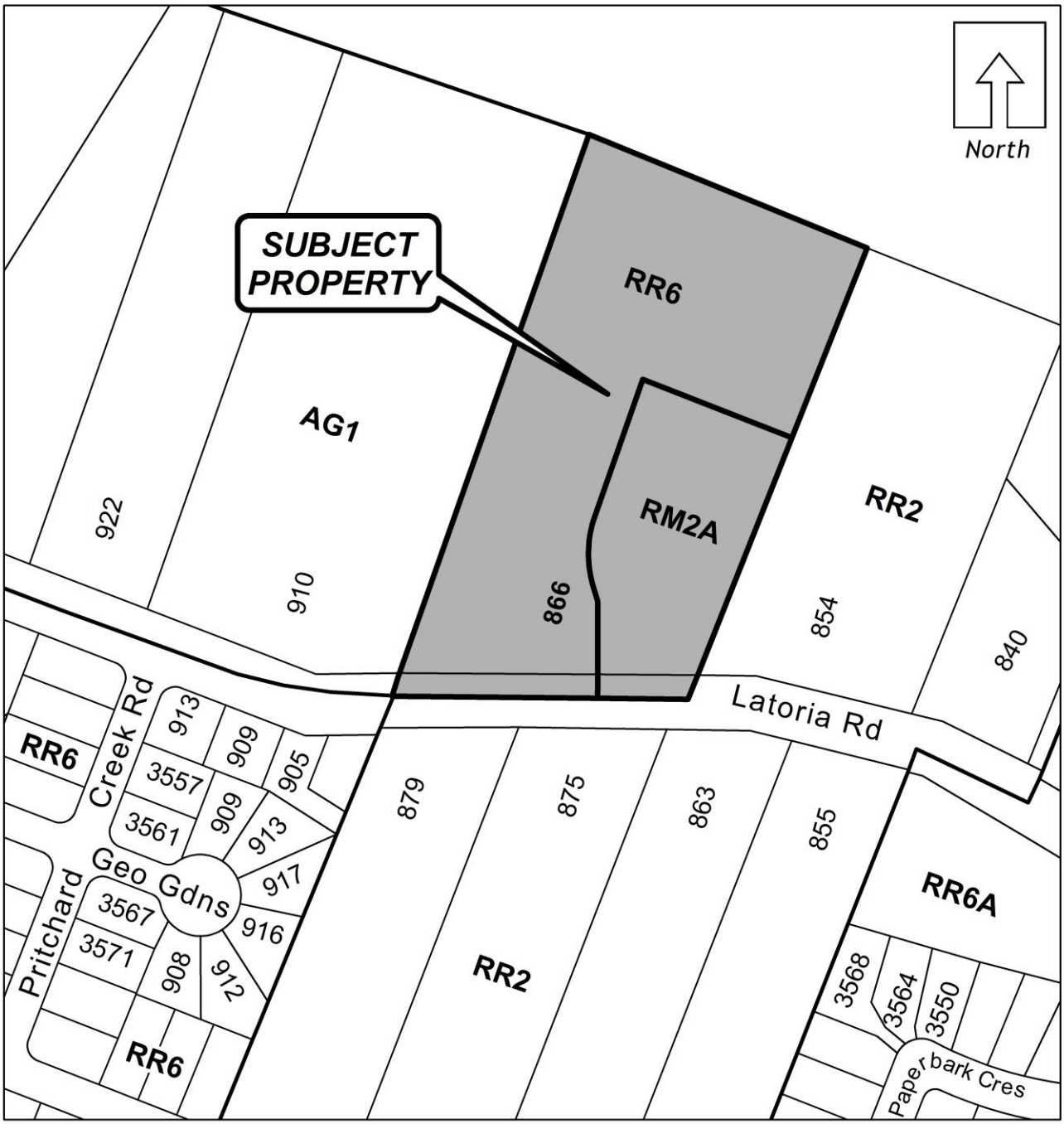
READ A SECOND TIME this day of, 2017.

READ A THIRD TIME this day of, 2017.

ADOPTED this day of , 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER




Document Name: Bylaw_1698

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1698

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 9/26/2017

City of Langford
www.cityoflangford.ca

# Staff Report to Council

| | |
|---|---|
| **Date:** | **May 22, 2018** |
| **Department:** | **Planning** |
| **Application No.:** | **Z17-0018** |
| **Subject:** | **Bylaw No. 1719 - Application to Rezone 2148 and a portion of 2150 Millstream Road from the R2A (One and Two Family Residential 2A) and the RR4 (Rural Residential 4) Zones to the RT1 (Residential Townhouse 1) Zone to allow for the construction of 47 townhomes.** |

---

At their Regular Meeting of 19 June 2017, Council passed the following resolution with respect to the properties at 2148 and 2150 Millstream Road:

1. *That Council direct staff to prepare a bylaw to amend the zoning designation of the properties located at 2148 and 2150 Millstream Road from R2A (One and Two Family Residential 2) and RR4 (Rural Residential 4) zone to RT1 (Residential Townhouse) zone, subject to the following terms and conditions:*

2. *That the owner agrees to provide, **as a bonus for increased density**, the following contributions per dwelling unit, prior to issuance of a building permit:*

    i. *$3660 towards the General Amenity Reserve Fund;*

    ii. *$610 towards the Affordable Housing Reserve Fund;*

3. *That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title that agrees to the following **(COMPLETED):***

    i. *That the applicant will construct full frontage improvements as per Bylaw No. 1000 to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;*

ii. *That the applicant will submit a stormwater management plan to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first;*

iii. *That the applicant will submit a construction parking management plan, to the satisfaction of the the Director of Engineering prior to building permit issuance;*

iv. *That the applicant acknowledge the proximity to Western Speed way and the nuisance this location may cause to future owners of the properties; and*

v. *That the applicant submit FUS calculations to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first.*

4. *That the applicant registers, **prior to Bylaw Adoption**, a statutory right of way in order to extend Kingbird and Longspur Drives to the northern boundary of the subject to the satisfaction of the Director of Engineering; and **(COMPLETED)***

5. *That the applicant registered, prior to **Bylaw Adoption**, a road dedication plan to widen Millstream Road to the satisfaction of the Director of Engineering. **(COMPLETED)***

## COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 3 i-iii in Council's resolution of June 19th, 2017.

The applicant has undertaken to register the statutory right of way in accordance with item 4 of Council's resolution and has also registered a road dedication plan in accordance with item 5 of Council's June 19th, 2017 resolution.

As there are no additional conditions associated with the Adoption of Bylaw No.1719, Council may wish to proceed with fourth and final reading of the Bylaw.

## OPTIONS

That Council:

1. Adopt Bylaw No. 1719;

2. Take no action at this time with respect to Bylaw No. 1719;

Respectfully Submitted,

| | |
|---|---|
| Submitted by: | Lauren Morhart, MCIP, RPP Planner |
| Concurrence: | Matthew Baldwin, MCIP, RPP Director of Planning |
| Concurrence: | Chris Aubrey, Fire Chief |
| Concurrence: | Cory Manton, Manager of Parks and Recreation |
| Concurrence: | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence: | Leah Stohmann, MCIP, RPP, Deputy Director of Planning |
| Concurrence: | Michael Dillabaugh, CPA, CA, Director of Finance |
| Concurrence: | Braden Hutchins, Director of Corporate Services |
| Concurrence: | Darren Kiedyk, Chief Administrative Officer |

:lhm

# CITY OF LANGFORD
# BYLAW NO. 1719

## A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

---

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the R2A (One- and Two-Family Residential A) and RR4 (Rural Residential 4) Zones and adding to RT1 (Residential Townhouse 1) Zone the property legally described as LOT A, SECTION 3, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 14368, PID No. 004-414-497 (2148 Millstream Rd) and LOT B, SECTION 3, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 14368 EXCEPT PART ON PLAN EPP51813, PID No. 004-402-944 (2150 Millstream Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following to Table 1 of Schedule AD:

| Zone | Bylaw No. | Legal Description | Amenity Contributions | Eligible for Reduction in Section 2 of Schedule AD (Column 5) |
|---|---|---|---|---|
| RT1 | 1719 | LOT A, SECTION 3, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 14368, PID No. 004-414-497 (2148 Millstream Rd)<br>and<br>LOT B, SECTION 3, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 14368 EXCEPT PART ON PLAN EPP51813, PID No. 004-402-944 (2150 Millstream Rd) | a) $3660 per unit towards the General Amenity Reserve Fund<br>b) $610 per unit towards the Affordable Housing Reserve Fund | No |

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 493, (2148 and 2150 Millstream Rd), 2017".

READ A FIRST TIME this 17th day of July, 2017.

PUBLIC HEARING held this 14th day of August, 2017.

READ A SECOND TIME this 14th day of August, 2017.

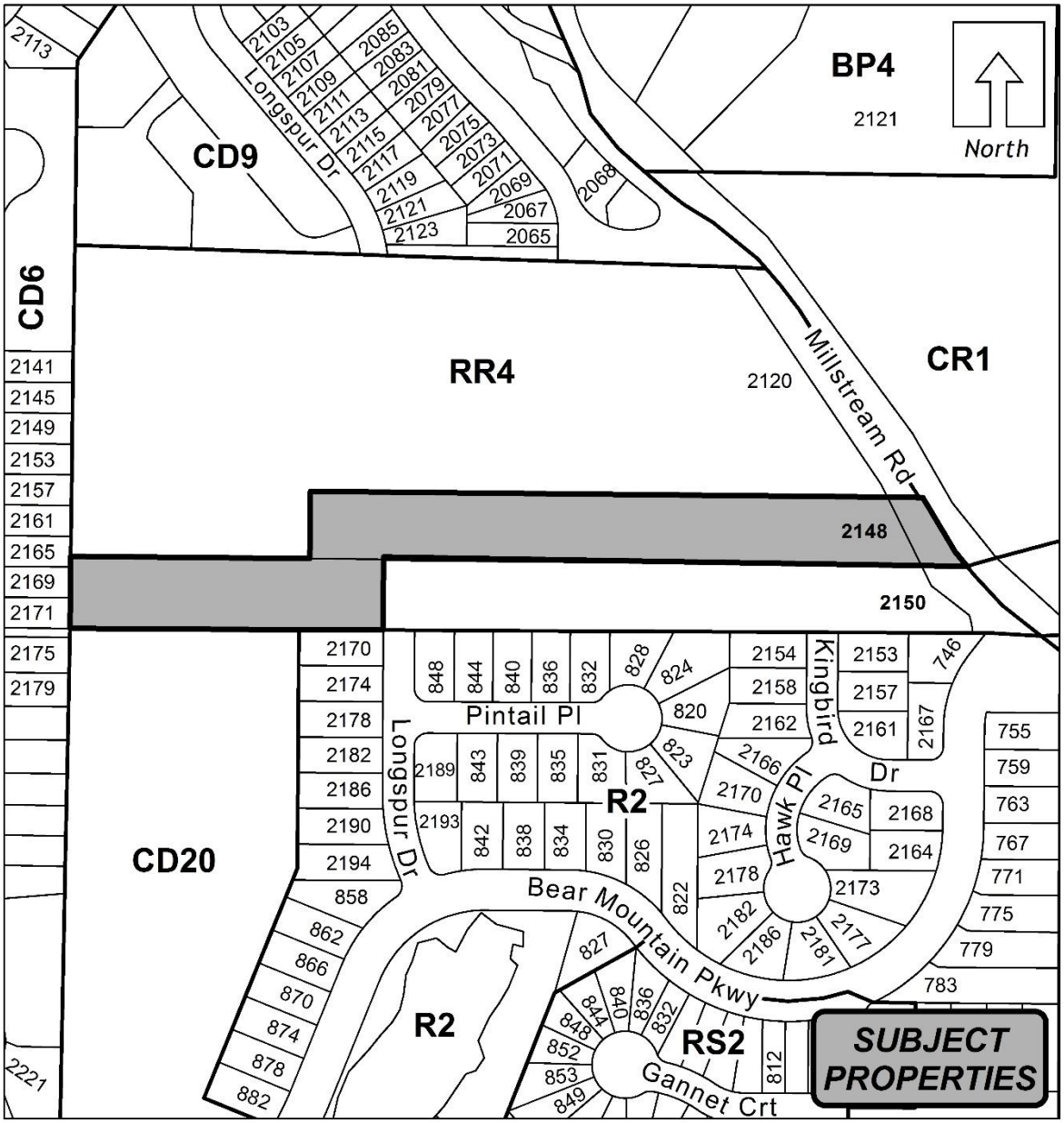
READ A THIRD TIME this 14th day of August, 2017.

ADOPTED this of, 2017.

MAYOR

(Certified Correct)
CORPORATE OFFICER

## Schedule A




Document Name: Bylaw_1719

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1719

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/30/2017

# CITY OF LANGFORD
# BYLAW NO. 1752

## A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

---

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By replacing the first row of Table 1 in Section 4.01.01 with the following:

"

| | |
|---|---|
| Apartment in City Centre and the Mixed Use Employment Centre designation as shown on Map 2 in Bylaw No. 1200, unless otherwise specified in this bylaw. | • 1.25 spaces per dwelling unit with two bedrooms or less, of which 0.25 shall be designated for visitor parking;<br>• 2.25 spaces per dwelling unit with more than 2 bedrooms, of which 0.25 shall be designated for visitor parking; |
| Apartment outside of the City Centre and the Mixed Use Employment Centre designation as shown on Map 2 in Bylaw No. 1200, unless otherwise specified in this bylaw. | • 2.75 spaces per dwelling unit with two bedrooms or less, of which 0.25 shall be designated for visitor parking;<br>• 3.75 spaces per dwelling unit with more than 2 bedrooms, of which 0.25 shall be designated for visitor parking; |

"

2. By deleting Subsections 4.01.04(1), (2), and (3):
3. By inserting the following as Section 4.01.05, and renumbering subsequent sections accordingly:

**"4.01.05 Payment in Lieu of Required Off-Street Parking**

(1) Required parking spaces for all uses shall be provided on the same site as the building or use in respect of which the spaces are required, except that for any permitted commercial use in a commercial zone, a mixed-use commercial and residential zone, a business park zone, or any part of a Comprehensive Development Zone where a commercial use is permitted, an owner or occupier may comply with subsection (a) or (b):

(a) Provided a building, structure, or use for which application for payment in lieu is not located more than 150 m (492 ft) from a Municipal parking facility, the Municipality will accept a payment in lieu of the number of on-site parking spaces. The payment shall be eleven thousand dollars ($11 000) per parking space required.

(b) Required parking spaces may be provided on land other than that in respect of which the spaces are required, provided that:

(i) the parking site is located within a distance of 150 m (492 ft) from the site where the building, structure, or use requiring provision of parking is located or carried on; and

(ii) an easement or covenant in favour of the municipality is registered against the title of the parking site, requiring that it be used to provide the required number of parking spaces for the building, structure, or use which requires the parking.

(iii) Clauses (a) and (b) shall not apply to properties which have direct access to highways controlled by the Ministry of Transportation. Parking on those properties shall be in accordance with the most recent edition of the *Parking and Trip Generation Rates Manual* of the Province of British Columbia Ministry of Transportation and Highways, Highway Planning and Policy Branch, or Section 4.01 of this Bylaw, whichever is greater."

4. By adding the following as Subsection 1.3(k) to Appendix "J" and renumbering subsequent subsections accordingly: "The City Planner may approve Development Permits with variances for reductions in off-street parking where the applicant has made a commitment to provide on-street parking, through alternative design, in excess of what otherwise would normally be required using parallel parking scallops. These variances shall be limited to the required parking for commercial/institutional uses and residential visitors only, and the amount of parking varied shall not exceed the number of spaces provided, less the number of parking spaces that normally would be required.";

5. By adding the following as Subsection 1.3(l) to Appendix "J" and renumbering subsequent subsections accordingly: "The City Planner may approve Development Permits with variances for reductions in off-street parking where required parking for commercial uses can reasonably be expected to also serve as visitor parking for residential uses and where appropriate easements, if necessary, are provided";

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 517, (Omnibus No. 50 – Downtown Parking), 2018”.

READ A FIRST TIME this 16th day of April, 2018

PUBLIC HEARING held this day of , 2018

READ A SECOND TIME this day of , 2018

READ A THIRD TIME this day of , 2018

ADOPTED this day of , 2018

MAYOR

(Certified Correct)
CORPORATE OFFICER

# CITY OF LANGFORD
# BYLAW NO. 1774

## A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting a portion of the text in subsection 6.51A.04 (3) and replacing it with the following: *"The floor area ratio may then be further increased to 2.25 if the owner provides 50% of the parking spaces required by this Bylaw in an enclosed parking structure, which can be further increased by increments of 0.25 for every additional 5% of parking spaces so provided, to a maximum FAR of 4."*

2. By deleting from the R1 (One-Family Residential) Zone and adding to MU1A (Mixed Use Residential Commercial) Zone the property legally described as LOTS 1, 2, 3, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No. 000-241-083, 004-981-456, 004-981-430 (852, 856, 858 Orono Ave); LOT 4, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800, PID No. 003-599-566 (860 Orono Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

3. By deleting from the MU1 (Mixed Use Residential Commercial) Zone and adding the MU1A (Mixed Use Residential Commercial) Zone the property legally described as Lot 4, Section 5, Esquimalt District, Plan 12186, PID No. 003-359-566.

4. By adding the following to Table 1 of Schedule AD:

| Zone | Bylaw No. | Legal Description | Amenity Contributions | Eligible for Reduction |
|---|---|---|---|---|
| MU1A | 1774 | LOTS 1, 2, 3, SECTION 5, ESQUIMALT DISTRICT, PLAN 12186, PID No. 000-241-083, 004-981-456, 004-981-430 (852, 856, 858 Orono Ave);<br>And<br>LOT 4, SECTION 5, ESQUIMALT DISTRICT, PLAN 20800, PID No. 003-599-566 (860 Orono Ave) | a) $750 per unit towards the Affordable Housing Reserve Fund;<br>b) $2850 per unit towards the General Amenity Reserve Fund; and<br>c) Despite b) above, if a Building Permit is issued prior to December 2018 and the owner registers a covenant restricting use to rental accommodation for no less than 10 years, the amount referenced in b) may be reduced by 69% | No |

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 532, (852, 856, 858 & 860 Orono Ave), 2018".

READ A FIRST TIME this day of, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

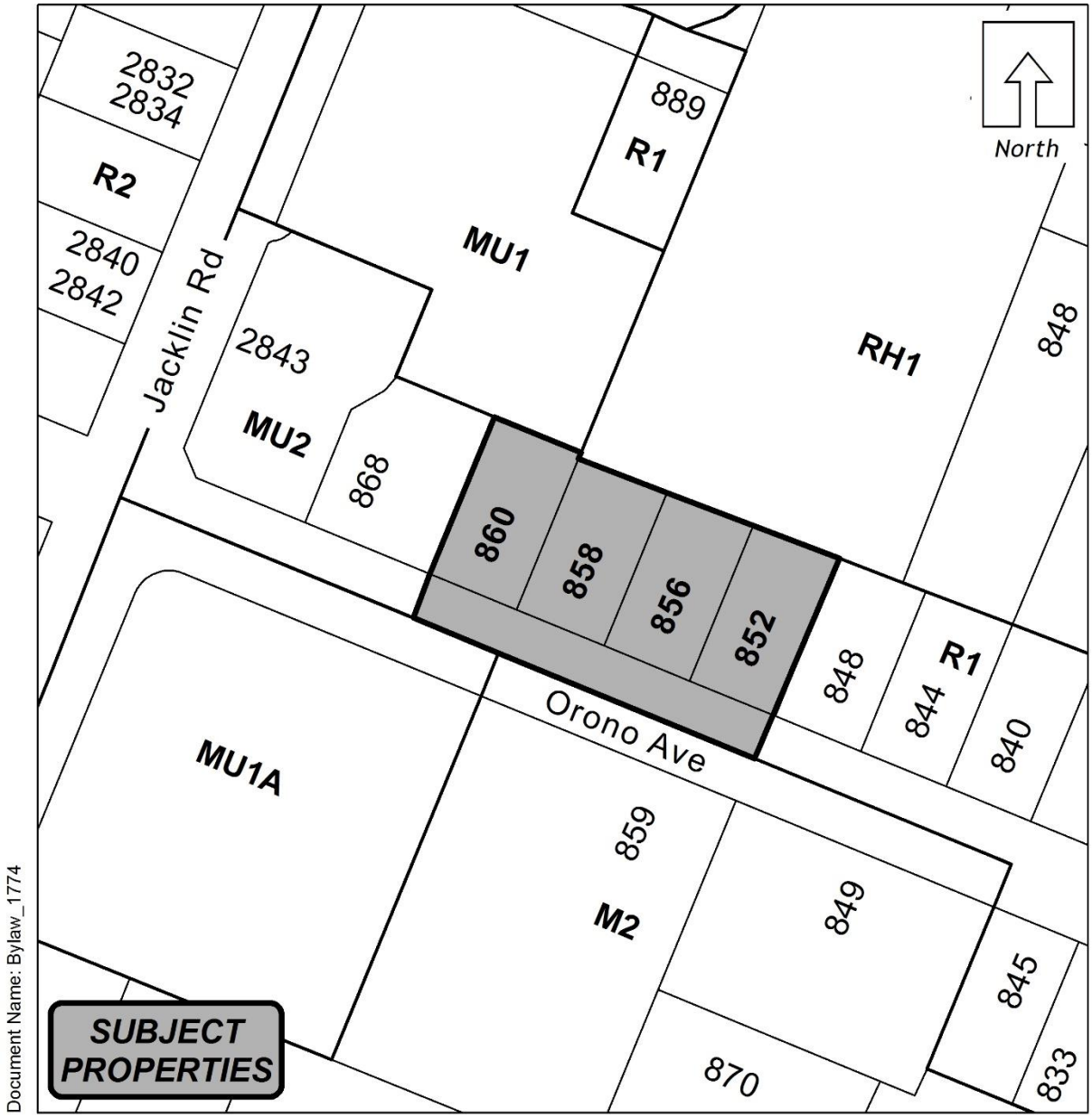
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

## Schedule A




Document Name: Bylaw_1774

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1774

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 3/29/2018

# CITY OF LANGFORD
# BYLAW NO. 1782

## A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the R1 (One-Family Residential) Zone and adding to MU1A (Mixed Use Residential Commercial 1A) Zone the property legally described as LOT B, SECTION 5, ESQUIMALT DISTRICT, PLAN 19336, PID No. 003-715-663 (832 Hockley Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following to Table 1 of Schedule AD:

| Zone | Bylaw No. | Legal Description | Amenity Contributions | Eligible for Reduction in Section 2 of Schedule AD (Column 5) |
|---|---|---|---|---|
| MU1A | 1782 | LOT B, SECTION 5, ESQUIMALT DISTRICT, PLAN 19336, PID No. 003-715-663 (832 Hockley Ave) | a) $750 per unit towards the Affordable Housing Reserve Fund;<br>b) $2850 per unit towards the General Amenity Reserve Fund, less the cost to extend a sidewalk from the edge of the property frontage at 828 Hockley Avenue to Peatt Road. | No |

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 536, (832 Hockley Ave), 2018".

READ A FIRST TIME this day of, 2018.

PUBLIC HEARING held this day of, 2018.

READ A SECOND TIME this day of, 2018.

READ A THIRD TIME this day of, 2018.

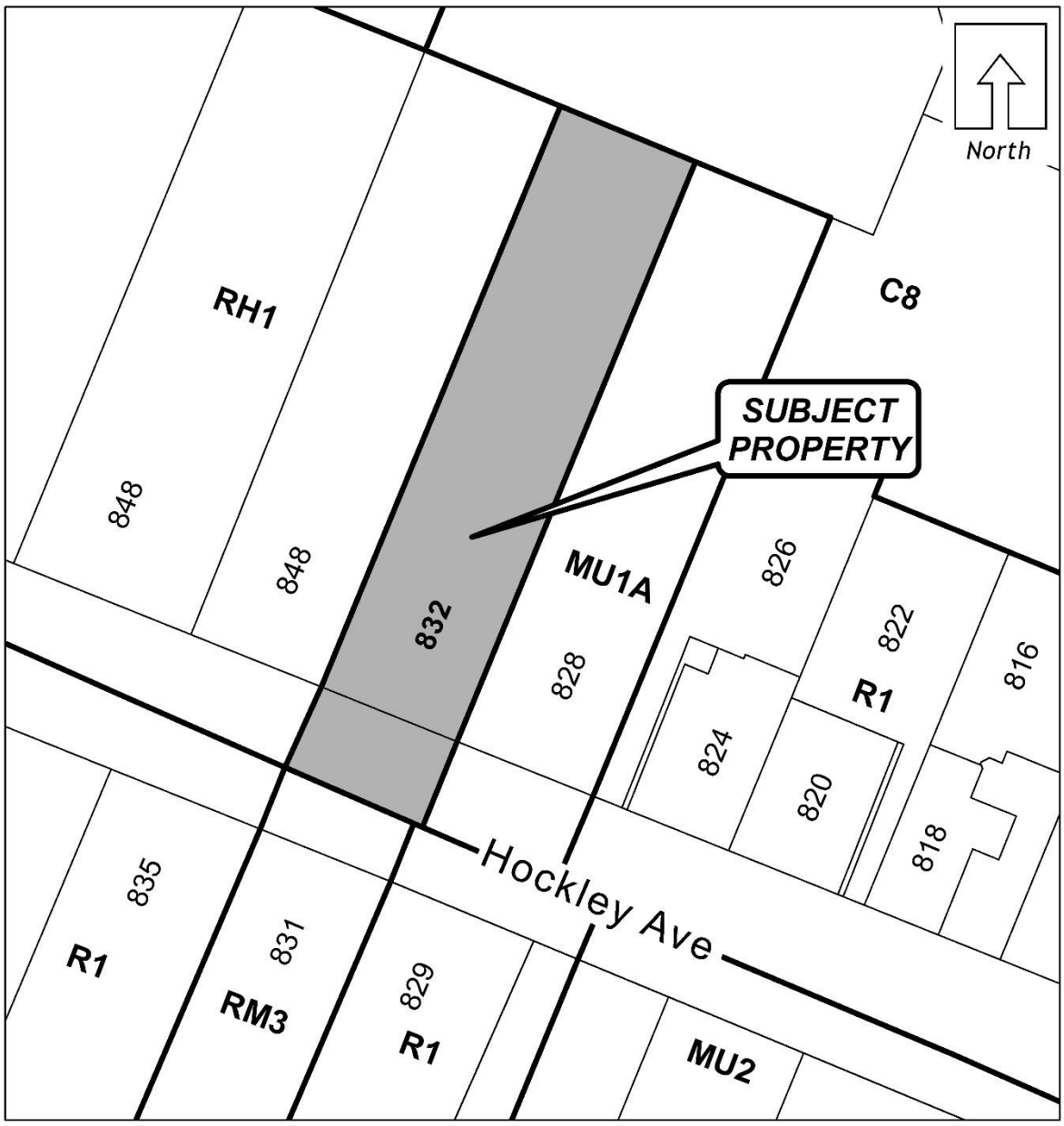
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

## Schedule A




Document Name: Bylaw_1782

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1782

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/24/2018

City of Langford
www.cityoflangford.ca

May 22nd, 2018

**In-Camera Resolution**

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding Personal information about an identifiable individual, being considered for an appointment, land matters, the potential provision of a municipal service and a matter that, under another enactment is such that the public may be excluded from the meeting under Section 90 (1) (a) (e) (k) and (m) of the Community Charter.

b) That Council continues the meeting in closed session.