CITY OF LANGFORD

REGULAR MEETING OF COUNCIL

Monday, September 16th, 2019 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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1.	CALL TO ORDER	
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	b) BYLAW NO.'s 1828 and 1829 "Langford Official Community Plan Bylaw, Amendment No. 30, (Zoning Bylaw Appendix J and OCP updates), Bylaw No. 1828, 2019". "Langford Zoning Bylaw, Amendment No. 557, (Zoning Bylaw Appendix J and OCP updates), Bylaw No. 1829, 2019".	50
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10. BYLAWS

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"Langford Official Community Plan Bylaw, Amendment No. 29, (Omnibus No. 47 - Text Amendments), Bylaw No. 1803, 2019".
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b) BYLAW NO. 1696 244
"Langford Zoning Bylaw, Amendment No. 486, (Omnibus No. 47 – Garden Suites and Carriage Suites), Bylaw No. 1696, 2019".
(SECOND AND THIRD READINGS)

c) BYLAW NO. 1814 255
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(ADOPTION)

d) **BYLAW NO. 1828** **260**
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e) **BYLAW NO. 1829** **267**
"Langford Zoning Bylaw, Amendment No. 557, (Zoning Bylaw Appendix J and OCP updates), Bylaw No. 1829, 2019".
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f) **BYLAW NO. 1860** **284**
"Langford Zoning Bylaw, Amendment No. 573, (PID Nos. 009-427-902 & 024-550-485), Bylaw No. 1860, 2019".
(SECOND AND THIRD READINGS)

11. ADJOURNMENT

City of Langford
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September 16th, 2019

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 negotiations and related discussions respecting the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*; negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; under Section 90 (1) (e) (j) (k) of the Community Charter.

b) That Council continue the meeting in closed session.

PUBLIC HEARING

Monday, 16 September 2019

Bylaw Nos. 1803 and 1696
File Nos. OCP18-0012 and Z17-0017

A Bylaw to Amend Various Sections of the City of Langford Zoning Bylaw No. 300 Relating to Garden and Carriage Suites and a Bylaw to Amend a Section of the City of Langford Official Community Plan Relating to Garden and Carriage Suites

CITY OF LANGFORD
BYLAW NO. 1803

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 amending Section 14.0 to include the following in the list of form and character development permit areas in paragraph 2:

f) All land containing a Garden Suite or Carriage Suite.

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 29, (Omnibus No. 47 - Text Amendments), Bylaw No. 1803, 2019".

READ A FIRST TIME this 17th day of June, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD
BYLAW NO. 1696

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 Secondary Suites in the Table of Contents with *Suites*

2. By deleting the definition of "Modular Housing" in Section 1.01 - Definitions

3. By deleting the definition of "Secondary Suite" in Section 1.01 – Definitions

4. By adding the following definitions to Section 1.01 – Definitions:

"Carriage Suite" means and accessory dwelling unit located on the second floor of a detached accessory building.

"Garden Suite" means an accessory dwelling unit located on the ground floor of a detached accessory building.

"Modular Housing" means a one-family dwelling, garden suite, or carriage suite which is modular or prefabricated meeting CSA Standard A277-M1990, "Procedures for Certification of Factory-Built Houses", or equivalent, but does not include manufactures homes meeting CAN/CSA-Z240-MH Series "Mobile Homes" standards, or equivalent;

"Rear Building Line" means the line parallel to the rear lot line, passing through the point of the building nearest the rear lot line.

"Secondary Suite" means an accessory dwelling unit located within a one-family dwelling.

"Suite" means a dwelling unit that is accessory to a one-family dwelling and may be located within the one-family dwelling (secondary suite) or within an accessory building (garden suite or carriage suite).

5. By replacing the entirety of Section 3.05.02(4) to read:

The total floor area of all buildings that are accessory to a residential use on any lot may not exceed 30 m^2 (323 ft^2), except under the following circumstances:

Use	***Lot Size***	***Maximum Total Floor Area***
One-family residential	*200 – 799 m^2*	*65 m^2 (700 ft^2)*
One-family residential	*800 - 999 m^2*	*80 m^2 (861 ft^2)*
One-family residential	*1,000 m^2 or greater*	*180 m^2 (1,937 ft^2), plus an additional 10 m^2 of floor area for each additional 100 m^2 of lot area in excess of 1,000 m^2*

Use	*Lot Size*	*Maximum Total Floor Area*
Multi-family residential	-	*10 m^2 (107.6 ft^2) per dwelling unit on the lot*

Under no circumstances may accessory buildings and structures exceed the maximum site coverage regulations in Part 6 of this Bylaw.

6. By replacing Section 3.07.01(3) to read:

A suite is prohibited in conjunction with any two-family dwelling

7. By replacing Section 3.08 with the following:

3.08 Suites

A suite is permitted as an accessory use in a one-family dwelling, or other type of dwelling unit as permitted in Part 6 of this Bylaw. There are three types of suites – secondary suites, garden suites, and carriage suites. Only one suite is permitted per lot.

3.08.01 ***General Regulations for all Suites***

(1) There may only be one suite per lot;

(2) The one-family dwelling to which a suite is accessory to must be owner-occupied;

(3) The one-family dwelling to which a suite is accessory to must be located on a lot of not less than 550 m^2 (5 920 ft^2) in area, except as otherwise permitted in Part 6 of this Bylaw;

(4) An Occupancy Permit has been issued for the secondary suite;

(5) One additional off-street parking space shall be provided for the exclusive use of the occupancy of a suite, and this space shall not be located in tandem with any parking space for the principal dwelling to which the secondary suite is accessory.

(6) The suite and the one-family dwelling to which it is accessory must be a single real estate entity. Strata titling is not permitted.

3.08.02 ***Additional Regulations for Secondary Suites***

(1) The secondary suite must be completely contained within the one-family dwelling.

(2) The secondary suite is not obtrusive so as to change the one-family nature of the one-family dwelling.

(3) The secondary suite must have a floor area of not more than 90 m^2 (970 ft^2) or 40% of the habitable floor area of the building in which it is located, whichever is less.

3.08.03 ***Regulations for Garden Suites and Carriage Suites***

(1) Garden suites and Carriage suites are not permitted on lots within the "City Centre" designation as delineated in the Official Community Plan;

(2) Garden suites or carriage suites must be completely contained in a detached accessory building.

(3) Garden suites or carriage suites may not be located:

(a) Within 3 m (16 ft) of the primary dwelling

(b) Within 1 m (3 ft) of any rear lot line

(c) Within 1 m (3 ft) of any interior side lot line

(d) Within 3 m of any front lot line or exterior side lot line, except that no garage or carport that faces either a front or exterior side lot line may be located within 5.5 m of that lot line;

(4) A garden suite or carriage suite is only permitted on a lot having a width greater than or equal to 11 m (36 ft) and a depth greater than or equal to 29 m (95 ft);

(5) Only one driveway per lot is permitted;

(6) Rooftop patios are not permitted;

(7) Garden suites or carriage suites must be connected to municipal sanitary sewer or provide confirmation of adequate septic capacity prior to the issuance of a building permit;

(8) All accessory buildings and structures on the lot including garden suites and carriage suites may not exceed the maximum footprint set out in section 3.05.02(4) or the maximum lot coverage of the applicable zone in Part 6 of this Bylaw;

(9) If a suite already exists within the primary dwelling it must be decommissioned prior to the issuance of a building permit for the garden suite or carriage suite. The following must occur:

(a) Removal of the kitchen which includes the stove, oven, and sink, OR the removal of the shower/bathtub and;

(b) Remove exterior access OR sufficiently open access to the principal dwelling

3.08.04 ***Additional Regulations for Garden Suites***

(1) Permitted only on lots over 550m2 unless otherwise noted in Part 6 of this bylaw;

(2) Must be located behind the rear building line of the one-family dwelling;

(3) The suite may not have a gross floor area of more than 65 m^2 (700 ft^2);

(4) Height maximum of 4.5 m (15 ft)

3.08.05 ***Additional Regulations for Carriage Suites***

(1) Permitted only on lots over 1000 m^2 unless otherwise noted in Part 6 of this bylaw;

(2) Must be located in front of the rear building line of the one-family dwelling;

(3) The suite may not have a gross floor area of more than 90m^2 (969 ft^2);

(4) Height maximum of two storeys;

(5) Ground floor of the carriage suite must be exclusively used for vehicle parking.

(6) Are not permitted on panhandle lots;

(7) On lots over 4000 m^2 (1 acre):

(a) Section 3.08.05(2) does not apply;

(b) Permitted on panhandle lots, despite Section 3.08.05(6);

(c) Ground floor may contain uses other than a garage, including but without limiting the generality of the foregoing: workshop, storage, or art studio;

(8) Where permitted on lots less than 1000 m^2 as per Part 6 of this bylaw:

(a) May not be located within an accessory building that has a building footprint of more than 60 m^2;

(b) May not have a gross floor area of more than 60 m^2;

(c) May only be located on lots with laneway access, corner lots, or on a lot that shares a driveway with an adjacent lot that benefits from a registered reciprocal access easement;

(d) May be located on lots with a minimum width of 9.5 m (31 ft.) and a minimum depth of 29 m (95 ft.) provided that the lot has direct vehicle access from a highway, laneway, access route in a bare land strata plan, registered access easement, or other secondary access route;

(e) The one-family dwelling to which the carriage suite is accessory may not contain vehicle parking;

(f) Notwithstanding the definition of "height" in Part 1, Section 3.05.02(3), and 3.08.05(4), the highest point of the roof of the carriage suite may not exceed the height of 85% of the highest point of the roof of the one-family dwelling, as measured from the average finished grade of the lot

8. By replacing Section 3.09.01(1)(a) to read:

   A home office is permitted as an accessory use in any dwelling unit, including one- and two-family dwellings, suites, manufactured homes, attached housing and apartment units;

9. By replacing Section 3.09.05(5) to read:

   A bed and breakfast home business may only be conducted within a principal dwelling or an approved suite and may only be operated in conjunction with the owners' concurrent residency of the property.

10. By replacing Section 3.26.02(7) to read:

    Group day cares in a residential zone and home occupation day cares are not permitted in conjunction with a suite;

11. By replacing Secondary Suite in Section 4.01.01 with *Suite*

12. By replacing Section 6.10.01(4) to read:

    secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

13. By replacing Section 6.10.03(1) to read:

    There may not be more than one residential building on a lot, exclusive of either a garden suite or carriage suite;

14. By replacing Section 6.11.01(12) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

15. By deleting Section 6.11.01.(13) and re-numbering the subsequent clauses accordingly

16. By replacing Section 6.11.03(1) to read:

    There may not be more than one residential building on a lot, exclusive of either a garden suite or carriage suite;

17. By replacing Section 6.11.06(4) to read:

    That notwithstanding Section 3.08.03(3)(a) a carriage suite may be located not less than 2.5 m (8.2 ft) from a one-family dwelling on the lot legally described as Lot A, Section 83, Metchosin District, Plan 18993, PID 003-673-413 (3504 Happy Valley Rd).

18. By replacing Section 6.12.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

19. By replacing Section 6.12.03 to read:

There may not be more than one residential building on a lot, exclusive of either a garden suite or carriage suite;

20. By replacing Section 6.13.01(9) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

21. By replacing Section 6.13.02(4) to read:

    Notwithstanding Subsection 6.13.02(2), on properties legally described as STRATA LOT 1 and 2 SECTION 26 GOLDSTREAM DISTRICT STRATA PLAN VIS5460 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V; PID No.: 025-822-616 (1319 & 1323 Ravensview Drive) no lot having an area less than 0.70 ha (1.7 acres) may be created by subdivision in the Rural Residential 4 (RR4) Zone, unless that lot is serviced by a municipal sanitary sewer system, except no lot created under this regulation may contain a secondary suite, garden suite, or carriage suite.

22. By replacing Section 6.13.04(1) to read:

    There may not be more than one residential building on a lot, exclusive of either a garden suite or carriage suite;

23. By replacing Section 6.13.04(2)(d) to read:

    Neither of the buildings contain a secondary suite nor have a garden suite or carriage suite;

24. By replacing Section 6.14.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

25. By replacing Section 6.14.03(1) to read:

    There may not be more than one residential building on a lot, exclusive of either a garden suite or carriage suite;

26. By replacing Section 6.14.03(2)(d) to read:

    Neither building on a single lot has a secondary suite, garden suite, or carriage suite;

27. By replacing Section 6.15.01(5) to read:

    Secondary suite, garden suite, or carriage suite on lots 500 m^2 or greater and in accordance with Section 3.08;

28. By replacing Section 6.15.03 to read:

    There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

29. By replacing Section 6.16.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

30. By replacing Section 6.16.03 to read:

    There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

31. By replacing Section 6.17.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

32. By replacing Section 6.17.03(2) to read:

    Notwithstanding Subsection 6.17.03(1), on lots with an area of no less than 400 m^2 outside of any area protected by a non-disturbance covenant, a garden suite or carriage suite shall be permitted;

33. By replacing Section 6.20.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

34. By replacing Section 6.20.03 to read:

    There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

35. By replacing Section 6.21.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

36. By deleting Section 6.21.01(6) and re-numbering the subsequent clauses accordingly

37. By deleting Section 6.21.01(7) and re-numbering the subsequent clauses accordingly

38. By replacing Section 6.21.03(1) to read:

    There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

39. By replacing Section 6.21.03(2)(g) to read:

    Neither building on a single lot may have a secondary suite, garden suite, or carriage suite.

40. By replacing Section 6.26.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

41. By replacing Section 6.26.03(1) to read:

There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

42. By replacing Section 6.26.03(2)(g) to read:

Neither building on a single lot may have a secondary suite, garden suite, or carriage suite;

43. By replacing Section 6.29.01(5) to read:

Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

44. By replacing Section 6.29.03 to read:

There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

45. By replacing Section 6.67.01(16) to read:

On land legally described as Lot 7, Section 99, Esquimalt District, Plan 22423; PID No.: 000-183-521 (2792 Leigh Road) a one-family dwelling may contain a secondary suite within the one-family dwelling or a garden suite or carriage suite in accordance with Section 3.08.

46. By replacing Section 6.90.08(1)(b) to read:

Secondary suites, garden suites, and carriage suites are prohibited;

47. By replacing Section 6.92.01(2)(m) to read:

One-family dwelling on lots with areas greater than or equal to 550 m^2 (5 920 ft^2), which must have a secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

48. By replacing Section 6.92.01(2)(n) to read:

One-family dwelling on lots with areas less than 550 m^2 (5 920 ft^2) and greater than or equal to 300 m^2 (3 229 ft^2), which may have a secondary suite or carriage suite in accordance with Section 3.08;

49. By replacing Section 6.92.04(1) to read:

There may not be more than one residential dwelling, exclusive any secondary suite, garden suite, or carriage suite, on a lot with an area of less than 750 m^2 (8 073 ft^2).

50. By replacing Section 6.92.05(4) to read:

Under no circumstances may the number of one-family dwellings in the CD3 zone exceed 1500, whether or not the dwellings have secondary suites, garden suites, or carriage suites, nor be less than 850 when the maximum density permitted in Subsection 6.92.05(6) has been achieved;

51. By replacing Section 6.92.05(5) to read:

Under no circumstances may the total number of residential dwellings other than secondary suites, garden suites, or carriage suites within Areas 2, 3, 4, and 5 of the CD3 zone exceed 5 950;

52. By replacing Section 6.92.05(6) to read:

In this section, "non-residential floor area" means floor area for the uses permitted in the CD3 zone other than apartment, apartments for senior citizens, attached housing, one-family dwelling with a secondary suite, garden suite, or carriage suite, one-family dwelling, townhouses, and two-family dwellings.

53. By replacing Section 6.97.01(1)(i) to read:

Garden suite or carriage suite on lots over 700 m^2 (7 535 ft^t) in accordance with Section 3.08;

54. By deleting Section 6.101.01(1)(i);

55. By replacing Section 6.101.01(1)k) to read:

One-family dwelling which may have a secondary suite, garden suite, or carriage suite on lots with an area equal to or greater than 550 m^2 (5 920 ft^2) and in accordance with Section 3.08;

56. By replacing Section 6.101.03(1) to read:

There may not be more than one residential building, exclusive or any garden suite or carriage suite on a lot with an area less than 750 m^2 (8 073 ft^2);

57. By replacing Section 6.101.04(8) to read:

Under no circumstances may the total number of residential dwellings other than suites and assisted living apartments and care facilities in Areas I, II, III, and IV of the CD12 zone exceed 2000.

58. By replacing Section 6.102.01(6) to read:

One-family dwelling which may have a secondary suite, garden suite, or carriage suite on lots with an area equal to or greater than 550 m^2 (5 920 ft^2) and in accordance with Section 3.08;

59. By replacing Section 6.103.01(6) to read:

One-family dwelling which may have a secondary suite or carriage suite on lots with an area equal to or greater than 300 m^2 (3 229 ft^2) and in accordance with Section 3.08;

60. By replacing Section 6.103.03(1) to read:

There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite where permitted by Subsection 6.103.01(6);

61. By replacing Section 6.103.05(2) to read:

Notwithstanding the definition of "height" in Part 1 and Section 3.05.02(3), the highest point of the roof of the carriage suite may not exceed the height of 85% of the highest point of the roof of the one-family dwelling, as measured from the average finished grade;

62. By replacing Section 6.103.06(2)(a) to read:

    Where the lot contains both a one-family dwelling and a carriage suite:

63. By replacing the header above Section 6.103.06(3) to read:

    Carriage Suites

64. By replacing Section 6.103.06(3) to read:

    No carriage suite may be located:

65. By replacing Section 6.104.01(7) to read:

    One-family dwelling which may have a secondary suite on lots with areas greater than or equal to 350 m^2 (3, 767 ft^2) and in accordance with Section 3.08;

66. By replacing Section 6.104.01(8) to read:

    One-family dwelling which may have a garden suite or carriage suite on lots with an area equal to or greater than 550 m^2 (5 920 ft^2) and in accordance with Section 3.08;

67. By replacing Section 6.104.03(4) to read:

    Under no circumstances may the total number of residential dwellings in the CD15 zone, other than suites, exceed 275.

68. By replacing Section 6.104.04(2)(a) to read:

    One additional residential building is permitted for a garden suite or carriage suite where permitted by Subsection 6.104.01(8); or

69. By deleting Section 6.104.05(2)

70. By replacing the heading above Section 6.104.06(3) to read:

    Garden Suites and Carriage Suites

71. By replacing Section 6.104.06(3) to read:

    No garden suite or carriage suite may be located:

72. By replacing Section 6.107.01(1)(g) to read:

    One-family dwelling which may contain a secondary suite on lots with areas greater than or equal to 300 m^2 (3, 229 ft^2) and in accordance with Section 3.08;

73. By replacing Section 6.107.01(1)(h) to read:

    One-family dwelling which may have a carriage suite on lots with areas greater than or equal to 310 m^2 (3, 337 ft^2) and in accordance with Section 3.08;

74. By replacing Section 6.107.03(2)(a) to read:

    One additional residential building is permitted for a carriage suite where permitted by Subsection 6.107.01(1)(h); or

75. By replacing the heading above Section 6.107.05(2) to read:

    Carriage Suites

76. By replacing Section 6.107.05(2) to read:

    No carriage suite may be located:

77. By replacing Appendix U of the Zoning Bylaw No. 300 with the text attached to this bylaw as Schedule A

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 486, (Omnibus No. 47 – Garden Suites and Carriage Suites), Bylaw No. 1696, 2019".

READ A FIRST TIME this 17th day of June, 2019.

PUBLIC HEARING held this day of , 2019.

READ A SECOND TIME this day of , 2019.

READ A THIRD TIME this day of , 2019.

ADOPTED this day of , 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford wishes to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1696 and to amend the Official Community Plan Bylaw No. 1201 by means of proposed Bylaw No. 1803. 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 Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, 16 September 2019, 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. 1696 is to amend various sections of the City of Langford Zoning Bylaw No. 300 relating to garden and carriage suites.**

The purpose of Bylaw No. 1803 is to amend a section of the City of Langford Official Community Plan Bylaw No. 1201 relating to garden and carriage suites.

Applicant: **City of Langford**

Location: **The lands that are the subject of Bylaw No. 1696 and Bylaw No. 1803 are all the lands within the City of Langford boundaries.**

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 Tuesday, 3 September 2019 to Monday, 16 September 2019, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

Mixed-income housing project gets off the ground in View Royal

Shalu Mehta
News Staff

Just over 150 new housing units — some labelled affordable housing — will be coming to View Royal after a new mixed-income housing project is developed.

Last week, the Ministry of Municipal Affairs and Housing announced 152 units in two, six-storey, wood frame buildings will be available at 1938 West Park Lane near Thetis Lake.

The development is a partnership between the federal and provincial governments and the Capital Regional District. The project will provide a minimum of 44 affordable homes, 74 near-market price homes and 34 shelter-rate homes rented at the provincial income assistance rate of $375 per month. It is being funded through the Regional Housing First program.

The buildings will be operated by the Capital Region Housing Corporation and will include laundry, a playground, bicycle storage, electric bike plug-ins and an electric car charger. Construction for the two buildings is expected to start in October, with an approximate opening date of September, 2021.

"This project will go a long way to addressing the crucial shortage of affordable and market rental housing in View Royal," said View Royal Mayor David Screech. "We thank our partners at the Capital Regional District, along with the province and the federal government, for making it possible."

The Regional Housing First Program is an equal partnership agreement between the federal government through the Canada Mortgage and Housing Corporation, the province through BC Housing, and the CRD. It was launched to create more affordable rental housing and address the needs of people experiencing homelessness in the region.

"Housing affordability and availability is a critical issue and a key priority for the CRD and requires a strong, collaborative response," said Colin Plant, board chair with the CRD. "The Regional Housing First program partnership is a shining example of working together with our federal and provincial partners to build affordable and accessible communities that benefit the people who need it most."

The Regional Housing First program is expected to create up to 2,000 rental units throughout the CRD. Twenty per cent of them will be rented at provincial income assistance rates within projects that will also include at least 31 per cent affordable rental units and up to 49 per cent near-market rental units on southern Vancouver Island and the Gulf Islands.

This housing project will bring the number of approved projects up to eight, to date. All eight projects will create 907 units, including 211 shelter-rate units.

There are three projects in Langford with a total of 382 units, two in Sooke with 245 units total, on Salt Spring Island with 56 units, one in Victoria with 72 units and this new one in View Royal with 152 units.

Highway 1 upgrades at Leigh Road begin this month

Shalu Mehta
News Staff

Upgrades to the Trans-Canada Highway at Leigh Road in Langford are expected to begin in September.

Safety and reducing travel times for those driving along the stretch of highway are the main goals of the upgrades according to a news release from the Ministry of Transportation and Infrastructure. Highway 1 will be widened from three lanes to four lanes for two kilometres beginning at Leigh Road.

The additional lane will continue through the West Shore Parkway intersection and the northbound merge will be moved to the Goldstream Park side of the signal.

The release said the changes will add capacity to the highway at the intersection and reduce congestion for those travelling northbound.

Concrete median barriers will also be added on 1.2 kilometres of the highway to separate lanes of traffic.

Reflective delineators were installed on the centre line of the Trans-Canada Highway between Leigh Road and West Shore Parkway in March. The delineators were short-term options to improve safety in the area following two fatal crashes in under one month on that stretch of highway.

The Leigh Road connector to the Trans-Canada Highway was completed in April

Nanaimo's Windley Contracting has been awarded a $9.7 million contract for the work.

Construction will begin in late September and completion is expected in summer 2021.

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford wishes to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1696 and to amend the Official Community Plan Bylaw No. 1201 by means of proposed Bylaw No. 1803. 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 Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, September 16, 2019, 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. 1696 is to amend various sections of the City of Langford Zoning Bylaw No. 300 relating to garden and carriage suites.**

The purpose of Bylaw No. 1803 is to amend a section of the City of Langford Official Community Plan Bylaw No. 1201 relating to garden and carriage suites.

Applicant: **City of Langford**

Location: **The lands that are the subject of Bylaw No. 1696 and Bylaw No. 1803 are all the lands within the City of Langford boundaries.**

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 Tuesday, September 3, 2019 to Monday, September 16, 2019, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

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. 1860. 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 Monday, September 16, 2019, 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. 1860 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1860 from RR4 (Rural Residential 4) Zone and adding to the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone to allow a residential development.**

Applicant: **Keycorp Consulting Ltd.**

Location: **The land that is the subject of Bylaw No. 1860 is two unaddressed parcels in the 2100 block of Bear Mountain parkway on South Skirt Mountain, PID Nos. 009-427-902 and 024-550-485, as shown shaded on the plan.**



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 Tuesday, September 3, 2019 to Monday, September 16, 2019, 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

The unbelievable explained



Rick Stiebel
The Rickter Scale

The bride and I officially tied the noose 25 years ago yesterday on Bowen Island on the deck of her friend's house which, fittingly, was still under construction. A small gathering of family and friends witnessed the event, those from the Island still muttering about having to attend a wedding that required two ferry trips each way.

While the quarter century mark is a notable milestone for many, Joan and I are lightweights compared to friends Peter and Linda, who share their "unofficial" 50th anniversary with Woodstock. I wound up crashing their ceremony just long enough to drop a guest off on the way back from that legendary festival. My three days of peace and love was short-circuited by a lack of food, cash and shelter and the ability to find George and his Volkswagen van, which, according to our original plans, had enough bare necessities for all of us. The reason an "unofficial" caveat is noted is because Peter and Linda had legally tied the knot months before Woodstock in another small town in New York State. If you knew Peter then, you understand why it took Linda's parents some time to warm to welcoming him into their family, thus the need for wedding waltzes on both sides of the border. George, best friend and best man when Joan and I exchanged vows, bore witness to Peter and Linda's American union as well.

Meanwhile, back at the Rickter ranch, every yesterday and tomorrow with the bride is a testament to her infinite powers of persuasion, patience, perseverance, and problem-child-solving skills. After my first four flights into co-habitation failed in flames, it became painfully obvious the problem was me. Despite a long list of shortcomings – she still refers to me as a work in progress – Joan somehow keeps me on course and on a steady ascent.

So 25 years later, I'd like to share 25 seconds that defines the formula for the glue that's kept us stuck on each other.

We set off one recent Saturday to purchase a toaster oven because the old one has served its last slice. The bride had completed her mandatory thorough research and narrowed it down to three choices. In a rare stroke of genius, however, I suggested we start with Superstore instead because of the rewards points we've accumulated. The lure of purchasing a free appliance worked its magic and we headed off for my Serious Coffee Africano to go, a must for any trip into Langford.

We wound up behind an Abell Pest Control van, which prompted the bride to say she wouldn't want to be a fly on the wall in that vehicle. Before I could respond, Joan quiplashed that the driver must be bugged about something because he appeared to be getting antsy. "I hope he behaves and doesn't fly off the handle," she added in less time than it takes to shift gears. When she noted it was actually a woman driving the van, I finally broke my silence with "I knew it was a fleamale."

That 25 or so seconds of laughter shared in the parking lot 25 days ago explain better than I can why I'm looking forward to another 25 years.

Rick Stiebel is a semi-retired local journalist.



Stew Bender shows off his Fire Services Exemplary Service Medal with Highlands Mayor Ken Williams. (Photo courtesy Dean Ford)

Highlands firefighter earns 20-year medal

Shalu Mehta
News Staff

It's a rare accomplishment to be in the volunteer fire services for a long period of time, according to Highlands Fire Chief Dean Ford, but last week Stew Bender was recognized for two decades of service.

Bender received the Fire Services Exemplary Service Medal for serving the Highlands Fire Department and community for 20 years. Bender was awarded the medal by the Chancellery of Honours in Ottawa on behalf of the Governor General of Canada.

"I've been with [Bender] the entire time, he's an absolute pleasure to have around the department," Ford said. "He was a mentor to a lot of the younger members and new recruits…he's transferred his knowledge to them."

Bender served as a lieutenant, senior driving instructor and mentor in his time with the fire department.

In a speech, Highlands Mayor Ken Williams said Bender demonstrated good conduct, industry and efficiency in his time serving the Highlands community.

City of Langford
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NOTICE OF ROAD CLOSURE AND DISPOSITION

The City of Langford hereby gives public notice of its intention to close and dispose of a portion of road, shown in heavy outline in Schedule 'A', known as Citation Road adjacent to 2691 Secretariat Way, which was dedicated as highway by Strata Plan 1876.

The approximate 688 m^2 (7,406ft^2) portion of Unnamed Road intended to be removed as highway dedication and disposed of, **will be** considered by the Council of the City of Langford at its regular meeting at the City Hall, 3rd Floor, 877 Goldstream Avenue, on Monday, 16 September 2019 at 5:30pm. Persons who consider they are affected by the Bylaw will be provided an opportunity to make representations to Council at the meeting, or by delivering a written submission to the Corporate Officer by 4:00 pm on those dates.

The City of Langford also intends to transfer the closed portion of road to 1177289 B.C. LTD., the owner of the adjoining property shown as 2691 Secretariat, for $170,000.

Schedule 'A'
Proposed Road Closure Area



Braden Hutchins
Director of Corporate Services

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford wishes to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1696 and to amend the Official Community Plan Bylaw No. 1201 by means of proposed Bylaw No. 1803. 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 Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, September 16, 2019, 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. 1696 is to amend various sections of the City of Langford Zoning Bylaw No. 300 relating to garden and carriage suites.**

The purpose of Bylaw No. 1803 is to amend a section of the City of Langford Official Community Plan Bylaw No. 1201 relating to garden and carriage suites.

Applicant: **City of Langford**

Location: **The lands that are the subject of Bylaw No. 1696 and Bylaw No. 1803 are all the lands within the City of Langford boundaries.**

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 Tuesday, September 3, 2019 to Monday, September 16, 2019, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

vi) That the buildings are constructed in likeness and with a character similar to the those drawings included within this report;
vii) That the applicant registers a covenant, to the satisfaction of the Manager of Parks, prior to subdivision approval, that secures the responsibility of the boulevard landscaping to the future home owners of the property, including installing and maintaining irrigation to the boulevard as well as maintaining and replacing boulevard landscaping as required;
viii) That the applicant submits calculations to determine the FUS required to provide adequate water flows to the site prior to the issuance of a Development Permit that approves building setbacks for the subject property; and
ix) That the applicant agrees to make future home owners of the subject property aware of the limitations of constructing additional structures due to the lot coverage of the properties being close to the allowable limit.

d) Authorize the Director of Planning to vary the following regulations within the RS3 Zone for the subject property;

i) That the setback distance between the rear property line and the principal dwelling be reduced from the required 5.5 m to 3.0 m;
ii) That the setback distance between the exterior side property line and the principal building be reduced from the required 3.5 m to 2.4 m;

CARRIED.

b) Application to Exclude 3582 Kathy Lane from the Agricultural Land Reserve
- **Staff Report (Planning)**

MOVED BY: S. HARVEY
SECONDED: C. BROWN

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

That Council not support the application to exclude the property at 3582 Kathy Lane and to not authorize the application proceed to the ALC.

CARRIED.

c) Bylaw No. 1696 and 1803: Omnibus Amendment to Zoning Bylaw No. 300 to Allow Garden Suites on Residentially Zoned Lots Larger than 550 m^2 and Carriage Suites on Residentially Zoned Lots Larger than 1000 m^2
- **Staff Report (Planning)**

MOVED BY: S. HARVEY
SECONDED: C. BROWN

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

That Council give First Reading to Bylaw No. 1696 (Zoning Bylaw) and Bylaw No. 1803 (OCP) as drafted; and direct Staff to refer this bylaw to the West Shore Developers Association and schedule a Public Hearing in September.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 5:55 p.m.

CHAIR
DENISE BLACKWELL
ACTING MAYOR

CERTIFIED CORRECT
(Corporate Officer)

3. **Bylaw No. 1696 and 1803: Omnibus Amendment to Zoning Bylaw No. 300 to Allow Garden Suites on Residentially Zoned Lots Larger than 550 m^2 and Carriage Suites on Residentially Zoned Lots Larger than 1000 m^2**

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give First Reading to Bylaw No. 1696 (Zoning Bylaw) and Bylaw No. 1803 (OCP) as drafted; and direct Staff to refer this bylaw to the West Shore Developers Association and schedule a Public Hearing in September.

CARRIED.

b) Administration and Finance Committee – June 11th, 2019

1. **Minutes of the Administration and Finance Committee – June 11th, 2019**

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the Administration and Finance Committee meeting held on June 11th, 2019.

CARRIED.

8. REPORTS

a) Stadium Operating and Management Agreement

- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SZPAK

That Council authorize staff to extend the Stadium Operating and Management Agreement with Performance Plus Hockey Inc. to December 31st, 2019 or until a new agreement is approved by the Council.

CARRIED

b) 2018 Annual Report

- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council approve the 2018 Annual Report.

CARRIED

City of Langford
www.cityoflangford.ca

Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**June 10, 2019**
Department:	**Planning**
Application No.:	**Z17-0017 and OCP18-0002**
Subject:	**Bylaw No. 1696 and 1803: Omnibus Amendment to Zoning Bylaw No. 300 to Allow Garden Suites on Residentially Zoned Lots Larger than 550 m^2 and Carriage Suites on Residentially Zoned Lots Larger than 1000 m^2**

PURPOSE

The purpose for this amendment is to permit the inclusion of a garden suites (ground floor, rear yard detached suites) and carriage suites (above a detached garage, located in the front yard), to the list of uses permitted on residentially zoned lots. Garden suites would be permitted on lots that are equal to or greater than 550 m^2 and carriage suites would be permitted on lots that are equal to or greater than 1000 m^2. The relevant zones proposed to be amended would include:

R1 (One Family Residential)
R2 (One- and Two-Family Residential)
R2A (One- and Two-Family Residential)
RR1 (Rural Residential 1)
RR2 (Rural Residential 2)
RR4 (Rural Residential 4)
RR5 (Rural Residential 5)

New definitions for "Garden Suite" and "Carriage Suite" will need to be created and the "Secondary Suite" definition will need to be amended. "Suite" would then replace "secondary suite" as the all encompassing term. They are proposed to be defined as follows:

> *"Suite" means an dwelling unit that is accessory to a one-family dwelling and may be located within the one-family dwelling (secondary suite) or within an accessory building (garden suite or carriage suite);*
>
> *"Secondary Suite" means an accessory dwelling unit located within a one-family dwelling;*

"Garden Suite" means an accessory dwelling unit located on the ground floor of a detached accessory building"

"Carriage Suite" means an accessory dwelling unit located on the second floor of a detached accessory building"

This proposed amendment would result in a complete re-write of Section 3.08 (Secondary Suites) and major alterations to the Design Guidelines. An Official Community Plan amendment will also be required and will be explained in greater detail below.

COMMENTS

Currently the Zoning bylaw allows for garden suites or carriage suites (currently called "suites in accessory buildings") as a permitted use in the RR3, RR6, RR6A and RR7 Rural Residential zones as well as R4 (One-Family Residential), and various Comprehensive Development zones.

The proposed zones to be amended already permit a secondary suite completely located within a one family dwelling, but not in a detached building in the form of a garden suite or carriage suite. Typical concerns regarding secondary suites in accessory buildings usually stem from the potential loss of privacy to adjacent neighbours. These concerns could be addressed through setback regulations and thoughtful design guidelines. In addition, lots would still only be permitted one suite, whether that be of a secondary, garden, or carriage style. This change would just allow for an increase in suite choice as opposed to an increased allowable density. There are no proposed changes to any of the Comprehensive Development zones that already permit suites in accessory buildings.

Given the increasing challenge of housing, the proposed amendment could provide families with more options including flexible living arrangements, income to offset a mortgage, aging in place, housing a family member, and/or greater privacy between owners and renters. It is a tactic used by many communities to gently infill established neighbourhoods while still maintaining form and character.

The bylaw proposes that garden suites and carriage suites would not be permitted in certain areas. Most notably, they would not be permitted on lots located within the City Centre as determined by the Official Community Plan as single family development is not an encouraged use in this area.

A newly updated set of design guidelines have been developed by staff to help ensure suitable integration into existing neighbourhoods. These new guidelines are attached to Bylaw 1696 as Schedule A.

Sewer Connection as Per Bylaw No. 1000
If Council wishes to consider supporting the proposed amendment, they may wish to know the details of how prospective applicants would be regulated by the City's Sewer connection requirements.

For areas that are already serviced by sewer, the carriage suite or garden suite would need to be immediately connected.

For areas within the West Shore Environmental Services contract area but that are not yet serviced, the Subdivision and Development Servicing Bylaw No. 1000 would permit the development/construction of a carriage suite or garden suite only under the following conditions:

1. *The owner grants to the City a covenant under s.219 of the Land Title Act that requires the owner to connect the building to the municipal sanitary sewer system within 6 months of a sewer main being installed in a highway or City statutory right of way abutting the parcel on which the building is located;*

2. *Payment of the Sewer Capital Recovery Fee (SCRF) to the West Shore Environmental Services of the City of Langford is made prior to the issuance of a building permit authorizing the construction of the building;*

3. *Installation of all on-site plumbing necessary between the building and a point 1.0 m from the boundary of the highway or statutory right of a way that the City designates as the future location of the sewer, to allow the building to be connected to the municipal sewer system in accordance with the BC Building Code, and the works are installed in accordance with the permit prior to occupancy of the building. The City may require the owner to install works for either a 100mm diameter gravity connection of a 50mm diameter force main connection.*

For comparative context, it should be noted that for areas not yet served by municipal sewer, but within the contract area, a secondary suite that is located in the principal building and is less than 70m^2 (750ft^2) can be constructed without paying any Sewer Capital Recovery Fees (SCRF's).

For areas outside the West Shore Environmental Services contract area, the Subdivision and Development Servicing Bylaw No. 1000 would permit the development/construction of a carriage suite or garden suite providing the property can construct a septic field system in compliance with the Sewage System Regulation of the *Public Health Act*. It should also be noted that Bylaw 1000 would not permit the carriage suite or garden suite to be subdivided. **Council may wish to exclude these properties from being permitted to build garden or carriage suites.** A map of the West Shore Environmental Services Contract Area is attached as appendix A.

Official Community Plan Amendment
Section 14 – Development Permit Areas, of the Official Community Plan will need to be amended in order to require garden suites and carriage suites to be approved by a form and character development permit. Presently, form and character development permits are required for the following:

a) All industrial and business park land;
b) All commercial land;
c) All multi-family residential land;
d) All two-family (duplex) multi-family residential land; and
e) All intensive residential land, which is defined by all land within subdivision plans that include more than three lots under 550 m^2 in area.

Staff are proposing that another line be included in this list to include garden suites and carriage suites. This will be an important step in determining if a lot is eligible and meets all our new requirements, and will be especially important in determining whether or not a suite already exists on the lot.

Modular Housing
Staff have changed the existing definition of "modular housing" to include garden suites and carriage suites. While the garden suites and carraiges suites don't have to be modular, it would allow for them if the applicant wished. The modular suite would still need to meet our bylaws and design guidelines, including being consistent with the design of the one-family dwelling. This would be reviewed at the time of development permit. Allowing modular suites will cut back on construction time and reduce the noise impact on neighbours.

Delegated Powers
Council may wish to delegate power to the Director of Planning to issue variances through the development permit under certain circumstances. Currently, the Director of Planning is already authourized to grant variances for the height of carriage suites and garden suites up to 10% where it can be demonstrated that the variance would still result in a complementaty design and when it will not exceed the height of the principal dwelling.

Staff are proposing that additional delegated powers be granted to the Director of Planning in order to reduce setbacks and to vary the location on a lot in regards to whether it is placed in the front or rear yard under certain cirumstances. The specifics of these proposed circumstances are the following:

The Director of Planning may approve variances for reductions to the front, side, and rear lot lines, as part of a Development Permit under the following circumstances:

- *Where a reduction in a setback or setbacks improves the orientation of the dwelling to an access route, reduces the impact of the development on surrounding lands, avoids sensitive ecosystems, or would result in the preservation of trees on site; and*
- *Where the Director of Planning is satisfied that a reduction in a setback does not have significant impact on adjacent properties. Impacts may be mitigated through screening and grade differentiation*

The Director of Planning may approve variances to the location of a garden suite or carriage suite on a lot in regards to the rear building line as part of a Development Permit under the following circumstances:

- *Where the lot is of an irregular shape and the Director of Planning is satisfied that the variance would result in the carriage suite or garden suite being placed in a more sensible location*
- *Where the requested placement on the lot would reduce impact of the development on surrounding lands or avoid sensitive ecosystems*
- *Where an existing structure is being converted into a garden or carriage suite. The existing structure must have had a building permit issued prior to January 1st, 2019 and there is no proposed increase in footprint or height*

Changes to Accessory Building Sizes

In order for the proposed carriage suite and garden suite regulations to fit cohesively into the existing zoning bylaw, modifications must be made to the accessory building regulations. At present, the total floor area allowed on lots over 1000m^2 is too small to accomodate a carriage suite in some cases. Given this, staff have suggested increasing this limit to 180m^2 which would allow for a 90m^2 suite above a 90m^2 garage. Staff have suggested altering the existing section on the sizes of accessory buildings (Section 3.05.02(4)) to a table format to increase readability by viewers as seen below.

The total floor area of all buildings that are accessory to a residential use on any lot may not exceed 30 m^2 (323 ft^2), except under the following circumstances:

Use	***Lot Size***	***Maximum Total Floor Area***
One-family residential	*200 – 799 m^2*	*65 m^2 (700 ft^2)*
One-family residential	*800 - 999 m^2*	*80 m^2 (861 ft^2)*
One-family residential	*1,000 m^2 or greater*	*180 m^2 (1,937 ft^2), plus an additional 10 m^2 of floor area for each additional 100 m^2 of lot area in excess of 1,000 m^2*
Multi-family residential	*-*	*10 m^2 (107.6 ft^2) per dwelling unit on the lot*

Review and Consultation

All changes associated with this Bylaw have been reviewed extensively by the Engineering, Fire, and Building Departments. The West Shore Developers Association's Forward Looking Advisory Group (FLAG) has also been consulted on the proposed changes. FLAG is composed of just a small subset of the West Shore Developers Association and therefore Council may wish to forward this Bylaw to the entirety of the Association for their review prior to Public Hearing.

Option 1

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

1. Give First Reading to Bylaw No. 1696 (Zoning Bylaw) and Bylaw No. 1803 (OCP) as drafted;

AND

2. Direct Staff to refer this bylaw to the West Shore Developers Association and schedule a Public Hearing in September;

OR Option 2

1. Give First Reading to Bylaw No. 1803 (OCP) and amend Bylaw No. 1696 to exclude properties outside of the West Shore Environmental Services contract area from developing garden suites or carriage suites;

AND

2. Direct Staff to refer this bylaw to the West Shore Developers Association and schedule a Public Hearing in September;

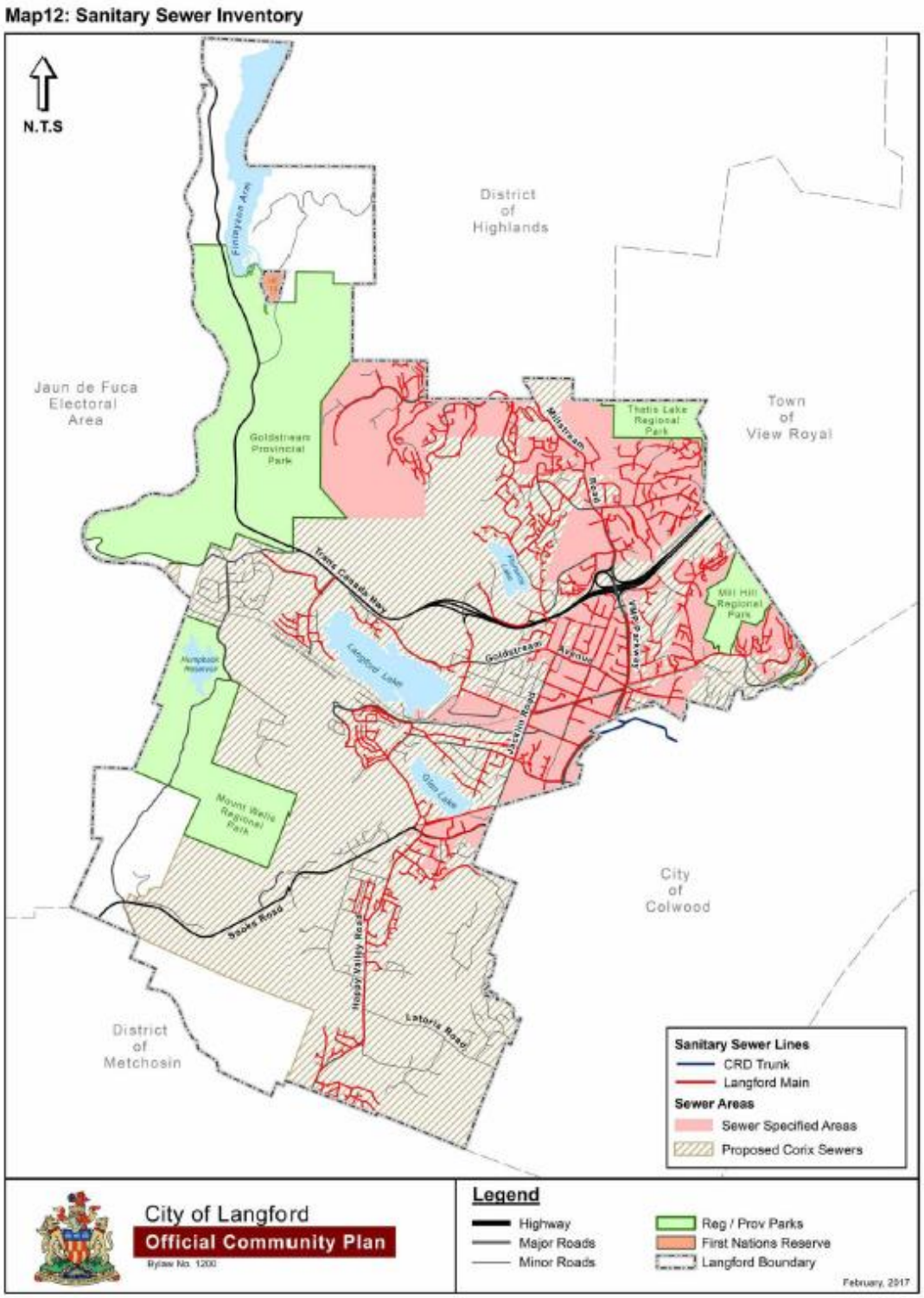
OR Option 3

1. Take no action at this time in regards to Bylaw No. 1696 (Zoning Bylaw) or Bylaw No. 1803 (OCP).

Submitted by:	Julia Buckingham, Planner I
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Chris Aubrey, Fire Chief – Email Signage Approval
Concurrence:	Cory Manton, Parks and Recreation Manager
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



The areas within Langford that are outside of the West Shore Environmental Services contract area are shown in white.

CITY OF LANGFORD
BYLAW NO. 1803

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 amending Section 14.0 to include the following in the list of form and character development permit areas in paragraph 2:

f) All land containing a Garden Suite or Carriage Suite.

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 29, (Omnibus No. 47 - Text Amendments), Bylaw No. 1803, 2019".

READ A FIRST TIME this day of, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD
BYLAW NO. 1696

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 Secondary Suites in the Table of Contents with *Suites*

2. By deleting the definition of "Modular Housing" in Section 1.01 - Definitions

3. By deleting the definition of "Secondary Suite" in Section 1.01 – Definitions

4. By adding the following definitions to Section 1.01 – Definitions:

"Carriage Suite" means and accessory dwelling unit located on the second floor of a detached accessory building.

"Garden Suite" means an accessory dwelling unit located on the ground floor of a detached accessory building.

"Modular Housing" means a one-family dwelling, garden suite, or carriage suite which is modular or prefabricated meeting CSA Standard A277-M1990, "Procedures for Certification of Factory-Built Houses", or equivalent, but does not include manufactures homes meeting CAN/CSA-Z240-MH Series "Mobile Homes" standards, or equivalent;

"Rear Building Line" means the line parallel to the rear lot line, passing through the point of the building nearest the rear lot line.

"Secondary Suite" means an accessory dwelling unit located within a one-family dwelling.

"Suite" means a dwelling unit that is accessory to a one-family dwelling and may be located within the one-family dwelling (secondary suite) or within an accessory building (garden suite or carriage suite).

5. By replacing the entirety of Section 3.05.02(4) to read:

The total floor area of all buildings that are accessory to a residential use on any lot may not exceed 30 m^2 (323 ft^2), except under the following circumstances:

Use	***Lot Size***	***Maximum Total Floor Area***
One-family residential	*200 – 799 m^2*	*65 m^2 (700 ft^2)*
One-family residential	*800 - 999 m^2*	*80 m^2 (861 ft^2)*
One-family residential	*1,000 m^2 or greater*	*180 m^2 (1,937 ft^2), plus an additional 10 m^2 of floor area for each additional 100 m^2 of lot area in excess of 1,000 m^2*

Use	*Lot Size*	*Maximum Total Floor Area*
Multi-family residential	-	*10 m^2 (107.6 ft^2) per dwelling unit on the lot*

Under no circumstances may accessory buildings and structures exceed the maximum site coverage regulations in Part 6 of this Bylaw.

6. By replacing Section 3.07.01(3) to read:

A suite is prohibited in conjunction with any two-family dwelling

7. By replacing Section 3.08 with the following:

3.08 Suites

A suite is permitted as an accessory use in a one-family dwelling, or other type of dwelling unit as permitted in Part 6 of this Bylaw. There are three types of suites – secondary suites, garden suites, and carriage suites. Only one suite is permitted per lot.

3.08.01 ***General Regulations for all Suites***

(1) There may only be one suite per lot;

(2) The one-family dwelling to which a suite is accessory to must be owner-occupied;

(3) The one-family dwelling to which a suite is accessory to must be located on a lot of not less than 550 m^2 (5 920 ft^2) in area, except as otherwise permitted in Part 6 of this Bylaw;

(4) An Occupancy Permit has been issued for the secondary suite;

(5) One additional off-street parking space shall be provided for the exclusive use of the occupancy of a suite, and this space shall not be located in tandem with any parking space for the principal dwelling to which the secondary suite is accessory.

(6) The suite and the one-family dwelling to which it is accessory must be a single real estate entity. Strata titling is not permitted.

3.08.02 ***Additional Regulations for Secondary Suites***

(1) The secondary suite must be completely contained within the one-family dwelling.

(2) The secondary suite is not obtrusive so as to change the one-family nature of the one-family dwelling.

(3) The secondary suite must have a floor area of not more than 90 m^2 (970 ft^2) or 40% of the habitable floor area of the building in which it is located, whichever is less.

3.08.03 ***Regulations for Garden Suites and Carriage Suites***

(1) Garden suites and Carriage suites are not permitted on lots within the "City Centre" designation as delineated in the Official Community Plan;

(2) Garden suites or carriage suites must be completely contained in a detached accessory building.

(3) Garden suites or carriage suites may not be located:

(a) Within 3 m (16 ft) of the primary dwelling

(b) Within 1 m (3 ft) of any rear lot line

(c) Within 1 m (3 ft) of any interior side lot line

(d) Within 3 m of any front lot line or exterior side lot line, except that no garage or carport that faces either a front or exterior side lot line may be located within 5.5 m of that lot line;

(4) A garden suite or carriage suite is only permitted on a lot having a width greater than or equal to 11 m (36 ft) and a depth greater than or equal to 29 m (95 ft);

(5) Only one driveway per lot is permitted;

(6) Rooftop patios are not permitted;

(7) Garden suites or carriage suites must be connected to municipal sanitary sewer or provide confirmation of adequate septic capacity prior to the issuance of a building permit;

(8) All accessory buildings and structures on the lot including garden suites and carriage suites may not exceed the maximum footprint set out in section 3.05.02(4) or the maximum lot coverage of the applicable zone in Part 6 of this Bylaw;

(9) If a suite already exists within the primary dwelling it must be decommissioned prior to the issuance of a building permit for the garden suite or carriage suite. The following must occur:

(a) Removal of the kitchen which includes the stove, oven, and sink, OR the removal of the shower/bathtub and;

(b) Remove exterior access OR sufficiently open access to the principal dwelling

3.08.04 ***Additional Regulations for Garden Suites***

(1) Permitted only on lots over 550m2 unless otherwise noted in Part 6 of this bylaw;

(2) Must be located behind the rear building line of the one-family dwelling;

(3) The suite may not have a gross floor area of more than 65 m^2 (700 ft^2);

(4) Height maximum of 4.5 m (15 ft)

3.08.05 ***Additional Regulations for Carriage Suites***

(1) Permitted only on lots over 1000 m^2 unless otherwise noted in Part 6 of this bylaw;

(2) Must be located in front of the rear building line of the one-family dwelling;

(3) The suite may not have a gross floor area of more than 90m^2 (969 ft^2);

(4) Height maximum of two storeys;

(5) Ground floor of the carriage suite must be exclusively used for vehicle parking.

(6) Are not permitted on panhandle lots;

(7) On lots over 4000 m^2 (1 acre):

(a) Section 3.08.05(2) does not apply;

(b) Permitted on panhandle lots, despite Section 3.08.05(6);

(c) Ground floor may contain uses other than a garage, including but without limiting the generality of the foregoing: workshop, storage, or art studio;

(8) Where permitted on lots less than 1000 m^2 as per Part 6 of this bylaw:

(a) May not be located within an accessory building that has a building footprint of more than 60 m^2;

(b) May not have a gross floor area of more than 60 m^2;

(c) May only be located on lots with laneway access, corner lots, or on a lot that shares a driveway with an adjacent lot that benefits from a registered reciprocal access easement;

(d) May be located on lots with a minimum width of 9.5 m (31 ft.) and a minimum depth of 29 m (95 ft.) provided that the lot has direct vehicle access from a highway, laneway, access route in a bare land strata plan, registered access easement, or other secondary access route;

(e) The one-family dwelling to which the carriage suite is accessory may not contain vehicle parking;

(f) Notwithstanding the definition of "height" in Part 1, Section 3.05.02(3), and 3.08.05(4), the highest point of the roof of the carriage suite may not exceed the height of 85% of the highest point of the roof of the one-family dwelling, as measured from the average finished grade of the lot

8. By replacing Section 3.09.01(1)(a) to read:

   A home office is permitted as an accessory use in any dwelling unit, including one- and two-family dwellings, suites, manufactured homes, attached housing and apartment units;

9. By replacing Section 3.09.05(5) to read:

   A bed and breakfast home business may only be conducted within a principal dwelling or an approved suite and may only be operated in conjunction with the owners' concurrent residency of the property.

10. By replacing Section 3.26.02(7) to read:

    Group day cares in a residential zone and home occupation day cares are not permitted in conjunction with a suite;

11. By replacing Secondary Suite in Section 4.01.01 with *Suite*

12. By replacing Section 6.10.01(4) to read:

    secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

13. By replacing Section 6.10.03(1) to read:

    There may not be more than one residential building on a lot, exclusive of either a garden suite or carriage suite;

14. By replacing Section 6.11.01(12) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

15. By deleting Section 6.11.01.(13) and re-numbering the subsequent clauses accordingly

16. By replacing Section 6.11.03(1) to read:

    There may not be more than one residential building on a lot, exclusive of either a garden suite or carriage suite;

17. By replacing Section 6.11.06(4) to read:

    That notwithstanding Section 3.08.03(3)(a) a carriage suite may be located not less than 2.5 m (8.2 ft) from a one-family dwelling on the lot legally described as Lot A, Section 83, Metchosin District, Plan 18993, PID 003-673-413 (3504 Happy Valley Rd).

18. By replacing Section 6.12.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

19. By replacing Section 6.12.03 to read:

There may not be more than one residential building on a lot, exclusive of either a garden suite or carriage suite;

20. By replacing Section 6.13.01(9) to read:

Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

21. By replacing Section 6.13.02(4) to read:

Notwithstanding Subsection 6.13.02(2), on properties legally described as STRATA LOT 1 and 2 SECTION 26 GOLDSTREAM DISTRICT STRATA PLAN VIS5460 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V; PID No.: 025-822-616 (1319 & 1323 Ravensview Drive) no lot having an area less than 0.70 ha (1.7 acres) may be created by subdivision in the Rural Residential 4 (RR4) Zone, unless that lot is serviced by a municipal sanitary sewer system, except no lot created under this regulation may contain a secondary suite, garden suite, or carriage suite.

22. By replacing Section 6.13.04(1) to read:

There may not be more than one residential building on a lot, exclusive of either a garden suite or carriage suite;

23. By replacing Section 6.13.04(2)(d) to read:

Neither of the buildings contain a secondary suite nor have a garden suite or carriage suite;

24. By replacing Section 6.14.01(5) to read:

Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

25. By replacing Section 6.14.03(1) to read:

There may not be more than one residential building on a lot, exclusive of either a garden suite or carriage suite;

26. By replacing Section 6.14.03(2)(d) to read:

Neither building on a single lot has a secondary suite, garden suite, or carriage suite;

27. By replacing Section 6.15.01(5) to read:

Secondary suite, garden suite, or carriage suite on lots 500 m^2 or greater and in accordance with Section 3.08;

28. By replacing Section 6.15.03 to read:

There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

29. By replacing Section 6.16.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

30. By replacing Section 6.16.03 to read:

    There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

31. By replacing Section 6.17.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

32. By replacing Section 6.17.03(2) to read:

    Notwithstanding Subsection 6.17.03(1), on lots with an area of no less than 400 m^2 outside of any area protected by a non-disturbance covenant, a garden suite or carriage suite shall be permitted;

33. By replacing Section 6.20.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

34. By replacing Section 6.20.03 to read:

    There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

35. By replacing Section 6.21.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

36. By deleting Section 6.21.01(6) and re-numbering the subsequent clauses accordingly

37. By deleting Section 6.21.01(7) and re-numbering the subsequent clauses accordingly

38. By replacing Section 6.21.03(1) to read:

    There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

39. By replacing Section 6.21.03(2)(g) to read:

    Neither building on a single lot may have a secondary suite, garden suite, or carriage suite.

40. By replacing Section 6.26.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

41. By replacing Section 6.26.03(1) to read:

There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

42. By replacing Section 6.26.03(2)(g) to read:

Neither building on a single lot may have a secondary suite, garden suite, or carriage suite;

43. By replacing Section 6.29.01(5) to read:

Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

44. By replacing Section 6.29.03 to read:

There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

45. By replacing Section 6.67.01(16) to read:

On land legally described as Lot 7, Section 99, Esquimalt District, Plan 22423; PID No.: 000-183-521 (2792 Leigh Road) a one-family dwelling may contain a secondary suite within the one-family dwelling or a garden suite or carriage suite in accordance with Section 3.08.

46. By replacing Section 6.90.08(1)(b) to read:

Secondary suites, garden suites, and carriage suites are prohibited;

47. By replacing Section 6.92.01(2)(m) to read:

One-family dwelling on lots with areas greater than or equal to 550 m^2 (5 920 ft^2), which must have a secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

48. By replacing Section 6.92.01(2)(n) to read:

One-family dwelling on lots with areas less than 550 m^2 (5 920 ft^2) and greater than or equal to 300 m^2 (3 229 ft^2), which may have a secondary suite or carriage suite in accordance with Section 3.08;

49. By replacing Section 6.92.04(1) to read:

There may not be more than one residential dwelling, exclusive any secondary suite, garden suite, or carriage suite, on a lot with an area of less than 750 m^2 (8 073 ft^2).

50. By replacing Section 6.92.05(4) to read:

Under no circumstances may the number of one-family dwellings in the CD3 zone exceed 1500, whether or not the dwellings have secondary suites, garden suites, or carriage suites, nor be less than 850 when the maximum density permitted in Subsection 6.92.05(6) has been achieved;

51. By replacing Section 6.92.05(5) to read:

Under no circumstances may the total number of residential dwellings other than secondary suites, garden suites, or carriage suites within Areas 2, 3, 4, and 5 of the CD3 zone exceed 5 950;

52. By replacing Section 6.92.05(6) to read:

In this section, "non-residential floor area" means floor area for the uses permitted in the CD3 zone other than apartment, apartments for senior citizens, attached housing, one-family dwelling with a secondary suite, garden suite, or carriage suite, one-family dwelling, townhouses, and two-family dwellings.

53. By replacing Section 6.97.01(1)(i) to read:

Garden suite or carriage suite on lots over 700 m^2 (7 535 ft^t) in accordance with Section 3.08;

54. By deleting Section 6.101.01(1)(i);

55. By replacing Section 6.101.01(1)k) to read:

One-family dwelling which may have a secondary suite, garden suite, or carriage suite on lots with an area equal to or greater than 550 m^2 (5 920 ft^2) and in accordance with Section 3.08;

56. By replacing Section 6.101.03(1) to read:

There may not be more than one residential building, exclusive or any garden suite or carriage suite on a lot with an area less than 750 m^2 (8 073 ft^2);

57. By replacing Section 6.101.04(8) to read:

Under no circumstances may the total number of residential dwellings other than suites and assisted living apartments and care facilities in Areas I, II, III, and IV of the CD12 zone exceed 2000.

58. By replacing Section 6.102.01(6) to read:

One-family dwelling which may have a secondary suite, garden suite, or carriage suite on lots with an area equal to or greater than 550 m^2 (5 920 ft^2) and in accordance with Section 3.08;

59. By replacing Section 6.103.01(6) to read:

One-family dwelling which may have a secondary suite or carriage suite on lots with an area equal to or greater than 300 m^2 (3 229 ft^2) and in accordance with Section 3.08;

60. By replacing Section 6.103.03(1) to read:

There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite where permitted by Subsection 6.103.01(6);

61. By replacing Section 6.103.05(2) to read:

Notwithstanding the definition of "height" in Part 1 and Section 3.05.02(3), the highest point of the roof of the carriage suite may not exceed the height of 85% of the highest point of the roof of the one-family dwelling, as measured from the average finished grade;

62. By replacing Section 6.103.06(2)(a) to read:

    Where the lot contains both a one-family dwelling and a carriage suite:

63. By replacing the header above Section 6.103.06(3) to read:

    Carriage Suites

64. By replacing Section 6.103.06(3) to read:

    No carriage suite may be located:

65. By replacing Section 6.104.01(7) to read:

    One-family dwelling which may have a secondary suite on lots with areas greater than or equal to 350 m^2 (3, 767 ft^2) and in accordance with Section 3.08;

66. By replacing Section 6.104.01(8) to read:

    One-family dwelling which may have a garden suite or carriage suite on lots with an area equal to or greater than 550 m^2 (5 920 ft^2) and in accordance with Section 3.08;

67. By replacing Section 6.104.03(4) to read:

    Under no circumstances may the total number of residential dwellings in the CD15 zone, other than suites, exceed 275.

68. By replacing Section 6.104.04(2)(a) to read:

    One additional residential building is permitted for a garden suite or carriage suite where permitted by Subsection 6.104.01(8); or

69. By deleting Section 6.104.05(2)

70. By replacing the heading above Section 6.104.06(3) to read:

    Garden Suites and Carriage Suites

71. By replacing Section 6.104.06(3) to read:

    No garden suite or carriage suite may be located:

72. By replacing Section 6.107.01(1)(g) to read:

    One-family dwelling which may contain a secondary suite on lots with areas greater than or equal to 300 m^2 (3, 229 ft^2) and in accordance with Section 3.08;

73. By replacing Section 6.107.01(1)(h) to read:

    One-family dwelling which may have a carriage suite on lots with areas greater than or equal to 310 m^2 (3, 337 ft^2) and in accordance with Section 3.08;

74. By replacing Section 6.107.03(2)(a) to read:

    One additional residential building is permitted for a carriage suite where permitted by Subsection 6.107.01(1)(h); or

75. By replacing the heading above Section 6.107.05(2) to read:

    Carriage Suites

76. By replacing Section 6.107.05(2) to read:

    No carriage suite may be located:

77. By replacing Appendix U of the Zoning Bylaw No. 300 with the text attached to this bylaw as Schedule A

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 486, (Omnibus No. 47 – Garden Suites and Carriage Suites), Bylaw No. 1696, 2019".

READ A FIRST TIME this day of , 2019.

PUBLIC HEARING held this day of , 2019.

READ A SECOND TIME this day of , 2019.

READ A THIRD TIME this day of , 2019.

ADOPTED this day of , 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Appendix U: General Design Guidelines for Garden Suites and Carriage Suites

JUSTIFICATION
The City of Langford has designated all Residential Land where garden suites or carriage suites are permitted as a Development Permit Area pursuant to the provisions of Section 488(1)(e) of the *Local Government Act*. The justification for this designation is to ensure that the size and massing, and potential impact on adjacent neighbours is considered while integrating this new form of housing into a new or existing residential neighbourhood.

1 NEIGHBOURHOOD INTEGRATION

- Seamlessly integrate garden suites and carriage suites into existing residential neighbourhoods with minimal visual impact;
- Respect the privacy of surrounding neighbours.

1.1 Building Siting & Orientation

Intent: To maximize open space, usable green space, and to minimize the impact on neighbours.

Guidelines:

a) Buildings are encouraged to minimize the amount of shadow cast on to private open space and buildings of adjacent properties. Stepping back of upper floors and articulation of rooflines including building living space into gables is encouraged to minimize shadowing;

b) On steeply sloping sites, the views from adjacent properties should be respected by adapting the scale, massing and location of the suite development to follow the topography and natural features of the site;

c) When a carriage suite is built on a property that contains a house with an existing garage, the garage of the carriage suite should not face the street, but should face a side lot line instead;

d) Where a carriage suite or garden suite is accessed by a lane, the dwelling unit should be designed to enhance the streetscape along the lane, and consideration should be given to the following:

i. Placing entries and doors on the lane where feasible;

ii. Dwelling units should have an outlook to the lane on the lower level, and windows primarily facing the lane on the upper levels;

iii. Living space of a carriage suite on a corner lot should front the flanking street and parking uses should be located off the lane towards the interior side yard;

iv. Living rooms and bedrooms on the upper level should have their primary windows facing the lane;

v. On a corner lot, primary windows to living rooms and bedrooms may face the lane and/or

street;

vi. Where balconies are provided, they should be facing the lane and/or flanking street on a corner lot.

1.2 Scale, Mass, and Built Form Transition

Intent: Respect the rhythm, scale and height of the existing streetscape and landscape and the privacy of surrounding neighbours.

Guidelines:

a) Create visual interest by providing variations in height and massing within the design;

b) Garden suites and carriage suites must be clearly distinguishable from principal structures in terms of reduced scale, massing and height;

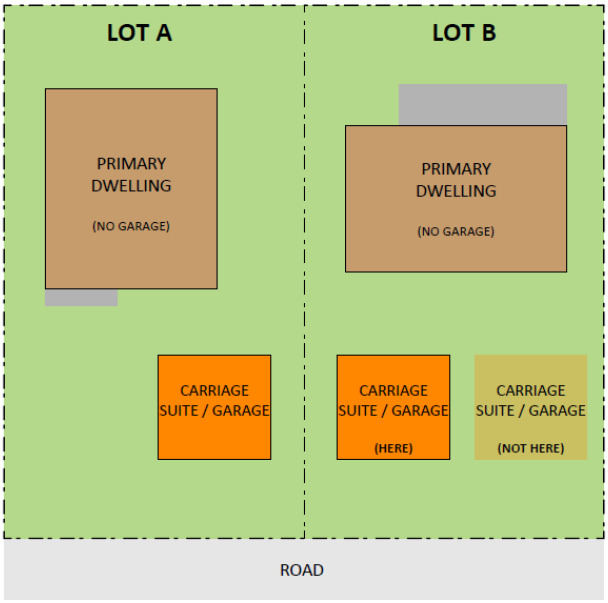
c) Balconies and decks should be screened or be constructed with opaque glass;

d) Balconies and decks should be thoughtfully located to provide privacy for both the garden suite or carriage suite and to minimize overlook on to adjacent units or properties;

e) Where a carriage suite is accessed by a lane, upper level decks are encouraged however they should face the lane to enhance both livability and neighbourliness;

f) Clustering of garden suites and carriage suites on adjacent lots is encouraged to minimize shadowing;

g) A garden suite or carriage suite should be designed with consideration given to the relationship between desired window size and placement and the scale of building faces, projections and dormers. Dormers and building faces should not be windowless unless facing an equally windowless garden suite or carriage suite on an adjoining property;



Example of clustered carriage suites on adjacent lots

h) The extent of windows on side yards and facing the garden of the upper level of a carriage suite are limited or designed to respect privacy and reduce overlook of neighbouring properties;

i) Upper level windows of carriage suites facing the garden and side yards should be modestly sized. Skylights, above eye-level windows, or obscured glazing should be considered as a means to enhance interior daylighting without creating overlook in garden suites and carriage suites.

2. PEDESTRIAN ACCESS

Intent: To provide intuitive pedestrian access to garden and carriage suites and to ensure adequate addressing and wayfinding measures are implemented to assist in the safe and efficient response of emergency services.

Guidelines:

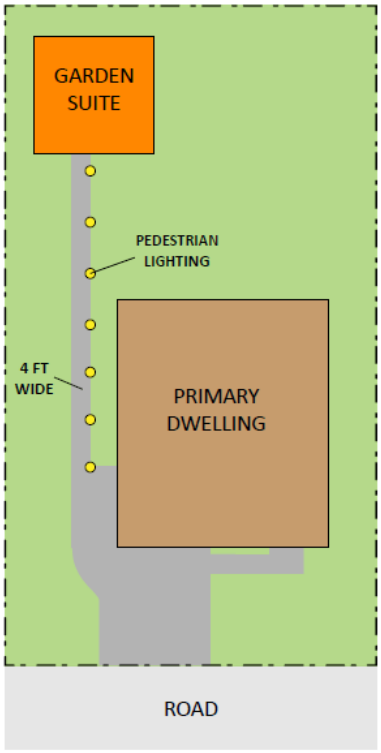
a) House addressing for a garden suite or carriage suite shall be addressed and visible from the road and adjacent to the pedestrian pathway providing access from the road. A carriage suites with access from a laneway must also have an individual address clearly visible from the lane. Addressing shall be illuminated or reflective at night;

b) For all lots, a minimum 1.2 m (4ft) clearance for emergency pedestrian access must be provided from the street to the gardens suite or carriage suite and be illuminated at night;

c) The front door of the garden suite or carriage suite is encouraged to face the street, unless access is provided by a laneway;

d) Gates and stairs are permitted provided that the gates still provide a 1.2 m (4ft) clearance and the stairs have hand rails;

e) A carriage suite with access from a laneway should be designed with lighting that enhances the pedestrian experience of the lane at night. This may include eave lighting, porch lighting, bollard or garden lights, etc.



3. FORM AND CHARACTER

Intent: To ensure complimentary design to the primary dwelling and surrounding neighbourhood.

Guidelines:

a) Where there is an existing house on the property, the exterior design and treatment of the garden suite or carriage suite should complement the architectural design, materials, and window style of the existing house;

b) Recommended exterior siding materials include, but are not limited to, narrow lap siding, hardi-

plank, cement board, stucco, or brick;

c) Stairway access to carriage suites on second storey shall be enclosed in the interior of the building;

d) A separate exterior door that does not pass through any other accessory space located within the carriage suite, such as a garage, must be provided to the dwelling unit, or to the staircase access if the dwelling unit is located on a second storey;

e) Garage doors should be designed to minimize the visual impact to the lane through careful detailing and sensitive design.

Examples of Complimentary Designs:



Carriage Suite



Garden Suite



Primary Dwelling

4. PRIVATE OPEN SPACE

Intent: To provide the occupants of a garden suite or carriage suite with useable private open space.

Guidelines:

a) Each garden suite or carriage suite should provide at least 10 m^2 of private open space for use of the occupants;

b) Private open space should be provided as part of either the backyard, an area adjacent to the lane and/or a deck;

c) Private outdoor spaces with direct connection to the suite's habitable space should be provided for each unit;

d) Define and screen outdoor spaces through the use of landscaping such as plantings, architectural elements such as trellises, low fencing or planters, and changes in grade and elevation. Chain link fence is not permitted.

5. PARKING

Intent: To provide functional, discrete parking for suite occupants.

Guidelines:

a) Only one driveway is permitted;

b) The suite parking should not be in tandem with parking for the primary dwelling. Suite parking is encouraged to be located behind the front building face;

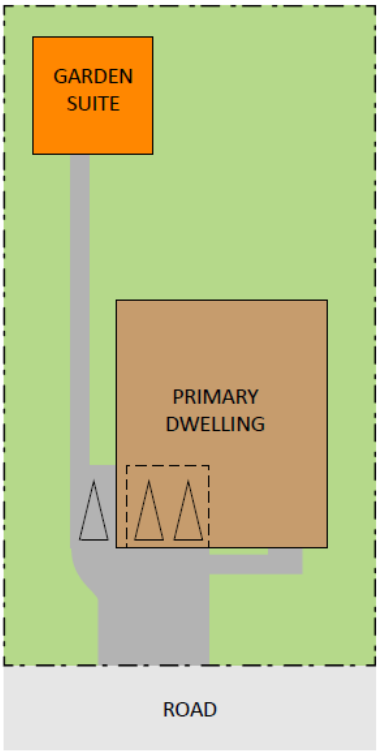
c) The suite parking is encouraged to be discrete;

d) When a carriage suite is accessed by a laneway, parking configurations shall provide:

   i. Direct access from the lane;

   ii. A positive relationship of dwelling unit to the lane.

   iii. Demonstration of manoeuvring acceptable to the City Engineer.



6. UNIVERSAL DESIGN

Intent: To provide more opportunities for accessible living and ageing in place.

Guidelines:

a) The following universal design standards are encouraged to be incorporated into the design of a garden suite or carriage suite:

   i. A zero-step entrance at the front, back or side entrance of the house (located on an accessible route from the street);

   ii. Minimum 813 mm (32 inches) clear door opening;

   iii. The minimum clear opening for all interior doors within a dwelling unit shall be no less than 800mm (31 inches);

   iv. Barrier-free access from a private parking area should be provided to each dwelling unit and to each type of common amenity space.

7. DECOMMISSIONING EXISTING SUITE

Intent: To ensure that any secondary suite pre-existing within the primary dwelling is decommissioned to a sufficient degree prior to the approval of any garden suite or carriage suite as only one suite per lot is permitted

Guidelines:

a) If a suite already exists within the primary dwelling, it must be decommissioned prior to the issuance of a building permit. The following must occur:

   i. Removal of the kitchen including the stove, oven, sink, and any 220v wiring

   ii. Removal of shower and bathtub

   iii. Sufficiently open access to the primary dwelling unit

8. DELEGATED POWERS

a) The Director of Planning may approve Development Permits with variances for the height of accessory buildings that contain secondary suites by up to 10% where it can be demonstrated that the variance would still result in complementary design between the principal building and the accessory building and provided that the accessory building does not exceed the height of the principal building.

b) The Director of Planning may approve variances for reductions to the front, side, and rear lot lines, as part of a Development Permit under the following circumstances:

   i. Where a reduction in a setback or setbacks improves the orientation of the dwelling to an

access route, reduces the impact of the development on surrounding lands, avoids sensitive ecosystems, or would result in the preservation of trees on site; and

ii. Where the Director of Planning is satisfied that a reduction in a setback does not have significant impact on adjacent properties. Impacts may be mitigated through screening and grade differentiation.

c) The Director of Planning may approve variances to the location of a garden suite or carriage suite on a lot in regards to the rear building line as part of a Development Permit under the following circumstances:

i. Where the lot is of an irregular shape and the Director of Planning is satisfied that the variance would result in the carriage suite or garden suite being placed in a more sensible location.

ii. Where the requested placement on the lot would reduce impact of the development on surrounding lands or avoid sensitive ecosystems.

iii. Where an existing structure is being converted into a garden or carriage suite. The existing structure must have had a building permit issued prior to January 1st, 2019 and there is no proposed increase in footprint or height

PUBLIC HEARING

Monday, 16 September 2019

Bylaw Nos. 1828 and 1829
File No. OCP19-0001
and Z19-0001

A Bylaw to Update the Official Community Plan Bylaw No. 1200 and Zoning Bylaw 300 Design Guidelines Appendices

CITY OF LANGFORD
BYLAW NO. 1828

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 replacing the City Centre section of the Official Community Plan with the text attached to this bylaw as Schedule A;
2. By replacing the phrase "Section 919.1(1)(e) and (f) of the *Local Government Act"* with:

   "Section 488(1)(e) and (f) of the *Local Government Act"* in section 14 paragraph 2.
3. By replacing the phrase "Section 919.1(1)(a) of the *Local Government Act"* with:

   "Section 488(1)(a) of the *Local Government Act"* in section 14 paragraph 4.
4. By replacing the phrase "Section 919.1(1)(b) of the *Local Government Act"* with:

   "Section 488(1)(b) of the *Local Government Act"* in section 14 paragraph 7.
5. By replacing the phrase "Section 919.1(1)(b) of the *Local Government Act"* with:

   "Section 488(1)(b) of the *Local Government Act"* in section 14 paragraph 8.
6. By deleting the paragraph: "The City of Langford designates all lands identified on Map 20 as the Sooke Road Commercial Revitalization Development Permit Area and all lands identified on Map 21 as the Downtown Pedestrian Commercial Development Permit Area as commercial revitalization development permit areas pursuant to Section 919.1(1)(d) of the *Local Government Act*. The form and character of development in these areas is of particular importance to the City's image and the City has particular objectives to encourage revitalization of older commercial premises and to ensure that new development incorporates pedestrian-oriented site planning, articulated and attractive building design, site amenites, and high quality public and private realm landscaping."

   And replacing it with:

   "The City of Langford designates all lands identified on Map 20 as the Sooke Road Commercial Revitalization Development Area and all lands identified on Map 21 as the City Centre Development Permit Area as commercial revitalization development permit areas pursuant to Section 488(1)(d) of the *Local Government Act*. The form and character of development in these areas is of particular importance to the City's image. The City has particular objectives to encourage revitalization of older commercial premises to ensure that new development incorporates pedestrian-oriented site planning, articulated and attractive building design, site amenities, and high quality public and private realm landscaping."
7. By replacing the phrase "Section 920.1 of the *Local Government Act"* with:

   "Section 484 of the *Local Government Act"* in section 14 paragraph 10.

8. By replacing the “City of Langford Downtown Pedestrian Commercial Area Map 21” with:

   “Map 21: City Centre Development Permit Area” as attached in Schedule B of this Bylaw.

B. This Bylaw may be cited for all purposes as “Langford Official Community Plan Bylaw, Amendment No. 30, (Zoning Bylaw Appendix J and OCP updates), Bylaw No. 1828, 2019".

READ A FIRST TIME this 21st day of May, 2019.

PUBLIC HEARING held this day of , 2019.

READ A SECOND TIME this day of , 2019.

READ A THIRD TIME this day of , 2019.

ADOPTED this day of , 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY CENTRE

- A major regional growth and employment centre that supports a wide range of high-density housing, including affordable and rental housing, in conjunction with commercial, office, institutional and light industrial uses;
- A place with the highest degree of inter-city connection through a regional transportation network and transportation hubs;
- A place where a wide range of public squares, parks, and open spaces are integrated throughout;
- A place of community gathering and celebration where civic uses and public buildings are key landmarks; and
- A place of interactive and animated streetscapes where public art and public space are employed to celebrate local cultural and natural history.

A Concept for the City Centre

Langford's City Centre is intended to be an area of high-density development that is both vibrant and walkable, with multi-modal connectivity to other similar hubs in the Capital Region.



The City Centre will focus on mixed-use development, with the highest concentration being adjacent to major arterial routes such as Goldstream Avenue, Veterans Memorial Parkway, Peatt Road and Jacklin Road. This is meant to solidify the Goldstream corridor as the heart of the City Centre.



Development density will radiate outwards from Goldstream Avenue, with the density of individual lots being determined at the time of zoning. The City Centre will engage with its surrounding environment and incorporate green space, pocket parks and pathways that contribute to the interconnectedness, walkability and livability of the City Centre. Every new development shall consider how to include park and open space in a manner that contributes to the overall community space.

The City Centre shall be an interconnected and developmentally diverse area that promotes community cohesiveness through civic features, mixed-use and high-density residential developments.

Objective 1.1 Promote Civic Activities in the City Centre



Policy 1.1.1 Locate and/or maintain civic buildings in the City Centre to reinforce the function and focus of the City Centre.

Policy 1.1.2 Ensure that civic buildings are and continue to be distinctive as landmarks within the City Centre.

Objective 1.2 Maintain a Regional Focus



Policy 1.2.1 Commercial and institutional land uses, services and amenities in the City Centre will balance regional services with amenities and services for local residents.

Policy 1.2.2 Transportation services and infrastructure in the City Centre will connect users to regional transportation systems.

Objective 1.3 Green and Open Space



Policy 1.3.1 Contribute to initiatives that enhance the urban forest and tree canopy.

Policy 1.3.2 Implement and reinforce open space targets within City Centre, including adding passive park spaces.

Policy 1.3.3 Enhancement of pathways and pocket parks will connect neighbourhoods throughout the City Centre.

Objective 1.4 Building Sustainability



Policy 1.4.1 Pursue opportunities to implement Smart Technology in the City Centre infrastructure to improve efficiency and reduce water and energy usage.

Policy 1.4.2 Encourage new development to exceed the minimum energy efficiency standards in the BC Building Code.

Policy 1.4.3 Encourage new development to consider proven environmentally friendly practices such as (but not limited to) reducing potable water usage, recycling grey water, improving overall energy efficiency, passive and/or active solar heating/cooling, use of locally sourced materials, reduction or re-use of construction waste, and improved energy efficiency through enhanced landscaping (eg: green roofs, green walls).



Policy 1.4.4 Provide incentives to new development that present innovative solutions to reduce the carbon footprint of buildings, or help to reduce the reliance on fossil fuels by the intended residents of development.

Objective 1.5 Long-term Development Pattern



Policy 1.5.1 Over time, the entire City Centre is expected to transform to higher-density forms of development, with the highest density being situated in closest proximity to the principal transportation corridors: Goldstream Avenue and the E&N Rail Corridor.

Policy 1.5.2 Development scale and permitted density will be determined on a case-by-case basis at the time of rezoning.

Objective 1.6 Economic and Social Sustainability

Policy 1.6.1 Mixed residential and commercial use is encouraged throughout the City Centre. Council,

at the time of zoning, may influence both the location and scale of commercial development as it relates to associated residential uses.



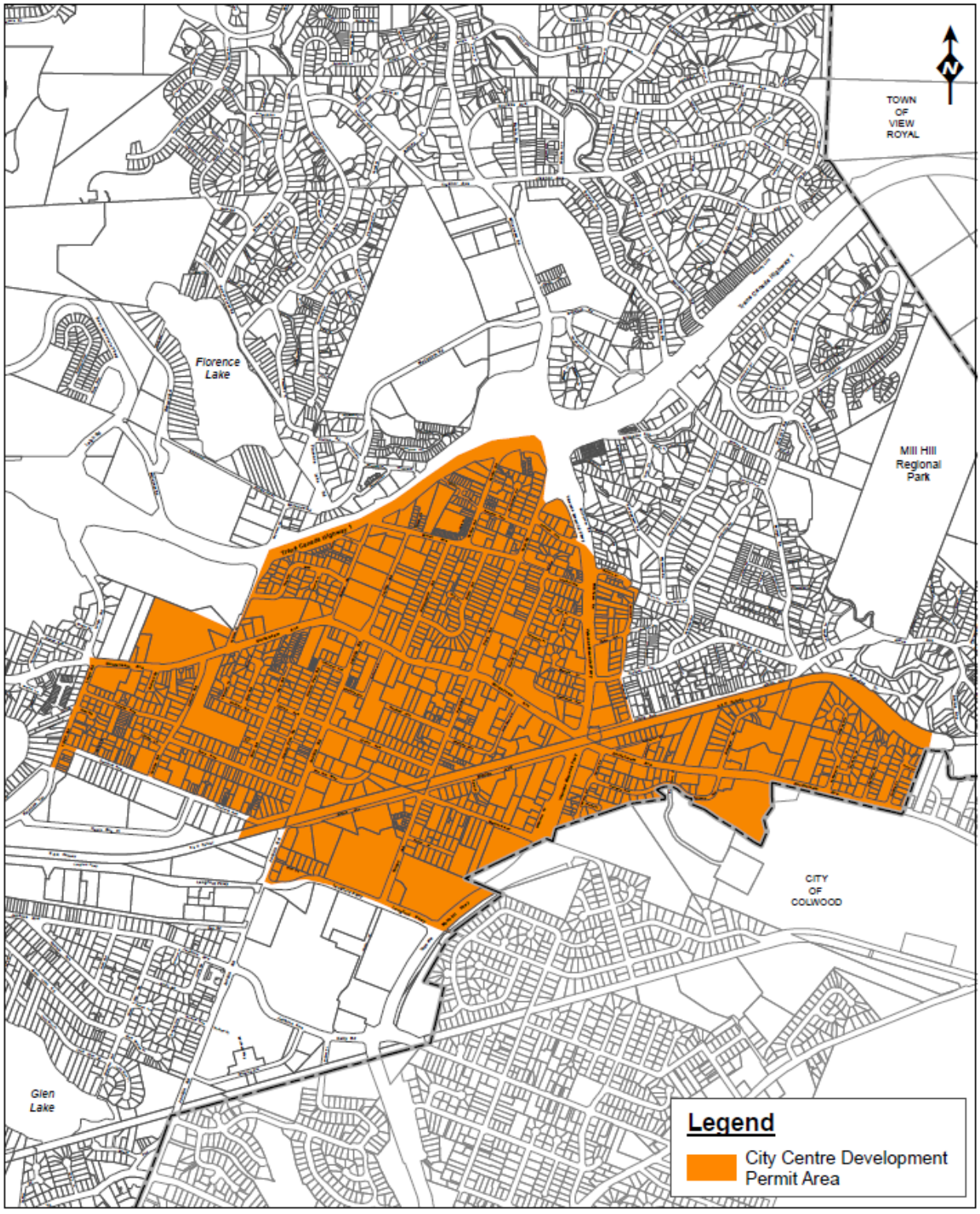
Policy 1.6.2 Mixed residential and light industrial use is encouraged, provided an appropriate "fit" with surrounding land uses. Mixed residential and light industrial development may take the form of industrial studio space integrated with living space, or industrial and residential units that are separate tenancies in the same building or complex.

Policy 1.6.3 The City Centre shall be developed with a vibrant mix of housing types and tenures to provide housing for the widest possible range of people. Council may influence, at the time of zoning, residential scale, unit type and tenure.



Schedule B

Map 21: City Centre Development Permit Area



CITY OF LANGFORD
BYLAW NO. 1829

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 phrase "C10 (Langford City Centre) Zone in Table 1 of Section 4.01.01 with "C10 (Belmont Market and Residences)"

2. By replacing the phrase "Langford City Centre" in Part 5 with "Belmont Market and Residences"

3. By replacing the phrase "Langford City Centre (C10) Zone" with "Belmont Market and Residences (C10) Zone" in Section 6.54, 6.54.01(1), 6.54.02(1), 6.54.02(3), 6.54.03(1), 6.54.03(2), 6.54.03(3), 6.54.07(1), and 6.54.07(3);

4. By deleting the phrase "Downtown Pedestrian Commercial Development Permit Area" in Section 1.4.1(g) of Appendix A and replacing it with "City Centre Development Permit Area"

5. By adding the following as Section 1.4.1(d) of Appendix A and renumbering the subsequent sections accordingly:

   "A Development Permit is not required for Institutional development within the City Centre Development Permit Area and Sooke Road Commercial Revitalization Development Permit Areas"

6. By adding the following as Section 1.4.1(i) of Appendix A and renumbering subsequent sections accordingly:

   "For areas designated within the City Centre Development Permit Area, a Development Permit is not required for alterations to or demolition of existing one- or two-family dwellings"

7. By replacing Appendix J to Zoning Bylaw No. 300 with the text attached to this bylaw as Schedule A;

8. By replacing the phrase, "Development in the Town Centre Area of the Westhills Green Community as shown in the Westhills Land Use must also follow the General Design Guidelines for Downtown Langford (found in Appendix J). Where Downtown Langford Guidelines refer to arterial roads in the Downtown area, these guidelines are understood to also be applicable to arterial roads in the Westhills Town Centre Area" with:

   "Development in the Town Centre Area of the Westhills Green Community as shown in the Westhills Land Use Plan must also follow the General Design Guidelines for Langford City Centre (found in Appendix J). Where the City Centre Guidelines refer to arterial roads in the City Centre area, these guidelines are understood to also be applicable to arterial roads in the Westhills Town Centre Area" in section 3.4.1 of Appendix P.

9. By replacing the phrase "General Design Guidelines for Downtown Langford" with:

"General Guidelines for Langford City Centre" in section 5.1 of Appendix S.

10. By replacing the name "Appendix V – Design Guidelines for Langford City Centre" with:

    "Appendix V – Design Guidelines for Belmont Market and Residences"

11. By replacing the phrase "C10 (Langford City Centre) Zone" with "C10 (Belmont Market and Residences) Zone" in the Preamble of Appendix V.

12. By replacing the phrase "Langford City Centre Guidelines will take precedence" with "Belmont Market and Residences Guidelines will take precedence" in the Preamble of Appendix V.

13. By replacing the phrase "To promote Langford City Centre" with:

    "To promote the Belmont Market and Residences" in section V.1 of Appendix V.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 557, (Zoning Bylaw Appendix J and OCP updates), Bylaw No. 1829, 2019".

READ A FIRST TIME this 3rd day of September, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

ADOPTED this day of , 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Appendix J: General Design Guidelines for Langford City Centre

JUSTIFICATION

The City of Langford has designated all of the City Centre, as shown shaded in Map 21 of Bylaw No. 1200 Langford's Official Community Plan (OCP), as a Development Permit Area pursuant to the provisions of Section 488(1)(d), (e), and (f) of the *Local Government Act*. The City Centre plays a special role in both the residents' and visitors' impression of the City, therefore high quality planning, design and execution is essential for the City Centre. These Design Guidelines provide a comprehensive framework that incorporates design flexibility to create a unique and identifiable character while ensuring design diversity amongst developments within the City Centre. This appendix provides guidance and direction for the design and planning of buildings, site layouts and onsite landscaping. When the guidelines in this appendix conflict with statements in the Zoning Bylaw 300 for the City Centre, these guidelines will take precedent.

OBJECTIVE

The Official Community Plan outlines objectives and policies for both the public and private realms, the overarching objective of this set of guidelines is to provide guidance for private developments to contribute to the City's vision.

In particular, these Design Guidelines address the following OCP objectives:

- Ensure development in and around centres supports a nodal pattern of development;
- Encourage the growth of business activities in all parts of the community as a mixed-use urban design objective;
- Create livable streets through scale, form, building orientation and character elements;
- Ensure accessibility is considered for planning and design of buildings, the public realm and public parks;
- Promote a greater sense of place that celebrates our community's unique setting and people;
- Preserve and increase the stock of safe and affordable housing;
- Support residents in moving through the stages of the housing continuum and facilitating the delivery of a range of housing types along the continuum;
- Pursue 'aging in place' and accessibility strategies for housing;
- Set targets for family and ground-oriented housing in high-density development projects;
- Develop more connected and integrated City Centre road networks;
- Encourage energy efficiency and green building development for new buildings; and
- Ensure flexibility and ability to adapt to future changes.

Applicants should provide a statement indicating how their proposal complies with the following guidelines. Where some element of the design does not comply with a guideline, a justification stating the divergence and the reasoning should be made. Council may diverge from the guidelines where a convincing or persuasive rationale that preserves the intent of the guidelines is supplied.

1 URBAN ENVIRONMENT

- Create livable streets through scale, form, building orientation and character elements;
- Ensure accessibility is considered for planning and design of buildings, the public realm and public parks; and
- Promote a greater sense of place that celebrates our community's unique setting and people.

1.1 Sense of Place

Intent: To create a sense of transition as one enters or departs the City Centre.

Guidelines:

a) Developers are encouraged to contribute to the beautification of their property through art installations approved by the City Planner;
b) Green buffers should be provided in and between open areas (i.e. parking lots) ; and
c) Development should engage green and open space.



Existing City art installation

1.2 Pedestrian Orientation

Intent: To establish high quality and engaging urban areas oriented towards pedestrian interaction.

Guidelines:

a) The scale of development should not overwhelm adjacent pedestrian areas; and
b) Large developments are encouraged to incorporate buildings with arcades and canopies for pedestrians.



Large development arcade

1.3 Pedestrian Accessibility

Intent: To ensure private realm accessibility based on the needs of people of all ages, paying special attention to peoples with reduced mobility.

Guidelines:

a) Development is expected to not include elements that obstruct optimal accessibility;
b) Public entrances are expected be located at the level of the adjacent public walkway;
c) Building fronts located at ground level should be conducive of business related activities (i.e. browsing);
d) Corner buildings are expected be conducive to pedestrian movement along both fronts; and
e) Mid-block pedestrian alleys are encouraged for better access to rear parking.



Pedestrian conducive building corner

2 VISUAL QUALITY

- Ensure that less desirable yet essential building qualities are masked and appearances preserved;
- Promote safety and usability of exterior areas; and
- Promote a greater sense of place that celebrates our community's unique setting and people.

2.1 Screening

Intent: To create and protect visual quality and sight lines.

Guidelines:

a) Vertical screening elements such as plantings or decorative walls are encouraged;
b) Shrubs, plantings, and berms should be used to create visual interest within developments;
c) All screening components should implement Crime Prevention Through Environmental Design (CPTED);
d) Permeable fences may screen views and create decorative accents;
e) Solid, visually impermeable fences for screening is discouraged; and
f) Unscreened and unenclosed storage is not preferred, and shall only occur at the discretion of the City Planner.



Green decorative wall



Visually permeable fence

2.2 Exterior Lighting

Intent: To encourage on-site lighting that provides clear visuals and public and site security without diminishing visual appearance.

Guidelines:

a) Lighting is expected to be provided for all on-site walkways, driveways, parking areas and loading areas;
b) On-site lighting shall be consistent and contained as well as mitigate up-casting via ground orientation;
c) Lighting is encouraged to enhance signage, architectural and landscaping features;
d) Light fixtures should be incorporated or concealed by the architectural and site design;
e) Lamp standards and fixtures, when stand-alone, shall be of high aesthetic quality;
f) Solar powered lights are encouraged; and
g) Developments near highly travelled areas are encouraged to provide after hours safety lighting.



Onsite walkway lighting

2.3 Building Signage

Intent: To promote the design and integration of building signs that contribute to the image of the City Centre.

Guidelines:

a) Signs are expected to be integrated into building design and reflect the character of the architecture;
b) Signage is expected to reflect the size of establishment it represents;
c) Signage shall incorporate 3-dimensional elements (i.e. lettering and trim), and must not be flat;
d) Lettering and other graphic elements should be simple, utilizing a minimal number of colours; and
e) Luminous or exterior neon signs may occur if they do not interfere with their surroundings.



Signage reflecting building scale

3 SITE DEVELOPMENT

- Ensure accessibility is considered for planning and design of buildings, the public realm and public parks;
- Develop more connected and integrated City Centre road networks; and
- Ensure flexibility and ability to adapt to future changes.

3.1 General Elements

Intent: To maximize development site potential and use.

Guidelines:

a) The development design should clearly integrate the overall character of the City Centre and neighbourhood;
b) All building development shall demonstrate a pedestrian focus through orientation, scale and frontage;
c) Development is expected to incorporate the siting and layout of adjacent sites to maximize neighbourhood interconnectedness;
d) Developments that face two or more streets are expected to treat all street facing facades as primary facades for design purposes; and
e) Development is encouraged to incorporate multiple lots (consolidation of two or more lots) so as to increase green space potential.



Pedestrian accessibility

3.2 Driveways and Vehicle Entrances

Intent: To mitigate the presence of driveways ad driveway intersections in the City Centre.

Guidelines:

a) For adjoining developments, shared driveways are encouraged;



Maximizing interconnectedness

b) Corner properties shall have driveway access from the less trafficked street;
c) The use of permeable materials for residential driveways is encouraged; and
d) Driveway design is expected to preserve entrance and departure sightlines.



Shared driveway

3.3 Parking Lots and Structures

Intent: To incorporate parking into the pedestrian oriented City Centre.

Guidelines:

a) Parking is expected to be internalized within a structure or placed at the rear of the site;
b) For adjoining developments, shared parking lots are encouraged;
c) Larger parking lots are expected to be segmented into attractive parking areas through the use of landscaping;
    i. Planted medians should be wide enough to support rooting areas;
    ii. Planted medians should preserve sight lines; and
    iii. Plantings should provide year round visual interest.
d) Parking lots and structures are expected to be buffered with vegetation or screening while permitting views into and through the site;
e) Residential parking lots and structures are expected to incorporate wiring for EV charging stations;
f) Storage and garbage areas shall be adequately incorporated and screened within parking lots and structures; and
g) Bicycle storage shall be incorporated and concealed through architectural design.



Parking lot landscaping

3.4 Parking Garages and Carports

Intent: To mitigate visual dominance and promote a pedestrian-centric environment.

Guidelines:

a) Garages and carports shall not be the dominant feature of residential buildings;
b) The siting of garages and carports shall be set behind the leading front façade;
c) Garages and carports are encouraged to be at the rear or side of residential buildings; and
d) Garages are expected to have a minimal frontage appearance, promoting a pedestrian environment.



Electric Vehicle charging station

4 GENERAL FORM AND CHARACTER DESIGN

- Create livable streets through scale, form, building orientation and character elements;
- Promote a greater sense of place that celebrates our community's unique setting and people;
- Encourage energy efficiency and green building development for new buildings; and
- Ensure flexibility and ability to adapt to future changes.

4.1 Orientation and Massing

Intent: To utilize development for the purposes of framing public areas.

Guidelines:

a) Buildings are encouraged to be designed with minimal front lot line setbacks;
   i. Buildings incorporating plazas or outdoor seating shall not have zero setback; and
   ii. Plazas and outdoor seating areas are expected to incorporate compatible architectural features with adjoining buildings.

b) Taller buildings are expected to incorporate tower-podium building massing, various forms or stepped-back upper levels; and

c) Massing is expected to reflect the human scale of the neighbourhood within the City Centre.



Rear access residential parking



Minimal front setbacks (commercial)

4.2 Façade Features

Intent: To promote a sense of place through visually attractive façades.

Guidelines:

a) Architectural components are expected to differentiate the primary façade from other building sides;

b) Architectural features should highlight structural forms and modulate façades;

c) Uninterrupted walls facing open areas or lot space should include alternative forms of visual appeal (i.e. murals);

d) Side and rear walls, facing walkways, should include an architectural façade feature to animate the pedestrian realm; and

e) Façades should highlight the base, middle and top through distinct architectural features.



Blank wall murals

4.3 Building Entry and Access

Intent: To promote a variety of visually appealing and user friendly building accesses.

Guidelines:

a) Large Residential buildings should provide individual walk up entries for ground level units;
b) Individual entrances in multi-tenant buildings are expected to be clearly separate and should make use of a variety of architecture features, materials and colour schemes;
c) Entrances are expected to include covering features to protect users from weather; and
d) Primary and secondary entrances shall be visible from the street for safety.



Weather protection for users

4.4 Roofscapes

Intent: To ensure roofs are an extension of building design consideration.

Guidelines:

a) Roofs are expected to reflect the buildings façade features and should respect the design of adjacent buildings;
b) Mechanical equipment shall be setback from the perimeter and screened;
c) Tall residential buildings are encouraged to incorporate roof-top terraces and patios; and
d) Small residential buildings are encouraged to incorporate skylights.



Rooftop terrace/patio

4.5 Materials

Intent: To create consistency of material usage by new developments within the City Centre.

Guidelines:

a) Accent materials are expected to respect those of adjacent and nearby buildings (i.e. river rock);
b) Window material shall be clear glass, while screening glass shall be opaque (i.e. opaque glass on balconies);
c) Heavily tinted and reflective glass is strongly discouraged;
d) Construction materials (i.e. metal, brick, wood) may be used as cladding materials;
e) Smooth faced concrete and vinyl is strongly discouraged for finished exteriors; and
f) Materials are expected to remain consistent on all sides of the building.



Appropriate setting accent materials

4.6 Colours

Intent: To create a colour landscape that is not visually over whelming.

Guidelines:

a) The primary colours of a development shall utilize earth tones and muted variations of the 12-spoke colour wheel;
b) Colour schemes should be respective to the colours of surrounding buildings; and
c) Solid colours or pure hues and their various tints, shades and tones may be incorporated for accents and accent features as permitted by the City Planner.



Earth tone utilization

5 BUILDING TYPE

- Ensure accessibility is considered for planning and design of buildings, the public realm and public parks;
- Ensure flexibility and ability to adapt to future changes; and
- Promote design individuality within a consistent pattern through the community.

5.1 Apartment Buildings

Intent: To have apartment buildings contribute to the housing density and visual appearance of the City Centre.

Guidelines:

a) Large apartment buildings shall have a ground level that engages the pedestrian environment, animates the street and provides individuality from adjacent buildings;
b) Large façades are expected to be broken up by using a variety of materials and architectural features;
c) Balconies and patios should be a feature of every unit;
    i. Balcony and patio screening shall be an opaque glass; and
    ii. Area must be a functional area, not solely an architectural feature.
d) Visual characteristics of adjacent buildings should be incorporated into new development; and
e) Adjacent developments should promote sense of community through incorporating adjoining green or open space.



Engaging ground level

5.2 Townhouses and Row-Homes

Intent: To create micro communities and a variety of visually conforming housing options within the City Centre.

Guidelines:

a) Designers are encouraged to emphasize individuality of buildings while incorporating aspects of adjacent developments;



Balconies and patios

b) Entrances and front façades are expected to engage the pedestrian environment; and
c) Green and open space should be incorporated into a common use area.

5.3 Mixed-Use

Intent: To create symbiotic relationships between commercial and residential applications within the same development.

Guidelines:

a) Commercial spaces are expected be located on the ground level with direct pedestrian access;
b) Ground level should be taller than typical upper level;
c) Clear glass fenestration is encouraged for the façade of ground level commercial spaces;
d) Front facades should be designed in smaller segments, avoiding large continuous façade designs;
e) Entrances for commercial and residential uses are expected to be easily distinguishable; and
f) Upper floors should project over lower commercial space.



Pedestrian oriented townhouse

5.4 Commercial Spaces (Large/Small)

Intent: To integrate solely retail establishments (large and small) into the urban pattern of the City Centre.

Guidelines:

a) Large format stores are expected to reduce their footprint by incorporating multiple storeys;
b) Clear glass fenestration is encouraged for the façade of ground level commercial space;
c) Upper level facades shall incorporate elements of adjacent buildings;
d) Entrance features for weather protection should be incorporated into architectural design; and
e) The façade of larger stores is expected to be broken down into smaller segments to blend the large and small commercial spaces.



Taller mixed-use ground level

5.5 Office Buildings

Intent: To promote the integration of stand-alone office structures into City Centre urban design.

Guidelines:

a) The main entrance should be set back front the front façade and located on ground level (recessed entrance);
b) Glazed glass should be used for ground level fenestration;
c) Upper levels should be articulated similarly to adjacent buildings; and
d) The ground level should be taller than standard single floor height.



Multi-storey big box commercial

5.6 Light Industrial

Intent: To integrate light industry into the City Centre while mitigating the visual presence.

Guidelines:

a) Buildings are expected to be fenestrated and finished to blend with the surrounding neighbourhood; and

b) Design should blend and incorporate architectural features of the surrounding non-industrial buildings.



Recessed main entrance

6 CITY CENTRE NEIGHBOURHOODS

- Ensure development in and around centres supports a nodal pattern of development;
- Encourage the growth of business activities in all parts of the community as a mixed-use urban design objective;
- Preserve and increase the stock of safe and affordable housing;
- Support residents in moving through the stages of the housing continuum and facilitating the delivery of a range of housing types along the continuum; and
- Pursue 'aging in place' and accessibility strategies for housing.

Intent: This section provides background information and development focus for each neighbourhood based on the pre-existing conditions, location and relativity to OCP vision.



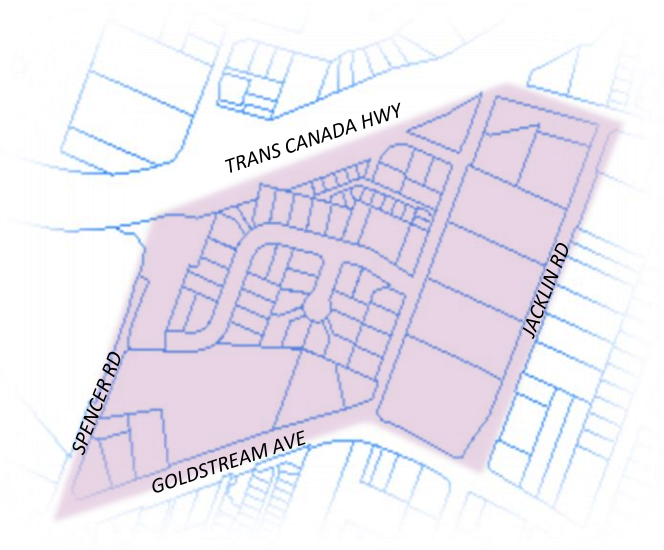
N1 Matson

The Matson neighbourhood is comprised of low-rise residential buildings as well as a variety of commercial buildings along Goldstream Ave. The school on the east side offers a large green space.

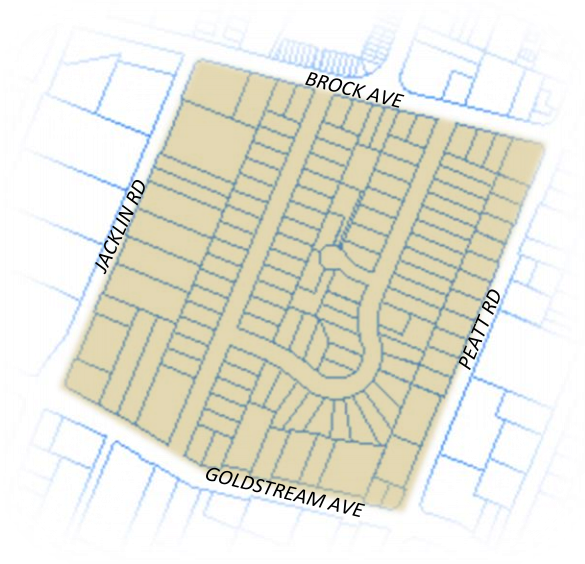
This neighbourhood is a suitable location for future medium to high-density residential development due to the proximately to school and commercial spaces of the City Centre.

Development within the Matson area shall incorporate mixed-use development along Goldstream Ave. as well as medium-density residential development towards to north end.

A development emphasis should promote a family oriented neighbourhood, with additional green and open space.



N2 Strathmore



The Strathmore neighbourhood is located towards the middle of the City Centre. The borders consist of main connector roads going north/south and east/west.

This neighbourhood is a very suitable location for medium and high-density residential development due to the variety of existing building types.

Development along Peatt Rd. and Goldstream Ave., including the southern end of Jacklin Rd. shall contain commercial and heavily pedestrian oriented ground floors.

A development emphasis should be on creating an animated street level for the public.

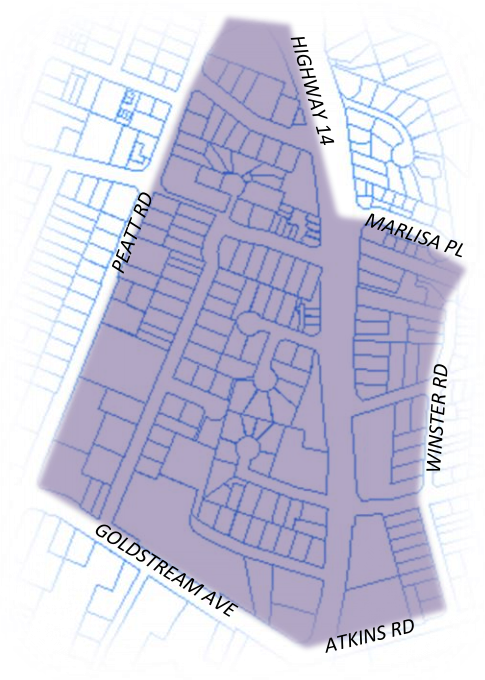
N3 Claude

The Claude neighbourhood contains a major transportation artery and a significant commercial area along Goldstream Ave.

Due to the proximity of amenities and transportation routes, Claude is an ideal neighbourhood for high-density residential development.

Development shall focus on creating a residential node near the commercial activity along Goldstream Ave.

A development emphasis should create pedestrian access between the cul-de-sacs to create an attractive and walkable neighbourhood.



N4 Deville



The Deville neighbourhood is located at the northern edge of the City Centre restricted by the Highway to the north.

This neighbourhood is comprised predominantly of residential buildings. Further residential development shall consist of medium and high-density buildings that maximize the infill density of the neighbourhood.

A development emphasis should incorporate green and open space into the residential developments to increase active space for residents within the neighbourhood.

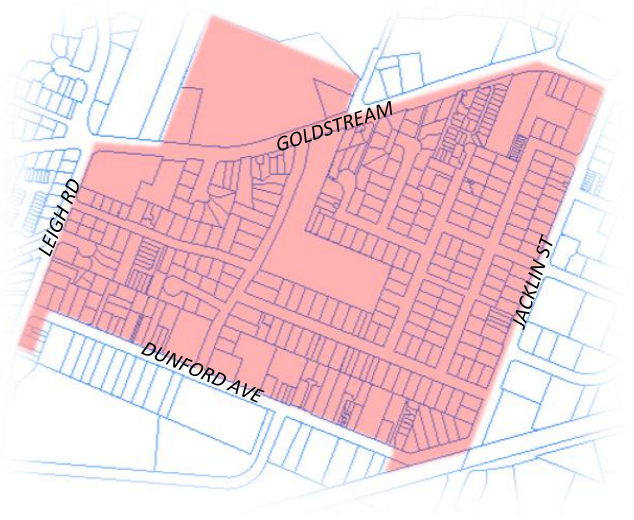
S1 Centennial Park

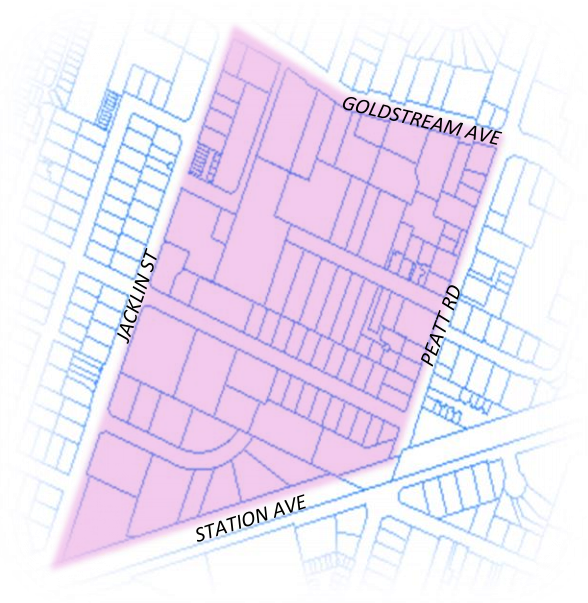
Surrounding a large green space, the Centennial Park neighbourhood boasts late century single family dwellings located on cul-de-sac roads.

This neighbourhood is very suitable for mixed-use development, shared streets and enlarged walkways as well as high-density apartment buildings near Goldstream Ave.

Other opportunities for development in this neighbourhood include townhouses and medium-density apartments to replace the single-family dwellings on cul-de-sacs and shared streets.

Emphasis within the Centennial Park neighbourhood shall be placed on a family focus and being able to move through the housing continuum by addressing various housing types.





S2 City Hall

The City Hall neighbourhood has a wide variety of uses from light industrial to mixed-use and residential

This neighbourhood, due to the variety of uses and central location in the City Centre, serves as a representation for the remainder of the City.

Development within this neighbourhood shall include medium and high-density residential as well as mixed-use buildings along Goldstream Ave. Buildings not used for residential purposes, shall incorporate and blend design to maximize consistency.

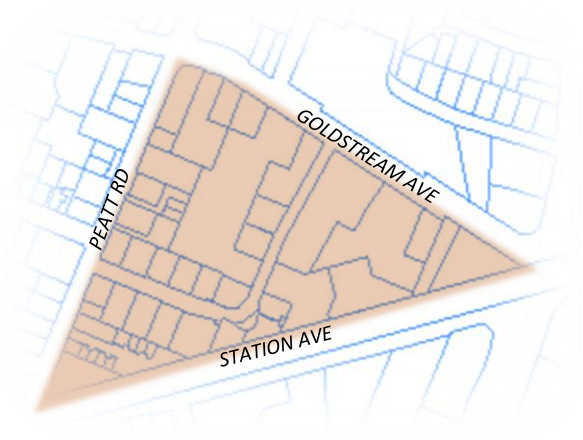
Emphasis within the City Hall neighbourhood shall be to create a walkable, pedestrian oriented neighbourhood.

S3 Fountain

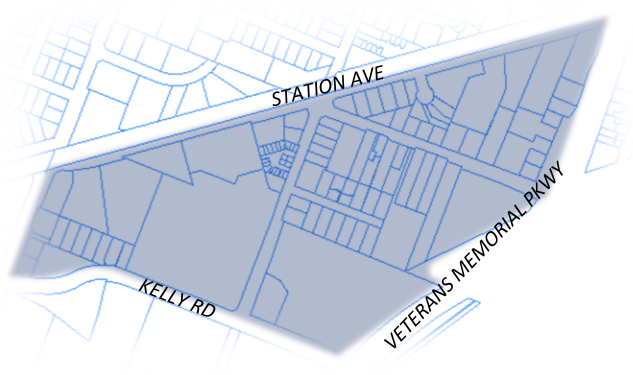
The Fountain neighbourhood is the smallest and most central within the City Centre. This neighbourhood is comprised of commercial amenities as well as some residential space.

This neighbourhood is very suitable for further commercial development as well as incorporating high-density mixed-use buildings.

Due to the size and location of the Fountain neighbourhood, development should emphasize a pedestrian orientation through alternative parking solutions and the incorporation of commercial and mixed-use buildings. Also emphasized is the inclusion of plazas and public space within this neighbourhood.



S4 South Centre



The South Centre neighbourhood hosts big box stores in the southern section and a mixture of residential densities to northeast.

Development shall blend the big box commercial into the residential through the incorporation of architectural features as described in the design guidelines.

Medium-density development should be situated above multi-level retail and commercial space while shifting to high-density residential towards the convergence of Station Ave. and Veterans Memorial Parkway.

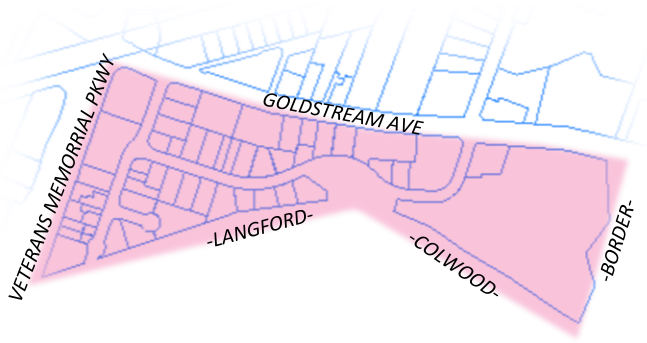
A development emphasis should promote permeable ground surface material and the incorporation of green and open spaces.

S5 Veterans Park

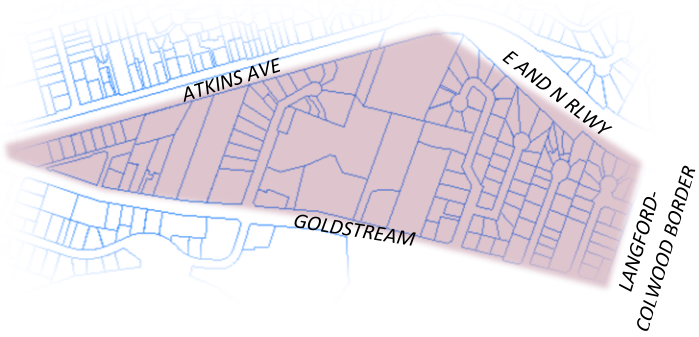
Veterans Park is a small neighbourhood that borders Colwood to the south and Goldstream Ave. to the north. Largely occupied by residential lots, this neighbourhood should boast medium to high-density residential development.

Due to the small geographic size of this neighbourhood, the goal of Veterans Park is to create an extremely walkable and pedestrian oriented environment.

A development emphasis should incorporate new and existing green space and shared streets to maximize public space.



S6 Goldstream East



The Goldstream East neighbourhood is located on the easternmost boundary of the City Centre and is comprised of predominantly low-rise single-family dwellings. There are commercial and institutional facilities located along the western portion of Goldstream Ave.

Development shall focus on medium and high-density residential buildings located towards the Goldstream Ave. and Veterans Memorial Pkwy. Intersection.

A development emphasis should incorporate pedestrian access between cul-de-sac roads in the east as well as creating a family orientation near the school with green and open space.

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NOTICE OF PUBLIC HEARING

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Proposal: **The purpose of Bylaw No. 1828 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by various text amendments that update the City Centre designation, reflect changes made to the design guidelines, and provide development guidance.**

The purpose of Bylaw No. 1829 is to amend the City of Langford Zoning Bylaw No. 300 by amending various text in Zoning Bylaw No. 300 appendix and amending the text and Schedules in the General Design Guidelines. These updates reflect the continuous growth of the City of Langford, the desired pedestrian orientation, and the desired neighbourhood design criteria.

Applicant: **City of Langford**

Location: **The land that is the subject of Bylaw Nos. 1828 and 1829 includes all properties in the City of Langford.**

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Braden Hutchins
Director of Corporate Services

Island's tallest mass timber building could come to Colwood Corners

Shalu Mehta
News Staff

A new affordable housing development that would be the tallest mass timber building on Vancouver Island might be coming to the Colwood Corners area.

The Greater Victoria Housing Society has submitted a rezoning application to the City of Colwood for a building planned to be up to 15 stories. The application for for the land at 85 Belmont Road and 1901 Jerome Rd. adjacent to the London Drugs building.

The project would have over 100 units with a range aimed at housing low to moderate income seniors and families.

Kaye Melliship, executive director of the Greater Victoria Housing Society, said they are hoping it will be "an environmentally sustainable building that will be a zero carbon dioxide emission building." They are also hoping to lower utility bills for tenants.

Prefabricated mass timber panels will be used to build the tower. According to Sukh Johal of the Canadian Wood Council, the mass timber product replaces concrete and conventional wood construction.

"The base material is sourced from sustainable managed B.C. forests and is factory fabricated and can therefore be installed quicker and quieter compared to conventional framing practices," Johal said.

The development site will also include a 180-stall outdoor bicycle pavillion and a surface parking lot for the tenants. Plans for a second building of similar size would also be possible in the future.

"Ultimately, the decision to design a mass timber tower stemmed from costing, land use and environmental implications," Melliship said. "The building will be designed to the highest level of the BC Energy Step Code … and will provide much needed affordable rental housing for seniors and families in the City of Colwood."

Car stolen from View Royal driveway found in Saanich

Devon Bidal
News Staff

Deneen Perry's stolen Mustang was found in the staff parking lot of the Suburban Motors in Saanich on Friday morning.

Perry's black Mustang GT Premium Edition was stolen from her driveway sometime between 5 p.m. on Wednesday and Thursday morning. It was spotted by staff at Suburban Motors on Friday. They spoke to the driver and he claimed to be Perry's boyfriend and noted that he had keys to the car.

Suburban Motors staff blocked the car from leaving the lot and called police. The suspect was gone when police arrived.

Perry said there were no seats in the car and several items from her home were strewn about inside.

She doesn't believe the break-in was random. On Thursday evening, Perry noticed that some of her other items were missing including a ring from her grandmother and the spare keys to her car.

Perry worries that someone was watching her because she's a single woman with a "souped up car" who just moved in.

"I don't feel safe in my own house and I just bought it," she said.

She also wonders if the thief was someone from the company that came to repair her floors after her washing machine flooded recently.

Const. Christine Walsh said Westshore RCMP have the car and are continuing their investigation. She noted that the suspect is not in police custody.

Perry is concerned because the thief is still at large with her keys.

She pointed out that cars had been broken into a few blocks away in June, but her neighbour– who has lived on the street for 40 years– told her that nothing like this has ever happened in the area.



Deneen Perry's black Mustang GT Premium Edition was stolen from her driveway. (Deneen Perry/Facebook)

Capital Regional District CRD

Notice of Maintenance

Water Main Flushing Notice

The water main flushing program will be undertaken in various areas of Langford between September 16, 2019 and November 29, 2019.

The annual water main flushing program removes sediments that accumulate in the water mains in order to maintain good water quality. During the flushing, short periods of low water pressure and discolouration can be expected. If you would like advance notice of flushing in your area, simply call CRD Integrated Water Services at 250.474.9619 between 8:30am and 4:30pm, Monday to Friday.

CRD accepts no liability for the inconvenience or damage caused by low pressure or discoloured water use during flushing.

We appreciate your cooperation and understanding.

www.crd.bc.ca/waterflushing

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www.cityoflangford.ca

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Applicant: **City of Langford**

Location: **The land that is the subject of Bylaw Nos. 1828 and 1829 includes all properties in the City of Langford.**

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Braden Hutchins
Director of Corporate Services

GNG

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Sunday: 10am to 5pm

2353 Douglas Street Victoria
250-475-6868
Mon-Fri: 8am to 6pm
Saturday: 8am to 5:30pm
Sunday: 10am to 4pm

2752 Beverly Street Duncan
Mon-Fri: 8am to 6pm
Saturday: 8am to 5pm
Sunday: 10am to 4pm

Valid at THESE locations only. *Must present coupon. Expires October 4, 2019. Cannot be combined with other offers.

Pacific FC borrows Whitecaps midfielder to finish season

Shalu Mehta
News Staff

The Pacific Football Club is borrowing a midfielder from the Vancouver Whitecaps to finish off the rest of the Canadian Premier League season.

David Norman Jr. will be playing with the Island team through the fall. The 21-year-old is from Coquitlam and started his career in the Whitecaps youth program when he was nine years old. He signed with the Whitecaps after one year at Oregon State University in 2016. Norman Jr. led the team in assists as a first-year player.

Norman Jr. was named Player of the Year for the Vancouver Whitecaps 2, leading the team in assists, chances created and duels won. He signed with the team in December 2017 and was also loaned to the Scottish team Queen of the South FC.

Pacific FC chief official Rob Friend said the team made an effort to sign Norman Jr. since "day one."

"We are extremely lucky to have finally landed him," Friend said. "He's coming off a strong season in Scotland last year, and is extremely motivated to be part of our club for the remainder of the season. We are looking forward to seeing David in purple."

Norman Jr. has also represented Canada internationally at the U15 and U17 levels as well as with Canada's U23 team at the Toulon Tournament in France. Noah Verhoeven of Pacific FC was in the Toulon Tournament as well.

The Island team is on home turf Sept. 9 to host York9 at Westhills Stadium. Game time is 7 p.m.



Pacific FC is bringing on a midfielder from the Vancouver Whitecaps for the rest of the CPL season. (Spencer Pickles photo)

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

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Applicant: **City of Langford**

Location: **The land that is the subject of Bylaw Nos. 1828 and 1829 includes all properties in the City of Langford.**

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Braden Hutchins
Director of Corporate Services

City of Langford
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NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1860. 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 Monday, September 16, 2019, 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. 1860 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1860 from RR4 (Rural Residential 4) Zone and adding to the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone to allow a residential development.**

Applicant: **Keycorp Consulting Ltd.**

Location: **The land that is the subject of Bylaw No. 1860 is two unaddressed parcels in the 2100 block of Bear Mountain parkway on South Skirt Mountain, PID Nos. 009-427-902 and 024-550-485, as shown shaded on the plan.**



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 Tuesday, September 3, 2019 to Monday, September 16, 2019, 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

That the City of Langford is not willing to participate in funding the CRD operation of a foodlands trust and does not have municipal lands to add to a CRD-operated foodlands trust.

CARRIED.

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

In light of the 11.4% increase to the typical Langford household in 2019 to Capital Regional District taxes for initiatives that are already being worked on, that the City of Langford Council will not contribute to any new Capital Regional District service, function or tax, until such time as existing Capital Regional District initiatives have been completed and the costs associated with these initiatives is known, and until such time as the annual increase to the CRD portion of taxes is reduced to a level equal to the region's annual cost of living increase.

CARRIED.

7. BYLAWS

a) BYLAW NO. 1643
"Page Avenue Road Closure Bylaw No.1643".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1643.

CARRIED.

b) BYLAW NO. 1826
"Langford Zoning Bylaw, Amendment No. 555, (939 Walfred Rd), 2019".
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1826.

CARRIED.

c) BYLAW NO. 1828
"Langford Official Community Plan Bylaw, Amendment No. 30, 2019".
(FIRST READING)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1828 first reading.

CARRIED.

d) BYLAW NO. 1829
"Langford Zoning Bylaw, Amendment No. 557, 2019".
(FIRST READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1829 first reading.

CARRIED.

e) BYLAW NO. 1848
"City of Langford Development Procedures, Amendment Bylaw No. 19, 2019".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1848 first, second and third readings.

CARRIED.

f) BYLAW NO. 1849
"Subdivision and Development Servicing Bylaw, Amendment No. 19
(Fee Schedule), Bylaw No. 1849".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1849 first, second and third readings.

CARRIED.

g) BYLAW NO. 1850
"Langford Building Bylaw No.1160, Amendment No 12, 2019".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

e) BYLAW NO. 1829
"Langford Zoning Bylaw, Amendment No. 557, (Zoning Bylaw Appendix J and OCP updates), Bylaw No. 1829, 2019".
(RESCIND FIRST READING)
(GIVE NEW FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council rescind first reading of Bylaw No. 1829.

CARRIED.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1829 new first reading.

CARRIED.

f) BYLAW NO. 1833
"Langford Zoning Bylaw, Amendment No. 559, (790 McCallum Rd), Bylaw No. 1833, 2019".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1833.

CARRIED.

Councillor Stewart declared a conflict of interest and left the room at 5:39 pm due to ownership of a neighbouring property.

g) BYLAW NO. 1840
"Langford Official Community Plan Bylaw, Amendment No. 31, (4365 West Shore Pkwy), Bylaw No. 1840, 2019".
(ADOPTION)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1840.

CARRIED.

City of Langford
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Staff Report

to

Council

Date: May 21, 2019

Department: **Planning**

Subject: **Official Community Plan Bylaw No. 1828 Updates and Zoning Bylaw Design Guidelines Appendices updates**

Background

The City of Langford's Planning and Subdivision Department has been working with Dr. Avi Friedman Consultant Inc. to prepare an updated Appendix J to the Zoning Bylaw 300 which currently contains the Downtown Langford Design Guidelines. This work has included studies of Langford as a whole, the recently expanded City Centre and stakeholder engagement sessions to gather and distribute information. As a result, Dr. Friedman's team had put together a number of proposed updates for the Zoning Bylaw 300 "Appendix J". The planning department has incorporated the proposed updates with the existing appendix as well as the visions and objectives set out in the Official Community Plan (OCP) to create a blended, comprehensive document, now titled "Appendix J: General Guidelines for Langford City Centre".

As a result, Appendix V "Langford City Centre" will require a title change to "Belmont Market and Residences" which better represents the area the guidelines are regarding, and minimizes confusion between itself and the new Appendix J. As previously mentioned, the proposed Appendix J guidelines will be titled "General Guidelines for Langford City Centre".

Proposed Changes

The proposed Appendix J (attached to Bylaw 1829) contains a variety of updates to the Zoning Bylaw 300 appendices and requires updates be made to the OCP.

Zoning Appendices Bylaw 1201 (Bylaw 1829)

Updates will be required in various appendices because of the proposed Appendix J to create continuity amongst documents.

- Updating the term "Downtown Langford" and "Downtown Pedestrian Commercial Development Permit Area" to "Langford City Centre" and "City Centre Development Permit Area" throughout the Zoning Bylaw Appendices;

- Development Permit area expansion from the Downtown Pedestrian Commercial Area to the entire City Centre area as defined in the OCP;
- An addition to Appendix A section 1.4.1 Development Permit, regarding exemptions for single and multi-family dwellings due to the inclusion of additional single and multi-family dwellings to the City Centre development area;
- Updated neighbourhood division, including background and development considerations within the City Centre Area; and
- Includes formatting, section re-ordering, reference updates, elaborated general objective section, and guidelines directed solely at private development. Examples include:
    - "Parking lots and structures are expected to incorporate wiring for Electric Vehicle charging stations."
    - "Development is encouraged to incorporate multiple lots (consolidation of two or more lots) as to increase green space potential."

Official Community Plan Bylaw 1200 Update – (Bylaw 1828)
The updates occurring to the OCP are as listed in the attached bylaw. Due to Appendix J, a number of updates should be made to the OCP for continuity and clarity.

- The City Centre section has undergone visual and contextual updates to reinforce Appendix J.
- Map 21 of the OCP will now reflect the entire City Centre as illustrated in Map 2 of the OCP, thus adding to the development permit area previously identified in the core of Langford's City Centre.
- Additional objectives and policies in the City Centre section provide background for the updates to the Design Guidelines with regards to green and open space as well as long term development.
- Various text amendments throughout section 14.0 Development Permit Areas of the OCP to update the *Local Government Act* section number references, the alteration, and the addition of paragraphs referring to Map 21.

These updates create consistency throughout all documents affected by Appendix J.

Financial Implications
There are no negative financial implications foreseen for the City of Langford. In contrast, there is an anticipated increase in development and an increased tax base from additional residential units.

Legal Implications
No legal implications, the City of Langford is permitted to make these changes under the *Local Government Act*.

Options
That Council:

Option 1
Give 1st Reading to Bylaw Nos. 1828 and 1829 as presented;

Or

Option 2
Take no action at this time with respect to Bylaw Nos. 1828 and 1829.

Respectfully submitted,

Submitted by:	Wolfgang Schoenefuhs, Planning Technician
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Adriana Proton, Manager of Legislative Services
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

:ws

Appendix J: General Design Guidelines for Langford City Centre

JUSTIFICATION

The City of Langford has designated all of the City Centre, as shown shaded in Map 21 of Bylaw No. 1200 Langford's Official Community Plan (OCP), as a Development Permit Area pursuant to the provisions of Section 488(1)(d), (e), and (f) of the *Local Government Act*. The City Centre plays a special role in both the residents' and visitors' impression of the City, therefore high quality planning, design and execution is essential for the City Centre. These Design Guidelines provide a comprehensive framework that incorporates design flexibility to create a unique and identifiable character while ensuring design diversity amongst developments within the City Centre. This appendix provides guidance and direction for the design and planning of buildings, site layouts and onsite landscaping. When the guidelines in this appendix conflict with statements in the Zoning Bylaw 300 for the City Centre, these guidelines will take precedent.

OBJECTIVE

The Official Community Plan outlines objectives and policies for both the public and private realms, the overarching objective of this set of guidelines is to provide guidance for private developments to contribute to the City's vision.

In particular, these Design Guidelines address the following OCP objectives:

- Ensure development in and around centres supports a nodal pattern of development;
- Encourage the growth of business activities in all parts of the community as a mixed-use urban design objective;
- Create livable streets through scale, form, building orientation and character elements;
- Ensure accessibility is considered for planning and design of buildings, the public realm and public parks;
- Promote a greater sense of place that celebrates our community's unique setting and people;
- Preserve and increase the stock of safe and affordable housing;
- Support residents in moving through the stages of the housing continuum and facilitating the delivery of a range of housing types along the continuum;
- Pursue 'aging in place' and accessibility strategies for housing;
- Set targets for family and ground-oriented housing in high-density development projects;
- Develop more connected and integrated City Centre road networks;
- Encourage energy efficiency and green building development for new buildings; and
- Ensure flexibility and ability to adapt to future changes.

Applicants should provide a statement indicating how their proposal complies with the following guidelines. Where some element of the design does not comply with a guideline, a justification stating the divergence and the reasoning should be made. Council may diverge from the guidelines where a convincing or persuasive rationale that preserves the intent of the guidelines is supplied.

1. URBAN ENVIRONMENT

- Create livable streets through scale, form, building orientation and character elements;
- Ensure accessibility is considered for planning and design of buildings, the public realm and public parks; and
- Promote a greater sense of place that celebrates our community's unique setting and people.

1.1. Sense of Place

Intent: To create a sense of transition as one enters or departs the City Centre.

Guidelines

a) Developers are encouraged to contribute to the beautification of their property through art installations approved by the City Planner;
b) Green buffers should be provided in and between open areas (i.e. parking lots) ; and
c) Development should engage green and open space.



Existing City art installation

1.2. Pedestrian Orientation

Intent: To establish high quality and engaging urban areas oriented towards pedestrian interaction.

Guidelines

a) The scale of development should not overwhelm adjacent pedestrian areas; and
b) Large developments are encouraged to incorporate buildings with arcades and canopies for pedestrians.



Large development arcade

1.3. Pedestrian Accessibility

Intent: To ensure private realm accessibility based on the needs of people of all ages, paying special attention to peoples with reduced mobility.

Guidelines

a) Development is expected to not include elements that obstruct optimal accessibility;
b) Public entrances are expected be located at the level of the adjacent public walkway;
c) Building fronts located at ground level should be conducive of business related activities (i.e. browsing);
d) Corner buildings are expected be conducive to pedestrian movement along both fronts; and
e) Mid-block pedestrian alleys are encouraged for better access to rear parking.



Pedestrian conducive building corner

2. VISUAL QUALITY

- Ensure that less desirable yet essential building qualities are masked and appearances preserved;
- Promote safety and usability of exterior areas; and
- Promote a greater sense of place that celebrates our community's unique setting and people.

2.1. Screening

Intent: To create and protect visual quality and sight lines.

Guidelines

a) Vertical screening elements such as plantings or decorative walls are encouraged;
b) Shrubs, plantings, and berms should be used to create visual interest within developments;
c) All screening components should implement Crime Prevention Through Environmental Design (CPTED);
d) Permeable fences may screen views and create decorative accents;
e) Solid, visually impermeable fences for screening is discouraged; and
f) Unscreened and unenclosed storage is not preferred, and shall only occur at the discretion of the City Planner.



Green decorative wall



Visually permeable fence

2.2. Exterior Lighting

Intent: To encourage on-site lighting that provides clear visuals and public and site security without diminishing visual appearance.

Guidelines

a) Lighting is expected to be provided for all on-site walkways, driveways, parking areas and loading areas;
b) On-site lighting shall be consistent and contained as well as mitigate up-casting via ground orientation;
c) Lighting is encouraged to enhance signage, architectural and landscaping features;
d) Light fixtures should be incorporated or concealed by the architectural and site design;
e) Lamp standards and fixtures, when stand-alone, shall be of high aesthetic quality;
f) Solar powered lights are encouraged; and
g) Developments near highly travelled areas are encouraged to provide after hours safety lighting.



Onsite walkway lighting

2.3. Building Signage

Intent: To promote the design and integration of building signs that contribute to the image of the City Centre.

Guidelines

a) Signs are expected to be integrated into building design and reflect the character of the architecture;
b) Signage is expected to reflect the size of establishment it represents;
c) Signage shall incorporate 3-dimensional elements (i.e. lettering and trim), and must not be flat;
d) Lettering and other graphic elements should be simple, utilizing a minimal number of colours; and
e) Luminous or exterior neon signs may occur if they do not interfere with their surroundings.



Signage reflecting building scale

3. SITE DEVELOPMENT

- Ensure accessibility is considered for planning and design of buildings, the public realm and public parks;
- Develop more connected and integrated City Centre road networks; and
- Ensure flexibility and ability to adapt to future changes.

3.1. General Elements

Intent: To maximize development site potential and use.

Guidelines

a) The development design should clearly integrate the overall character of the City Centre and neighbourhood;
b) All building development shall demonstrate a pedestrian focus through orientation, scale and frontage;
c) Development is expected to incorporate the siting and layout of adjacent sites to maximize neighbourhood interconnectedness;
d) Developments that face two or more streets are expected to treat all street facing facades as primary facades for design purposes; and
e) Development is encouraged to incorporate multiple lots (consolidation of two or more lots) so as to increase green space potential.



Pedestrian accessibility



Maximizing interconnectedness

3.2. Driveways and Vehicle Entrances

Intent: To mitigate the presence of driveways ad driveway intersections in the City Centre.

Guidelines

a) For adjoining developments, shared driveways are encouraged;

b) Corner properties shall have driveway access from the less trafficked street;
c) The use of permeable materials for residential driveways is encouraged; and
d) Driveway design is expected to preserve entrance and departure sightlines.



Shared driveway

3.3. Parking Lots and Structures

Intent: To incorporate parking into the pedestrian oriented City Centre

Guidelines

a) Parking is expected to be internalized within a structure or placed at the rear of the site;
b) For adjoining developments, shared parking lots are encouraged;
c) Larger parking lots are expected to be segmented into attractive parking areas through the use of landscaping;
    i. Planted medians should be wide enough to support rooting areas;
    ii. Planted medians should preserve sight lines; and
    iii. Plantings should provide year round visual interest.
d) Parking lots and structures are expected to be buffered with vegetation or screening while permitting views into and through the site;
e) Residential parking lots and structures are expected to incorporate wiring for EV charging stations;
f) Storage and garbage areas shall be adequately incorporated and screened within parking lots and structures; and
g) Bicycle storage shall be incorporated and concealed through architectural design.



Parking lot landscaping

3.4. Parking Garages and Carports

Intent: To mitigate visual dominance and promote a pedestrian-centric environment.

Guidelines

a) Garages and carports shall not be the dominant feature of residential buildings;
b) The siting of garages and carports shall be set behind the leading front façade;
c) Garages and carports are encouraged to be at the rear or side of residential buildings; and
d) Garages are expected to have a minimal frontage appearance, promoting a pedestrian environment.



Electric Vehicle charging station

4. GENERAL FORM AND CHARACTER DESIGN

- Create livable streets through scale, form, building orientation and character elements;
- Promote a greater sense of place that celebrates our community's unique setting and people;
- Encourage energy efficiency and green building development for new buildings; and
- Ensure flexibility and ability to adapt to future changes.

4.1. Orientation and Massing

Intent: To utilize development for the purposes of framing public areas.

Guidelines

a) Buildings are encouraged to be designed with minimal front lot line setbacks;
   i. Buildings incorporating plazas or outdoor seating shall not have zero setback; and
   ii. Plazas and outdoor seating areas are expected to incorporate compatible architectural features with adjoining buildings.
b) Taller buildings are expected to incorporate tower-podium building massing, various forms or stepped-back upper levels; and
c) Massing is expected to reflect the human scale of the neighbourhood within the City Centre.



Rear access residential parking



Minimal front setbacks (commercial)

4.2. Façade Features

Intent: To promote a sense of place through visually attractive façades.

Guidelines

a) Architectural components are expected to differentiate the primary façade from other building sides;
b) Architectural features should highlight structural forms and modulate façades;
c) Uninterrupted walls facing open areas or lot space should include alternative forms of visual appeal (i.e. murals);
d) Side and rear walls, facing walkways, should include an architectural façade feature to animate the pedestrian realm; and
e) Façades should highlight the base, middle and top through distinct architectural features.



Blank wall murals

4.3. Building Entry and Access

Intent: To promote a variety of visually appealing and user friendly building accesses.

Guidelines

a) Large Residential buildings should provide individual walk up entries for ground level units;
b) Individual entrances in multi-tenant buildings are expected to be clearly separate and should make use of a variety of architecture features, materials and colour schemes;
c) Entrances are expected to include covering features to protect users from weather; and
d) Primary and secondary entrances shall be visible from the street for safety.



Weather protection for users

4.4. Roofscapes

Intent: To ensure roofs are an extension of building design consideration.

Guidelines

a) Roofs are expected to reflect the buildings façade features and should respect the design of adjacent buildings;
b) Mechanical equipment shall be setback from the perimeter and screened;
c) Tall residential buildings are encouraged to incorporate roof-top terraces and patios; and
d) Small residential buildings are encouraged to incorporate skylights.



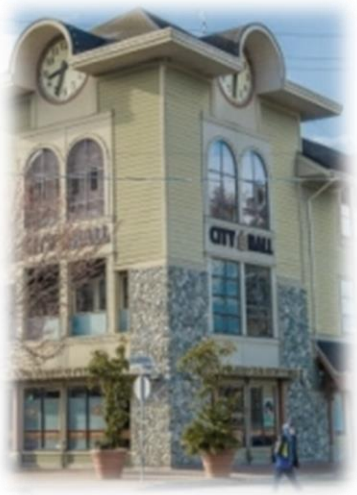
Rooftop terrace/patio

4.5. Materials

Intent: To create consistency of material usage by new developments within the City Centre.

Guidelines

a) Accent materials are expected to respect those of adjacent and nearby buildings (i.e. river rock);
b) Window material shall be clear glass, while screening glass shall be opaque (i.e. opaque glass on balconies);
c) Heavily tinted and reflective glass is strongly discouraged;
d) Construction materials (i.e. metal, brick, wood) may be used as cladding materials;
e) Smooth faced concrete and vinyl is strongly discouraged for finished exteriors; and
f) Materials are expected to remain consistent on all sides of the building.



Appropriate setting accent materials

4.6. Colours

Intent: To create a colour landscape that is not visually over whelming.

Guidelines

a) The primary colours of a development shall utilize earth tones and muted variations of the 12-spoke colour wheel;
b) Colour schemes should be respective to the colours of surrounding buildings; and
c) Solid colours or pure hues and their various tints, shades and tones may be incorporated for accents and accent features as permitted by the City Planner.



Earth tone utilization

5. BUILDING TYPE

- Ensure accessibility is considered for planning and design of buildings, the public realm and public parks;
- Ensure flexibility and ability to adapt to future changes; and
- Promote design individuality within a consistent pattern through the community.

5.1. Apartment Buildings

Intent: To have apartment buildings contribute to the housing density and visual appearance of the City Centre.

Guidelines

a) Large apartment buildings shall have a ground level that engages the pedestrian environment, animates the street and provides individuality from adjacent buildings;
b) Large façades are expected to be broken up by using a variety of materials and architectural features;
c) Balconies and patios should be a feature of every unit;
    i. Balcony and patio screening shall be an opaque glass; and
    ii. Area must be a functional area, not solely an architectural feature.
d) Visual characteristics of adjacent buildings should be incorporated into new development; and
e) Adjacent developments should promote sense of community through incorporating adjoining green or open space.



Engaging ground level

5.2. Townhouses and Row-Homes

Intent: To create micro communities and a variety of visually conforming housing options within the City Centre.

Guidelines

a) Designers are encouraged to emphasize individuality of buildings while incorporating aspects of adjacent developments;



Balconies and patios

b) Entrances and front façades are expected to engage the pedestrian environment; and
c) Green and open space should be incorporated into a common use area.



Pedestrian oriented townhouse

5.3. Mixed-Use

Intent: To create symbiotic relationships between commercial and residential applications within the same development.

Guidelines

a) Commercial spaces are expected be located on the ground level with direct pedestrian access;
b) Ground level should be taller than typical upper level;
c) Clear glass fenestration is encouraged for the façade of ground level commercial spaces;
d) Front facades should be designed in smaller segments, avoiding large continuous façade designs;
e) Entrances for commercial and residential uses are expected to be easily distinguishable; and
f) Upper floors should project over lower commercial space.



Taller mixed-use ground level

5.4. Commercial Spaces (Large/Small)

Intent: To integrate solely retail establishments (large and small) into the urban pattern of the City Centre.

Guidelines

a) Large format stores are expected to reduce their footprint by incorporating multiple storeys;
b) Clear glass fenestration is encouraged for the façade of ground level commercial space;
c) Upper level facades shall incorporate elements of adjacent buildings;
d) Entrance features for weather protection should be incorporated into architectural design; and
e) The façade of larger stores is expected to be broken down into smaller segments to blend the large and small commercial spaces.



Multi-storey big box commercial

5.5. Office Buildings

Intent: To promote the integration of stand-alone office structures into City Centre urban design.

Guidelines

a) The main entrance should be set back front the front façade and located on ground level (recessed entrance);
b) Glazed glass should be used for ground level fenestration;
c) Upper levels should be articulated similarly to adjacent buildings; and
d) The ground level should be taller than standard single floor height.

5.6. Light Industrial

Intent: To integrate light industry into the City Centre while mitigating the visual presence.

Guidelines

a) Buildings are expected to be fenestrated and finished to blend with the surrounding neighbourhood; and

b) Design should blend and incorporate architectural features of the surrounding non-industrial buildings.



Recessed main entrance

6. CITY CENTRE NEIGHBOURHOODS

- Ensure development in and around centres supports a nodal pattern of development;
- Encourage the growth of business activities in all parts of the community as a mixed-use urban design objective;
- Preserve and increase the stock of safe and affordable housing;
- Support residents in moving through the stages of the housing continuum and facilitating the delivery of a range of housing types along the continuum; and
- Pursue 'aging in place' and accessibility strategies for housing.

Intent: This section provides background information and development focus for each neighbourhood based on the pre-existing conditions, location and relativity to OCP vision.



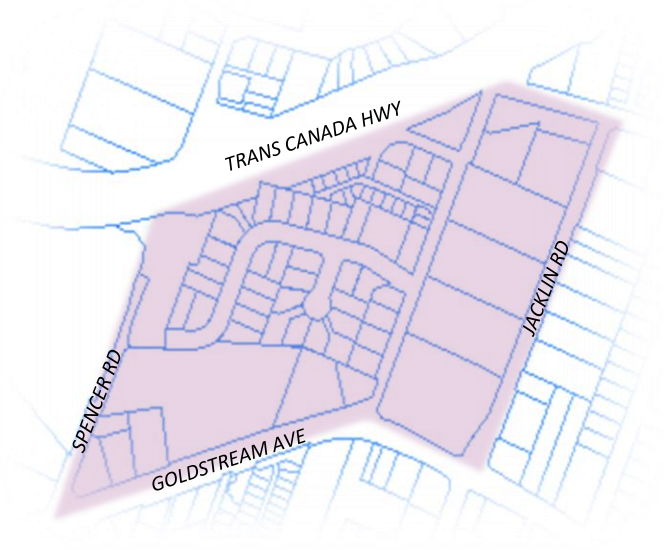
N1 Matson

The Matson neighbourhood is comprised of low-rise residential buildings as well as a variety of commercial buildings along Goldstream Ave. The school on the east side offers a large green space.

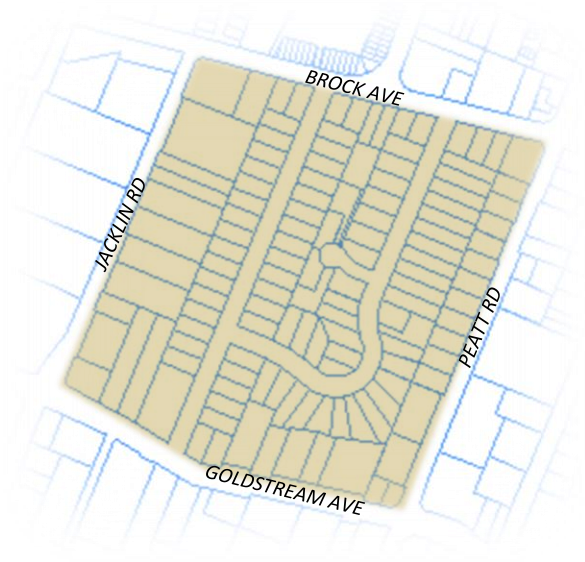
This neighbourhood is a suitable location for future medium to high-density residential development due to the proximately to school and commercial spaces of the City Centre.

Development within the Matson area shall incorporate mixed-use development along Goldstream Ave. as well as medium-density residential development towards to north end.

A development emphasis should promote a family oriented neighbourhood, with additional green and open space.



N2 Strathmore



The Strathmore neighbourhood is located towards the middle of the City Centre. The borders consist of main connector roads going north/south and east/west.

This neighbourhood is a very suitable location for medium and high-density residential development due to the variety of existing building types.

Development along Peatt Rd. and Goldstream Ave., including the southern end of Jacklin Rd. shall contain commercial and heavily pedestrian oriented ground floors.

A development emphasis should be on creating an animated street level for the public.

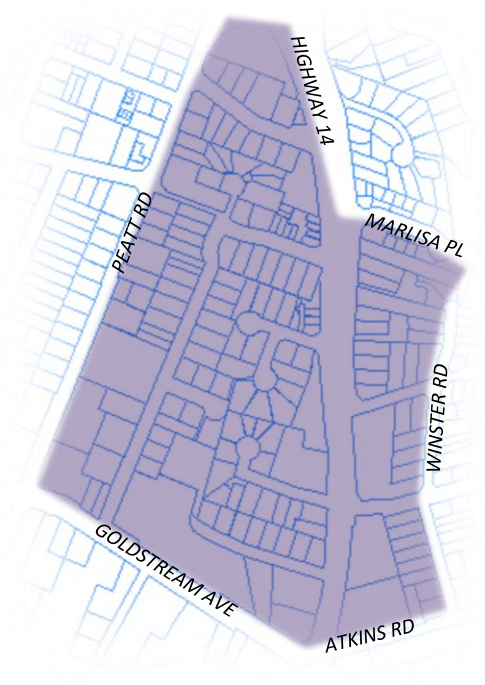
N3 Claude

The Claude neighbourhood contains a major transportation artery and a significant commercial area along Goldstream Ave.

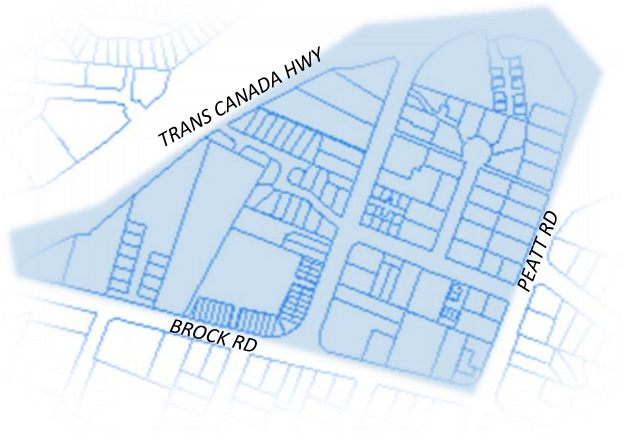
Due to the proximity of amenities and transportation routes, Claude is an ideal neighbourhood for high-density residential development.

Development shall focus on creating a residential node near the commercial activity along Goldstream Ave.

A development emphasis should create pedestrian access between the cul-de-sacs to create an attractive and walkable neighbourhood.



N4 Deville



The Deville neighbourhood is located at the northern edge of the City Centre restricted by the Highway to the north.

This neighbourhood is comprised predominantly of residential buildings. Further residential development shall consist of medium and high-density buildings that maximize the infill density of the neighbourhood.

A development emphasis should incorporate green and open space into the residential developments to increase active space for residents within the neighbourhood.

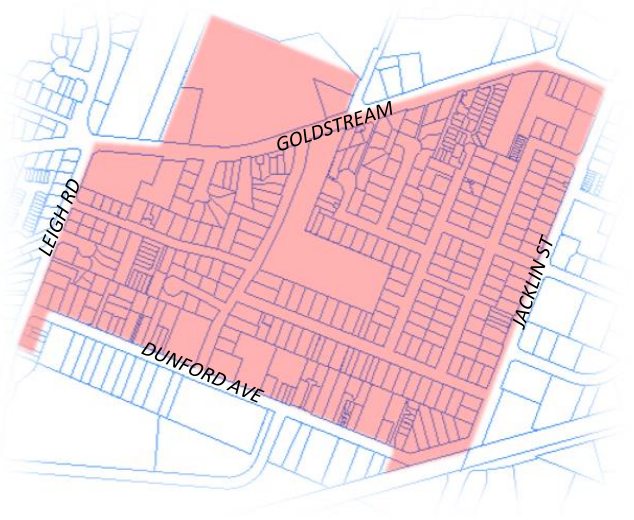
S1 Centennial Park

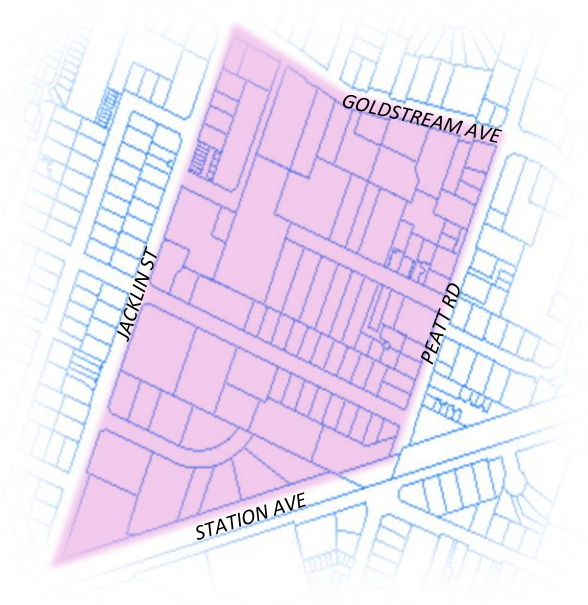
Surrounding a large green space, the Centennial Park neighbourhood boasts late century single family dwellings located on cul-de-sac roads.

This neighbourhood is very suitable for mixed-use development, shared streets and enlarged walkways as well as high-density apartment buildings near Goldstream Ave.

Other opportunities for development in this neighbourhood include townhouses and medium-density apartments to replace the single-family dwellings on cul-de-sacs and shared streets.

Emphasis within the Centennial Park neighbourhood shall be placed on a family focus and being able to move through the housing continuum by addressing various housing types.





S2 City Hall

The City Hall neighbourhood has a wide variety of uses from light industrial to mixed-use and residential

This neighbourhood, due to the variety of uses and central location in the City Centre, serves as a representation for the remainder of the City.

Development within this neighbourhood shall include medium and high-density residential as well as mixed-use buildings along Goldstream Ave. Buildings not used for residential purposes, shall incorporate and blend design to maximize consistency.

Emphasis within the City Hall neighbourhood shall be to create a walkable, pedestrian oriented neighbourhood.

S3 Fountain

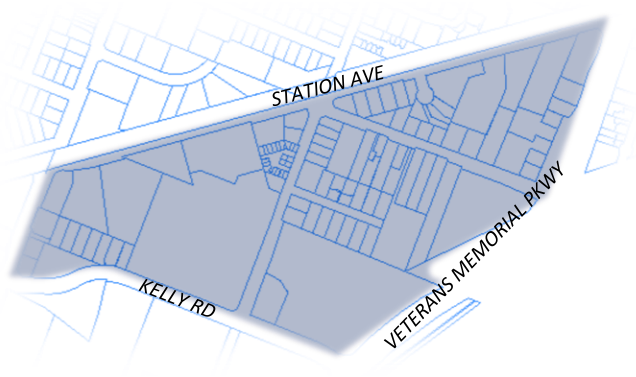
The Fountain neighbourhood is the smallest and most central within the City Centre. This neighbourhood is comprised of commercial amenities as well as some residential space.

This neighbourhood is very suitable for further commercial development as well as incorporating high-density mixed-use buildings.

Due to the size and location of the Fountain neighbourhood, development should emphasize a pedestrian orientation through alternative parking solutions and the incorporation of commercial and mixed-use buildings. Also emphasized is the inclusion of plazas and public space within this neighbourhood.



S4 South Centre



The South Centre neighbourhood hosts big box stores in the southern section and a mixture of residential densities to northeast.

Development shall blend the big box commercial into the residential through the incorporation of architectural features as described in the design guidelines.

Medium-density development should be situated above multi-level retail and commercial space while shifting to high-density residential towards the convergence of Station Ave. and Veterans Memorial Parkway.

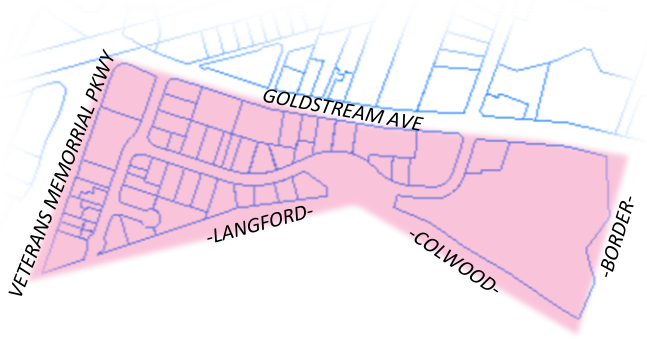
A development emphasis should promote permeable ground surface material and the incorporation of green and open spaces.

S5 Veterans Park

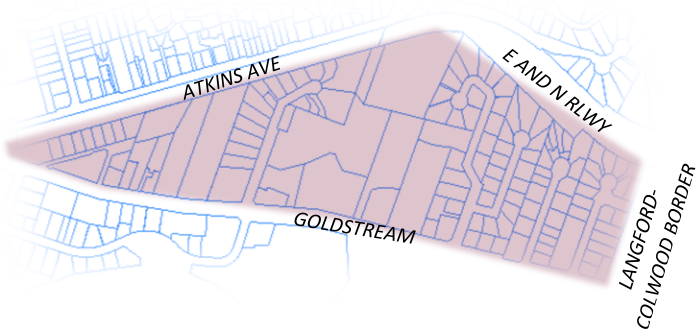
Veterans Park is a small neighbourhood that borders Colwood to the south and Goldstream Ave. to the north. Largely occupied by residential lots, this neighbourhood should boast medium to high-density residential development.

Due to the small geographic size of this neighbourhood, the goal of Veterans Park is to create an extremely walkable and pedestrian oriented environment.

A development emphasis should incorporate new and existing green space and shared streets to maximize public space.



S6 Goldstream East



The Goldstream East neighbourhood is located on the easternmost boundary of the City Centre and is comprised of predominantly low-rise single-family dwellings. There are commercial and institutional facilities located along the western portion of Goldstream Ave.

Development shall focus on medium and high-density residential buildings located towards the Goldstream Ave. and Veterans Memorial Pkwy. Intersection.

A development emphasis should incorporate pedestrian access between cul-de-sac roads in the east as well as creating a family orientation near the school with green and open space.

CITY CENTRE

- A major regional growth and employment centre that supports a wide range of high-density housing, including affordable and rental housing, in conjunction with commercial, office, institutional and light industrial uses;
- A place with the highest degree of inter-city connection through a regional transportation network and transportation hubs;
- A place where a wide range of public squares, parks, and open spaces are integrated throughout;
- A place of community gathering and celebration where civic uses and public buildings are key landmarks; and
- A place of interactive and animated streetscapes where public art and public space are employed to celebrate local cultural and natural history.

A Concept for the City Centre

Langford's City Centre is intended to be an area of high-density development that is both vibrant and walkable, with multi-modal connectivity to other similar hubs in the Capital Region.



The City Centre will focus on mixed-use development, with the highest concentration being adjacent to major arterial routes such as Goldstream Avenue, Veterans Memorial Parkway, Peatt Road and Jacklin Road. This is meant to solidify the Goldstream corridor as the heart of the City Centre.



Development density will radiate outwards from Goldstream Avenue, with the density of individual lots being determined at the time of zoning. The City Centre will engage with its surrounding environment and incorporate green space, pocket parks and pathways that contribute to the interconnectedness, walkability and livability of the City Centre. Every new development shall consider how to include park and open space in a manner that contributes to the overall community space.

The City Centre shall be an interconnected and developmentally diverse area that promotes community cohesiveness through civic features, mixed-use and high-density residential developments.

Objective 1.1 Promote Civic Activities in the City Centre



Policy 1.1.1 Locate and/or maintain civic buildings in the City Centre to reinforce the function and focus of the City Centre.

Policy 1.1.2 Ensure that civic buildings are and continue to be distinctive as landmarks within the City Centre.

Objective 1.2 Maintain a Regional Focus



Policy 1.2.1 Commercial and institutional land uses, services and amenities in the City Centre will balance regional services with amenities and services for local residents.

Policy 1.2.2 Transportation services and infrastructure in the City Centre will connect users to regional transportation systems.

Objective 1.3 Green and Open Space



Policy 1.3.1 Contribute to initiatives that enhance the urban forest and tree canopy.

Policy 1.3.2 Implement and reinforce open space targets within City Centre, including adding passive park spaces.

Policy 1.3.3 Enhancement of pathways and pocket parks will connect neighbourhoods throughout the City Centre.

Objective 1.4 Building Sustainability



Policy 1.4.1 Pursue opportunities to implement Smart Technology in the City Centre infrastructure to improve efficiency and reduce water and energy usage.

Policy 1.4.2 Encourage new development to exceed the minimum energy efficiency standards in the BC Building Code.

Policy 1.4.3 Encourage new development to consider proven environmentally friendly practices such as (but not limited to) reducing potable water usage, recycling grey water, improving overall energy efficiency, passive and/or active solar heating/cooling, use of locally sourced materials, reduction or re-use of construction waste, and improved energy efficiency through enhanced landscaping (eg: green roofs, green walls).



Policy 1.4.4 Provide incentives to new development that present innovative solutions to reduce the carbon footprint of buildings, or help to reduce the reliance on fossil fuels by the intended residents of development.

Objective 1.5 Long-term Development Pattern



Policy 1.5.1 Over time, the entire City Centre is expected to transform to higher-density forms of development, with the highest density being situated in closest proximity to the principal transportation corridors: Goldstream Avenue and the E&N Rail Corridor.

Policy 1.5.2 Development scale and permitted density will be determined on a case-by-case basis at the time of rezoning.

Objective 1.6 Economic and Social Sustainability

Policy 1.6.1 Mixed residential and commercial use is encouraged throughout the City Centre. Council,

at the time of zoning, may influence both the location and scale of commercial development as it relates to associated residential uses.



Policy 1.6.2 Mixed residential and light industrial use is encouraged, provided an appropriate "fit" with surrounding land uses. Mixed residential and light industrial development may take the form of industrial studio space integrated with living space, or industrial and residential units that are separate tenancies in the same building or complex.

Policy 1.6.3 The City Centre shall be developed with a vibrant mix of housing types and tenures to provide housing for the widest possible range of people. Council may influence, at the time of zoning, residential scale, unit type and tenure.



CITY OF LANGFORD
BYLAW NO. 1828

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 replacing the City Centre section of the Official Community Plan with the text attached to this bylaw as Schedule A;
2. By replacing the phrase "Section 919.1(1)(e) and (f) of the *Local Government Act"* with:

   "Section 488(1)(e) and (f) of the *Local Government Act"* in section 14 paragraph 2.
3. By replacing the phrase "Section 919.1(1)(a) of the *Local Government Act"* with:

   "Section 488(1)(a) of the *Local Government Act"* in section 14 paragraph 4.
4. By replacing the phrase "Section 919.1(1)(b) of the *Local Government Act"* with:

   "Section 488(1)(b) of the *Local Government Act"* in section 14 paragraph 7.
5. By replacing the phrase "Section 919.1(1)(b) of the *Local Government Act"* with:

   "Section 488(1)(b) of the *Local Government Act"* in section 14 paragraph 8.
6. By deleting the paragraph: "The City of Langford designates all lands identified on Map 20 as the Sooke Road Commercial Revitalization Development Permit Area and all lands identified on Map 21 as the Downtown Pedestrian Commercial Development Permit Area as commercial revitalization development permit areas pursuant to Section 919.1(1)(d) of the *Local Government Act*. The form and character of development in these areas is of particular importance to the City's image and the City has particular objectives to encourage revitalization of older commercial premises and to ensure that new development incorporates pedestrian-oriented site planning, articulated and attractive building design, site amenites, and high quality public and private realm landscaping."

   And replacing it with:

   "The City of Langford designates all lands identified on Map 20 as the Sooke Road Commercial Revitalization Development Area and all lands identified on Map 21 as the City Centre Development Permit Area as commercial revitalization development permit areas pursuant to Section 488(1)(d) of the *Local Government Act*. The form and character of development in these areas is of particular importance to the City's image. The City has particular objectives to encourage revitalization of older commercial premises to ensure that new development incorporates pedestrian-oriented site planning, articulated and attractive building design, site amenities, and high quality public and private realm landscaping."
7. By replacing the phrase "Section 920.1 of the *Local Government Act"* with:

   "Section 484 of the *Local Government Act"* in section 14 paragraph 10.

8. By replacing the “City of Langford Downtown Pedestrian Commercial Area Map 21” with:

   “Map 21: City Centre Development Permit Area” as attached in Schedule B of this Bylaw.

B. This Bylaw may be cited for all purposes as “Langford Official Community Plan Bylaw, Amendment No. 30, 2019, Bylaw No. 1828".

READ A FIRST TIME this day of , 2019.

PUBLIC HEARING held this day of , 2019.

READ A SECOND TIME this day of , 2019.

READ A THIRD TIME this day of , 2019.

ADOPTED this day of , 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY CENTRE

- A major regional growth and employment centre that supports a wide range of high-density housing, including affordable and rental housing, in conjunction with commercial, office, institutional and light industrial uses;
- A place with the highest degree of inter-city connection through a regional transportation network and transportation hubs;
- A place where a wide range of public squares, parks, and open spaces are integrated throughout;
- A place of community gathering and celebration where civic uses and public buildings are key landmarks; and
- A place of interactive and animated streetscapes where public art and public space are employed to celebrate local cultural and natural history.

A Concept for the City Centre

Langford's City Centre is intended to be an area of high-density development that is both vibrant and walkable, with multi-modal connectivity to other similar hubs in the Capital Region.



The City Centre will focus on mixed-use development, with the highest concentration being adjacent to major arterial routes such as Goldstream Avenue, Veterans Memorial Parkway, Peatt Road and Jacklin Road. This is meant to solidify the Goldstream corridor as the heart of the City Centre.



Development density will radiate outwards from Goldstream Avenue, with the density of individual lots being determined at the time of zoning. The City Centre will engage with its surrounding environment and incorporate green space, pocket parks and pathways that contribute to the interconnectedness, walkability and livability of the City Centre. Every new development shall consider how to include park and open space in a manner that contributes to the overall community space.

The City Centre shall be an interconnected and developmentally diverse area that promotes community cohesiveness through civic features, mixed-use and high-density residential developments.

Objective 1.1 Promote Civic Activities in the City Centre



Policy 1.1.1 Locate and/or maintain civic buildings in the City Centre to reinforce the function and focus of the City Centre.

Policy 1.1.2 Ensure that civic buildings are and continue to be distinctive as landmarks within the City Centre.

Objective 1.2 Maintain a Regional Focus



Policy 1.2.1 Commercial and institutional land uses, services and amenities in the City Centre will balance regional services with amenities and services for local residents.

Policy 1.2.2 Transportation services and infrastructure in the City Centre will connect users to regional transportation systems.

Objective 1.3 Green and Open Space



Policy 1.3.1 Contribute to initiatives that enhance the urban forest and tree canopy.

Policy 1.3.2 Implement and reinforce open space targets within City Centre, including adding passive park spaces.

Policy 1.3.3 Enhancement of pathways and pocket parks will connect neighbourhoods throughout the City Centre.

Objective 1.4 Building Sustainability



Policy 1.4.1 Pursue opportunities to implement Smart Technology in the City Centre infrastructure to improve efficiency and reduce water and energy usage.

Policy 1.4.2 Encourage new development to exceed the minimum energy efficiency standards in the BC Building Code.

Policy 1.4.3 Encourage new development to consider proven environmentally friendly practices such as (but not limited to) reducing potable water usage, recycling grey water, improving overall energy efficiency, passive and/or active solar heating/cooling, use of locally sourced materials, reduction or re-use of construction waste, and improved energy efficiency through enhanced landscaping (eg: green roofs, green walls).



Policy 1.4.4 Provide incentives to new development that present innovative solutions to reduce the carbon footprint of buildings, or help to reduce the reliance on fossil fuels by the intended residents of development.

Objective 1.5 Long-term Development Pattern



Policy 1.5.1 Over time, the entire City Centre is expected to transform to higher-density forms of development, with the highest density being situated in closest proximity to the principal transportation corridors: Goldstream Avenue and the E&N Rail Corridor.

Policy 1.5.2 Development scale and permitted density will be determined on a case-by-case basis at the time of rezoning.

Objective 1.6 Economic and Social Sustainability

Policy 1.6.1 Mixed residential and commercial use is encouraged throughout the City Centre. Council,

at the time of zoning, may influence both the location and scale of commercial development as it relates to associated residential uses.



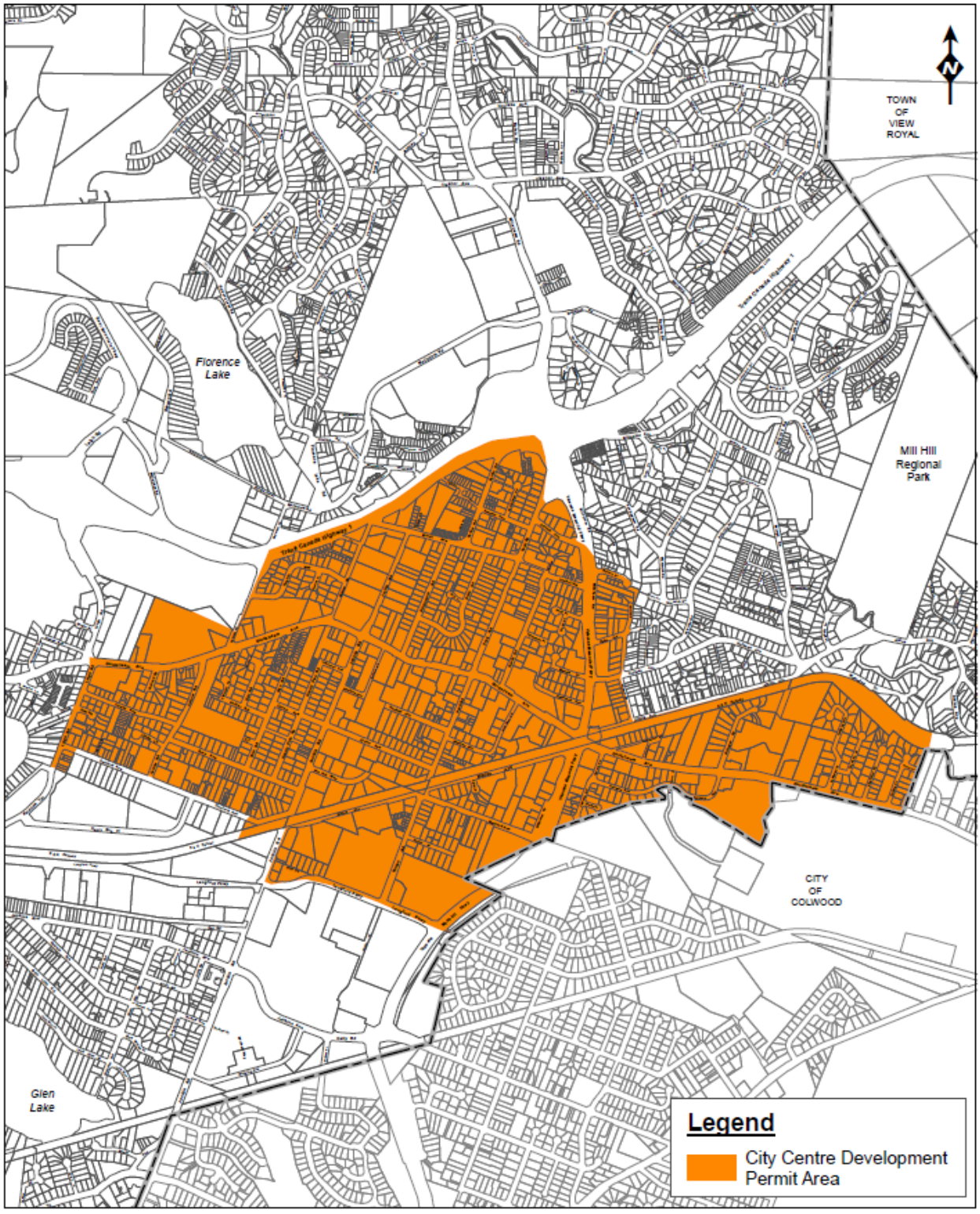
Policy 1.6.2 Mixed residential and light industrial use is encouraged, provided an appropriate "fit" with surrounding land uses. Mixed residential and light industrial development may take the form of industrial studio space integrated with living space, or industrial and residential units that are separate tenancies in the same building or complex.

Policy 1.6.3 The City Centre shall be developed with a vibrant mix of housing types and tenures to provide housing for the widest possible range of people. Council may influence, at the time of zoning, residential scale, unit type and tenure.



Schedule B

Map 21: City Centre Development Permit Area



City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: May 21, 2019

Department: **Planning**

Subject: **Official Community Plan Bylaw No. 1828 Updates and Zoning Bylaw Design Guidelines Appendices updates**

Background

The City of Langford's Planning and Subdivision Department has been working with Dr. Avi Friedman Consultant Inc. to prepare an updated Appendix J to the Zoning Bylaw 300 which currently contains the Downtown Langford Design Guidelines. This work has included studies of Langford as a whole, the recently expanded City Centre and stakeholder engagement sessions to gather and distribute information. As a result, Dr. Friedman's team had put together a number of proposed updates for the Zoning Bylaw 300 "Appendix J". The planning department has incorporated the proposed updates with the existing appendix as well as the visions and objectives set out in the Official Community Plan (OCP) to create a blended, comprehensive document, now titled "Appendix J: General Guidelines for Langford City Centre".

As a result, Appendix V "Langford City Centre" will require a title change to "Belmont Market and Residences" which better represents the area the guidelines are regarding, and minimizes confusion between itself and the new Appendix J. As previously mentioned, the proposed Appendix J guidelines will be titled "General Guidelines for Langford City Centre".

Proposed Changes

The proposed Appendix J (attached to Bylaw 1829) contains a variety of updates to the Zoning Bylaw 300 appendices and requires updates be made to the OCP.

Zoning Appendices Bylaw 1201 (Bylaw 1829)

Updates will be required in various appendices because of the proposed Appendix J to create continuity amongst documents.

- Updating the term "Downtown Langford" and "Downtown Pedestrian Commercial Development Permit Area" to "Langford City Centre" and "City Centre Development Permit Area" throughout the Zoning Bylaw Appendices;

- Development Permit area expansion from the Downtown Pedestrian Commercial Area to the entire City Centre area as defined in the OCP;
- An addition to Appendix A section 1.4.1 Development Permit, regarding exemptions for single and multi-family dwellings due to the inclusion of additional single and multi-family dwellings to the City Centre development area;
- Updated neighbourhood division, including background and development considerations within the City Centre Area; and
- Includes formatting, section re-ordering, reference updates, elaborated general objective section, and guidelines directed solely at private development. Examples include:
    - "Parking lots and structures are expected to incorporate wiring for Electric Vehicle charging stations."
    - "Development is encouraged to incorporate multiple lots (consolidation of two or more lots) as to increase green space potential."

Official Community Plan Bylaw 1200 Update – (Bylaw 1828)
The updates occurring to the OCP are as listed in the attached bylaw. Due to Appendix J, a number of updates should be made to the OCP for continuity and clarity.

- The City Centre section has undergone visual and contextual updates to reinforce Appendix J.
- Map 21 of the OCP will now reflect the entire City Centre as illustrated in Map 2 of the OCP, thus adding to the development permit area previously identified in the core of Langford's City Centre.
- Additional objectives and policies in the City Centre section provide background for the updates to the Design Guidelines with regards to green and open space as well as long term development.
- Various text amendments throughout section 14.0 Development Permit Areas of the OCP to update the *Local Government Act* section number references, the alteration, and the addition of paragraphs referring to Map 21.

These updates create consistency throughout all documents affected by Appendix J.

Financial Implications
There are no negative financial implications foreseen for the City of Langford. In contrast, there is an anticipated increase in development and an increased tax base from additional residential units.

Legal Implications
No legal implications, the City of Langford is permitted to make these changes under the *Local Government Act*.

Options
That Council:

Option 1
Give 1st Reading to Bylaw Nos. 1828 and 1829 as presented;

Or

Option 2
Take no action at this time with respect to Bylaw Nos. 1828 and 1829.

Respectfully submitted,

Submitted by:	Wolfgang Schoenefuhs, Planning Technician
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Adriana Proton, Manager of Legislative Services
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

:ws

PUBLIC HEARING
Monday, 16 September 2019

Bylaw No. 1860
File No. Z19-0014

A Bylaw to Rezone Two Unaddressed Parcels on Bear Mountain Parkway with the PID Nos. of 009-427-902 and 024-550-485 from the RR4 (Rural Residential) Zone to the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone to Permit Residential Development in Accordance with the CD12 Zone.

CITY OF LANGFORD
BYLAW NO. 1860

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 RR4 (Rural Residential 4) Zone and adding to CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone the property legally described SECTION 115 ESQUIMALT DISTRICT EXCEPT THAT PART IN PLAN VIP69106 VIP84313 VIP85897 VIP87623 AND EPP78517, PID No. 009-427-902 and LOT 4 SECTION 28 GOLDSTREAM DISTRICT PLAN VIP69106 (SEE PLAN AS TO LIMITED ACCESS), PID No. 024-550-485 in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. Replace Section 6.101.04(8) of Bylaw 300 with, '*Under no circumstances may the total number of residential dwellings other than secondary suites and assisted living apartments and care facilities in Areas I, II, III, and IV of the CD12 zone exceed 2600.* '

3. Replace Schedule X of Bylaw 300 with the revised plan, attached as Schedule B to this bylaw.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 573, (PID Nos. 009-427-902 & 024-550-485), Bylaw No. 1860, 2019".

READ A FIRST TIME this 19th day of August, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

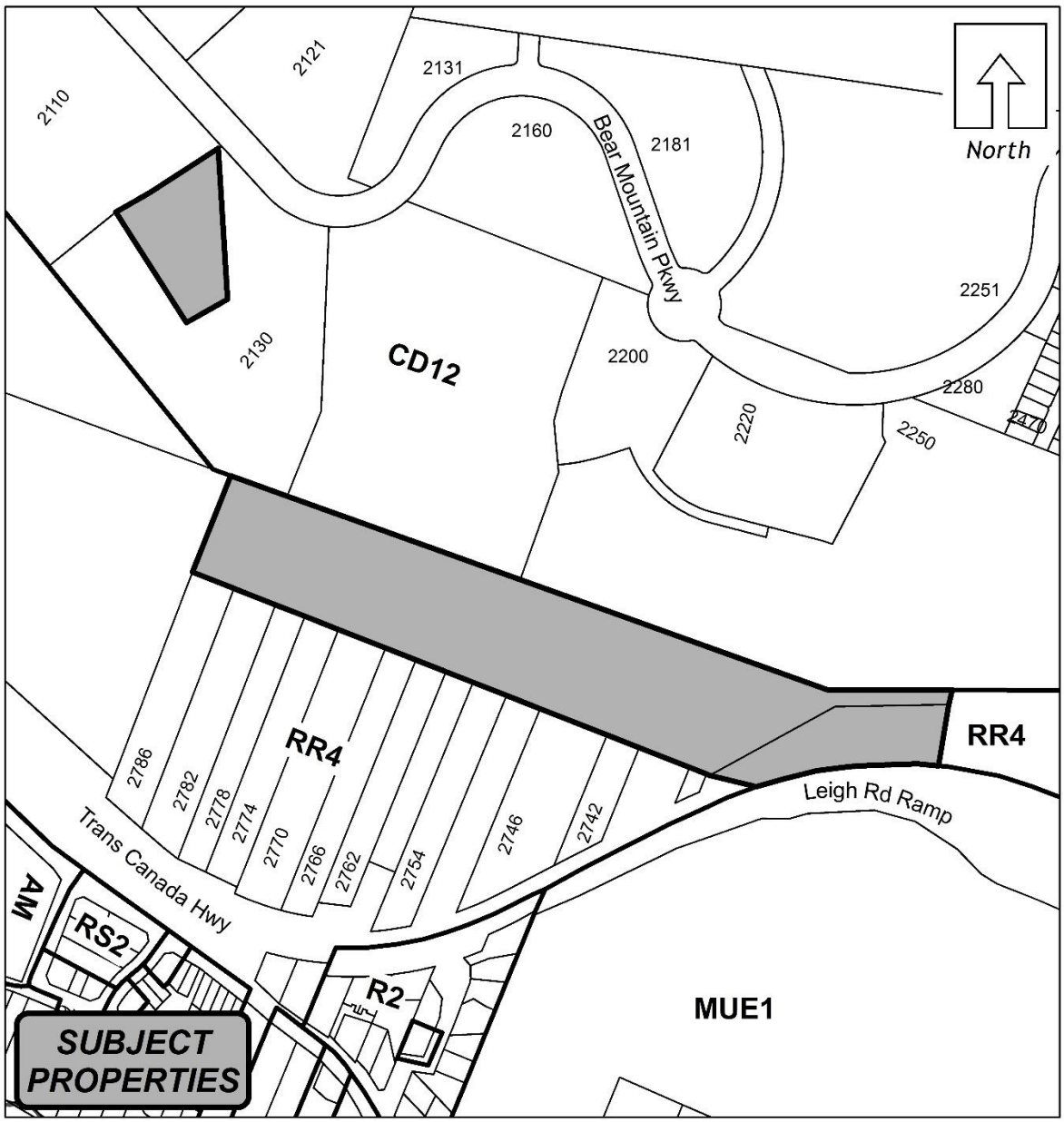
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1860

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1860

_____
MAYOR

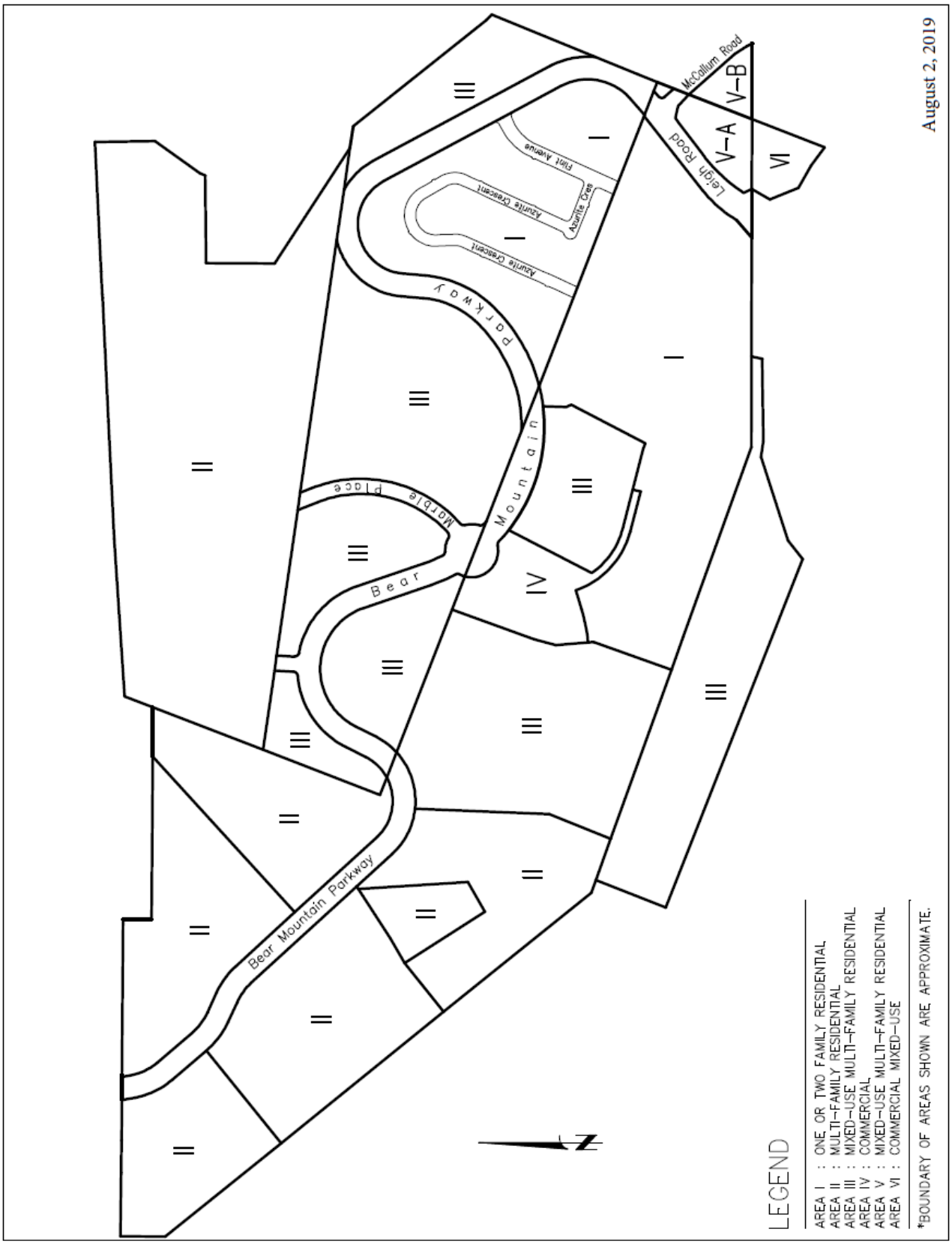
ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/9/2019

Schedule B


August 2, 2019
McCallum Road
Leigh Road
V–B
V–A
VI
IV
Azurite Crescent
Azurite Crescent
Azurite Crescent
Flint Avenue
Parkway
Mountain
Bear
Marble Place
Bear Mountain Parkway
LEGEND
AREA I : ONE OR TWO FAMILY RESIDENTIAL
AREA II : MULTI-FAMILY RESIDENTIAL
AREA III : MIXED-USE MULTI-FAMILY RESIDENTIAL
AREA IV : COMMERCIAL
AREA V : MIXED-USE MULTI-FAMILY RESIDENTIAL
AREA VI : COMMERCIAL MIXED-USE
*BOUNDARY OF AREAS SHOWN ARE APPROXIMATE.

City of Langford
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NOTICE OF PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1860. 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. 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	Monday, 16 September 2019	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Properties	Two unaddressed parcels in the 2100 block of Bear Mountain Parkway PID No's. 009-427-902 and 024-550-485	
File	Z19-0014	Bylaw Number: 1860
Official Community Plan	Hillside or Shoreline	
Zoning	Current: RR4 (Rural Residential 4)	Proposed: CD12 (Comprehensive Development 12 – South Skirt Mtn)
Proposal	To permit residential development in accordance with the CD12 zone.	

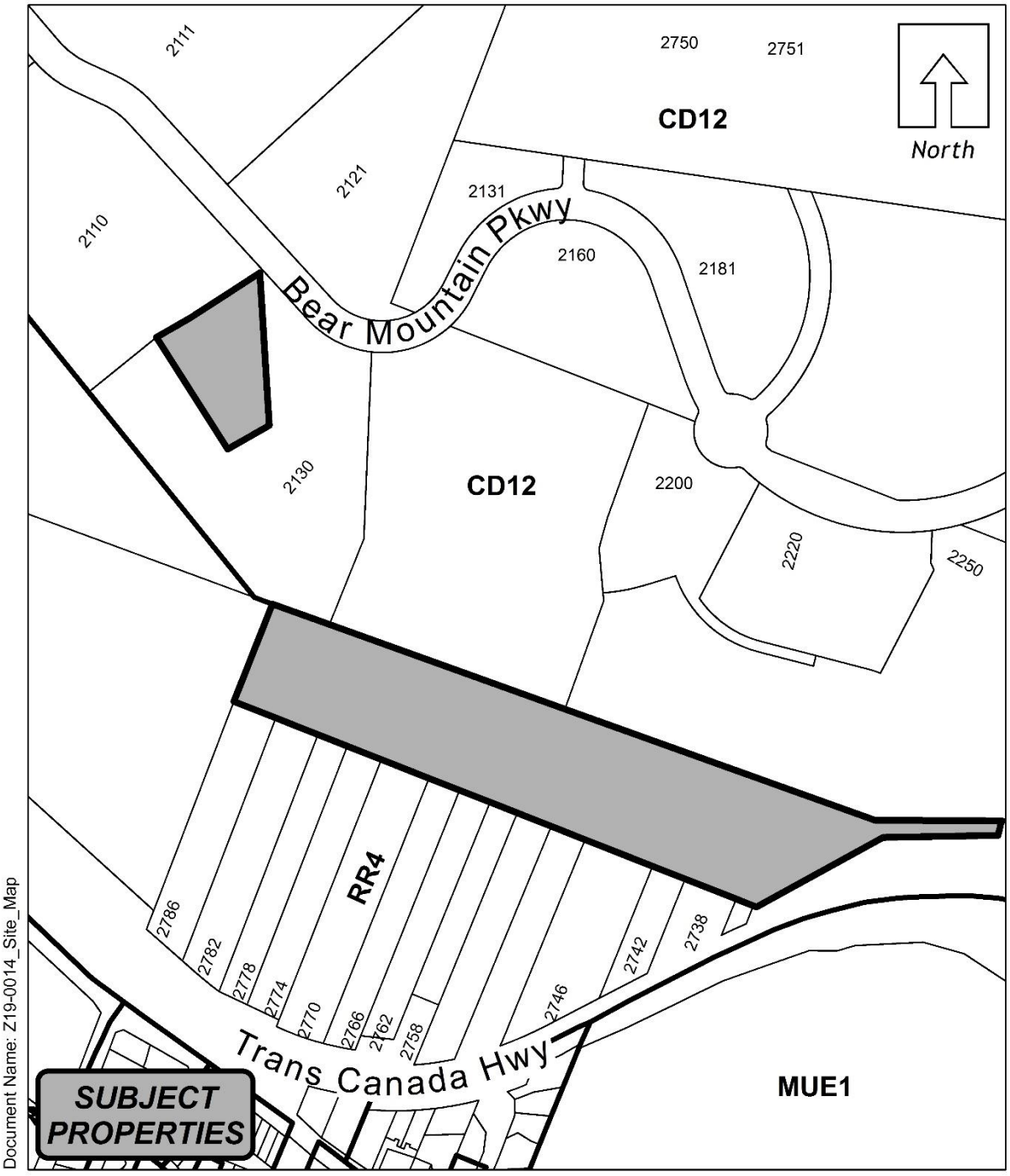
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Tuesday, 3 September 2019 to Monday, 16 September 2019, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream 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

REZONING BYLAW AMENDMENT

(Z19-0014)

009427902 & 024550485



Document Name: Z19-0014_Site_Map

Scale: N.T.S.

Last Revised: 7/5/2019

Mixed-income housing project gets off the ground in View Royal

Shalu Mehta
News Staff

Just over 150 new housing units — some labelled affordable housing — will be coming to View Royal after a new mixed-income housing project is developed.

Last week, the Ministry of Municipal Affairs and Housing announced 152 units in two, six-storey, wood frame buildings will be available at 1938 West Park Lane near Thetis Lake.

The development is a partnership between the federal and provincial governments and the Capital Regional District. The project will provide a minimum of 44 affordable homes, 74 near-market price homes and 34 shelter-rate homes rented at the provincial income assistance rate of $375 per month. It is being funded through the Regional Housing First program.

The buildings will be operated by the Capital Region Housing Corporation and will include laundry, a playground, bicycle storage, electric bike plug-ins and an electric car charger. Construction for the two buildings is expected to start in October, with an approximate opening date of September, 2021.

"This project will go a long way to addressing the crucial shortage of affordable and market rental housing in View Royal," said View Royal Mayor David Screech. "We thank our partners at the Capital Regional District, along with the province and the federal government, for making it possible."

The Regional Housing First Program is an equal partnership agreement between the federal government through the Canada Mortgage and Housing Corporation, the province through BC Housing, and the CRD. It was launched to create more affordable rental housing and address the needs of people experiencing homelessness in the region.

"Housing affordability and availability is a critical issue and a key priority for the CRD and requires a strong, collaborative response," said Colin Plant, board chair with the CRD. "The Regional Housing First program partnership is a shining example of working together with our federal and provincial partners to build affordable and accessible communities that benefit the people who need it most."

The Regional Housing First program is expected to create up to 2,000 rental units throughout the CRD. Twenty per cent of them will be rented at provincial income assistance rates within projects that will also include at least 31 per cent affordable rental units and up to 49 per cent near-market rental units on southern Vancouver Island and the Gulf Islands.

This housing project will bring the number of approved projects up to eight, to date. All eight projects will create 907 units, including 211 shelter-rate units.

There are three projects in Langford with a total of 382 units, two in Sooke with 245 units total, on Salt Spring Island with 56 units, one in Victoria with 72 units and this new one in View Royal with 152 units.

Highway 1 upgrades at Leigh Road begin this month

Shalu Mehta
News Staff

Upgrades to the Trans-Canada Highway at Leigh Road in Langford are expected to begin in September.

Safety and reducing travel times for those driving along the stretch of highway are the main goals of the upgrades according to a news release from the Ministry of Transportation and Infrastructure. Highway 1 will be widened from three lanes to four lanes for two kilometres beginning at Leigh Road.

The additional lane will continue through the West Shore Parkway intersection and the northbound merge will be moved to the Goldstream Park side of the signal.

The release said the changes will add capacity to the highway at the intersection and reduce congestion for those travelling northbound.

Concrete median barriers will also be added on 1.2 kilometres of the highway to separate lanes of traffic.

Reflective delineators were installed on the centre line of the Trans-Canada Highway between Leigh Road and West Shore Parkway in March. The delineators were short-term options to improve safety in the area following two fatal crashes in under one month on that stretch of highway.

The Leigh Road connector to the Trans-Canada Highway was completed in April

Nanaimo's Windley Contracting has been awarded a $9.7 million contract for the work.

Construction will begin in late September and completion is expected in summer 2021.

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford wishes to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1696 and to amend the Official Community Plan Bylaw No. 1201 by means of proposed Bylaw No. 1803. 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 Bylaws at a Public Hearing to be held in **the CITY OF LANGFORD COUNCIL CHAMBERS, Third Floor, 877 Goldstream Avenue, Langford, BC, on Monday, September 16, 2019, 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. 1696 is to amend various sections of the City of Langford Zoning Bylaw No. 300 relating to garden and carriage suites.**

The purpose of Bylaw No. 1803 is to amend a section of the City of Langford Official Community Plan Bylaw No. 1201 relating to garden and carriage suites.

Applicant: **City of Langford**

Location: **The lands that are the subject of Bylaw No. 1696 and Bylaw No. 1803 are all the lands within the City of Langford boundaries.**

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 Tuesday, September 3, 2019 to Monday, September 16, 2019, inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Julia Buckingham in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

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. 1860. 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 Monday, September 16, 2019, 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. 1860 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1860 from RR4 (Rural Residential 4) Zone and adding to the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone to allow a residential development.**

Applicant: **Keycorp Consulting Ltd.**

Location: **The land that is the subject of Bylaw No. 1860 is two unaddressed parcels in the 2100 block of Bear Mountain parkway on South Skirt Mountain, PID Nos. 009-427-902 and 024-550-485, as shown shaded on the plan.**



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 Tuesday, September 3, 2019 to Monday, September 16, 2019, 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

Pacific FC borrows Whitecaps midfielder to finish season

Shalu Mehta
News Staff

The Pacific Football Club is borrowing a midfielder from the Vancouver Whitecaps to finish off the rest of the Canadian Premier League season.

David Norman Jr. will be playing with the Island team through the fall. The 21-year-old is from Coquitlam and started his career in the Whitecaps youth program when he was nine years old. He signed with the Whitecaps after one year at Oregon State University in 2016. Norman Jr. led the team in assists as a first-year player.

Norman Jr. was named Player of the Year for the Vancouver Whitecaps 2, leading the team in assists, chances created and duels won. He signed with the team in December 2017 and was also loaned to the Scottish team Queen of the South FC.

Pacific FC chief official Rob Friend said the team made an effort to sign Norman Jr. since "day one."

"We are extremely lucky to have finally landed him," Friend said. "He's coming off a strong season in Scotland last year, and is extremely motivated to be part of our club for the remainder of the season. We are looking forward to seeing David in purple."

Norman Jr. has also represented Canada internationally at the U15 and U17 levels as well as with Canada's U23 team at the Toulon Tournament in France. Noah Verhoeven of Pacific FC was in the Toulon Tournament as well.

The Island team is on home turf Sept. 9 to host York9 at Westhills Stadium. Game time is 7 p.m.



Pacific FC is bringing on a midfielder from the Vancouver Whitecaps for the rest of the CPL season. (Spencer Pickles photo)

City of Langford
www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

The City of Langford wishes to amend Official Community Plan Bylaw No. 1200 and Zoning Bylaw No. 300 by means of proposed Bylaw Nos. 1828 and 1829. 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 Monday, September 16, 2019 , 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. 1828 is to amend the City of Langford Official Community Plan Bylaw No. 1200 by various text amendments that update the City Centre designation, reflect changes made to the design guidelines, and provide development guidance.**

The purpose of Bylaw No. 1829 is to amend the City of Langford Zoning Bylaw No. 300 by amending various text in Zoning Bylaw No. 300 appendix and amending the text and Schedules in the General Design Guidelines. These updates reflect the continuous growth of the City of Langford, the desired pedestrian orientation, and the desired neighbourhood design criteria.

Applicant: **City of Langford**

Location: **The land that is the subject of Bylaw Nos. 1828 and 1829 includes all properties in the City of Langford.**

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 Tuesday, September 3, 2019 to Monday, September 16, 2019 , inclusive, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Wolfgang Schoenefus 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 PUBLIC HEARING

The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1860. 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 Monday, September 16, 2019, 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. 1860 is to amend the City of Langford Zoning Bylaw No. 300 by amending the zoning designation of the land that is the subject of Bylaw No. 1860 from RR4 (Rural Residential 4) Zone and adding to the CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone to allow a residential development.**

Applicant: **Keycorp Consulting Ltd.**

Location: **The land that is the subject of Bylaw No. 1860 is two unaddressed parcels in the 2100 block of Bear Mountain parkway on South Skirt Mountain, PID Nos. 009-427-902 and 024-550-485, as shown shaded on the plan.**



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 Tuesday, September 3, 2019 to Monday, September 16, 2019, 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

f) Temporary Road Closure for Sarah Beckett Memorial Park Opening
- **Staff Report (Engineering)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council direct staff to enable a full road closure of Glen Lake Road in both directions from Jenkins Avenue to the Belmont High School parking lot driveway on Glen Lake Road on Saturday August 24, 2019 from 12:00pm to 2:30pm for the Sarah Beckett Memorial Park Opening.

CARRIED.

g) Bylaw No. 1860 – Application to Rezone the Two Unaddressed Properties from RR4 (Rural Residential 4) to CD-12 to Allow for Expansion of the CD-12 Development
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council give First Reading to Bylaw No. 1860 as drafted to amend the zoning designation of the properties legally described as Lot 4, Section 28, Goldstream District, Plan VIP69106 and Section 115, Esquimalt District, Except That Part in Plan VIP69106, VIP84313, VIP85897, VIP87623, and EPP78517 from RR4 (Rural Residential 4) to CD-12 (Comprehensive Development 12) subject to the following terms and conditions:

a) That the applicant provide, **prior to Public Hearing**, a Traffic Impact Study to the satisfaction of the Director of Engineering, which may include recommended road works that would then be required to be completed.

b) That the applicant provides, **prior to Bylaw Adoption**, the registration of an amended Master Development Agreement on the Seacliff Properties Ltd. and Southpoint Partners Ltd. lands currently within the CD12 zone, as per the following:

   i. The maximum number of dwelling units that may be constructed on lands currently owned by Seacliff Properties Ltd. shall be 1,600.

   ii. The maximum number of dwelling units that may be constructed on lands currently owned by Southpoint Partners Ltd. shall be 850.

   iii. Replace Schedule A1 with the revised Open Space Plan attached as Appendix A to this report.

   iv. Any requirements of the Traffic Impact Assessment Study.

c) That the applicant provides, **prior to Bylaw Adoption,** the registration of the revised Master Development Agreement, registered in priority of all other charges on title, on the subject properties.

Replace Section 6.101.04(8) of Bylaw 300 with, '*Under no circumstances may the total number of residential dwellings other than secondary suites and assisted living apartments and care facilities in Areas I, II, III, and IV of the CD12 zone exceed 2600.* '

Replace Schedule X of Bylaw 300 with the plan attached to this report as Schedule B.

CARRIED.

7. BYLAWS

a) BYLAW NO. 1860
"Langford Zoning Bylaw, Amendment No. 573, (PID Nos. 009-427-902 & 024-550-485), Bylaw No. 1860, 2019".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council give first reading to Bylaw No. 1860.

CARRIED.

8. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SAHLSTROM

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 consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party; under Section 90 (2) (b) of the Community Charter.

b) That Council continue the meeting in closed session.

CARRIED.

9. ADJOURNMENT

Mayor adjourned the meeting at 5:35 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date: **August 19, 2019**

Department: **Planning**

Application No.: **Z19-0014**

Subject: **Bylaw No. 1860 - Application to Rezone the two Unaddressed Properties from RR4 (Rural Residential 4) to CD-12 to Allow for an Expansion of the CD-12 Development**

PURPOSE

Keycorp Consulting Ltd. has applied on behalf of Goldstream Rock Products to rezone two unaddressed properties abutting the South Skirt Mountain Zone (CD-12) from RR4 (Rural Residential 4) to CD-12 in order to allow for an expansion of the South Skirt Mountain development.

BACKGROUND

PREVIOUS APPLICATIONS

There have not been any previous Planning applications on the subject properties.

Table 1: Site Data

Applicant	Keycorp Consulting Ltd.	
Owner	Goldstream Rock Products Ltd.	
Civic Address	Unaddressed	
Legal Descriptions	• Lot 4, Section 28, Goldstream District, Plan VIP69106 • Section 115, Esquimalt District, Except That Part in Plan VIP69106, VIP84313, VIP85897, VIP87623, and EPP78517	
Size of Properties	• 1.0 hectare (2.5 acres) • 6.4 hectares (15.9 acres)	
DP Areas	Fire Hazard Area (extreme), Habitat and Biodiversity, Riparian, Steep Slopes, and Woodland.	
Zoning Designation	Existing: RR4 (Rural Residential 4)	Proposed: CD-12
OCP Designation	Existing: Hillside or Shoreline, Neighbourhood Centre	Proposed: Hillside or Shoreline, Neighbourhood Centre

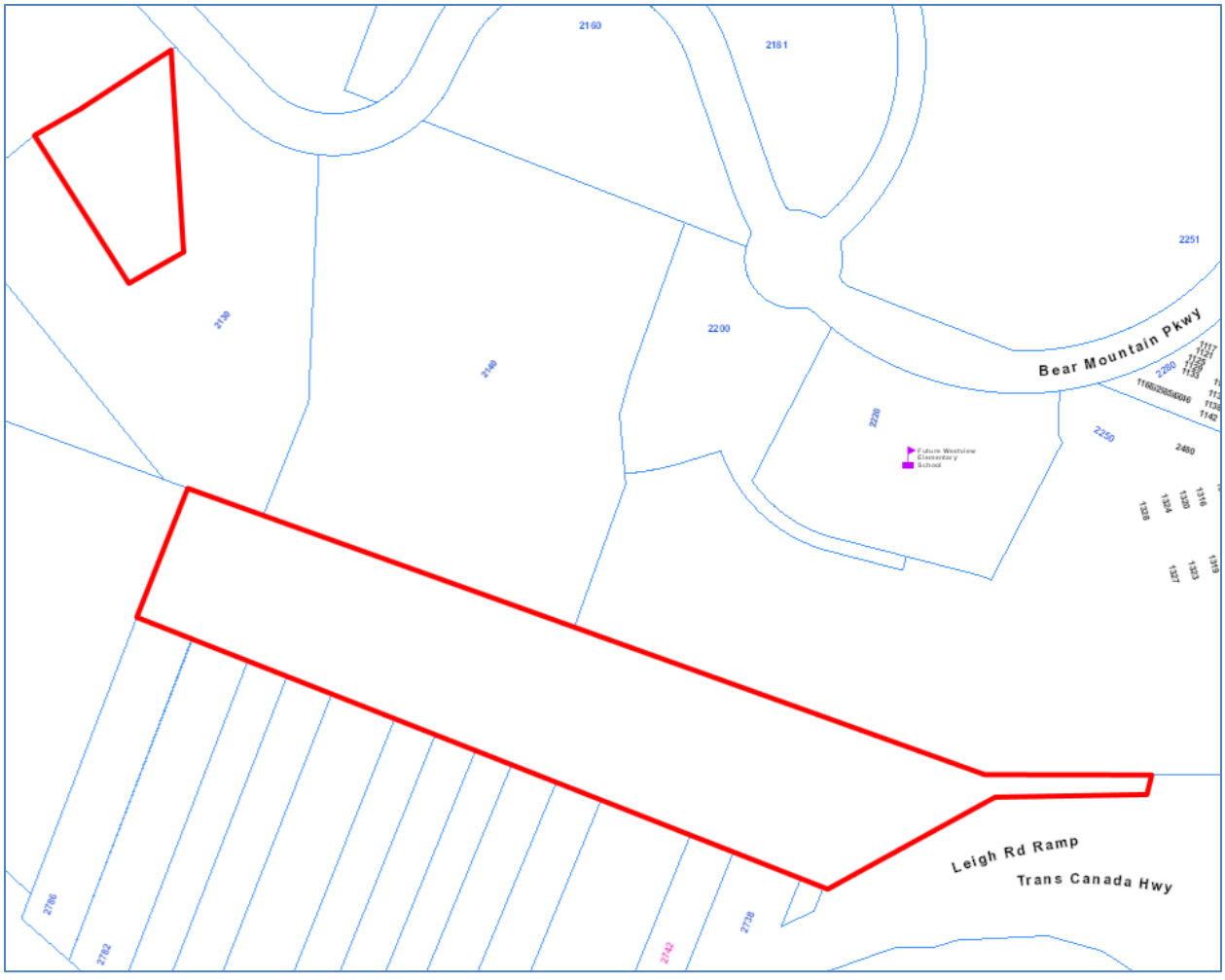
SITE AND SURROUNDING AREA

The subject properties are surrounded by bush and trees, while nearby development is starting to see the clearing of the surrounding lands in permitted areas.

Table 2: Surrounding Land Uses

	Zoning	***Use***
North	CD-12	Residential (currently vacant)
East	CD-12	Residential (currently vacant)
South	CD-12 RR4 (Rural Residential 4)	Residential (currently vacant) Residential (currently vacant)
West	CD-12 RR4 (Rural Residential 4)	Residential (currently vacant) Residential (currently vacant)

Figure 1 – Subject Properties



COMMENTS

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject properties as 'Hillside or Shoreline' and a portion of the larger parcel as 'Neighbourhood Centre'. However, it is not anticipated that any portion of the larger parcel will be developed a 'Neighbourhood Centre'. The Hillside or Shoreline designation is defined by the following text:

- 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.
- 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

and an objective that states:

- When considering development on greenfield sites, retain a minimum of 40% of the site area as public and/or private open space.

DEVELOPMENT PERMIT AREAS

The subject properties are located within the following environmental Development Permit areas:

- Fire Hazard Area (extreme)
- Habitat and Biodiversity
- Riparian
- Steep Slopes
- Woodland

An environmental DP will need to be issued prior to any works occurring within the subject areas that are proposed to be disturbed.

A DP will be required for Form and Character as well, which would need to be issued prior to building permits or subdivision approval, whichever is first, to ensure the designs are consistent with the City's Design Guidelines.

COMMENTS

DEVELOPMENT PROPOSAL

The applicant will integrate the subject properties into the overall concept plan for Skirt Mountain. The proposal is to increase the allowable density but maintain the required open space. Schedule A illustrates an overall proposal for open space planned for the entire development, which totals 40.3% for the ultimate build out. Some of the areas in this new plan are shown as developable area, but are shown as Open Space in the Master Development Agreement and some Development Permits that have been issued. Due to this change, a biologists report would be needed to verify those areas are appropriate to develop. Future Environmental Development Permits are anticipated for each area as the overall development progresses and those specific areas will be addressed accordingly.

With respect to density, the applicant is proposing to increase the density on the lands owned by Seacliff Properties Ltd. from 1,200 units to 1,600 units and to increase the density on the lands owned by Southpoint Partners Ltd. from 650 units to 850 units. If the proposed increases in density are supported, Council may wish to require a traffic impact assessment study to be submitted in relation to this change in density prior to public hearing.

The CD-12 zone stipulates the type of development permitted for particular areas as outlined in Schedule X of Bylaw 300. The subject properties are proposed to be included in Area II and Area III, for the smaller parcel and the larger parcel respectively. Area II is designated for Multi-Family Residential and Areas III is designated for Mixed-use Multi-Family Residential.

The applicant also proposes to amend the designation of two existing areas, changing each of their designations from I to III. These two areas are highlighted in grey in the attached Schedule B. If Council is supportive of applying these designations to these specific areas, they may wish to replace Schedule X of Bylaw 300 with the new proposal, attached as Schedule B to this report.

Table 3: Proposal Data

	Permitted by RR4 (Current Zoning)	**Proposed by CD-12 Zone (Areas II and III)**
Permitted Uses	• Agriculture • Boarding kennel • Group daycare • One- or Two-Family Dwelling • Four boarders in a one-family dwelling	• Attached housing • One- or Two-Family Dwelling • Schools • Townhouses • Apartments • Commercial and retail uses • Recreational facilities
Density	One dwelling per lot	1,600 units (Seacliff lands)
Height	10.5m (34 ft)	Six storeys
Site Coverage	30%	N/A

Front Yard Setback	7.5m (25 ft)	N/A
Interior Side Yard Setback	3.0m (10 ft)	N/A
Exterior Side Yard Setback	3.0m (10 ft)	N/A
Rear Yard Setback	10m (33 ft)	N/A
Parking Requirement	2 spaces per dwelling	2 spaces per dwelling

Road IMPROVEMENTS

At this time, there are no roads dedicated within the subject properties. However, when a subdivision application is received for either site, the Statement of Conditions will list out the required road improvements, which will be in accordance with Bylaw 1000 standards.

There may be additional improvements required depending on what the Traffic Impact Study recommends. Any recommended improvement stemming from the TIA would need to be completed at an appropriate time, likely stated in the TIA.

SERVICES

Similar to road improvements, there are no services to these lands at this time, but when the lands are ready to be developed the required services will be listed out in the Statement of Conditions and will be to Bylaw 1000 standards.

The subject properties are located within a storm water detention zone as noted in Bylaw 1000, and therefore the applicant will be required to design and install onsite storm water detention that conforms to Bylaw 1000 standards.

FINANCIAL IMPLICATIONS

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, the direct capital costs to the City 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 the Master Development Agreement for the CD-12 zone are summarized in Table 4 below.

Table 4 – Amenity Contributions per the Master Development Agreement

Amenity Item	**Contribution Rates**	**Total**
General Amenity Reserve Fund	$2,000 per unit (residential)	TBD

Table 5 – Development Cost Charges

Development Cost Charge	**Per unit Contribution**	**Total**
Roads	$6,056 per unit	TBD
Park Improvement	$1,890 per unit	TBD
Park Acquisition	$1,100 per unit	TBD
Incremental Storage Improvement Fees	$495 per unit w/ suite	TBD
Integrated Survey Area	$35 per unit	TBD
Subtotal (DCCs paid to City of Langford)		
CRD Water	$2,922 per unit	TBD
School Site Acquisition	$698 per unit	TBD
TOTAL (estimate) DCCs		

OPTIONS

Option 1

That Council:

1. Give First Reading to Bylaw No. 1860 as drafted to amend the zoning designation of the properties legally described as Lot 4, Section 28, Goldstream District, Plan VIP69106 and Section 115, Esquimalt District, Except That Part in Plan VIP69106, VIP84313, VIP85897, VIP87623, and EPP78517 from RR4 (Rural Residential 4) to CD-12 (Comprehensive Development 12) subject to the following terms and conditions:

    a) That the applicant provide, **prior to Public Hearing**, a Traffic Impact Study to the satisfaction of the Director of Engineering, which may include recommended road works that would then be required to be completed.

    b) That the applicant provides, **prior to Bylaw Adoption**, the registration of an amended Master Development Agreement on the Seacliff Properties Ltd. and Southpoint Partners Ltd. lands currently within the CD12 zone, as per the following:

        i. The maximum number of dwelling units that may be constructed on lands currently owned by Seacliff Properties Ltd. shall be 1,600.

        ii. The maximum number of dwelling units that may be constructed on lands currently owned by Southpoint Partners Ltd. shall be 850.

        iii. Replace Schedule A1 with the revised Open Space Plan attached as Appendix A to this report.

        iv. Any requirements of the Traffic Impact Assessment Study.

    c) That the applicant provides, **prior to Bylaw Adoption,** the registration of the revised Master Development Agreement, registered in priority of all other charges on title, on the subject properties.

2. Replace Section 6.101.04(8) of Bylaw 300 with, '*Under no circumstances may the total number of residential dwellings other than secondary suites and assisted living apartments and care facilities in Areas I, II, III, and IV of the CD12 zone exceed 2600. '*

3. Replace Schedule X of Bylaw 300 with the plan attached to this report as Schedule B.

OR

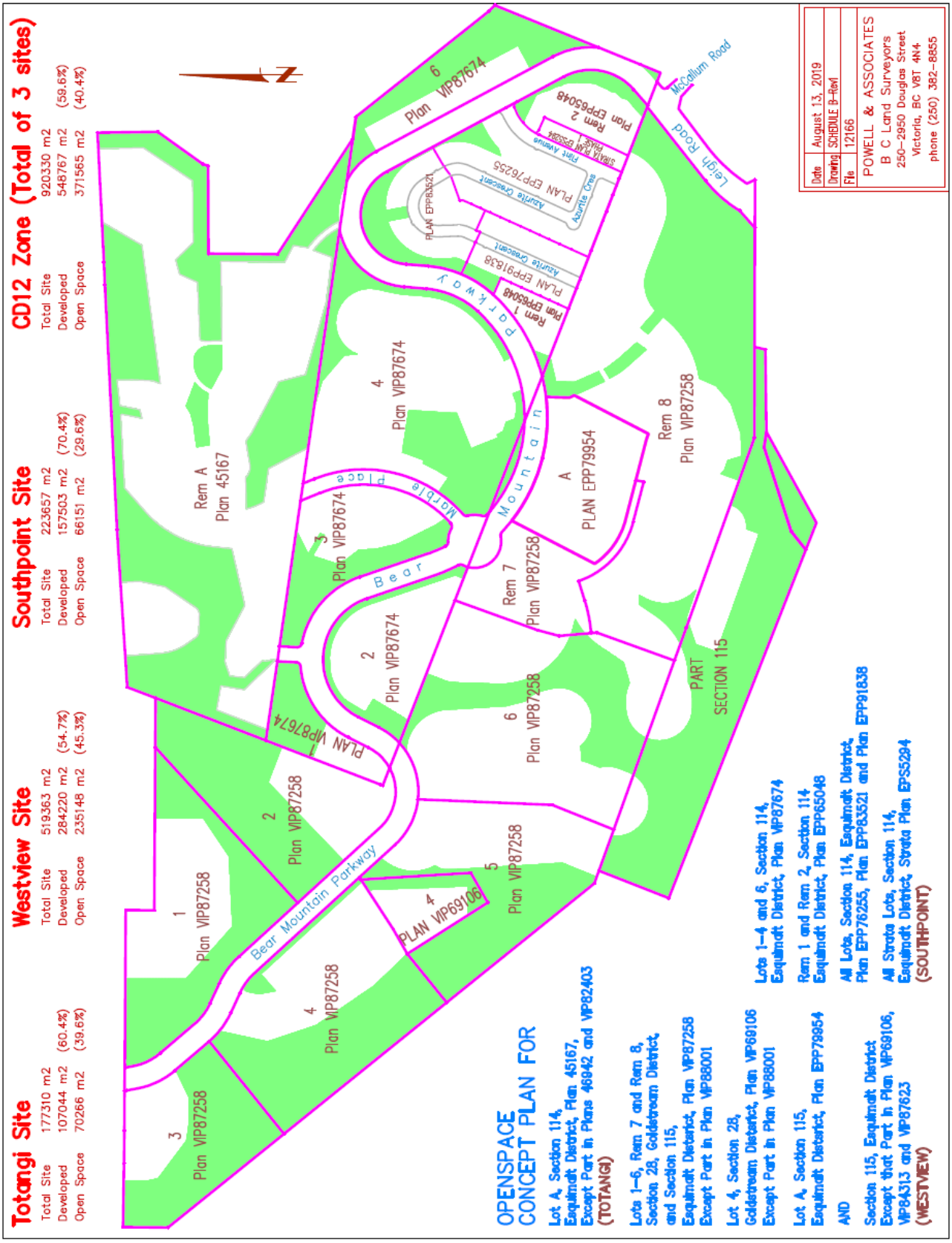
Option 2

1. Take no action at this time with respect to Bylaw No. 1860.

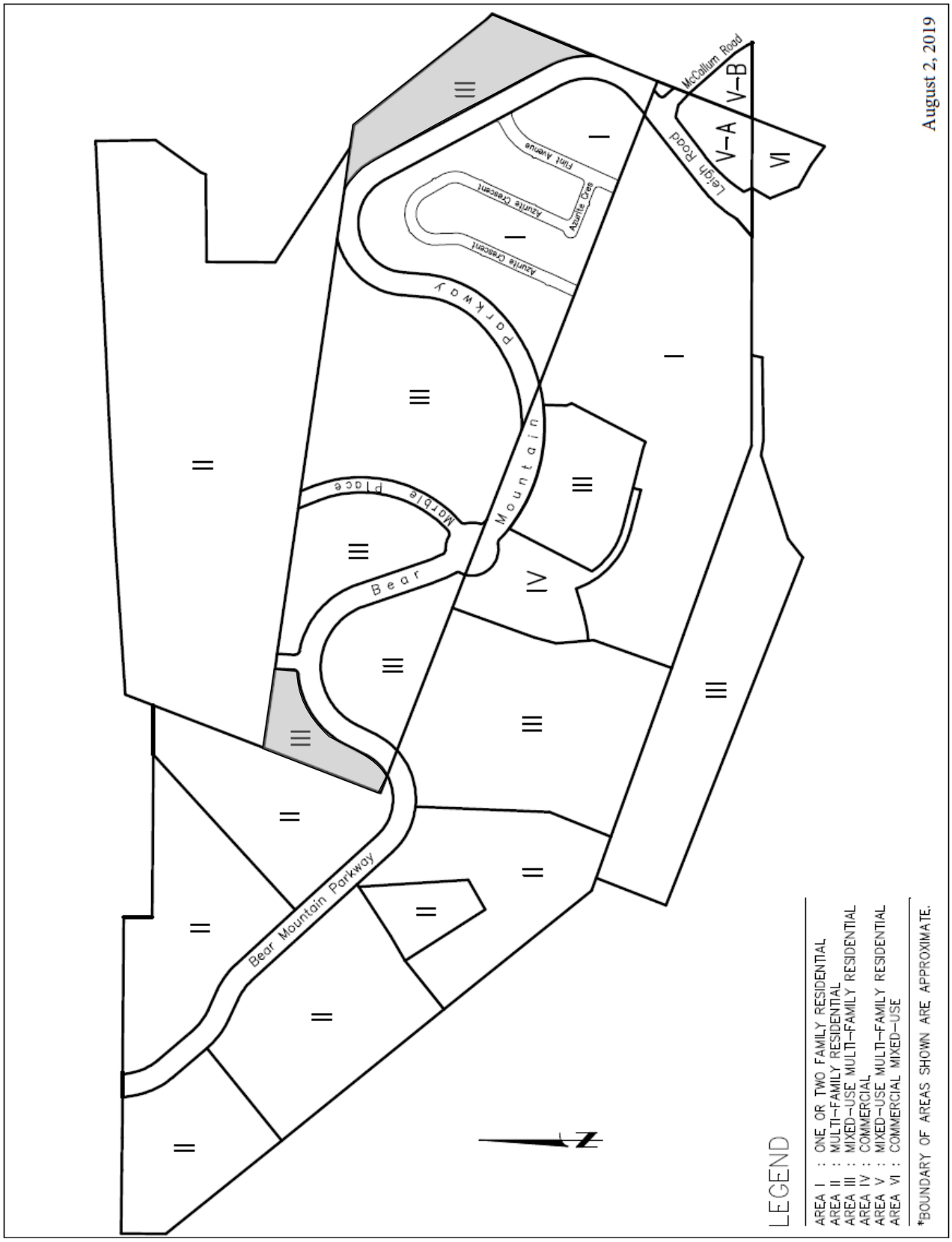
Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:rd

Appendix A
OPEN SPACE PLAN

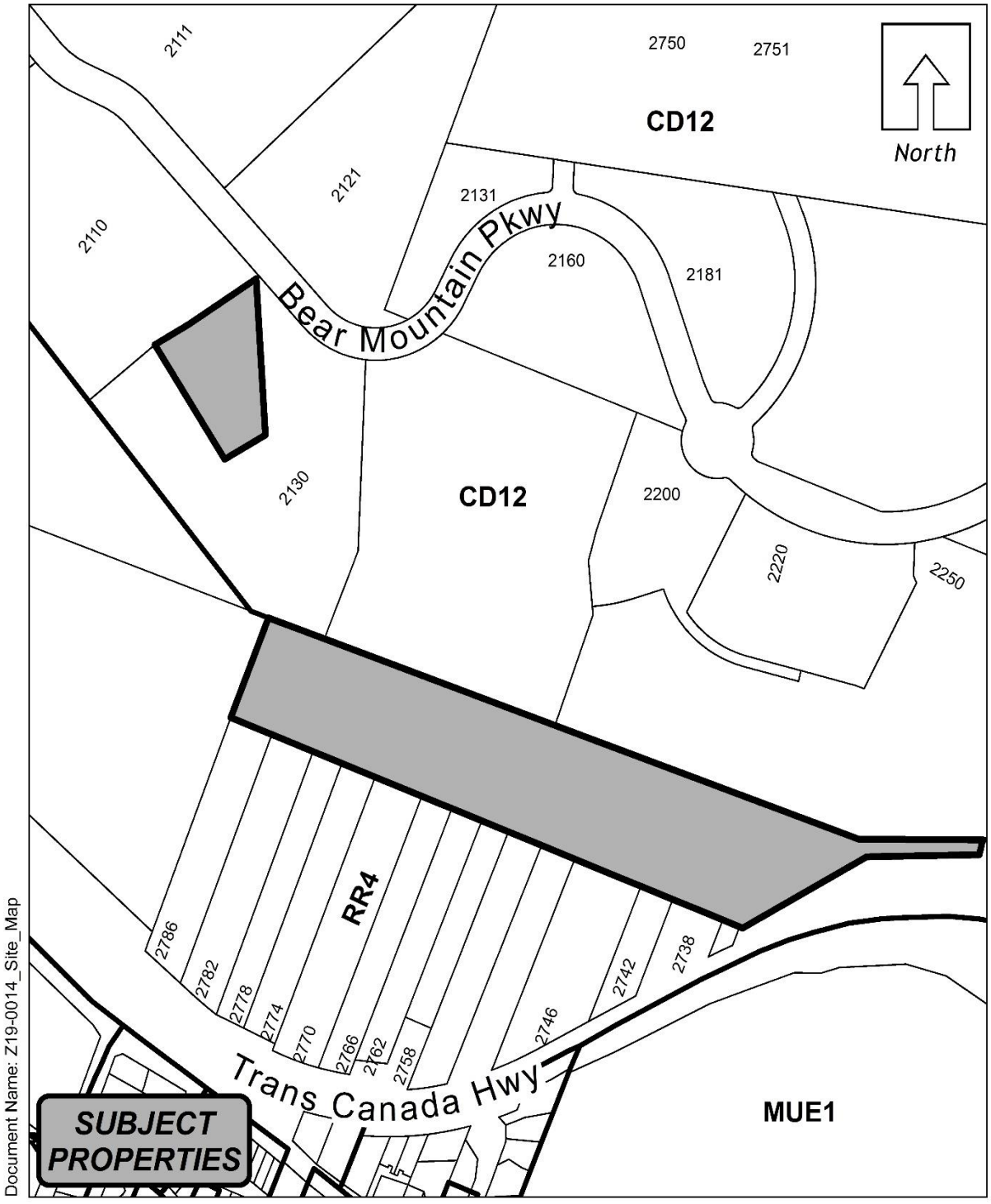


Appendix B
DESIGNATED AREAS



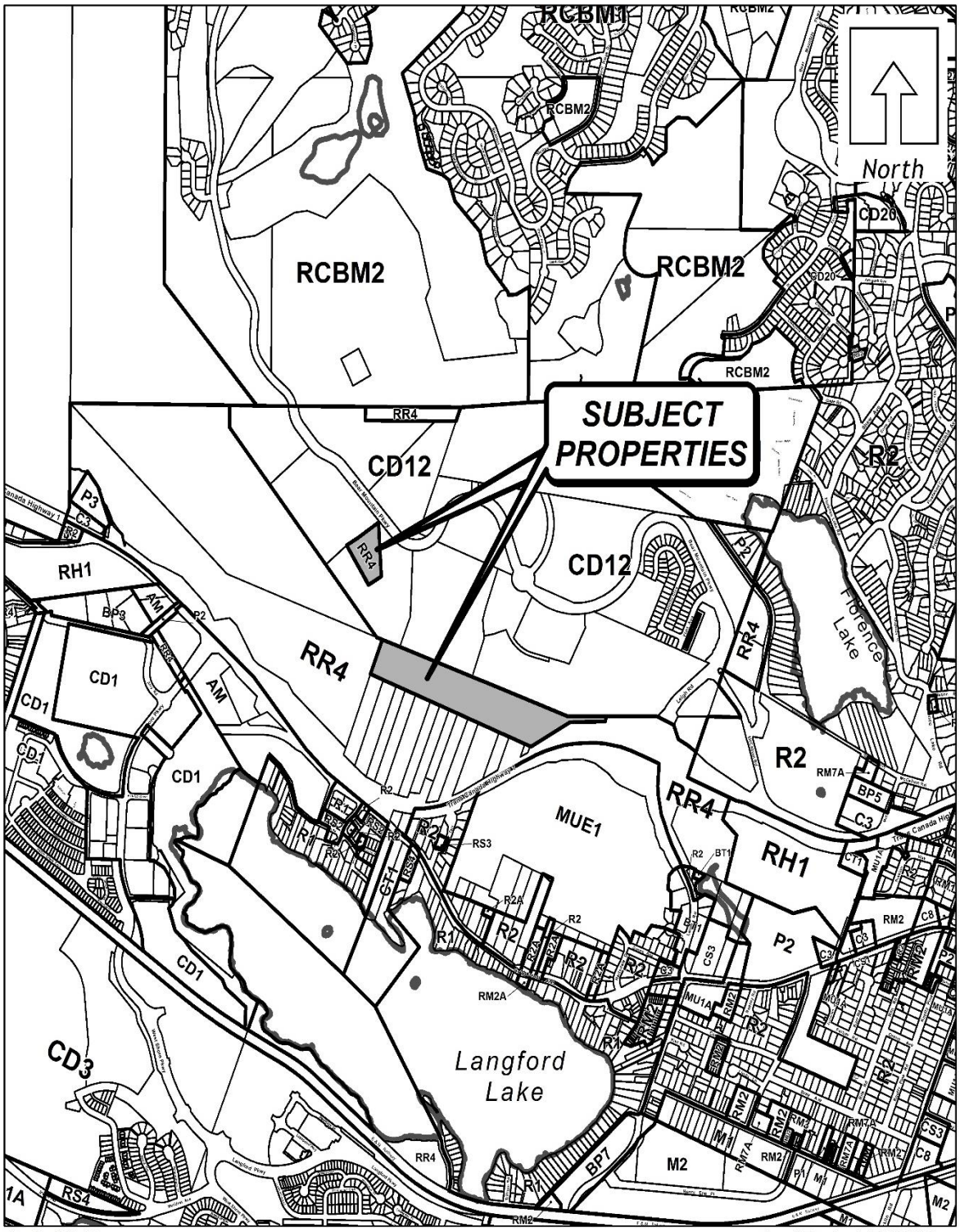
Appendix C
SUBJECT PROPERTIES

REZONING BYLAW AMENDMENT
(Z19-0014)
009427902 & 024550485



Appendix D
LOCATION MAP

REZONING BYLAW AMENDMENT
(Z19-0014)
009427902 & 024550485



Scale: N.T.S.

Last Revised: 7/5/2019

CITY OF LANGFORD

MINUTES OF THE REGULAR MEETING OF COUNCIL

Tuesday, September 3rd, 2019 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Mayor Young; Councillors: D. Blackwell, M. Sahlstrom, L. Seaton, L. Szpak, and N. Stewart.

ATTENDING

Chief Administrative Officer, D. Kiedyk; Director of Finance, M. Dillabaugh; Director of Planning, M. Baldwin; Director of Engineering, M. Mahovlich; Director of Corporate Services, B. Hutchins; and Manager of Parks and Recreation, C. Manton.

ABSENT

Councillor R. Wade.

1. CALL TO ORDER

Mayor Young called the meeting to order at 5:30 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR STEWART

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC HEARINGS

a) BYLAW NO. 1722
"Langford Zoning Bylaw, Amendment No. 496, (813 and 817 Orono Ave), Bylaw No. 1722, 2019".

The Mayor opened the Public Hearing for Bylaw No. 1722 at 5:31 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Harold Skadberg of Pacific Coast Land Company has applied on behalf of 1127100 BC Ltd to rezone 813 and 817 Orono Ave from R1 (One-Family Residential) to

MU2 (Mixed-Use Residential Commercial) Zone.

This is being proposed in order to allow for the development of a 6-storey 31-unit apartment building.

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 the following:

a) That the applicant provides, as a bonus for increased density, the following contributions per residential unit, prior to issuance of a building permit:

    i. $750 per unit towards the Affordable Housing Fund; and

    ii. $2,850 per unit towards the General Amenity Reserve Fund.

subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.

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

    i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;

    ii. A frontage drawing to the satisfaction of the Director of Engineering to confirm if road dedication is required to complete all required frontage improvements and a left turn lane from Orono Ave to Peatt Rd;

c) That the applicant registers, prior to Bylaw Adoption, a road dedication plan, if required, to the satisfaction of the Director of Engineering;

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 all frontage improvements to Bylaw 1000 standards, including a left turn lane on Orono Ave, are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;

    ii. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering; and

    iii. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.

    iv. That the required parking stalls for this development are allocated for the use by individuals in each unit, as required by Bylaw 300 and designed accordingly, and that parking stalls are not rented out individually

This proposal is consistent with the Official Community Plan City Centre designation.

Notifications and advertisements have been placed as required by the *Local Government Act*.

The Mayor called a first time for presentations.

None presented.

Mayor Young called a second time for presentations.

None presented.

Mayor Young called a third and final time for speakers. There being none, he declared the Public Hearing for Bylaw No. 1722 closed at 5:33 p.m.

4. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Special Meeting of Council – August 19th, 2019

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council approve the minutes of the Special Meeting of Council held on August 19th, 2019.

CARRIED.

5. PUBLIC PARTICIPATION

None presented.

6. COMMITTEE RESOLUTIONS

a) Planning, Zoning and Affordable Housing Committee – July 8th, 2019

1. Minutes of the Planning, Zoning and Affordable Housing Committee – July 8th, 2019

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on July 8th, 2019.

CARRIED.

b) Planning, Zoning and Affordable Housing Committee – August 26th, 2019

1. Minutes of the Planning, Zoning and Affordable Housing Committee – August 26th, 2019

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council receive the minutes of the Planning, Zoning and Affordable Housing Committee meeting held on August 26th, 2019.

CARRIED.

2. Bylaw 1859 - Application to amend the lakefront lot subdivision regulations of the R2 Zone for the property at 3030 Glennan Road

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council direct staff to prepare a bylaw to amend the text within the R2 Zone for the subject property at 3030 Glennan Road such that the SPEA may be included in the minimum lot size calculation of lakefront lots and to allow 550+ m2 lot to be created within a lakefront parent parcel, behind the lot that directly adjoins the lake;

Subject to the following:

(a) That the applicant provides, **prior to Public Hearing,** a technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed development, to the satisfaction of the Director of Engineering; and

(b) That the applicant provides, as a bonus for increased density, the following contributions prior to subdivision approval:

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

CARRIED.

3. Bylaw No. 1858 - Application to Rezone 582 Goldstream Avenue from Office Commercial (C5) Zone to Mixed-Use Residential Commercial (MU2) Zone to Allow a Commercial-Medical Building and a Multi-Family Residential Building

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give 1st reading to the attached Bylaw No. 1858 to amend the zoning designation of the property located at 582 Goldstream Avenue from C5 (Office Commercial) to MU2 (Mixed-Use Residential Commercial 2) subject to the following terms and conditions:

e) That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:

   iii. $750 towards the Affordable Housing Fund; and
   iv. $2,850 towards the General Amenity Reserve Fund.

   subject to reductions depending on the use and height in accordance with the Affordable Housing and Amenity Contribution Policy.

f) That the applicant provides, **as a bonus for increased density**, the following contributions per square metre of commercial space, prior to issuance of a building permit:

   i. $10.75 towards the General Amenity Reserve Fund.

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

   iii. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;
   iv. A traffic impact assessment to the satisfaction of the Director of Engineering;

h) 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 all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to issuance of a building permit;
   ii. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering; and
   iii. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
   iv. That a separate covenant be registered prior to issuance of a building permit for the proposed residential building that ensures parking is assigned and tied to each unit created in accordance with the minimum required parking stalls as per the zoning bylaw.

i) That the Mixed-use Residential Commercial Zone (MU2) Zone of Langford Zoning Bylaw No. 300 be amended as follows:

   i. By deleting the text of Section 6.56.06(1) and replacing it with, "*No building or structure may have a height less than two storeys or exceed a height of fifteen storeys*."

CARRIED.

4. Application for Development Variance Permit to Allow One Parking Stall Less than Required at 2699 Peatt Road

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council direct staff to provide notice that Council will consider issuing a Development Variance Permit for the following variance at 2699 Peatt Road:

a) That Table 1 of Section 4.01.01 of Zoning Bylaw No. 300 be varied to allow 81 assigned parking spaces (1 per unit) plus 4 visitor parking spaces;

subject to the following terms and conditions:

i) That a section 219 covenant be registered that stipulates the cost of rent of each unit includes 1 onsite parking space; and
ii) That the applicant contributes $7,500 towards the General Amenity Fund for Transportation Demand Management.

CARRIED.

5. Application for Development Variance Permit to allow a storage structure with a height of 13.1 m at 873 Station Avenue

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council direct staff to provide notice that Council will consider issuing a Development Variance Permit for the following variance at 873 Station Avenue:

That Section 6.71.06 of Zoning Bylaw No. 300 be varied from 12 m to 13.1 m for the proposed storage system structure.

CARRIED.

7. REPORTS

a) City Center Park Artificial Turf Field Use Agreement
- **Staff Report (Administration)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR SZPAK

That Council authorize the Mayor and Chief Administrative Officer to execute the City Centre Park Artificial Turf Field Use Agreement.

CARRIED.

8. BYLAWS

a) BYLAW NO. 1722
"Langford Zoning Bylaw, Amendment No. 496, (813 and 817 Orono Ave), Bylaw No. 1722, 2019".
(SECOND AND THIRD READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1722 first and second readings.

CARRIED.

b) BYLAW NO. 1777
"Langford Zoning Bylaw, Amendment No. 534 (2670 Peatt Rd and 813 Arncote Ave), Bylaw No. 1777, 2019".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1777.

CARRIED.

c) BYLAW NO. 1798
"Langford Zoning Bylaw, Amendment No. 544, (2439 Selwyn Road), Bylaw No. 1798, 2019".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1798.

CARRIED.

d) BYLAW NO. 1825
"Langford Zoning Bylaw, Amendment No. 554, (1234 Goldstream Ave), Bylaw No. 1825, 2019".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1825.

CARRIED.

e) BYLAW NO. 1829
"Langford Zoning Bylaw, Amendment No. 557, (Zoning Bylaw Appendix J and OCP updates), Bylaw No. 1829, 2019".
(RESCIND FIRST READING)
(GIVE NEW FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council rescind first reading of Bylaw No. 1829.

CARRIED.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1829 new first reading.

CARRIED.

f) BYLAW NO. 1833
"Langford Zoning Bylaw, Amendment No. 559, (790 McCallum Rd), Bylaw No. 1833, 2019".
(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1833.

CARRIED.

Councillor Stewart declared a conflict of interest and left the room at 5:39 pm due to ownership of a neighbouring property.

g) BYLAW NO. 1840
"Langford Official Community Plan Bylaw, Amendment No. 31, (4365 West Shore Pkwy), Bylaw No. 1840, 2019".
(ADOPTION)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1840.

CARRIED.

h) BYLAW NO. 1841
"Langford Zoning Bylaw, Amendment No. 562, (4365 West Shore Pkwy), Bylaw No. 1841, 2019".
(ADOPTION)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1841.

CARRIED.

Councillor Stewart re-entered the meeting at 5:40.

i) BYLAW NO. 1851
"Langford Zoning Bylaw, Amendment No. 565, (939 Walfred Rd), Bylaw No. 1851, 2019".
(ADOPTION)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1851.

CARRIED.

j) BYLAW NO. 1852
"Langford Official Community Plan Bylaw, Amendment No. 32, (1000 Citation Rd and 2691 Secretariat Way), Bylaw No. 1852, 2019".
(FIRST READING)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1852 first reading.

CARRIED.

k) BYLAW NO. 1853
"Langford Zoning Bylaw, Amendment No. 566, (1000 Citation Rd and 2691 Secretariat Way), Bylaw No. 1853, 2019".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1853 first reading.

CARRIED.

l) BYLAW NO. 1854
"Langford Zoning Bylaw, Amendment No. 567, (2849 Lake End Rd), Bylaw No. 1854, 2019".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1854 first reading.

CARRIED.

m) BYLAW NO. 1858
"Langford Zoning Bylaw, Amendment No. 571, (582 Goldstream Ave), Bylaw No. 1858, 2019".
(FIRST READING)

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR BLACKWELL

That Council give Bylaw No. 1858 first reading.

CARRIED.

n) BYLAW NO. 1859
"Langford Zoning Bylaw, Amendment No. 572, (3030 Glennan Rd), Bylaw No. 1859, 2019".
(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1859 first reading.

CARRIED.

o) BYLAW NO. 1863
"Road Closure Bylaw No. 1863, 2019" (Citation Road).
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

That Council give Bylaw No. 1863 first and second readings.

CARRIED.

9. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR BLACKWELL

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 negotiations and related discussions respecting the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; under Section 90 (1) (e) and (k) of the Community Charter.

b) That Council continue the meeting in closed session.

CARRIED.

10. ADJOURNMENT

Mayor Young adjourned the meeting at 7:35 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, September 9th, 2019 @ 5:30 pm

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Councillors: D. Blackwell (Chair), R. Wade (Vice-Chair); Members: A. Creuzot, M. Hall, D. Horner, and S. Harvey.

ATTENDING

Matthew Baldwin, Director of Planning and Subdivision; M. Mahovlich, Director of Engineering.

ABSENT

Members: K. Sheldrake and C. Brown.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: A. CREUZOT
SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing Committee approve the agenda as presented.

CARRIED.

3. ADOPTION OF THE MINUTES

a) Planning, Zoning & Affordable Housing Committee Meeting – August 26th, 2019

MOVED BY: A. CREUZOT
SECONDED: D. HORNER

That the Planning, Zoning and Affordable Housing Committee approve the minutes of the meeting held on August 26th, 2019.

CARRIED.

4. REPORTS

a) TUP19-0004; Application to allow Planet Cannabis (1188770 BC Ltd.) to operate a Cannabis Retail Store at 2317 Millstream Road by means of a Temporary Use Permit.

- **Staff Report (Planning)**

MOVED BY: M. HALL
SECONDED: S. HARVEY

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

> Direct staff to prepare notices of Council's intention to consider issuance of a Temporary Use Permit TUP19-0004 Planet Cannabis (1188770 BC Ltd.) for it to operate a Cannabis Retail Store at 2317 Millstream Road, subject to the terms and conditions in the Temporary Use Permit. Commencement of the TUP would be subject to an occupancy permit for the addition to 2317 Millstream Road being issued by the City of Langford.

CARRIED.

b) Application to add retail sales of parts and accessories for automobiles, trucks, boats, recreation vehicles, farm machinery and manufactured homes as a temporary use at the property located at Unit 2B #103 977 Langford Parkway.

- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: S. HARVEY

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

Direct staff to prepare notices of Council's intention to consider issuance of a Temporary Use Permit TUP19-0006 to Jim Pattison Developments Inc. and Peterbilt Pacific Inc. to operate a Truck parts and accessories retail store at unit 2B #137 975 Langford Parkway.

CARRIED.

c) Bylaw No. 1856 - Application to Rezone 2627 Millstream Road from R2, One and Two Family Residential Zone to the RM7A, Medium- Density Apartment A, Zone to Allow for the construction of a 40 unit apartment building.

- **Staff Report (Planning)**

MOVED BY: M. HALL
SECONDED: A. CREUZOT

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

Direct staff to prepare a bylaw to rezone the property at 2627 Millstream Road from the R2, One and Two Family Residential, Zone to the RM7A, Medium Density Apartment A, Zone subject to the following terms and conditions:

a) That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:

    i. $750 towards the Affordable Housing Fund;
    ii. $2,850 towards the General Amenity Reserve Fund; and
    iii. That these contributions may be reduced in accordance with the Affordable Housing and Amenity Contribution Policy.

b) That the developer agrees to install additional sidewalk extending from the edge of the subject property at 2645 Millstream Road to the corner of Marlisa Pace and that the developer provides to the City an estimated cost, to the satisfaction of the Director of Engineering, for the installation of this additional 60 m of sidewalk and that the costs for installing the extra sidewalk be deducted from the total amount of General Amenity Contribution fees owed by the developer for the additional density accrued from redeveloping the property;

c) That, **prior to Public Hearing,** the developer re-engages with the community to inform them of the changes made to the proposal since the initial meeting, including the added density and potential traffic volumes;

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

    i. An updated Traffic Impact Review that has been updated to reflect the developer's proposal of constructing 40 residential units;

    i. A technical memo from an engineer that verifies storm water can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering;

    ii. A frontage drawing to the satisfaction of the Director of Engineering to confirm if road dedication is required to complete all required frontage improvements including boulevard landscaping, sidewalks and street lighting (if applicable).

e) That the applicant registers, **prior to Bylaw Adoption,** a road dedication plan, if required, to the satisfaction of the Director of Engineering;

f) That the applicant provides, prior to **Bylaw Adoption**, a cost estimate associated with the installation of an additional 60 m of sidewalk, as well as any associated stormwater management plans required for the installation of sidewalk, if applicable;

g) 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 agrees to install, or bond for, all required frontage improvements to Bylaw 1000 standards, including the installation of a sidewalk, boulevard landscaping and a street light within the Millstream Road frontage, as

well as a parking bow tie within the Marlisa Place frontage, to the satisfaction of the Director of Engineering, prior to issuance of a building permit;

ii. That the developer agrees to extend the sidewalk from the northern extent of the property at 2645 Millstream Road to the southern corner of Marlisa Place, approximately 60 m of sidewalk;

iii. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development to function;

iv. That a storm water management plan be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;

v. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering;

vi. That the required parking stalls for this development are allocated for the use by individuals in each unit and visitors, as required by Bylaw No. 300; and that parking is not separated from individual units nor provided for in exchange for compensation separate than that of the residential unit;

vii. That the developer install any required infrastructure, including sprinklers, a hardscaped pathway to access any stairwells, and/or fire hydrants, in accordance with the requirements of Bylaw No. 1000, to the satisfaction of the Fire Chief; and

viii. That the developer submit the Fire Underwriters Survey (FUS) calculations prior to the issuance of a development permit to develop the property, and acknowledges that these calculations may determine different setbacks than what is prescribed in the zone or from what has been granted through variances;

h) That Council authorize the Director of Planning to authorize the following variances within a Development Permit that addresses the form and character of the development:

i. A variance to reduce the interior side lot line setback from 3 m to 2 m;

ii. A variance to reduce the front lot line setback from 7.5m to 2 m subject to the following:

    i. That the applicant register a Section 219 Covenant on the property acknowledging that they will not require an encroachment agreement onto City property as a result of receiving a variance to the required building setback from the front property line;

iii. A variance to allow three of the required off-street visitor parking spaces to be located on an adjacent property subject to the following:

    i. That the developer register an easement on the adjacent property in favour of the City of Langford, who must give authority for the

easement to be discharged, giving visitors to the apartment on the subject property the exclusive use of the parking stalls.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 6:32 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)

City of Langford
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Staff Report

to

Planning, Zoning and Affordable Housing Committee

Date: September 9, 2019

Department: **Planning**

Subject: TUP19-0004; Application to allow Planet Cannabis (1188770 BC Ltd.) to operate a Cannabis Retail Store at 2317 Millstream Road. by means of a Temporary Use Permit.

Background

Following the Federal Government's decision to legalize non-medical cannabis, the City of Langford undertook a pilot project where a Request for Proposals (RFP) process was initiated in 2018. This process resulted in a number of cannabis retail applicants being selected to apply to operate non-medical cannabis retail stores within the City of Langford. Rather than change Section 3.02.02(5) of Zoning Bylaw No. 300 to generally allow cannabis retailing, the City determined that a best practice would be by way of issuance of a Temporary Use Permit on a case by case basis. Planet Cannabis (1188770 BC Ltd.) has become the third successful applicant in that process to also obtain the necessary Provincial approvals.

The Liquor and Cannabis Regulation Branch (LCRB) of British Columbia has completed the required financial integrity checks and security screenings for Planet Cannabis (1188770 BC Ltd.) and all persons associated with the applicant.

In order for the Province to issue a Non-Medical Cannabis Retail Store licence (CRS) under the Cannabis Control and Licencing Act, a positive recommendation is required from the local government. Planet Cannabis (1188770 BC Ltd.) has expressed interest in opening a retail store in a purpose built addition to the Liquor Planet located at 2317 Millstream Road.



Figure 1: Proposed location of Planet Cannabis (1188770 BC Ltd.) Cannabis Retail Store.

Commentary

The proposed location is zoned Neighbourhood Mixed Use (C6A) and is designated as Neighbourhood Center within the Mixed Use Employment Centre in the Official Community Plan. Liquor Stores and Licenced neighbourhood public houses are permitted uses under the C6A zone which would be the relatively closest permitted use in this zone to the proposed Cannabis Retail Store. The addition will be located at the east end of the current liquor store and adjacent to an existing Brew Pub. The building is flanked on the west by a business park and a small commercial gas station as well as a few residential lots. To the north there is two multifamily apartment buildings. To the east is predominately residential and to the south there is a brew pub and the remainder is mainly commercial.

As part of the RFP process some guiding principals were considered to aid in determining what would be an acceptable location for this type of retail business within the City and which would allow consideration of issuing a Temporary Use Permit. These guidelines are not steadfast rules but rather guiding principles. In this regard, the retail sale of non-medical cannabis is preferred, but not strictly required, to not be located within:

1. 500 metres of any other location where the retail sale of Cannabis Products for non-medical use has been authorized;
2. 300 metres of any school;
3. 300 metres of any group daycare;
4. 150 metres of Centennial Park, Veterans Memorial Park, City Centre Park, Westhills YMCA, any Regional or Provincial Park, or Langford, Glen, or Florence Lakes; and,
5. 50 metres of any land Zoned R1 (One-family Residential) or R2 (One and Two-Family Residential), except within the designated City Centre.

Each applicant was to provide/demonstrate a detailed description of the Proponent's proposed business plan for undertaking the retail sale of cannabis products for non-medicinal use within the City's boundaries. Proposals addressed how they planned to comply with a number of important factors, including the proposed plans for:

- Ensuring that the retail sale of Cannabis Products for non-medicinal use is in compliance with the Regulatory Framework and all applicable City bylaws;
- Providing appropriate security measures associated with the premises from which the retail sale of Cannabis Products for non-medicinal use will occur;
- Minimizing the impact on the neighbourhood of the retail sale of Cannabis Products for non-medicinal use;
- Addressing nuisance issues relating to public use of Cannabis Products for non-medicinal purposes;
- Addressing impairment issues relating to public use of Cannabis Products for non-medicinal purposes; and,
- Providing educational initiatives and materials associated with the above impacts and related social concerns;

These items have also been addressed in the *Cannabis Retail Store Terms and Conditions Handbook* which outlines the requirements of the *Cannabis Control and Licencing Act of British Columbia*.

The applicant submitted a proposal in response to the RFP. The applicant's proposed location at 2317 Millstream Road is located 2009m from the closest authorized cannabis retail store located at 693 Hoffman and approximately 413m away from the closest school which is Millstream Elementary. It is 21180m away from Thetis Lake Regional Park. The closest daycare would be Garderie La Vie Inc. Daycare which is located at located at 2285 Bellamy Road and is approximately 460m away. The closest lake is Florence Lake which is about 2000m away. The closest land zoned R1 or R2 would be adjacent to the east property line. The applicant's proposal has demonstrated how they plan to address and comply with the factors included in the RFP and compliance to these factors would be a condition of issuance of a Temporary Use Permit.

With Council's approval a business licence would be issued under a Temporary Use Permit and would be valid for the period of up to three years. The TUP would be subject to an occupancy permit being issued for the addition to the existing building by the City and the three year term would commence on that date.

Financial Implications
As a condition of approval by Council of a Temporary Use Permit, the applicant would be required to enter into an agreement with the City of Langford as security for compliance with commitments in its proposal in response to the RFP and, in particular, its commitments under section 6(c) of the RFP.

Legal Implications
Pursuant to Sec. 497 of the *Local Government Act,* the City may issue a Commercial Temporary Use Permit (TUP) for a period of up to three years. The *Local Government Act* also allows a temporary use permit to be extended for a maximum of an additional three years. If the holder of a TUP wishes to conduct the temporary use beyond the six (6) year period, they are required to make a new application to Council for a TUP or apply for a rezoning.

Council does regulate temporary use permits through part 3 of the Zoning Bylaw No. 300 Section 3.27.03(1) and 3.27.04 which gives Council the right to require that the form and character of the building meets the guidelines for commercial properties and has the option to require information pertaining to the property, such as a storm water management plan and /or a parking plan, for example.

Both the Official Community Plan and the General Commercial Development Permit area guide Council regarding decisions about appropriate land use and design for the subject property.

Options
That the Planning, Zoning and Affordable Housing Committee:

1. Direct staff to prepare notices of Council's intention to consider issuance of a Temporary Use Permit TUP19-0004 Planet Cannabis (1188770 BC Ltd.) for it to operate a Cannabis Retail Store at 2317 Millstream Road, subject to the terms and conditions in the Temporary Use Permit. Commencement of the TUP would be subject to an occupancy permit for the addition to 2317 Millstream Road being issued by the City of Langford.

OR

2. Take no action with respect to the Temporary use Permit at this time.

Respectfully submitted,

Submitted by:	Kory Elliott, Planning and Land Development Technician.
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Ivan Leung, Acting Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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Staff Report
to
Planning, Zoning and Affordable Housing Committee

Date:	**September 9, 2019**
Department:	**Planning**
Application No.:	**TUP19-0006**
Subject:	**Application to add retail sales of parts and accessories for automobiles, trucks, boats, recreation vehicles, farm machinery and manufactured homes as a temporary use at the property located at Unit 2B #103 977 Langford Parkway.**

PURPOSE

Michael Lee of Jim Pattison Developments Ltd. has applied on behalf of Peterbilt Pacific Inc. for a Temporary Use Permit (TUP) to allow the retail sales of parts and accessories for automobiles, trucks, boats, recreation vehicles, farm machinery and manufactured homes at Unit 2B #103 977 Langford Parkway.

BACKGROUND

PREVIOUS APPLICATIONS

In 2006 the subject property was issued a Development Permit (DP06-0026) to construct two buildings, a 5574m2 store and a 2093m2 building with loading bays and 212 parking stalls. In 2013 a Development permit (DP13-0037) was issued to allow modifications to the existing landscaping and parking lot configuration. In 2017 a Development Permit (DP17-0082) was issued to allow interior renovations to split a unit on the building and add a green house to accommodate Buckerfields as a tenant in the smaller building addressed as 975 Langford Parkway.

Table 1: Site Data

Applicant	Michael Lee
Owner	Jim Pattison Developments Ltd.
Civic Address	#103 977 Langford Parkway
Legal Description	Lot C, Section 80, Esquimalt District, Plan VIP80959, PID 026668271
Size of Property	22239.55876 m^2
DP Areas	200 Year Flood Plain, Habitat and Biodiversity

Zoning	Existing: Comprehensive Development-Hull's Field (CD2)	Proposed: Comprehensive Development-Hull's Field (CD2)
OCP Designation	Existing: Neighbourhood	Proposed: Neighbourhood

SITE AND SURROUNDING AREA

The subject site is located in the CD2 zone, on Langford Parkway, with the closest intersection being Jacklin Road. It is located in the Hulls Field Business Center which is home to several offices, retail establishments and restaurants as well as a daycare, grocery store, liquor store and gas station. The area is predominantly commercial on the north, east and west sides with a residential area to the south that is separated from the commercial area by a 15m buffer containing a walking path that extends from Jacklin Road to the Westhills Stadium. A dedicated left turn lane is being installed at the far west entry to the site which will assist in the movement of traffic to and from Langford Parkway. The site is located in the 200 Year Flood Plain and the Habitat and Biodiversity development permit areas which were addressed by previously issued development permits. The site is completely developed.

Figure 1: showing the subject property highlighted in yellow



Table 2: Surrounding Land Uses

	Zoning	***Use***
North	M2, General Industrial	Light Industrial and Commercial Industrial
East	CD2, comprehensive Development 2	Offices, Liquor Stores, Retail, Restaurants & Gas Service Station and a Group Daycare
South	R2, One and Two Family Residential and RM2, Attached Housing	Single Family Homes and Townhouses
West	CD2, comprehensive Development 2	Office, Warehouse, light industrial

DEVELOPMENT PERMIT AREAS

The proposed location is within the 200 year Flood Plain and the Habitat and Biodiversity development permit areas. The land has been previously developed and no new construction is currently proposed.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

Given the location of the subject property, within an established neighbourhood and commercial area that has been previously developed, there are existing bike paths and sidewalks. The parking for the existing buildings were calculated at the time of development and can adequately support the proposed use.

INFRASTRUCTURE

The existing building has been connected to sewers and has established infrastructure.

COMMENTS

COUNCIL POLICY

Council has no specific policies with respect to temporary use permits. Applications for Temporary Commercial Use Permits are considered on their individual merit. However, Council does regulate Temporary Use Permits through Part 3 of Zoning Bylaw No. 300. Sections 3.27.03 and 3.27.04 of the Zoning Bylaw give Council the right to require that the form and character of the building meets the guidelines for commercial properties and allows Council to ask for specific information or reports. This building is existing and the Form & Character will not be altered.

LOCAL GOVERNMENT ACT

Pursuant to Sec. 497 of the Local Government Act, the City may issue a Commercial Temporary Use Permit (TUP) for a period of up to three years. The Local Government Act also allows a temporary use permit to be extended for a maximum of an additional three years. If the holder of a TUP wishes to conduct the temporary use beyond this six year period, they are required to make a new application to Council for a TUP or apply for rezoning.

DEVELOPMENT PROPOSAL

Jim Pattison Developments Ltd has applied for a temporary use permit to allow Peterbilt Pacific Inc. which is a company owned by The Jim Pattison Group, to operate a retail store for the sale of truck parts and accessories on the CD2 zoned property located at unit 2B #103 977 Langford Parkway. The unit is approximately 6,164 square feet with a storefront facing Langford Parkway and has access to a loading dock on the west side of the unit that is shared with Cascadia Liquor. Peterbilt had stated that the initial operating hours are planned to be between 8am and 4:30pm daily with the hopes to extend hours to 8:00pm. They anticipate the customer traffic to be approximately 24 storefront customers a day. They will also be providing deliveries to their customers from the site. The Loading bay would receive up to 3 deliveries per day. Ultimately, Peterbilt plans to open a parts and service store in the City of Langford but has not yet found a suitable location therefore they plan to operate a parts only store to start. Under the current zoning, Comprehensive Development 2-Hull's Field (CD2), retail sales of parts and accessories for automobiles, trucks, boats, recreational vehicles, farm machinery and manufactured homes is not a permitted use in Parcel "A" in which the subject property lies however it is a permitted use in Parcel B which is directly west of the subject property.

FIRE DEPARTMENT COMMENTS

Depending on the scope of tenant improvement work on the interior of the unit a construction fire safety plan may be required. A fire alarm graphic will be required and the main fire panel and fire annunciator will need to be updated to list correct units and businesses. Sprinklers may need to be upgraded or an Architect may be required to confirm that current fire sprinkler are appropriate for what will be stored in the unit. The fire safety plan will need to be updated.

OPTIONS

Option 1

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

1. Direct staff to prepare notices of Council's intention to consider issuance of a Temporary Use Permit TUP19-0006 to Jim Pattison Developments Inc. and Peterbilt Pacific Inc. to operate a Truck parts and accessories retail store at unit 2B #137 975 Langford Parkway subject to the terms of the TUP.

OR Option 2

2. Reject this application for temporary use permit.

Respectfully submitted,

Submitted by:	Kory Elliott, Planning & Land Development Technician
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	George Henshall, Acting/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

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CITY OF LANGFORD

MINUTES OF THE ADMINISTRATION AND FINANCE COMMITTEE

Tuesday, September 10th, 2019 @ 4:45 p.m.

Council Chambers, 3rd Floor – 877 Goldstream Avenue

PRESENT

Councillors: M. Sahlstrom (Chair), L. Szpak (Vice-Chair), Members: D. Adair, S. Auerbach, J. Paget, and D. Seed.

ATTENDING

Director of Corporate Services, B. Hutchins; Director of Finance, M. Dillabaugh; Deputy Director of Finance, A. Kryklywyj and Accounting Technician, C. Staniforth.

ABSENT

Members: B. Border and F. Hudson.

1. CALL TO ORDER

The Chair called the meeting to order at 4:45 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: S. AUERBACH
SECONDED: J. PAGET

That the Administration and Finance Committee approve the Agenda as presented.

CARRIED.

3. ADOPTION OF THE MINUTES

a) Administration and Finance Committee Meeting – June 11th, 2019

MOVED BY: D. SEED
SECONDED: D. ADAIR

That the Administration and Finance Committee approve the Minutes of the meeting held on June 11th, 2019.

CARRIED.

4. REPORTS

a) Request for Years 2020-2029 Permissive Tax Exemptions – Canadian Rugby Union (3019 Glen Lake Rd – Athletic Training Facility)

- **Staff Report (Finance)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: J. PAGET

That the Administration and Finance Committee recommend to Council:
That Council:

Approve the 2020-2029 Permissive Tax Exemption for the property at 3019 Glen Lake Rd, known as the "Al Charron Rugby Canada National Training Centre"; and

That Council proceed to give *Tax Exemption (2020-2029), Rugby Canada, Bylaw No 1866, 2019* the first three readings at the regular Council Meeting of September 16, 2019.

CARRIED.

b) Monthly Accounts Payable – January to August 2019

- **Staff Report (Finance)**

MOVED BY: D. ADAIR
SECONDED: D. SEED

That the Administration and Finance Committee request that the Committee receive the Accounts Payable every two months.

In favour: D. Adair

Opposed: Councillor Sahlstrom
Councillor Szpak
S. Auerbach
J. Paget
D. Seed

DEFEATED.

MOVED BY: COUNCILLOR SZPAK
SECONDED: D. SEED

That the Administration and Finance Committee recommend that the City of Langford discontinue the practice of putting the Monthly Accounts Payable on the Committee's agenda.

In favour: Councillor Szpak
J. Paget
D. Seed

Opposed: Councillor Sahlstrom
S. Auerbach
D. Adair

DEFEATED.

MOVED BY: S. AUERBACH
SECONDED: D. ADAIR

That the Administration and Finance Committee recommend to Council that the City of Langford disbursements from January to August 2019, be approved as outlined in the Accounts Payable Report dated September 10, 2019.

CARRIED.

c) 2020-2021 Permissive Tax Exemptions
- **Staff Report (Finance)**

MOVED BY: D. ADAIR
SECONDED: D. SEED

That the Administration and Finance Committee recommend to Council:
That Council:

Recommend the following 2020-2021 Permissive Tax Exemptions for these properties:

i. Juan de Fuca Cadet Youth Society –948 Dunford Ave
ii. Langford 50 and Up Club – 2637 Sunderland Road
iii. Metchosin Farmers Institute –the Luxton Fairgrounds
iv. South Vancouver Island Rangers – 3498 Luxton Road
v. Gordon United Church of Canada –929 and 935 Goldstream Avenue
vi. The Lighthouse Christian Academy – 1289 Parkdale Drive
vii. Grace Baptist Church – 2731 Matson Road
viii. St. Vincent De Paul Society - 2784 Claude Road
ix. West Shore Chamber of Commerce – 2830 Aldwynd Road
x. Bishop of Victoria - 798 Goldstream Avenue
xi. The Forge, formerly "Western Community Baptist Church" – 2610/2612 Sooke Road
xii. Royal Canadian Legion – 761 Station Avenue
xiii. Westwind Plaza (JV) Properties Ltd. – 119-755 Goldstream Avenue
xiv. Habitat for Humanity - 849 Orono
xv. Victoria Conservatory of Music – #210-1314 Lakepoint Way
xvi. Victoria Association for Community Living – 157-2745 Veterans Memorial Parkway
xvii. Goldstream Masonic Hall - 679 Goldstream Avenue
xviii. Island Corridor Foundation – E&N Corridor on Vancouver Island
xix. Nature Conservatory of Canada – 1152 Lippincott Rd (lot 1)
xx. Farmfolk/Cityfolk Society – 1152 Lippincott Rd (lot 2)
xxi. Vancouver Island Autistic Homes Society – 1072 Jenkins Ave
xxii. Redeemer Lutheran Church of Victoria – 3024 Jacklin Road
xxiii. Greater Victoria Animal Crusaders – 2770 Penelope Place
xxiv. Indigenous Perspectives Society – 664 Granderson

And, that Council proceed to give Tax Exemption Bylaw No. 1867, 2019 the first three readings at the regular Council Meeting of September 16, 2019.

CARRIED.

d) Financial Statement Review to July 2019
- **Staff Report (Finance)**

MOVED BY: D. SEED
SECONDED: S.AUERBACH

That the Administration and Finance Committee receive the January to July 2019 Financial Review for information.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 6:02 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)

City of Langford
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Staff Report

to

Administration and Finance Committee

Date: September 10, 2019

Department: Finance

Subject: Request for Years 2020-2029 Permissive Tax Exemptions – Canadian Rugby Union (3019 Glen Lake Rd – Athletic Training Facility)

Background

Council has discretionary authority under Section 224 of the Community Charter to exempt certain properties from property taxation for the following year(s). A copy of this section of the act is attached to this report for committee reference.

The exemption from taxation is subject to the property being used as follows:

- Lot 1, Plan EPP64456, Section 81, Esquimalt Land District PID 029-923-514, 3019 Glen Lake Rd, exclusively for athletic training

Commentary

New for 2020 is the facility on Glen Lake Rd known as the "Al Charron Rugby Canada National Training Centre". As per the Partnering Agreement between The City of Langford and The Canadian Rugby Union, section 6.1 outlines that the City will waive yearly property taxes on the facility as long as Rugby Canada leases the building and its primary use is the training of athletes. This is the case and a permissive exemption is the mechanism that allows the City to fulfil this section of the partnering agreement. This property was in full use as of 2018.

Financial Implications

The adoption of the tax exemption bylaw would reduce Langford's potential tax. This estimate is $39,000.

Legal Implications

Council may exempt properties from taxation for a 10 year period by bylaw adopted on or before October 31, 2019 in accordance with Section 224 of the Community Charter.

Options

1) That the Administration and Finance Committee recommend the 2020-2029 Permissive Tax Exemption for the property at 3019 Glen Lake Rd, known as the "Al Charron Rugby Canada National Training Centre";

and

2) Administration and Finance Committee recommend that Council proceed to give *Tax Exemption (2020-2029), Rugby Canada, Bylaw No 1866, 2019* the first three readings at the regular Council Meeting of September 16, 2019;

Respectfully submitted,

Submitted by:	Michael Dillabaugh, CPA, CA Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

Attachments

Excerpt from Community Charter:

General authority for permissive exemptions

224.(1)A council may, by bylaw in accordance with this section, exempt land or improvements, or both, referred to in subsection (2) from taxation under section 197 (1) (a) [*municipal property taxes*], to the extent, for the period and subject to the conditions provided in the bylaw.

(2)Tax exemptions may be provided under this section for the following:

(a)land or improvements that
  (i) are owned or held by a charitable, philanthropic or other not for profit corporation, and
  (ii) the council considers are used for a purpose that is directly related to the purposes of the corporation;

(b)land or improvements that
  (i) are owned or held by a municipality, regional district or other local authority, and
  (ii) the council considers are used for a purpose of the local authority;

(c)land or improvements that the council considers would otherwise qualify for exemption under section 220 [*general statutory exemptions*] were it not for a secondary use;

(d)the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if
  (i) the land or improvements are owned by a public authority or local authority, and
  (ii) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(e)the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if
  (i) the land or improvements are owned by a person who is providing a municipal service under a partnering agreement,
  (ii) an exemption under section 225 [*partnering and other special tax exemption authority*] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service,
  (iii)the partnering agreement expressly contemplates that the council may provide an exemption under this provision, and
  (iv)the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(f) in relation to property that is exempt under section 220 (1) (h) [*buildings for public worship*],
  (i) an area of land surrounding the exempt building,
  (ii) a hall that the council considers is necessary to the exempt building and the land on which the hall stands, and
  (iii)an area of land surrounding a hall that is exempt under subparagraph (ii);

(g)land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied;

(h)in relation to property that is exempt under section 220 (1) (i) [*seniors' homes*], (j) [*hospitals*] or (l) [*private schools*], any area of land surrounding the exempt building;

(i) land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes;

(j) land or improvements owned or held by a person or organization and operated as a private hospital licensed under the *Hospital Act* or as a licensed community care facility, or registered assisted living residence, under the *Community Care and Assisted Living Act*;

(k)land or improvements for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal.

(3)The authority under subsection (2) (e) and (g) to (j) is not subject to section 25 (1) [*prohibition against assistance to business*].

(4)Subject to subsection (5), a bylaw under this section

(a)must establish the term of the exemption, which may not be longer than 10 years,

(b)may only be adopted after notice of the proposed bylaw has been given in accordance with section 227 [*notice of permissive tax exemptions*], and

(c)does not apply to taxation in a calendar year unless it comes into force on or before October 31 in the preceding year.

(5)Subsection (4) (a) and (b) does not apply in relation to exemptions under subsection (2) (f) and (h).

(6)If only a portion of a parcel of land is exempt under this section, the bylaw under this section must include a description of the land that is satisfactory to the British Columbia Assessment Authority.

(7)A bylaw under this section ceases to apply to property, the use or ownership of which no longer conforms to the conditions necessary to qualify for exemption and, after this, the property is liable to taxation.

2003-26-224; 2003-52-42(a); 2004-67-2; 2007-13-52 (B.C. Reg. 292/2007).

City of Langford
www.cityoflangford.ca

Staff Report

to

Administration and Finance Committee

Date: September 10, 2019

Department: **Finance**

Subject: Monthly Accounts Payable –January to August 2019

Attached is the City's January to August 2019 accounts payable for review by Committee. Expenses are processed through proper approval channels with established internal controls and within budget guidelines.

Recommendation

That the Administration and Finance committee recommend to Council that:

City of Langford disbursements from January to August 2019, be approved as outlined in the Accounts Payable Report dated September 10, 2019.

Respectfully submitted,

Submitted by:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

Ranges:	From:	To:		From:	To:
Chequebook ID	GENERAL	GENERAL	Number	First	Last
Description	First	Last	Date	1/1/2019	8/31/2019
User-Defined 1	First	Last	Type	Decrease Adjustment	Decrease Adjustment

Sorted By: Date
Include Trx: Reconciled, Unreconciled

* Voided transaction ^ Cleared amount is different than posted amount

Chequebook ID	Description	User-Defined 1	Current Balance
GENERAL	BOM General Bank Account		$2,356,682.71

Number	Date	Type	Paid To/Rcvd From	Reconciled	Origin	Payment	Deposit
DAJ000005582	1/1/2019	DAJ	Deferment posted to Jan bank	Yes	CMTRX00002941	$6,373.68	
DAJ000005601	1/2/2019	DAJ	Interac Fees	Yes	CMTRX00002953	$7.13	
DAJ000005602	1/2/2019	DAJ	Monthly Fee	Yes	CMTRX00002953	$46.55	
DAJ000005603	1/3/2019	DAJ	WCB Q4 2018	Yes	CMTRX00002953	$17,209.88	
DAJ000005604	1/4/2019	DAJ	Rec Gen PP26 RP0001	Yes	CMTRX00002953	$83,205.11	
DAJ000005605	1/4/2019	DAJ	Rec Gen PP26 RP0002	Yes	CMTRX00002953	$15,317.56	
DAJ000005612	1/7/2019	DAJ	Payroll Chq 41985 Humphrys	Yes	CMTRX00002957	$3,727.94	
DAJ000005613	1/7/2019	DAJ	Payroll Chq 41987 Humphrys	Yes	CMTRX00002957	$888.93	
DAJ000005589	1/8/2019	DAJ	Dec 2018 eTax fix	Yes	CMTRX00002945	$9,520.61	
DAJ000005609	1/8/2019	DAJ	Shell PAP Dec 14	Yes	CMTRX00002954	$787.24	
DAJ000005595	1/10/2019	DAJ	PST Dec 2018	Yes	CMTRX00002949	$992.94	
DAJ000005606	1/10/2019	DAJ	LTSA Account top up	Yes	CMTRX00002953	$500.00	
DAJ000005600	1/11/2019	DAJ	Fieldturf Wire payment	Yes	CMTRX00002952	$362,197.50	
DAJ000005607	1/11/2019	DAJ	PP01 Pension	Yes	CMTRX00002953	$42,315.63	
DAJ000005608	1/11/2019	DAJ	PP01 Fire Pension	Yes	CMTRX00002953	$13,985.44	
DAJ000005614	1/11/2019	DAJ	Pay Period 01	Yes	CMTRX00002957	$218,541.46	
DAJ000005615	1/11/2019	DAJ	Payroll Chq 42000 Harris	Yes	CMTRX00002958	$597.70	
DAJ000005610	1/15/2019	DAJ	Jan Desjardins Statement	Yes	CMTRX00002955	$18,174.19	
DAJ000005616	1/16/2019	DAJ	Dec ASO Cost Plus	Yes	CMTRX00002959	$20,254.84	
DAJ000005617	1/17/2019	DAJ	Rec Gen PP01 RP0001	Yes	CMTRX00002960	$91,949.77	
DAJ000005618	1/17/2019	DAJ	Rec Gen PP01 RP0002	Yes	CMTRX00002960	$19,390.47	
DAJ000005619	1/23/2019	DAJ	Payroll Chq 42001 Humphrys	Yes	CMTRX00002961	$1,542.74	
DAJ000005620	1/25/2019	DAJ	Pay Period 03	Yes	CMTRX00002962	$216,829.51	
DAJ000005621	1/25/2019	DAJ	Shell Dec 31 PAP	Yes	CMTRX00002963	$997.50	
DAJ000005622	1/25/2019	DAJ	Pay Period 02 Pension	Yes	CMTRX00002963	$42,707.14	
DAJ000005623	1/25/2019	DAJ	Pay Period 02 Fire Pension	Yes	CMTRX00002963	$15,091.73	
DAJ000005624	1/28/2019	DAJ	Worobec Jan 2019 MC Signed	Yes	CMTRX00002964	$30.00	
DAJ000005625	1/28/2019	DAJ	Kiedyk Jan 2019 MC Signed	Yes	CMTRX00002965	$602.50	
DAJ000005626	1/28/2019	DAJ	Dillabaugh Jan 2019 MC Signe	Yes	CMTRX00002966	$2,110.07	
DAJ000005627	1/28/2019	DAJ	Aubrey Jan 2019 MC Signed	Yes	CMTRX00002967	$3,934.47	
DAJ000005629	1/30/2019	DAJ	Hutchins Jan 15 MC	Yes	CMTRX00002969	$1,093.05	
DAJ000005630	1/30/2019	DAJ	Andrews Jan MC	Yes	CMTRX00002970	$816.14	
DAJ000005631	1/30/2019	DAJ	Mahovlich Jan 15 MC	Yes	CMTRX00002971	$289.85	
DAJ000005632	1/30/2019	DAJ	Manton Jan 15 MC	Yes	CMTRX00002972	$1,344.81	
DAJ000005636	1/30/2019	DAJ	Baldwin Jan 15 MC	Yes	CMTRX00002977	$1,755.06	
DAJ000005633	1/31/2019	DAJ	Dube Jan 15 MC	Yes	CMTRX00002973	$544.91	
DAJ000005638	2/1/2019	DAJ	Feb 01 BMO in Jan bank	Yes	CMTRX00002977	$410.00	
DAJ000005640	2/1/2019	DAJ	Interac Fees	Yes	CMTRX00002979	$11.32	
DAJ000005641	2/1/2019	DAJ	Monthly Fee	Yes	CMTRX00002979	$83.25	
DAJ000005643	2/5/2019	DAJ	PP02 Rec Gen RP0001	Yes	CMTRX00002981	$96,590.18	
DAJ000005644	2/5/2019	DAJ	PP02 Rec Gen RP0002	Yes	CMTRX00002981	$9,022.81	
DAJ000005645	2/8/2019	DAJ	Shell PAP Jan 14	Yes	CMTRX00002982	$731.56	
DAJ000005647	2/8/2019	DAJ	Pay Period 03	Yes	CMTRX00002983	$228,671.69	
DAJ000005648	2/8/2019	DAJ	Pay Period 03 Pension	Yes	CMTRX00002984	$45,734.43	
DAJ000005649	2/8/2019	DAJ	Pay Period 03 Fire Pension	Yes	CMTRX00002984	$14,690.62	
DAJ000005653	2/13/2019	DAJ	Payroll Chq 42161 Yhde-Riis	Yes	CMTRX00002987	$4,724.28	
DAJ000005650	2/17/2019	DAJ	Jan ASO Cost Plus	Yes	CMTRX00002985	$22,908.73	
DAJ000005651	2/17/2019	DAJ	Feb Desjardins Statement	Yes	CMTRX00002985	$18,213.27	
DAJ000005654	2/19/2019	DAJ	LTSA Account Top Up	Yes	CMTRX00002988	$500.00	
DAJ000005655	2/19/2019	DAJ	Rec Gen PP03 RP0001	Yes	CMTRX00002988	$101,104.02	
DAJ000005656	2/19/2019	DAJ	Rec Gen PP03 RP0002	Yes	CMTRX00002988	$12,026.50	
DAJ000005658	2/20/2019	DAJ	Rubner Holzbau Wire Transfer	Yes	CMTRX00002990	$735,954.40	
DAJ000005659	2/22/2019	DAJ	Pay Period 04	Yes	CMTRX00002991	$222,632.49	

Chequebook ID Description User-Defined 1 Current Balance

Number	Date	Type	Paid To/Rcvd From	Reconciled	Origin	Payment	Deposit
DAJ000005660	2/22/2019	DAJ	Payroll Chq 42185 HallingBro	Yes	CMTRX00002992	$5,344.39	
DAJ000005661	2/22/2019	DAJ	Pension Pay Period 04	Yes	CMTRX00002993	$44,162.52	
DAJ000005662	2/22/2019	DAJ	Pension Pay Period 04 Fire	Yes	CMTRX00002993	$17,529.19	
DAJ000005646	2/25/2019	DAJ	Shell PAP Jan 31	Yes	CMTRX00002982	$601.53	
DAJ000005663	2/27/2019	DAJ	Baldwin Feb 2019 MC Signed	Yes	CMTRX00002994	$2,102.43	
DAJ000005664	2/27/2019	DAJ	Manton Feb 2019 MC Signed	Yes	CMTRX00002995	$1,491.57	
DAJ000005665	2/27/2019	DAJ	Worobec Feb 2019 MC Signed	Yes	CMTRX00002996	$605.32	
DAJ000005666	2/27/2019	DAJ	Dillabaugh Feb 2019 MC Signe	Yes	CMTRX00002997	$6,985.74	
DAJ000005667	2/27/2019	DAJ	Dube Feb 2019 MC Signed	Yes	CMTRX00002998	$4,575.96	
DAJ000005668	2/27/2019	DAJ	Aubrey Feb 2019 MC Signed	Yes	CMTRX00002999	$7,168.22	
DAJ000005669	2/27/2019	DAJ	Mahovlich Feb 2019 MC Signed	Yes	CMTRX00003000	$2,285.61	
DAJ000005672	2/27/2019	DAJ	MC Misposted 6985.74	Yes	CMTRX00003003	$0.01	
DAJ000005671	2/28/2019	DAJ	PST Jan 2019	Yes	CMTRX00003002	$1,537.56	
DAJ000005674	2/28/2019	DAJ	Payroll Chq 42186 Humphrys	Yes	CMTRX00003005	$845.43	
DAJ000005676	3/1/2019	DAJ	Mar 01 BMO in Feb bank	Yes	CMTRX00003006	$1,410.00	
DAJ000005677	3/1/2019	DAJ	Feb GST	Yes	CMTRX00003007	$16,367.01	
DAJ000005678	3/1/2019	DAJ	Dec 2018 Hotel Tax	Yes	CMTRX00003007	$23,252.78	
DAJ000005683	3/1/2019	DAJ	Monthly Bank Fee	Yes	CMTRX00003010	$46.55	
DAJ000005684	3/1/2019	DAJ	Interac Fees	Yes	CMTRX00003010	$6.16	
DAJ000005679	3/4/2019	DAJ	Kiedyk Feb 2019 MC Signed	Yes	CMTRX00003008	$6,966.23	
DAJ000005685	3/4/2019	DAJ	Andrews Feb 2019 MC Signed	Yes	CMTRX00003011	$1,197.09	
DAJ000005696	3/4/2019	DAJ	Hutchins Feb 2018 MC Signed	Yes	CMTRX00003018	$2,046.59	
DAJ000005686	3/5/2019	DAJ	Rec Gen PP04 RP0001	Yes	CMTRX00003012	$103,215.41	
DAJ000005687	3/5/2019	DAJ	Rec Gen PP04 RP0002	Yes	CMTRX00003012	$11,356.82	
DAJ000005688	3/6/2019	DAJ	PST Feb 2019	Yes	CMTRX00003013	$918.41	
DAJ000005689	3/7/2019	DAJ	Omsi SPA Inv 1487 Seating	Yes	CMTRX00003014	$92,679.61	
DAJ000005690	3/7/2019	DAJ	Omsi SPA Inv 001452 Export	Yes	CMTRX00003014	$53,379.50	
DAJ000005691	3/8/2019	DAJ	Pay Period 05	Yes	CMTRX00003015	$224,267.19	
DAJ000005692	3/8/2019	DAJ	Pay Period 05 Pension	Yes	CMTRX00003016	$44,174.76	
DAJ000005693	3/8/2019	DAJ	Pay Period 05 Fire Pension	Yes	CMTRX00003016	$15,580.89	
DAJ000005694	3/12/2019	DAJ	Shell PAP Feb 14	Yes	CMTRX00003017	$1,290.10	
DAJ000005698	3/12/2019	DAJ	Application Fee	Yes	CMTRX00003020	$3,200.00	
DAJ000005699	3/15/2019	DAJ	Mar Desjardins Statement	Yes	CMTRX00003021	$21,021.61	
DAJ000005700	3/15/2019	DAJ	Covermaster Wire 50% Dep	Yes	CMTRX00003022	$67,668.72	
DAJ000005697	3/16/2019	DAJ	ASO Cost Plus Feb	Yes	CMTRX00003019	$22,204.54	
DAJ000005708	3/19/2019	DAJ	Rec Gen PP05 RP0001	Yes	CMTRX00003027	$96,765.16	
DAJ000005709	3/19/2019	DAJ	Rec Gen PP05 RP0002	Yes	CMTRX00003027	$12,369.84	
DAJ000005711	3/20/2019	DAJ	LTSA Account Top Up	Yes	CMTRX00003029	$500.00	
DAJ000005712	3/22/2019	DAJ	Pay Period 06	Yes	CMTRX00003030	$222,572.11	
DAJ000005713	3/22/2019	DAJ	Pay Period 06 Fire Pension	Yes	CMTRX00003031	$15,651.12	
DAJ000005714	3/22/2019	DAJ	Pay Period 06 Pension	Yes	CMTRX00003031	$44,200.35	
DAJ000005718	3/22/2019	DAJ	Baldwin Mar 2019 MC Signed	Yes	CMTRX00003035	$511.56	
DAJ000005710	3/25/2019	DAJ	Shell PAP Feb 28	Yes	CMTRX00003028	$460.12	
DAJ000005715	3/25/2019	DAJ	Dillabaugh Mar 2019 MC Signe	Yes	CMTRX00003032	$2,758.69	
DAJ000005716	3/25/2019	DAJ	Worobec Mar 2019 MC Signed	Yes	CMTRX00003033	$773.36	
DAJ000005717	3/25/2019	DAJ	Mahovlich Mar 2019 MC Signed	Yes	CMTRX00003034	$62.83	
DAJ000005719	3/25/2019	DAJ	Kiedyk Mar 2019 MC Signed	Yes	CMTRX00003036	$843.54	
DAJ000005720	3/25/2019	DAJ	Aubrey Mar 2019 MC Signed	Yes	CMTRX00003037	$7,059.69	
DAJ000005721	3/25/2019	DAJ	Dube Mar 2019 MC Signed	Yes	CMTRX00003038	$5,133.55	
DAJ000005722	3/25/2019	DAJ	LTSA Account Top Up	Yes	CMTRX00003039	$500.00	
DAJ000005723	3/27/2019	DAJ	Manton Mar 2019 MC Signed	Yes	CMTRX00003040	$743.48	
DAJ000005724	3/27/2019	DAJ	Andrews Mar 2019 MC Signed	Yes	CMTRX00003041	$6,487.37	
DAJ000005725	3/28/2019	DAJ	LTSA Account Top Up	Yes	CMTRX00003042	$500.00	
DAJ000005727	3/28/2019	DAJ	Hutchins Mar 2018 MC Signed	Yes	CMTRX00003043	$596.41	
DAJ000005730	4/1/2019	DAJ	BMO April in Mar bank	Yes	CMTRX00003045	$450.00	
DAJ000005733	4/1/2019	DAJ	Interac Charges	Yes	CMTRX00003047	$9.22	
DAJ000005734	4/1/2019	DAJ	Monthly Fee	Yes	CMTRX00003047	$46.55	
DAJ000005736	4/2/2019	DAJ	PST March 2019	Yes	CMTRX00003048	$213.83	
DAJ000005739	4/2/2019	DAJ	WCB Remittance Q1	Yes	CMTRX00003049	$30,135.85	
DAJ000005737	4/3/2019	DAJ	Rec Gen PP06 RP0001	Yes	CMTRX00003049	$96,856.02	
DAJ000005738	4/3/2019	DAJ	Rec Gen PP06 RP0002	Yes	CMTRX00003049	$12,217.85	
DAJ000005740	4/3/2019	DAJ	Omsi Inv 19 000375	Yes	CMTRX00003050	$18,112.62	
DAJ000005742	4/3/2019	DAJ	Payroll Chq 42325 Andrews	Yes	CMTRX00003051	$15,919.22	
DAJ000005743	4/5/2019	DAJ	Pay Period 07	Yes	CMTRX00003052	$216,921.41	
DAJ000005744	4/5/2019	DAJ	Pay Period 07 Fire Pension	Yes	CMTRX00003053	$14,759.53	

Chequebook ID Description User-Defined 1 Current Balance

Number	Date	Type	Paid To/Rcvd From	Reconciled	Origin	Payment	Deposit
DAJ000005745	4/5/2019	DAJ	Pay Period 07 Pension	Yes	CMTRX00003053	$44,421.23	
DAJ000005748	4/8/2019	DAJ	Shell PAP Mar 14	Yes	CMTRX00003055	$964.93	
DAJ000005749	4/10/2019	DAJ	PP07 Rec Gen RP0001	Yes	CMTRX00003056	$113,013.21	
DAJ000005750	4/10/2019	DAJ	PP07 Rec Gen RP0002	Yes	CMTRX00003056	$10,086.23	
DAJ000005751	4/11/2019	DAJ	LTSA Account Top Up	Yes	CMTRX00003057	$500.00	
DAJ000005752	4/11/2019	DAJ	PST Mar 2019 Amendment	Yes	CMTRX00003058	$74,305.35	
DAJ000005753	4/15/2019	DAJ	Apr Desjardins Statement	Yes	CMTRX00003059	$18,579.01	
DAJ000005755	4/15/2019	DAJ	Payroll Chq 42375 Yhde-Riis	Yes	CMTRX00003061	$3,330.53	
DAJ000005754	4/16/2019	DAJ	Mar ASO Cost Plus	Yes	CMTRX00003060	$22,799.30	
DAJ000005756	4/16/2019	DAJ	Rubner Wire Mar Balance	Yes	CMTRX00003062	$290,207.16	
DAJ000005757	4/18/2019	DAJ	Pay Period 08	Yes	CMTRX00003063	$231,343.18	
DAJ000005758	4/18/2019	DAJ	Pay Peirod 08 Pension	Yes	CMTRX00003064	$45,220.71	
DAJ000005759	4/24/2019	DAJ	PP08 Rec Gen RP0001	Yes	CMTRX00003065	$101,309.17	
DAJ000005760	4/24/2019	DAJ	PP08 Rec Gen RP0002	Yes	CMTRX00003065	$10,975.83	
DAJ000005762	4/25/2019	DAJ	Rubner Inv 2/150	Yes	CMTRX00003066	$801,131.37	
DAJ000005763	4/25/2019	DAJ	Shell PAP Mar 31	Yes	CMTRX00003066	$1,016.77	
DAJ000005768	5/1/2019	DAJ	Payroll Chq 42376 Humphrys	Yes	CMTRX00003069	$499.32	
DAJ000005769	5/1/2019	DAJ	Pay Period 09	Yes	CMTRX00003069	$225,432.02	
DAJ000005770	5/1/2019	DAJ	Interac Fees	Yes	CMTRX00003070	$12.81	
DAJ000005771	5/1/2019	DAJ	Monthly Fee	Yes	CMTRX00003070	$83.25	
DAJ000005772	5/3/2019	DAJ	Pay Period 09 Pension	Yes	CMTRX00003070	$45,659.28	
DAJ000005773	5/3/2019	DAJ	Pay Period 09 Fire Pension	Yes	CMTRX00003070	$14,718.90	
DAJ000005774	5/6/2019	DAJ	May 03 Cash Short	Yes	CMTRX00003071	$5.00	
DAJ000005781	5/6/2019	DAJ	Dube Apr 2019 MC Signed	Yes	CMTRX00003076	$2,903.65	
DAJ000005782	5/6/2019	DAJ	Worobec Apr 2019 MC Signed	Yes	CMTRX00003077	$892.50	
DAJ000005783	5/6/2019	DAJ	Manton Apr 2019 MC Signed	Yes	CMTRX00003078	$902.03	
DAJ000005784	5/6/2019	DAJ	Mahovlich Apr 2019 MC Signed	Yes	CMTRX00003079	$2,668.97	
DAJ000005785	5/6/2019	DAJ	Dillabaugh Apr 2019 MC Signe	Yes	CMTRX00003081	$6,574.37	
DAJ000005787	5/6/2019	DAJ	Aubrey Apr 2019 MC Signed	Yes	CMTRX00003082	$3,041.91	
DAJ000005788	5/6/2019	DAJ	Baldwin Apr 2019 MC Signed	Yes	CMTRX00003083	$20.00	
DAJ000005776	5/7/2019	DAJ	Young Anderson 3680 TCH	Yes	CMTRX00003073	$1,272,578.89	
DAJ000005778	5/9/2019	DAJ	Shell PAP Apr 14	Yes	CMTRX00003074	$865.23	
DAJ000005789	5/9/2019	DAJ	Andrews Apr 2019 MC Signed	Yes	CMTRX00003084	$520.00	
DAJ000005779	5/10/2019	DAJ	PP09 Rec Gen RP0001	Yes	CMTRX00003075	$98,343.28	
DAJ000005780	5/10/2019	DAJ	PP09 Rec Gen RP0002	Yes	CMTRX00003075	$10,738.02	
DAJ000005786	5/13/2019	DAJ	LTSA Account Top Up	Yes	CMTRX00003080	$500.00	
DAJ000005790	5/15/2019	DAJ	PST April 2019	Yes	CMTRX00003085	$35,390.64	
DAJ000005792	5/15/2019	DAJ	Charge for 2nd Interac	Yes	CMTRX00003087	$24.93	
DAJ000005793	5/16/2019	DAJ	April ASO Cost Plus	Yes	CMTRX00003088	$32,625.83	
DAJ000005794	5/17/2019	DAJ	Pay Period 10 Pension	Yes	CMTRX00003088	$44,958.75	
DAJ000005795	5/17/2019	DAJ	Pay Period 10 Fire Pension	Yes	CMTRX00003088	$14,614.20	
DAJ000005796	5/17/2019	DAJ	Pay Period 10	Yes	CMTRX00003089	$225,969.60	
DAJ000005798	5/23/2019	DAJ	Rubner Invoice 5	Yes	CMTRX00003091	$740,535.29	
DAJ000005799	5/23/2019	DAJ	Desjardins May Statement	Yes	CMTRX00003092	$19,496.58	
DAJ000005800	5/24/2019	DAJ	Rec Gen PP10 RP0001	Yes	CMTRX00003092	$94,602.22	
DAJ000005801	5/24/2019	DAJ	Rec Gen PP10 RP0002	Yes	CMTRX00003092	$11,104.75	
DAJ000005814	5/27/2019	DAJ	Shell PAP Apr 30	Yes	CMTRX00003100	$997.64	
DAJ000005802	5/28/2019	DAJ	Hutchins Apr 2019	Yes	CMTRX00003093	$1,695.85	
DAJ000005803	5/28/2019	DAJ	Dillabaugh May 2019 Signed	Yes	CMTRX00003094	$3,923.79	
DAJ000005804	5/28/2019	DAJ	Baldwin May 2019 MC Signed	Yes	CMTRX00003095	$1,412.00	
DAJ000005805	5/28/2019	DAJ	Aubrey May 2019 MC Signed	Yes	CMTRX00003096	$5,749.99	
DAJ000005806	5/28/2019	DAJ	Mahovlich May 2019 MC Signed	Yes	CMTRX00003097	$976.75	
DAJ000005807	5/28/2019	DAJ	Worobec May 2019 MC Signed	Yes	CMTRX00003098	$91.90	
DAJ000005810	5/29/2019	DAJ	LTSA Account top up	Yes	CMTRX00003099	$500.00	
DAJ000005811	5/29/2019	DAJ	Mastercards Paid	Yes	CMTRX00003099	$8,805.21	
DAJ000005813	5/29/2019	DAJ	Retro HOG posted in error	Yes	CMTRX00003100	$3,125.00	
DAJ000005816	5/31/2019	DAJ	Pay Period 11	Yes	CMTRX00003102	$229,172.00	
DAJ000005817	5/31/2019	DAJ	Pay Period 11 Fire Pension	Yes	CMTRX00003103	$14,946.07	
DAJ000005818	5/31/2019	DAJ	Pay Period 11 Pension	Yes	CMTRX00003103	$47,714.38	
DAJ000005826	5/31/2019	DAJ	Cash Deposits May 29	Yes	CMTRX00003106	$0.12	
DAJ000005823	6/1/2019	DAJ	BMO May 31 Bank	Yes	CMTRX00003104	$8,260.60	
DAJ000005828	6/3/2019	DAJ	Interac Fees	Yes	CMTRX00003108	$38.25	
DAJ000005829	6/3/2019	DAJ	Monthly Fees	Yes	CMTRX00003108	$214.55	
DAJ000005830	6/5/2019	DAJ	PP11 Rec Gen RP0001	Yes	CMTRX00003109	$93,302.29	
DAJ000005831	6/5/2019	DAJ	PP11 Rec Gen RP0002	Yes	CMTRX00003109	$11,324.88	

Chequebook ID Description User-Defined 1 Current Balance

Number	Date	Type	Paid To/Rcvd From	Reconciled	Origin	Payment	Deposit
DAJ000005832	6/6/2019	DAJ	Employers Health Tax Q1	Yes	CMTRX00003110	$42,040.46	
DAJ000005833	6/6/2019	DAJ	Chimney Permit Cheque	Yes	CMTRX00003110	$27.50	
DAJ000005834	6/7/2019	DAJ	Deposit 960 Latoria Wired	Yes	CMTRX00003110	$50,000.00	
DAJ000005852	6/10/2019	DAJ	Hutchins Apr/May MC	Yes	CMTRX00003122	$7,783.90	
DAJ000005854	6/10/2019	DAJ	Shell PAP May 14	Yes	CMTRX00003123	$1,037.05	
DAJ000005855	6/10/2019	DAJ	June 05 Cash Deposit	Yes	CMTRX00003123	$50.00	
DAJ000005856	6/11/2019	DAJ	Coneybeer May 2019 MC Signed	Yes	CMTRX00003124	$214.36	
DAJ000005857	6/11/2019	DAJ	PST May 2019	Yes	CMTRX00003125	$16,910.44	
DAJ000005859	6/12/2019	DAJ	LTSA Account Top Up	Yes	CMTRX00003126	$500.00	
DAJ000005860	6/12/2019	DAJ	Omsi Inv 19-000081 Wired	Yes	CMTRX00003127	$15,541.71	
DAJ000005862	6/14/2019	DAJ	Aubrey May 2019 MC Signed	Yes	CMTRX00003128	$1,345.39	
DAJ000005863	6/14/2019	DAJ	Pay Period 12	Yes	CMTRX00003129	$227,628.13	
DAJ000005864	6/14/2019	DAJ	PP12 Pension	Yes	CMTRX00003130	$45,380.04	
DAJ000005865	6/14/2019	DAJ	PP12 Fire Pension	Yes	CMTRX00003130	$14,945.66	
DAJ000005866	6/17/2019	DAJ	Jun Desjardins Statement	Yes	CMTRX00003131	$19,433.25	
DAJ000005867	6/17/2019	DAJ	May ASO Cost Plus	Yes	CMTRX00003131	$27,298.65	
DAJ000005870	6/19/2019	DAJ	Rec Gen PP12 RP0001	Yes	CMTRX00003133	$87,866.71	
DAJ000005871	6/19/2019	DAJ	Rec Gen PP12 RP0002	Yes	CMTRX00003133	$11,310.71	
DAJ000005872	6/19/2019	DAJ	Dillabaugh June 2019 MC Sign	Yes	CMTRX00003134	$5,057.76	
DAJ000005873	6/19/2019	DAJ	Worobec June 2019 MC Signed	Yes	CMTRX00003135	$1,908.55	
DAJ000005874	6/19/2019	DAJ	Manton June 2019 MC Signed	Yes	CMTRX00003136	$850.00	
DAJ000005878	6/25/2019	DAJ	Mahovlich June 2019 MC Signe	Yes	CMTRX00003139	$1,218.25	
DAJ000005879	6/25/2019	DAJ	Dube June 2019 MC Signed	Yes	CMTRX00003140	$3,561.93	
DAJ000005880	6/25/2019	DAJ	Baldwin June 2019 MC Signed	Yes	CMTRX00003141	$1,137.75	
DAJ000005882	6/25/2019	DAJ	Shell PAP May 31	Yes	CMTRX00003142	$1,141.95	
DAJ000005883	6/27/2019	DAJ	Kiedyk June 2019 MC Signed	Yes	CMTRX00003143	$128.73	
DAJ000005885	6/28/2019	DAJ	Pay Period 13	Yes	CMTRX00003145	$253,101.26	
DAJ000005888	6/28/2019	DAJ	Pension Pay Period 13	Yes	CMTRX00003146	$45,310.41	
DAJ000005889	6/28/2019	DAJ	Fire Pension Pay Period 13	Yes	CMTRX00003146	$14,824.42	
DAJ000005891	7/2/2019	DAJ	Monthly Fee	Yes	CMTRX00003146	$46.55	
DAJ000005892	7/2/2019	DAJ	Interac Fee	Yes	CMTRX00003146	$145.78	
DAJ000005895	7/2/2019	DAJ	Cash Differences jun 24-28	Yes	CMTRX00003147	$130.00	
DAJ000005897	7/3/2019	DAJ	Bank Outstanding as Jul 02	Yes	CMTRX00003148	$439,160.48	
DAJ000005899	7/3/2019	DAJ	Omsi SPA Invoice - Wire Tran	Yes	CMTRX00003150	$21,898.32	
DAJ000005900	7/3/2019	DAJ	Rubner SPA Inv - Wire Transf	Yes	CMTRX00003150	$166,153.81	
DAJ000005918	7/3/2019	DAJ	Hutchins June 2019 MC Signed	Yes	CMTRX00003160	$471.94	
DAJ000005919	7/3/2019	DAJ	Coneybeer June 2019 MC Signe	Yes	CMTRX00003161	$5,753.28	
DAJ000005898	7/4/2019	DAJ	PST June 2019	Yes	CMTRX00003149	$32,275.90	
DAJ000005901	7/4/2019	DAJ	Rec Gen PP13 RP0001	Yes	CMTRX00003150	$91,891.18	
DAJ000005902	7/4/2019	DAJ	Rec Gen PP13 RP0002	Yes	CMTRX00003150	$11,874.36	
DAJ000005884	7/9/2019	DAJ	2019 School & Police Tax Pmt	Yes	CMTRX00003144	$9,047,665.93	
DAJ000005903	7/9/2019	DAJ	Shell PAP Jun 14	Yes	CMTRX00003151	$773.31	
DAJ000005904	7/11/2019	DAJ	Cash Shortages - Tax Time	Yes	CMTRX00003152	$100.33	
DAJ000005967	7/11/2019	DAJ	Adjust Cash Over Short	Yes	CMTRX00003179	$267.78	
DAJ000005906	7/12/2019	DAJ	Pay Period 14	Yes	CMTRX00003154	$237,399.40	
DAJ000005907	7/12/2019	DAJ	Pay Period 14 Pension	Yes	CMTRX00003155	$46,705.32	
DAJ000005908	7/12/2019	DAJ	Pay Period 14 Fire Pension	Yes	CMTRX00003155	$15,544.68	
DAJ000005909	7/12/2019	DAJ	LTSA Account Top Up	Yes	CMTRX00003155	$500.00	
DAJ000005912	7/12/2019	DAJ	WCB Q2	Yes	CMTRX00003157	$30,265.62	
DAJ000005910	7/15/2019	DAJ	Payroll Chq 42780 Moss	Yes	CMTRX00003156	$2,344.55	
DAJ000005911	7/15/2019	DAJ	Desjardins July Statement	Yes	CMTRX00003157	$19,826.41	
DAJ000005913	7/16/2019	DAJ	2nd Remittance PT2 for 2019	Yes	CMTRX00003158	$2,806,600.85	
DAJ000005914	7/16/2019	DAJ	June ASO Cost Plus	Yes	CMTRX00003159	$20,263.33	
DAJ000005915	7/16/2019	DAJ	Omsi Inv 227 - Euros	Yes	CMTRX00003159	$46,834.56	
DAJ000005916	7/17/2019	DAJ	Rec Gen PP14 RP0001	Yes	CMTRX00003159	$87,531.38	
DAJ000005917	7/17/2019	DAJ	Rec Gen PP14 RP0002	Yes	CMTRX00003159	$11,951.20	
DAJ000005926	7/19/2019	DAJ	Raymond James Wire Transfer	Yes	CMTRX00003163	$3,000,000.00	
DAJ000005927	7/19/2019	DAJ	GICs	Yes	CMTRX00003163	$9,000,000.00	
DAJ000005930	7/19/2019	DAJ	Manton Jul 15 MC	Yes	CMTRX00003163	$887.13	
DAJ000005932	7/19/2019	DAJ	Baldwin Jul 15 MC	Yes	CMTRX00003163	$33.59	
DAJ000005929	7/22/2019	DAJ	Kiedyk Jul 15 MC	Yes	CMTRX00003163	$568.87	
DAJ000005931	7/22/2019	DAJ	Aubrey Jul 15 MC	Yes	CMTRX00003163	$5,742.95	
DAJ000005939	7/22/2019	DAJ	Dube July MC	Yes	CMTRX00003168	$2,915.23	
DAJ000005942	7/22/2019	DAJ	Coneybeer Jul 05 MC	Yes	CMTRX00003171	$1,143.14	
DAJ000005943	7/22/2019	DAJ	Hutchins Jul 05 MC	Yes	CMTRX00003171	$222.20	

Chequebook ID Description User-Defined 1 Current Balance

Number	Date	Type	Paid To/Rcvd From	Reconciled	Origin	Payment	Deposit
DAJ000005944	7/22/2019	DAJ	Petrie Jul 05 MC	Yes	CMTRX00003171	$1,718.13	
DAJ000005945	7/22/2019	DAJ	Dillabaugh Jul 05 MC	Yes	CMTRX00003171	$4,603.76	
DAJ000005946	7/22/2019	DAJ	Mahovlich Jul 05 MC	Yes	CMTRX00003171	$1,829.36	
DAJ000005928	7/23/2019	DAJ	LTSA Account Top Up	Yes	CMTRX00003163	$500.00	
DAJ000005933	7/25/2019	DAJ	Shell PAP Jun 30	Yes	CMTRX00003164	$1,318.01	
DAJ000005935	7/26/2019	DAJ	Pay Period 15 Pension	Yes	CMTRX00003166	$47,217.70	
DAJ000005936	7/26/2019	DAJ	Pay Period 15 Fire Pension	Yes	CMTRX00003166	$15,948.23	
DAJ000005938	7/26/2019	DAJ	Pay Period 15	Yes	CMTRX00003167	$241,895.08	
DAJ000005940	7/30/2019	DAJ	Island Savings	Yes	CMTRX00003169	$2,000,000.00	
DAJ000005951	7/31/2019	DAJ	July 2019 School Tax	No	CMTRX00003174	$92,850.84	
DAJ000005969	7/31/2019	DAJ	July 02 postings	Yes	CMTRX00003181	$267.78	
DAJ000005950	8/1/2019	DAJ	BMO Aug 01	No	CMTRX00003173	$905.15	
DAJ000005952	8/1/2019	DAJ	Monthly Fee	No	CMTRX00003175	$83.25	
DAJ000005953	8/1/2019	DAJ	Interac Fee	No	CMTRX00003175	$38.07	
DAJ000005997	8/1/2019	DAJ	2019 MFA Levy	No	CMTRX00003201	$2,500.87	
DAJ000005954	8/6/2019	DAJ	Rec Gen PP15 RP0001	No	CMTRX00003175	$84,988.39	
DAJ000005955	8/6/2019	DAJ	Rec Gen PP15 RP0002	No	CMTRX00003175	$13,563.06	
DAJ000005956	8/6/2019	DAJ	Rubner Inv 2 2 260 Wire	No	CMTRX00003175	$248,028.00	
DAJ000005957	8/6/2019	DAJ	Omsi Inv 233 Wire	No	CMTRX00003175	$23,747.33	
DAJ000005971	8/8/2019	DAJ	Shell PAP Jul 14	No	CMTRX00003183	$670.20	
DAJ000005973	8/9/2019	DAJ	Pay Period 16 Pension	No	CMTRX00003185	$47,828.16	
DAJ000005974	8/9/2019	DAJ	Pay Period 16 Fire Pension	No	CMTRX00003185	$17,727.12	
DAJ000005979	8/9/2019	DAJ	Pay Period 16	No	CMTRX00003186	$245,671.46	
DAJ000005998	8/14/2019	DAJ	Petrie July 2019 MC Signed	No	CMTRX00003202	$5,415.46	
DAJ000005972	8/15/2019	DAJ	PST July 2019	No	CMTRX00003184	$11,619.21	
DAJ000005975	8/15/2019	DAJ	Desjardins August Statement	No	CMTRX00003185	$20,240.66	
DAJ000005976	8/19/2019	DAJ	PP16 Rec Gen RP0001	No	CMTRX00003185	$84,456.43	
DAJ000005977	8/19/2019	DAJ	PP16 Rec Gen RP0002	No	CMTRX00003185	$15,464.05	
DAJ000005978	8/20/2019	DAJ	LTSA Account Top Up	No	CMTRX00003185	$500.00	
DAJ000005981	8/23/2019	DAJ	Pay Period 17 Pension	No	CMTRX00003187	$47,274.47	
DAJ000005982	8/23/2019	DAJ	Pay Period 17 Fire Pension	No	CMTRX00003187	$17,943.31	
DAJ000005983	8/23/2019	DAJ	Young Anderson 851 Brock	No	CMTRX00003187	$565,650.44	
DAJ000005985	8/23/2019	DAJ	Pay Period 17	No	CMTRX00003189	$251,082.99	
DAJ000005987	8/23/2019	DAJ	Payroll Chq 43053	No	CMTRX00003191	$7,197.36	
DAJ000005986	8/26/2019	DAJ	Mahovlich Aug 2019 MC Signed	No	CMTRX00003190	$1,500.27	
DAJ000005988	8/27/2019	DAJ	Shell PAP Jul 31	No	CMTRX00003192	$1,234.81	
DAJ000005989	8/27/2019	DAJ	Dillabaugh Aug 2019 MC Signe	No	CMTRX00003193	$1,709.42	
DAJ000005990	8/27/2019	DAJ	Aubrey Aug 2019 MC Signed	No	CMTRX00003194	$3,292.59	
DAJ000005991	8/27/2019	DAJ	Worobec Aug 2019 MC Signed	No	CMTRX00003195	$152.75	
DAJ000005992	8/27/2019	DAJ	Hutchins Aug 2019 MC Signed	No	CMTRX00003196	$54.95	
DAJ000005993	8/27/2019	DAJ	Baldwin Aug 2019 MC Signed	No	CMTRX00003197	$3,150.00	
DAJ000005994	8/27/2019	DAJ	Manton Aug 2019 MC Signed	No	CMTRX00003198	$231.59	

290 Transaction(s)

290 Total Transaction(s)

Ranges:	From:	To:		From:	To:
Cheque Number	First	Last	Cheque Date	1/1/2019	8/31/2019
Vendor ID	First	Last	Chequebook ID	First	Last
Vendor Name	First	Last			

Sorted By: Cheque Date

* Voided Cheques

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
0041988	Crest Building Consultancy Ltd	1/2/2019	$656.25
0041989	Acklands - Grainger Inc.	1/3/2019	$131.10
0041990	Camtrux CCTV Inspections Ltd	1/3/2019	$2,094.75
0041991	DB Services of Victoria Inc	1/3/2019	$100.00
0041992	Election System and Software Canada	1/3/2019	$1,227.83
0041993	Home Depot Credit Services	1/3/2019	$225.75
0041994	Irwin Air Ltd.	1/3/2019	$812.78
0041995	Medical Services Plan Of BC	1/3/2019	$5,400.00
0041996	SYN Lawn Vancouver Island	1/3/2019	$46,321.28
0041997	TELUS Communications Company	1/3/2019	$2,338.40
0041998	Westhills Land Corp	1/3/2019	$23,500.00
0041999	Works Photography Inc.	1/3/2019	$735.00
EFT000000005866	Associated Engineering Ltd	1/3/2019	$1,224.72
EFT000000005867	Attentus Landscape Architecture	1/3/2019	$7,617.19
EFT000000005868	Bell Distribution Inc.	1/3/2019	$313.59
EFT000000005869	Best Service Pros Ltd	1/3/2019	$144.00
EFT000000005870	Canadian Linen & Uniform Service	1/3/2019	$386.23
EFT000000005871	Capital Regional District	1/3/2019	$7,783.34
EFT000000005872	CDW Canada	1/3/2019	$206.29
EFT000000005873	Coast Environmental Services Ltd.	1/3/2019	$418.43
EFT000000005874	Johnson Controls #V4020	1/3/2019	$784.23
EFT000000005875	Kal Tire	1/3/2019	$66.20
EFT000000005876	Kerr Wood Leidal Consulting Engineers	1/3/2019	$9,849.26
EFT000000005877	Lambert, Paul	1/3/2019	$1,017.56
EFT000000005878	Lowe, Cate	1/3/2019	$144.18
EFT000000005879	Orkin Canada Corporation	1/3/2019	$283.51
EFT000000005880	Prices Lock & Safe	1/3/2019	$10.95
EFT000000005881	Rocky Mountain Phoenix	1/3/2019	$326.05
EFT000000005882	Ryzuk Geotechnical	1/3/2019	$958.33
EFT000000005883	Sherwin Williams	1/3/2019	$338.34
EFT000000005884	Slegg Construction Materials Ltd	1/3/2019	$111.31
EFT000000005885	VDA Architecture Ltd	1/3/2019	$10,610.25
EFT000000005886	Victoria Contracting & Municipal Maint.	1/3/2019	$43,789.30
EFT000000005887	Watt Consulting Group	1/3/2019	$11,595.94
EFT000000005888	Wilson's Transportation Ltd	1/3/2019	$992.25
EFT000000005889	Windley Contracting Ltd	1/3/2019	$31,230.63
EFT000000005890	WSP Canada Inc	1/3/2019	$307.56
EFT000000005891	West Shore Parks & Recreation Society	1/8/2019	$627,934.00
0042002	Anniko, Hunter	1/9/2019	$50,000.00
0042003	687346 BC Ltd	1/10/2019	$8,912.10
0042004	BC Transit	1/10/2019	$7,586.97
0042005	Bell, Leah	1/10/2019	$40.00
0042006	British Columbia Economic Development Association	1/10/2019	$624.75
0042007	Contempo Developments Ltd.	1/10/2019	$1,500.00
0042008	Cupe Local 50	1/10/2019	$1,121.27
0042009	Destination Greater Victoria	1/10/2019	$729.75
0042010	Detlor, Keith	1/10/2019	$40.00
0042011	Edgar, Adam	1/10/2019	$40.00
0042012	EVTA of BC	1/10/2019	$50.00
0042013	Fire Prevention Officers Assoc Of BC	1/10/2019	$157.50
0042014	Footcare 4U	1/10/2019	$50.00
0042015	Gregg Distributors LP	1/10/2019	$369.19
0042016	Higgins, Cecil	1/10/2019	$200.00
0042017	Icompass Technologies, Inc.	1/10/2019	$1,327.20
0042018	Kahl Realty Inc.	1/10/2019	$1,000.00
0042019	Key-2 Auto Parts & Engine Rebuilders	1/10/2019	$199.14
0042020	Dyrda, Peter	1/10/2019	$200.00
0042021	Love, Carren	1/10/2019	$750.00

* Voided Cheques

Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
0042022		M & R Plumbing and Heating	1/10/2019			$750.00
0042023		Minister Of Finance/Corporate Relations	1/10/2019			$56.09
0042024		Olsen, Nathan	1/10/2019			$750.00
0042025		Peebles, Gavin	1/10/2019			$40.00
0042026		Planning Institute Of B.C.	1/10/2019			$1,865.00
0042027		Receiver General Of Canada	1/10/2019			$16.59
0042028		Saunders Family Foundation	1/10/2019			$1,140.00
0042029		Talon Signs	1/10/2019			$750.00
0042030		Volunteer Firefighter Association of BC	1/10/2019			$400.00
0042031		West Shore Environmental Services Limited Partnership	1/10/2019			$4,740.92
0042032		City Of Langford	1/10/2019			$10,000,000.00
0042033		McCormick Meadows Ltd	1/10/2019			$127,054.50
EFT000000005892		Abell Pest Control	1/10/2019			$113.15
EFT000000005893		All Battery	1/10/2019			$174.32
EFT000000005894		Artopia Adaptive Display Arts	1/10/2019			$4,956.01
EFT000000005895		Baldwin, Matthew	1/10/2019			$90.00
EFT000000005896		BC Assessment Authority	1/10/2019			$1,086.92
EFT000000005897		Bell Distribution Inc.	1/10/2019			$1,108.76
EFT000000005898		Belmont Collision	1/10/2019			$99.18
EFT000000005899		Canadian Linen & Uniform Service	1/10/2019			$160.57
EFT000000005900		Canon Canada Inc	1/10/2019			$353.17
EFT000000005901		Capital Regional Hospital District	1/10/2019			$6,159.68
EFT000000005902		CDW Canada	1/10/2019			$92.94
EFT000000005903		Diamond Municipal Solutions	1/10/2019			$34,609.44
EFT000000005904		Eager Beaver Tree Service	1/10/2019			$1,575.00
EFT000000005905		International Assoc Of Firefighters	1/10/2019			$4,806.10
EFT000000005906		Island Key Computer Ltd.	1/10/2019			$143.36
EFT000000005907		Jamieson, Kyle	1/10/2019			$40.00
EFT000000005908		Johnson, Lucas	1/10/2019			$40.00
EFT000000005909		Kachanoski, Adam	1/10/2019			$40.00
EFT000000005910		Langford Staff Social Committee	1/10/2019			$267.00
EFT000000005911		Madill - The Office Company	1/10/2019			$849.85
EFT000000005912		Prices Lock & Safe	1/10/2019			$123.49
EFT000000005913		Princess Auto	1/10/2019			$24.60
EFT000000005914		Ramsey, Emily	1/10/2019			$40.00
EFT000000005915		Robinson, Wayne	1/10/2019			$274.21
EFT000000005916		Scansa Construction	1/10/2019			$750.00
EFT000000005917		School District No.62	1/10/2019			$30,700.73
EFT000000005918		Shaw Cablesystems GP	1/10/2019			$1,695.76
EFT000000005919		Sherwin Williams	1/10/2019			$176.50
EFT000000005920		Spencer, Chris	1/10/2019			$40.00
EFT000000005921		Thyssenkrupp Elevator	1/10/2019			$258.37
EFT000000005922		Tran Sign (1999) Ltd	1/10/2019			$324.80
EFT000000005923		United Way Of Greater Victoria	1/10/2019			$2,455.00
EFT000000005924		Capital Regional District	1/10/2019			$167,730.94
0042034		Keycorp Event Management Ltd	1/15/2019			$131,250.00
0042035		Ash Mountain Construction Ltd	1/17/2019			$42,473.55
0042036		BC Transit	1/17/2019			$25,417.44
0042037		Boutilier, Michael	1/17/2019			$109.85
0042039		Colquitz Engineering Ltd	1/17/2019			$485.10
0042040		Dev Building Maintenance	1/17/2019			$378.00
0042041		Dynamic Rescue Equipment Sales LTD	1/17/2019			$1,429.27
0042042		Eakins Hydrological Consulting	1/17/2019			$7,751.85
0042043		Elkay Developments	1/17/2019			$402.00
0042044		Fitness Experience	1/17/2019			$123.20
0042045		Fogarty, Jack and Rita	1/17/2019			$694.75
0042046		Fountain Tire	1/17/2019			$291.51
0042048		IBS of Coastal British Columbia	1/17/2019			$129.36
0042049		itgroove Professional Service Ltd	1/17/2019			$859.69
0042050		Jacklin Rd Investments Ltd	1/17/2019			$151.03
0042051		Jaswal, Aggib	1/17/2019			$1,252.84
0042053		Francois Ledoux & Louise Plante	1/17/2019			$307.77
0042054		Lidstone & Company Barristers and Solicitors	1/17/2019			$1,182.72
0042055		Lite Access Technologies Inc	1/17/2019			$23,716.25
0042056		Loghouse Pub Liquor Store	1/17/2019			$404.74

* Voided Cheques

Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
0042057		Mac's Heating Ltd	1/17/2019			$323.10
0042058		Ministry of Transportation & Infrastructure	1/17/2019			$6,236.47
0042059		Nandhra Holding Company	1/17/2019			$398.60
0042060		On The Moove Dairy Delivery	1/17/2019			$89.80
0042061		Petty Cash	1/17/2019			$354.20
0042062		Powell & Associates Land Surveyors	1/17/2019			$621.15
0042063		Purolator Courier Ltd	1/17/2019			$36.82
0042066		SSL-Sustainable Services Ltd	1/17/2019			$718.88
0042067		Strata Plan VIS5379	1/17/2019			$494.21
0042068		Strata Plan 5690	1/17/2019			$281.01
0042069		Technical Safety BC	1/17/2019			$241.00
0042070		Tervita Corporation	1/17/2019			$328.55
0042071		Thomson, Shelley	1/17/2019			$124.64
0042072		Tower Fence Products Ltd.	1/17/2019			$464.04
0042073		Uline Canada Corporation	1/17/2019			$769.44
0042074		Urban Development Institute- Pacific Region	1/17/2019			$551.25
0042075		Van Isle Containers	1/17/2019			$302.40
0042077		Vimex Contracting Ltd	1/17/2019			$4,809.00
0042078		Watt, Sue	1/17/2019			$135.14
0042079		Westside Insta-A-Print	1/17/2019			$21.42
0042080		West Shore Environmental Services Limited Partnership	1/17/2019			$25.00
0042081		Wilson Marshall Law Corporation	1/17/2019			$2,966.43
EFT000000005925		Accent Refrigeration Systems Ltd.,	1/17/2019			$4,574.00
EFT000000005926		Access Records And Media Mngmnt Ltd	1/17/2019			$53.32
EFT000000005927		Aire Serv of Greater Victoria	1/17/2019			$84.26
EFT000000005928		Air Liquide Canada Inc	1/17/2019			$97.01
EFT000000005929		Beasley, Kelly	1/17/2019			$475.00
EFT000000005930		Alpine Disposal & Recycling	1/17/2019			$1,411.52
EFT000000005931		Atomic Crayon	1/17/2019			$460.37
EFT000000005932		Bell Mobility Inc.	1/17/2019			$5,494.32
EFT000000005933		Best Service Pros Ltd	1/17/2019			$207.35
EFT000000005934		Black Press Group	1/17/2019			$4,300.93
EFT000000005935		Canadian Linen & Uniform Service	1/17/2019			$243.08
EFT000000005936		Canadian Springs	1/17/2019			$353.62
EFT000000005937		Capital City Paving Ltd.	1/17/2019			$3,539.03
EFT000000005938		City of Nanaimo	1/17/2019			$840.00
EFT000000005939		Colwood Langford Auto Supply Ltd.	1/17/2019			$4.82
EFT000000005940		Corpus, Ted	1/17/2019			$1,359.75
EFT000000005941		de Bree, Anton	1/17/2019			$99.63
EFT000000005942		Dominion Govlaw LLP	1/17/2019			$73.59
EFT000000005943		Eager Beaver Tree Service	1/17/2019			$1,365.00
EFT000000005944		Enex Fuels Ltd	1/17/2019			$2,648.24
EFT000000005945		Fantastic Cleaning Ltd.	1/17/2019			$14,158.69
EFT000000005946		Fletcher, Lorne	1/17/2019			$175.00
EFT000000005947		Food For Thought Catering Ltd	1/17/2019			$286.55
EFT000000005948		Fortis BC Natural Gas	1/17/2019			$7,893.27
EFT000000005949		GRAND & TOY	1/17/2019			$1,718.86
EFT000000005950		Greater Victoria Security	1/17/2019			$13,466.08
EFT000000005951		Hayworth Communities Inc	1/17/2019			$6,002.85
EFT000000005952		Heritage House Trophies	1/17/2019			$138.88
EFT000000005953		Jamieson, Kyle	1/17/2019			$40.00
EFT000000005954		Kachanoski, Adam	1/17/2019			$332.18
EFT000000005955		Kiedyk, Darren	1/17/2019			$136.62
EFT000000005956		Langford Emergency Support Services	1/17/2019			$1,938.48
EFT000000005957		Martin, Sharon	1/17/2019			$500.00
EFT000000005958		McElhanney Consulting Services Ltd	1/17/2019			$4,547.25
EFT000000005959		McLellan, Tara	1/17/2019			$266.66
EFT000000005960		M.D. Charlton Co. Ltd.	1/17/2019			$106.38
EFT000000005961		OnPoint Project Engineers Ltd	1/17/2019			$8,357.48
EFT000000005962		P & R Western Star Trucks	1/17/2019			$750.83
EFT000000005963		Parry, Hilary	1/17/2019			$681.00
EFT000000005964		Read Jones Christoffersen	1/17/2019			$10,902.91
EFT000000005965		reFUSE Resource Recovery	1/17/2019			$339.79
EFT000000005966		Richlock Rentals Ltd.	1/17/2019			$6,473.32
EFT000000005967		Royal Colwood Golf & Country Club	1/17/2019			$69.76

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000005968	Ryzuk Geotechnical		1/17/2019			$702.19
EFT000000005969	Sahlstrom, Matt		1/17/2019			$95.19
EFT000000005970	Scansa Construction		1/17/2019			$393.75
EFT000000005971	Chrissy Shaw		1/17/2019			$1,602.13
EFT000000005972	Telus		1/17/2019			$1,662.48
EFT000000005973	TForce Final Mile		1/17/2019			$15.43
EFT000000005974	Tran Sign (1999) Ltd		1/17/2019			$394.46
EFT000000005975	VDA Architecture Ltd		1/17/2019			$30,371.25
EFT000000005976	Verity Construction Ltd		1/17/2019			$45,727.50
EFT000000005977	Waste Management		1/17/2019			$248.13
EFT000000005978	Watt Consulting Group		1/17/2019			$4,800.75
EFT000000005979	Western Traffic Ltd		1/17/2019			$2,228.80
EFT000000005980	The Westin Bear Mountain, Victoria		1/17/2019			$26,185.33
EFT000000005981	WFR Wholesale Fire & Rescue Ltd.		1/17/2019			$5,305.87
EFT000000005982	WSP Canada Inc		1/17/2019			$4,185.20
EFT000000005983	Beyond the Turf Ltd		1/17/2019			$55,881.63
EFT000000005984	Draycor Construction Ltd		1/17/2019			$237,545.81
EFT000000005985	Island Key Computer Ltd.		1/17/2019			$55,737.37
EFT000000005986	Kerr Wood Leidal Consulting Engineers		1/17/2019			$144,633.66
EFT000000005987	Raylec Power LP		1/17/2019			$138,050.03
EFT000000005988	Victoria Contracting & Municipal Maint.		1/17/2019			$1,123,329.27
EFT000000005989	Young, Anderson Barristers & Solicitors		1/17/2019			$71,841.94
0042083	Blok Limited		1/24/2019			$100.00
0042084	Campeau, Jordan		1/24/2019			$750.00
0042085	Carter, Carly		1/24/2019			$2,161.65
0042086	Citrus-O Carpet Care		1/24/2019			$360.15
0042087	Contempo Developments Ltd.		1/24/2019			$2,000.00
0042088	Cupe Local 50		1/24/2019			$1,082.84
0042089	Custom Hitch & R V Service Ltd		1/24/2019			$209.16
0042090	Fire Chiefs' Association Of B.C.		1/24/2019			$204.96
0042091	Fire Prevention Officers Assoc Of BC		1/24/2019			$78.75
0042092	Gann, Dale C		1/24/2019			$4,000.00
0042093	Grant Construction		1/24/2019			$750.00
0042094	Home Depot Credit Services		1/24/2019			$269.33
0042095	Intermunicipal Advisory Committee on Disability Issues		1/24/2019			$500.00
0042096	Ironclad Developments Inc.		1/24/2019			$750.00
0042097	M'Akola - 544 Goldstream		1/24/2019			$22,904.10
0042098	McGregor, Daniel		1/24/2019			$200.00
0042099	Morgan, Helen		1/24/2019			$200.00
0042100	Pacific Coast Land Company Inc		1/24/2019			$3,925.00
0042101	Pagely, Neal		1/24/2019			$1,000.00
0042102	Patterson, Chris		1/24/2019			$195.00
0042103	Planning Institute Of B.C.		1/24/2019			$559.00
0042104	Purolator Courier Ltd		1/24/2019			$15.66
0042105	Receiver General Of Canada		1/24/2019			$16.60
0042106	Rick's Plumbing		1/24/2019			$200.00
0042107	Russ Hays Racing Cycle Club Society		1/24/2019			$5,000.00
0042109	Tekloch Homes Ltd		1/24/2019			$750.00
0042110	Westhills Land Corp		1/24/2019			$21.84
0042111	M'akola Housing Society		1/24/2019			$78,525.00
EFT000000005990	Abell Pest Control		1/24/2019			$113.15
EFT000000005991	Air Liquide Canada Inc		1/24/2019			$936.59
EFT000000005992	All Battery		1/24/2019			$225.21
EFT000000005993	Best Service Pros Ltd		1/24/2019			$332.95
EFT000000005994	Blackwell, Denise		1/24/2019			$954.97
EFT000000005995	Canadian Linen & Uniform Service		1/24/2019			$449.27
EFT000000005996	Canadian Springs		1/24/2019			$129.71
EFT000000005997	Cantec Fire Alarm Systems		1/24/2019			$534.89
EFT000000005998	Civicinfo BC		1/24/2019			$1,407.33
EFT000000005999	Eager Beaver Tree Service		1/24/2019			$19,362.50
EFT000000006000	Glenoak Ford		1/24/2019			$100.86
EFT000000006001	Greater Victoria Security		1/24/2019			$7,332.07
EFT000000006002	Heritage House Trophies		1/24/2019			$134.40
EFT000000006003	Island Key Computer Ltd.		1/24/2019			$5,541.98
EFT000000006004	Island Floor Centre		1/24/2019			$10,356.72

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006005	Kal Tire		1/24/2019			$754.35
EFT000000006006	Kerr Wood Leidal Consulting Engineers		1/24/2019			$8,422.11
EFT000000006007	Level Ground Trading		1/24/2019			$516.00
EFT000000006008	Lexisnexis Canada Inc.		1/24/2019			$341.78
EFT000000006009	Madill - The Office Company		1/24/2019			$306.16
EFT000000006010	PBX Engineering Ltd		1/24/2019			$8,857.08
EFT000000006011	Performance Plus Hockey		1/24/2019			$105.00
EFT000000006012	Prices Lock & Safe		1/24/2019			$123.49
EFT000000006013	Raylec Power LP		1/24/2019			$1,039.62
EFT000000006014	Seaton, Lanny		1/24/2019			$129.66
EFT000000006015	Telus		1/24/2019			$41.40
EFT000000006016	Distributel Communications		1/24/2019			$885.96
EFT000000006017	Thyssenkrupp Elevator		1/24/2019			$258.37
EFT000000006018	Total Power Ltd		1/24/2019			$173.25
EFT000000006019	Verity Construction Ltd		1/24/2019			$68.73
EFT000000006020	West Bay Mechanical Ltd.		1/24/2019			$612.65
EFT000000006021	West Shore Chamber Of Commerce		1/24/2019			$4,987.50
EFT000000006022	Wilson, Kirsten		1/24/2019			$253.05
EFT000000006023	BC Hydro		1/24/2019			$58,747.41
EFT000000006024	Beyond the Turf Ltd		1/24/2019			$58,401.00
0042113	A-Tech Doors		2/1/2019			$175.88
0042114	BC Fire Training Officers Association		2/1/2019			$157.50
0042115	Camtrux CCTV Inspections Ltd		2/1/2019			$598.50
0042116	Capital Regional District Water Dept.		2/1/2019			$6,445.99
0042117	Eager Beaver Tree Service		2/1/2019			$11,865.00
0042118	GRAPHIC OFFICE		2/1/2019			$974.44
0042119	Helen Koning		2/1/2019			$4,375.00
0042120	Home Depot Credit Services		2/1/2019			$124.35
0042121	Hoylake Developments Limited Partnership		2/1/2019			$31,692.00
0042122	Klitsie, Ian		2/1/2019			$750.00
0042123	M2 Graphix		2/1/2019			$562.80
0042124	McMillan, Shannon		2/1/2019			$2,806.23
0042125	Medical Services Plan Of BC		2/1/2019			$5,287.50
0042126	Sto:lo Nation		2/1/2019			$640.00
0042127	Northern Pacific Holdings Inc		2/1/2019			$1,397.00
0042128	On The Moove Dairy Delivery		2/1/2019			$95.20
0042129	Philips Lifeline		2/1/2019			$135.29
0042130	Powell & Associates Land Surveyors		2/1/2019			$1,297.20
0042131	SLEGG Doors Ltd.		2/1/2019			$390.80
0042132	Stohmann, Leah		2/1/2019			$2,350.05
0042133	Victoria Roofing		2/1/2019			$249.38
0042134	Ironclad Developments Inc.		2/1/2019			$217,419.09
0042135	Petty Cash		2/1/2019			$280.55
EFT000000006025	Achinback Industries And Foundry Ltd		2/1/2019			$8,044.28
EFT000000006026	Acme Supplies		2/1/2019			$101.65
EFT000000006027	All Battery		2/1/2019			$17.96
EFT000000006028	Aquamarine Inc		2/1/2019			$16,640.40
EFT000000006029	BC Hydro		2/1/2019			$1,007.84
EFT000000006030	Bell Mobility Inc.		2/1/2019			$6,433.26
EFT000000006031	Boreas Consulting Ltd.		2/1/2019			$1,890.00
EFT000000006032	Brookeline Publishing House Inc		2/1/2019			$131.25
EFT000000006033	Canadian Linen & Uniform Service		2/1/2019			$299.34
EFT000000006034	Canadian Springs		2/1/2019			$423.16
EFT000000006035	Capital Region Emerg.Serv.Telecom.		2/1/2019			$19,554.81
EFT000000006036	Capital Regional District		2/1/2019			$7,783.34
EFT000000006037	City of Nanaimo		2/1/2019			$483.00
EFT000000006038	Colwood Langford Auto Supply Ltd.		2/1/2019			$12.55
EFT000000006039	DesLauriers, Bill		2/1/2019			$195.00
EFT000000006040	Dominion Govlaw LLP		2/1/2019			$110.88
EFT000000006041	Enex Fuels Ltd		2/1/2019			$919.15
EFT000000006042	Fastrac Printing Ltd		2/1/2019			$295.68
EFT000000006043	Fortis BC Natural Gas		2/1/2019			$26.25
EFT000000006044	Gillam Group		2/1/2019			$34,285.01
EFT000000006045	Goodbye Graffiti Victoria		2/1/2019			$225.59
EFT000000006046	Heritage House Trophies		2/1/2019			$36.41

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006047	Kachanoski, Adam		2/1/2019			$44.06
EFT000000006048	KGC Fire Rescue Inc.		2/1/2019			$134.60
EFT000000006049	Lambert, Paul		2/1/2019			$738.65
EFT000000006050	Landmark Sign Ltd.		2/1/2019			$44.80
EFT000000006051	Lordco Parts Ltd		2/1/2019			$33.54
EFT000000006052	Madill - The Office Company		2/1/2019			$876.15
EFT000000006053	Michelle Mahovlich		2/1/2019			$59.40
EFT000000006054	Manton, Cory		2/1/2019			$226.80
EFT000000006055	Mr. Electric		2/1/2019			$293.12
EFT000000006056	M.S. Drycleaning & Tailoring		2/1/2019			$175.64
EFT000000006057	Orkin Canada Corporation		2/1/2019			$283.51
EFT000000006058	Paladin Technologies		2/1/2019			$199.50
EFT000000006059	Performance Plus Hockey		2/1/2019			$2,481.33
EFT000000006060	Prices Alarm Systems Ltd		2/1/2019			$44.10
EFT000000006061	Prices Lock & Safe		2/1/2019			$129.79
EFT000000006062	Radioworks		2/1/2019			$2,106.81
EFT000000006063	Rona Revy Inc.		2/1/2019			$100.66
EFT000000006064	Ryzuk Geotechnical		2/1/2019			$20,505.55
EFT000000006065	Sherwin Williams		2/1/2019			$165.81
EFT000000006066	Slegg Construction Materials Ltd		2/1/2019			$52.61
EFT000000006067	Sunbelt Rentals		2/1/2019			$347.55
EFT000000006068	Total Power Ltd		2/1/2019			$177.64
EFT000000006069	Tran Sign (1999) Ltd		2/1/2019			$63.33
EFT000000006070	Uptown Air Conditioning Ltd.		2/1/2019			$1,037.16
EFT000000006071	Victoria Contracting & Municipal Maint.		2/1/2019			$397.95
EFT000000006072	The Westin Bear Mountain, Victoria		2/1/2019			$267.51
EFT000000006073	Greater Victoria Security		2/1/2019			$7,410.63
EFT000000006074	Pacific Centre Family Services		2/1/2019			$5,758.33
EFT000000006075	Richmond Property Group		2/1/2019			$6,200.88
EFT000000006076	Silverstream Investments Inc		2/1/2019			$8,644.21
EFT000000006077	Westhills Land Corp		2/1/2019			$11,760.64
EFT000000006078	Draycor Construction Ltd		2/1/2019			$68,150.78
EFT000000006079	Greater Victoria Public Library		2/1/2019			$143,507.00
EFT000000006080	YMCA YWCA of Greater Victoria		2/1/2019			$83,125.00
0042136	1157689 BC Ltd		2/7/2019			$750.00
0042137	Andrew Sheret Limited		2/7/2019			$131.61
0042138	A-Tech Doors		2/7/2019			$952.67
0042139	Capital Regional District Water Dept.		2/7/2019			$8,536.35
0042140	Colquitz Engineering Ltd		2/7/2019			$176.40
0042141	DB Land Acquisitions		2/7/2019			$189.24
0042142	Deuces Northwest Streetrods Ltd.		2/7/2019			$3,500.00
0042143	DJReid Contracting Ltd		2/7/2019			$750.00
0042144	Helium to Go Victoria		2/7/2019			$215.04
0042145	Jacklin Rd Investments Ltd		2/7/2019			$600.00
0042146	New Valley Holdings		2/7/2019			$22,750.00
0042147	Russell Food Equipment Limited		2/7/2019			$1,500.00
0042148	Trisha Archer		2/7/2019			$90.00
0042149	Shaw Business Solutions Inc		2/7/2019			$2,016.00
0042150	SSL-Sustainable Services Ltd		2/7/2019			$17,687.90
0042151	Tekloch Homes Ltd		2/7/2019			$750.00
0042152	Umbrella Society		2/7/2019			$1,000.00
0042153	Van Isle Containers		2/7/2019			$302.40
0042154	Village Walk Design		2/7/2019			$2,516.89
0042155	Westshore Towing Ltd		2/7/2019			$258.95
0042156	Willing, Peter		2/7/2019			$10,000.00
0042157	Zam Developments Ltd		2/7/2019			$6,510.00
0042158	DB Services of Victoria Inc		2/7/2019			$83,146.00
0042159	Rapid Impact Compactors Ltd		2/7/2019			$52,661.70
0042160	West Shore Environmental Services Limited Partnership		2/7/2019			$71,252.75
EFT000000006081	Alexander Holburn Beaudin LLP		2/7/2019			$1,113.87
EFT000000006082	Bell Distribution Inc.		2/7/2019			$403.18
EFT000000006083	CDW Canada		2/7/2019			$340.31
EFT000000006084	Coast Environmental Services Ltd.		2/7/2019			$300.62
EFT000000006085	Fantastic Cleaning Ltd.		2/7/2019			$5,810.85
EFT000000006086	Goodbye Graffiti Victoria		2/7/2019			$225.59

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006087	Island Key Computer Ltd.		2/7/2019			$143.36
EFT000000006088	Madill - The Office Company		2/7/2019			$509.21
EFT000000006089	Paladin Technologies		2/7/2019			$261.29
EFT000000006090	Princess Auto		2/7/2019			$41.43
EFT000000006091	Radioworks		2/7/2019			$283.37
EFT000000006092	Read Jones Christoffersen		2/7/2019			$12,537.00
EFT000000006093	reFUSE Resource Recovery		2/7/2019			$185.33
EFT000000006094	Royal Colwood Golf & Country Club		2/7/2019			$184.00
EFT000000006095	School District No.62		2/7/2019			$38,066.00
EFT000000006096	Shaw Cablesystems GP		2/7/2019			$523.51
EFT000000006097	Chrissy Shaw		2/7/2019			$840.91
EFT000000006098	Sherwin Williams		2/7/2019			$54.95
EFT000000006099	Slegg Construction Materials Ltd		2/7/2019			$884.66
EFT000000006100	Spriggs, Geoff		2/7/2019			$1,597.96
EFT000000006101	Strategic Alliance		2/7/2019			$234.15
EFT000000006102	Uptown Air Conditioning Ltd.		2/7/2019			$204.75
EFT000000006103	Victoria Contracting & Municipal Maint.		2/7/2019			$60.50
EFT000000006104	Westbrook Consulting Ltd.		2/7/2019			$1,581.57
EFT000000006105	Western Comm. Fire Safety Expo		2/7/2019			$300.00
EFT000000006106	Beyond the Turf Ltd		2/7/2019			$85,082.13
EFT000000006107	Capital Regional District		2/7/2019			$327,596.40
EFT000000006108	Scansa Construction		2/7/2019			$204,059.06
0042162	Capital Regional District Water Dept		2/15/2019			$2,023.35
0042163	Capital Regional District Water Dept.		2/15/2019			$9,820.49
0042164	Daxco Developments Ltd.		2/15/2019			$254.30
0042165	Duffus, Maureen		2/15/2019			$179.70
0042166	Eager Beaver Tree Service		2/15/2019			$6,195.00
0042167	Fountain Tire		2/15/2019			$114.38
0042168	itgroove Professional Service Ltd		2/15/2019			$354.38
0042169	Lidstone & Company Barristers and Solicitors		2/15/2019			$633.64
0042170	Littlejohn, Rebecca		2/15/2019			$68.74
0042171	Mac's Heating Ltd		2/15/2019			$506.75
0042172	Need2 Suicide Prevention Ed & Support		2/15/2019			$5,858.85
0042173	Nutri-Lawn		2/15/2019			$1,951.24
0042174	Old Island Pest Control		2/15/2019			$315.00
0042175	On The Moove Dairy Delivery		2/15/2019			$155.90
0042176	Purolator Courier Ltd		2/15/2019			$475.61
0042177	Shaw Business Solutions Inc		2/15/2019			$2,016.00
0042178	Smith, Caroline		2/15/2019			$760.47
0042179	SSL-Sustainable Services Ltd		2/15/2019			$9.60
0042180	West Shore R.C.M.P.		2/15/2019			$15,100.00
0042181	Westside Insta-A-Print		2/15/2019			$35.08
0042182	Westshore Custom Picture Framing		2/15/2019			$28.06
0042183	Microsoft Corporation		2/15/2019			$127,311.61
EFT000000006109	Access Records And Media Mngmnt Ltd		2/15/2019			$71.75
EFT000000006110	Action Door Service Inc.		2/15/2019			$128.10
EFT000000006111	Aire Serv of Greater Victoria		2/15/2019			$707.57
EFT000000006112	All Battery		2/15/2019			$495.00
EFT000000006113	Beasley, Kelly		2/15/2019			$475.00
EFT000000006114	Alpine Disposal & Recycling		2/15/2019			$849.91
EFT000000006115	Atomic Crayon		2/15/2019			$539.39
EFT000000006116	Best Service Pros Ltd		2/15/2019			$167.03
EFT000000006117	Canadian Linen & Uniform Service		2/15/2019			$446.36
EFT000000006118	Canadian Springs		2/15/2019			$24.02
EFT000000006119	Canon Canada Inc		2/15/2019			$353.17
EFT000000006120	CDW Canada		2/15/2019			$191.30
EFT000000006121	Charter Telecom Inc.		2/15/2019			$5,230.92
EFT000000006122	Colwood Langford Auto Supply Ltd.		2/15/2019			$14.41
EFT000000006123	Cruikshank, Trina		2/15/2019			$63.27
EFT000000006124	Draycor Construction Ltd		2/15/2019			$515.38
EFT000000006125	Enex Fuels Ltd		2/15/2019			$3,803.69
EFT000000006126	Fastrac Printing Ltd		2/15/2019			$98.56
EFT000000006127	Hayworth Communities Inc		2/15/2019			$6,079.85
EFT000000006128	Heritage House Trophies		2/15/2019			$39.20
EFT000000006129	Island Key Computer Ltd.		2/15/2019			$490.56

* Voided Cheques

Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006130	Johnson Controls #V4020		2/15/2019			$2,789.34
EFT000000006131	Level Ground Trading		2/15/2019			$200.65
EFT000000006132	Lordco Parts Ltd		2/15/2019			$62.63
EFT000000006133	Martin & Levesque Inc		2/15/2019			$3,487.23
EFT000000006134	Moen, Jeff		2/15/2019			$1,102.50
EFT000000006135	Mr. Electric		2/15/2019			$560.46
EFT000000006136	Neopost Canada Ltd		2/15/2019			$2,650.00
EFT000000006137	New Age Chimney Sweeps		2/15/2019			$115.50
EFT000000006138	Orkin Canada Corporation		2/15/2019			$189.00
EFT000000006139	Performance Plus Hockey		2/15/2019			$5,652.70
EFT000000006140	P. R. Bridge Systems Ltd		2/15/2019			$1,701.35
EFT000000006141	Prices Lock & Safe		2/15/2019			$638.50
EFT000000006142	Profire Emergency Equipment		2/15/2019			$482.28
EFT000000006143	reFUSE Resource Recovery		2/15/2019			$158.95
EFT000000006144	Rona Revy Inc.		2/15/2019			$24.46
EFT000000006145	Shaw Cablesystems GP		2/15/2019			$521.19
EFT000000006146	Chrissy Shaw		2/15/2019			$406.56
EFT000000006147	Slegg Construction Materials Ltd		2/15/2019			$53.74
EFT000000006148	Spriggs, Geoff		2/15/2019			$577.66
EFT000000006149	SYN Lawn Vancouver Island		2/15/2019			$13,573.56
EFT000000006150	TForce Final Mile		2/15/2019			$15.26
EFT000000006151	Think Communications Inc		2/15/2019			$902.57
EFT000000006152	Tran Sign (1999) Ltd		2/15/2019			$649.60
EFT000000006153	Victoria Contracting & Municipal Maint.		2/15/2019			$1,906.46
EFT000000006154	Waste Management		2/15/2019			$294.41
EFT000000006155	West Shore Arts Council		2/15/2019			$1,796.25
EFT000000006156	Hendry Swinton McKenzie		2/15/2019			$269,000.00
0042184	Minister Of Finance/Corporate Relations		2/19/2019			$440.00
0000655	City Of Langford		2/20/2019			$192,155.96
0000656	Colwood, City Of		2/20/2019			$87,168.85
0000657	Esquimalt, Township Of		2/20/2019			$87,075.07
0000658	Highlands, District Of		2/20/2019			$11,488.09
0000659	Metchosin, District Of		2/20/2019			$23,398.20
0000660	Sooke, District Of		2/20/2019			$67,615.64
0042187	ASTTBC		2/21/2019			$371.28
0042188	Capital Regional District Water Dept.		2/21/2019			$1,000.00
0042189	Caravan Global Canada		2/21/2019			$1,435.47
0042190	Cupe Local 50		2/21/2019			$1,124.14
0042191	Gardner Creek Joint Venture		2/21/2019			$32,865.58
0042192	Higgins, Delayne		2/21/2019			$104.99
0042193	Home Depot Credit Services		2/21/2019			$458.96
0042194	Island Advertising		2/21/2019			$1,890.00
0042195	JDF Figure Skate Club		2/21/2019			$281.55
0042196	JDF Minor Hockey		2/21/2019			$563.09
0042197	Kelly, Dave and Kathy		2/21/2019			$2,041.69
0042198	McCormick Meadows Ltd		2/21/2019			$1,000.00
0042199	National Bank Of Canada		2/21/2019			$570.00
0042200	On The Moove Dairy Delivery		2/21/2019			$113.80
0042201	Perron, Richard		2/21/2019			$200.00
0042202	Purolator Courier Ltd		2/21/2019			$139.67
0042203	Rasmussen Bindery		2/21/2019			$95.45
0042204	Receiver General Of Canada		2/21/2019			$96.81
0042205	Uline Canada Corporation		2/21/2019			$917.43
0042206	Umbrella Society		2/21/2019			$1,000.00
0042207	Wensley Architecture Ltd		2/21/2019			$6,329.66
0042208	Westside Insta-A-Print		2/21/2019			$78.40
EFT000000006157	Abell Pest Control		2/21/2019			$113.15
EFT000000006158	Belmont Collision		2/21/2019			$1,900.92
EFT000000006159	Canadian Springs		2/21/2019			$187.86
EFT000000006160	City of Nanaimo		2/21/2019			$1,152.32
EFT000000006161	Dominion Govlaw LLP		2/21/2019			$540.69
EFT000000006162	Eagle Ridge Roller Hockey League		2/21/2019			$24.97
EFT000000006163	Esquimalt Nation		2/21/2019			$1,594.27
EFT000000006164	Fortis BC Natural Gas		2/21/2019			$6,565.14
EFT000000006165	Heritage House Trophies		2/21/2019			$411.89

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006166		Island Key Computer Ltd.	2/21/2019			$266.56
EFT000000006167		Justice Institute Of B.C.	2/21/2019			$527.76
EFT000000006168		Audrey Kryklywyj	2/21/2019			$120.23
EFT000000006169		M.S. Drycleaning & Tailoring	2/21/2019			$188.93
EFT000000006170		Orkin Canada Corporation	2/21/2019			$84.00
EFT000000006171		PBX Engineering Ltd	2/21/2019			$4,119.57
EFT000000006172		Performance Plus Hockey	2/21/2019			$2,056.93
EFT000000006173		Raylec Power LP	2/21/2019			$637.39
EFT000000006174		Robinson, Wayne	2/21/2019			$3,150.00
EFT000000006175		Rona Revy Inc.	2/21/2019			$65.62
EFT000000006176		Royal Colwood Golf & Country Club	2/21/2019			$2,500.00
EFT000000006177		Ryzuk Geotechnical	2/21/2019			$31,616.18
EFT000000006178		Schoenefuhs, Wolfgang	2/21/2019			$324.96
EFT000000006179		Shaw Cablesystems GP	2/21/2019			$199.43
EFT000000006180		Songhees Nation	2/21/2019			$2,860.30
EFT000000006181		Strategic Alliance	2/21/2019			$1,324.32
EFT000000006182		Sunbelt Rentals	2/21/2019			$200.00
EFT000000006183		Telus	2/21/2019			$1,683.12
EFT000000006184		Thyssenkrupp Elevator	2/21/2019			$258.37
EFT000000006185		Total Power Ltd	2/21/2019			$177.59
EFT000000006186		Tran Sign (1999) Ltd	2/21/2019			$1,765.64
EFT000000006187		VDA Architecture Ltd	2/21/2019			$42,683.44
EFT000000006188		Victoria Figure Skate Club	2/21/2019			$281.55
EFT000000006189		Watt Consulting Group	2/21/2019			$837.44
EFT000000006190		Western Canada Fire Protection	2/21/2019			$1,099.22
EFT000000006191		Scansa Construction	2/21/2019			$554,971.35
EFT000000006192		Young, Anderson Barristers & Solicitors	2/21/2019			$50,161.99
0042209		Petty Cash	2/22/2019			$336.75
0042210		BC Hydro	2/26/2019			$1,000.00
0042211		687108 BC Ltd.	3/1/2019			$3,086.81
0042212		Colwood Pentecostal Church	3/1/2019			$100.00
0042213		Acklands - Grainger Inc.	3/1/2019			$414.29
0042214		Minister of Finance - C/O Agricultural Land Commission	3/1/2019			$1,200.00
0042215		BC Hydro Payment Controls Dept	3/1/2019			$1,501.50
0042216		Cherish Community Living Ltd	3/1/2019			$390.60
0042217		Choice Events Ltd - Vic Goddess Run	3/1/2019			$4,000.00
0042218		Courtside Sports Ltd	3/1/2019			$145.60
0042219		Curti, Cathy	3/1/2019			$570.00
0042220		Era Law	3/1/2019			$13,572.12
0042221		Fortis BC Surrey	3/1/2019			$315.00
0042222		Home Depot Credit Services	3/1/2019			$46.95
0042223		Ironclad Developments Inc.	3/1/2019			$31,292.00
0042224		MDC Law Enforcement & Military Equipment Distributors	3/1/2019			$131.35
0042225		Medical Services Plan Of BC	3/1/2019			$300.00
0042226		Sarah Beckett Memorial Run	3/1/2019			$2,500.00
0042228		Travel Medicine & Vaccination Centre-Victoria	3/1/2019			$80.00
0042229		Trican Filtration Group Inc	3/1/2019			$572.60
0042230		Trusted Trades Inc.	3/1/2019			$150.00
0042231		Waste Wise Ltd	3/1/2019			$399.00
0042232		Westshore Towing Ltd	3/1/2019			$446.07
0042233		Wounded Warrior Canada	3/1/2019			$5,000.00
0042234		Minister Of Finance/Corporate Relations	3/1/2019			$330.00
EFT000000006193		Aire Serv of Greater Victoria	3/1/2019			$498.92
EFT000000006194		Alpine Disposal & Recycling	3/1/2019			$944.58
EFT000000006195		BC Hydro	3/1/2019			$0.13
EFT000000006196		Bell Mobility Inc.	3/1/2019			$5,130.18
EFT000000006197		Best Service Pros Ltd	3/1/2019			$192.38
EFT000000006198		Black Press Group	3/1/2019			$5,377.03
EFT000000006199		Brookeline Publishing House Inc	3/1/2019			$131.25
EFT000000006200		Buckingham, Julia	3/1/2019			$489.08
EFT000000006201		Canadian Linen & Uniform Service	3/1/2019			$318.58
EFT000000006202		Capital Regional District	3/1/2019			$7,783.34
EFT000000006203		City of Nanaimo	3/1/2019			$1,732.08
EFT000000006204		Dominion Govlaw LLP	3/1/2019			$110.88
EFT000000006205		Drivewise	3/1/2019			$1,653.75

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006206		Fantastic Cleaning Ltd.	3/1/2019			$8,848.35
EFT000000006207		Food For Thought Catering Ltd	3/1/2019			$180.53
EFT000000006208		Greater Victoria Security	3/1/2019			$7,116.16
EFT000000006209		Heritage House Trophies	3/1/2019			$49.17
EFT000000006210		Houle Electric	3/1/2019			$4,076.16
EFT000000006211		Kal Tire	3/1/2019			$34.86
EFT000000006212		Landmark Sign Ltd.	3/1/2019			$3,738.00
EFT000000006213		Lordco Parts Ltd	3/1/2019			$172.84
EFT000000006214		Madill - The Office Company	3/1/2019			$111.18
EFT000000006215		Martin & Levesque Inc	3/1/2019			$185.70
EFT000000006216		Mr. Electric	3/1/2019			$1,221.94
EFT000000006217		Neopost Canada Ltd	3/1/2019			$339.36
EFT000000006218		OnPoint Project Engineers Ltd	3/1/2019			$645.75
EFT000000006219		Orkin Canada Corporation	3/1/2019			$199.51
EFT000000006220		Pacific Centre Family Services	3/1/2019			$5,758.33
EFT000000006221		Pozney, Chris	3/1/2019			$630.00
EFT000000006222		Princess Auto	3/1/2019			$33.58
EFT000000006223		Raylec Power LP	3/1/2019			$9,052.68
EFT000000006224		Receiver General Of Canada	3/1/2019			$36,028.28
EFT000000006225		Reinsch, Ryan	3/1/2019			$606.56
EFT000000006226		Richmond Property Group	3/1/2019			$6,200.88
EFT000000006227		Robertson, Ben	3/1/2019			$630.00
EFT000000006228		Rona Revy Inc.	3/1/2019			$57.50
EFT000000006229		Shaw Cablesystems GP	3/1/2019			$371.71
EFT000000006230		Sherwin Williams	3/1/2019			$90.30
EFT000000006231		Silverstream Investments Inc	3/1/2019			$8,644.21
EFT000000006232		Slegg Construction Materials Ltd	3/1/2019			$196.89
EFT000000006233		Southern Railway Vancouver Island	3/1/2019			$1,069.14
EFT000000006234		Stewart, Norma	3/1/2019			$370.70
EFT000000006235		Stokes International	3/1/2019			$772.17
EFT000000006236		Strategic Alliance	3/1/2019			$1,335.65
EFT000000006237		Szpak, Lillian	3/1/2019			$822.97
EFT000000006238		Distributel Communications	3/1/2019			$902.57
EFT000000006239		Tran Sign (1999) Ltd	3/1/2019			$257.39
EFT000000006240		TST Canada	3/1/2019			$789.72
EFT000000006241		Walmsley & Associates	3/1/2019			$2,844.63
EFT000000006242		Westhills Land Corp	3/1/2019			$11,672.41
EFT000000006243		Greater Victoria Public Library	3/1/2019			$143,507.00
EFT000000006244		McCallum Developments Inc	3/1/2019			$118,000.00
EFT000000006245		The Westin Bear Mountain, Victoria	3/1/2019			$65,545.98
EFT000000006246		YMCA YWCA of Greater Victoria	3/1/2019			$83,125.00
REMIT0000000000		Andrew Sheret Limited	3/1/2019			$0.00
0042237		Langford Emergency Support Services	3/7/2019			$10,000.00
0042238		1214889 Alberta Ltd.	3/7/2019			$750.00
0042239		B.T.H Construction Ltd	3/7/2019			$35,422.50
0042240		Central Homes & Developments Ltd	3/7/2019			$4,656.50
0042241		Complete School of Truck Transportation	3/7/2019			$250.00
0042242		Creative Embroidery	3/7/2019			$1,502.59
0042243		Eager Beaver Tree Service	3/7/2019			$3,937.50
0042244		Highwater Tattoo Company	3/7/2019			$100.00
0042245		Medical Services Plan Of BC	3/7/2019			$5,325.00
0042246		Proline Property Mngt	3/7/2019			$3,738.00
0042247		Protex Fence Services	3/7/2019			$183.75
0042248		Purolator Courier Ltd	3/7/2019			$109.82
0042249		Receiver General Of Canada	3/7/2019			$16.98
0042250		Rees RV Shop Limited	3/7/2019			$100.00
0042252		Scott, Cindy or James	3/7/2019			$750.00
0042253		SSL-Sustainable Services Ltd	3/7/2019			$20,777.12
0042254		Stadacona Commercial Management	3/7/2019			$2,000.00
0042255		TerraWest Environmental Inc	3/7/2019			$3,612.00
0042256		Time Sensitive Couriers Ltd.	3/7/2019			$149.92
0042257		Travel Medicine & Vaccination Centre-Victoria	3/7/2019			$65.00
0042258		Union Of BC Municipalities	3/7/2019			$17,063.39
0042259		Van Isle Containers	3/7/2019			$302.40
0042260		Yellow Pages Group	3/7/2019			$63.00

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
0042261		West Shore Environmental Services Limited Partnership	3/7/2019			$90,279.90
EFT000000006247		Acme Supplies	3/7/2019			$28.73
EFT000000006248		Alpine Disposal & Recycling	3/7/2019			$740.86
EFT000000006249		Beyond the Turf Ltd	3/7/2019			$23,360.40
EFT000000006250		Canadian Springs	3/7/2019			$393.66
EFT000000006251		Dube, Kevin	3/7/2019			$43.15
EFT000000006252		Enex Fuels Ltd	3/7/2019			$2,945.24
EFT000000006253		Fantastic Cleaning Ltd.	3/7/2019			$5,646.34
EFT000000006254		Food For Thought Catering Ltd	3/7/2019			$1,023.37
EFT000000006255		Frontline Outfitters	3/7/2019			$1,094.75
EFT000000006256		Gardenstitches	3/7/2019			$31.50
EFT000000006257		GRAND & TOY	3/7/2019			$717.49
EFT000000006258		Greater Victoria Security	3/7/2019			$12,047.74
EFT000000006259		Kiedyk, Darren	3/7/2019			$155.92
EFT000000006260		Audrey Kryklywyj	3/7/2019			$134.26
EFT000000006261		Lambert, Paul	3/7/2019			$1,850.71
EFT000000006262		Madill - The Office Company	3/7/2019			$127.35
EFT000000006263		Martin & Levesque Inc	3/7/2019			$1,928.19
EFT000000006264		M.S. Drycleaning & Tailoring	3/7/2019			$530.41
EFT000000006265		Nielsen, Yari	3/7/2019			$717.91
EFT000000006266		OnPoint Project Engineers Ltd	3/7/2019			$14,329.35
EFT000000006267		Princess Auto	3/7/2019			$58.20
EFT000000006268		reFUSE Resource Recovery	3/7/2019			$272.38
EFT000000006269		Richmond Property Group	3/7/2019			$1,805.13
EFT000000006270		Rocky Mountain Phoenix	3/7/2019			$118.72
EFT000000006271		Royal Colwood Golf & Country Club	3/7/2019			$34.13
EFT000000006272		Ryzuk Geotechnical	3/7/2019			$5,061.00
EFT000000006273		Chrissy Shaw	3/7/2019			$539.44
EFT000000006274		Slegg Construction Materials Ltd	3/7/2019			$127.66
EFT000000006275		Sunbelt Rentals	3/7/2019			$36.16
EFT000000006276		TForce Final Mile	3/7/2019			$15.13
EFT000000006277		Waste Management	3/7/2019			$294.41
EFT000000006278		West Bay Mechanical Ltd.	3/7/2019			$343.81
EFT000000006279		Western Traffic Ltd	3/7/2019			$2,604.24
EFT000000006280		The Westin Bear Mountain, Victoria	3/7/2019			$1,909.06
EFT000000006281		WFR Wholesale Fire & Rescue Ltd.	3/7/2019			$284.78
EFT000000006282		BC Hydro	3/7/2019			$80,823.86
EFT000000006283		Receiver General Of Canada	3/7/2019			$1,661,650.00
0042262		0950119 BC Ltd DBA Empire Welding	3/14/2019			$683.20
0042263		Aquamist Carpet Care Ltd.	3/14/2019			$2,541.00
0042264		B & D Lift Truck Service Ltd.	3/14/2019			$708.75
0042265		Baluch, James	3/14/2019			$400.00
0042266		Bell Canada	3/14/2019			$0.02
0042267		Big Brothers Big Sisters of Victoria and Area	3/14/2019			$1,000.00
0042268		Capital Regional District Water Dept.	3/14/2019			$669.06
0042269		Casson, Robert	3/14/2019			$200.00
0042270		Chartered Professional Accountants	3/14/2019			$157.50
0042271		Colquitz Engineering Ltd	3/14/2019			$1,932.00
0042272		Cummings, Richard	3/14/2019			$570.00
0042273		Douglas Lake Equipment Ltd	3/14/2019			$31,995.38
0042274		Eager Beaver Tree Service	3/14/2019			$5,775.00
0042275		Everson, Tami or Gregory	3/14/2019			$570.00
0042276		Greater Victoria Bike to Work Society	3/14/2019			$1,500.00
0042277		Habitat Acquisition Trust	3/14/2019			$1,000.00
0042278		Hildebrandt, Nicky	3/14/2019			$350.00
0042279		Home Depot Credit Services	3/14/2019			$1,077.60
0042280		Intelligent Traffic Equipment Marketing Ltd.	3/14/2019			$630.00
0042281		M'akola Housing Society	3/14/2019			$1,500.00
0042282		Mark's Work Wearhouse	3/14/2019			$245.69
0042283		McCormick Meadows Ltd	3/14/2019			$10,000.00
0042284		McLeod, Jobinda	3/14/2019			$200.00
0042285		Milestone Equipment Contracting Inc	3/14/2019			$25,635.11
0042286		On The Moove Dairy Delivery	3/14/2019			$332.39
0042287		Open Gate Church	3/14/2019			$1,250.00
0042288		Petty Cash	3/14/2019			$299.30

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
0042289		Receiver General for Canada	3/14/2019			$1,500.00
0042290		Ross, John	3/14/2019			$200.00
0042291		Royal Canadian Legion No. 91	3/14/2019			$5,500.00
0042292		SSL-Sustainable Services Ltd	3/14/2019			$320.85
0042293		Tai Construction	3/14/2019			$750.00
0042294		Trican Filtration Group Inc	3/14/2019			$572.60
0042295		Vancouver Island S Film & Media Comm	3/14/2019			$2,000.00
0042296		Victoria Sexual Assault Centre	3/14/2019			$2,500.00
0042297		Wensley Architecture Ltd	3/14/2019			$7,809.28
0042298		West Shore Environmental Services Limited Partnership	3/14/2019			$15,345.00
0042299		Westshore Custom Picture Framing	3/14/2019			$168.67
EFT000000006284		Access Records And Media Mngmnt Ltd	3/14/2019			$25.81
EFT000000006285		All Battery	3/14/2019			$114.24
EFT000000006286		Beasley, Kelly	3/14/2019			$475.00
EFT000000006287		Alpine Disposal & Recycling	3/14/2019			$483.63
EFT000000006288		Baldwin, Matthew	3/14/2019			$641.46
EFT000000006289		BC Hydro	3/14/2019			$20.00
EFT000000006290		Belmont Collision	3/14/2019			$197.86
EFT000000006291		Best Service Pros Ltd	3/14/2019			$144.00
EFT000000006292		Black Press Group	3/14/2019			$2,483.34
EFT000000006293		Brookeline Publishing House Inc	3/14/2019			$157.50
EFT000000006294		Canon Canada Inc	3/14/2019			$353.17
EFT000000006295		CDW Canada Corp.	3/14/2019			$3,615.78
EFT000000006296		Civicinfo BC	3/14/2019			$1,785.00
EFT000000006297		Colwood Langford Auto Supply Ltd.	3/14/2019			$182.39
EFT000000006298		Dillabaugh, Michael	3/14/2019			$997.50
EFT000000006299		Draycor Construction Ltd	3/14/2019			$1,707.12
EFT000000006300		Dube, Kevin	3/14/2019			$1,568.58
EFT000000006301		Edwards, Cam	3/14/2019			$673.61
EFT000000006302		Fletcher, Lorne	3/14/2019			$179.19
EFT000000006303		Goodbye Graffiti Victoria	3/14/2019			$225.59
EFT000000006304		Hayworth Communities Inc	3/14/2019			$3,950.18
EFT000000006305		Heritage House Trophies	3/14/2019			$16.80
EFT000000006306		Landmark Sign Ltd.	3/14/2019			$588.00
EFT000000006307		Langdon Weir Construction	3/14/2019			$3,750.00
EFT000000006308		Madill - The Office Company	3/14/2019			$2,567.24
EFT000000006309		McElhanney Consulting Services Ltd	3/14/2019			$17,632.70
EFT000000006310		Orkin Canada Corporation	3/14/2019			$307.13
EFT000000006311		Performance Plus Hockey inc.	3/14/2019			$330.00
EFT000000006312		Prices Lock & Safe	3/14/2019			$112.58
EFT000000006313		Princess Auto	3/14/2019			$162.37
EFT000000006314		Raylec Power LP	3/14/2019			$24,735.56
EFT000000006315		Read Jones Christoffersen	3/14/2019			$7,990.50
EFT000000006316		Robinson, Wayne	3/14/2019			$673.61
EFT000000006317		Rona Revy Inc.	3/14/2019			$307.93
EFT000000006318		Scansa Construction	3/14/2019			$39,900.00
EFT000000006319		School District No.62	3/14/2019			$39,417.90
EFT000000006320		Shaw Cablesystems GP	3/14/2019			$513.94
EFT000000006321		Chrissy Shaw	3/14/2019			$760.00
EFT000000006322		Slegg Construction Materials Ltd	3/14/2019			$14.87
EFT000000006323		Staniforth, Curtis	3/14/2019			$373.68
EFT000000006324		Sunbelt Rentals	3/14/2019			$1,023.30
EFT000000006325		Tran Sign (1999) Ltd	3/14/2019			$63.33
EFT000000006326		Watt Consulting Group	3/14/2019			$1,643.78
EFT000000006327		Western Traffic Ltd	3/14/2019			$1,157.52
EFT000000006328		WFR Wholesale Fire & Rescue Ltd.	3/14/2019			$1,055.57
EFT000000006329		Young, Anderson Barristers & Solicitors	3/14/2019			$20,160.18
EFT000000006330		Canadian Linen & Uniform Service	3/14/2019			$268.36
EFT000000006331		Capital Regional District	3/14/2019			$173,758.89
0042300		Andrews, Sherri	3/22/2019			$43.50
0042301		Arc'Teryx Equipment	3/22/2019			$3,082.59
0042302		BC Hydro Payment Controls Dept	3/22/2019			$12,843.60
0042303		Bronee, Lex	3/22/2019			$200.00
0042304		Capital Regional District Water Dept.	3/22/2019			$12,937.65
0042305		Cupe Local 50	3/22/2019			$1,129.65

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
0042306		Dr. Ho Excavating	3/22/2019			$200.00
0042307		G. & E. Contracting LP	3/22/2019			$2,021.25
0042308		G.W. Developments Ltd	3/22/2019			$750.00
0042309		Harmoni Construction	3/22/2019			$100.00
0042310		Herbert, Rhiannon	3/22/2019			$350.00
0042311		Kalyan Studios	3/22/2019			$577.50
0042312		Pacific Football Club	3/22/2019			$1,039.52
0042313		Piltan, Mehdi	3/22/2019			$1,000.00
0042314		Politano, Michael	3/22/2019			$200.00
0042315		Rivers Crossing Community Association	3/22/2019			$85.45
0042316		Rocky Ridge Holdings Ltd.	3/22/2019			$2,100.00
0042317		Run Fast Consulting Inc.	3/22/2019			$600.00
0042318		Shaw Business Solutions Inc	3/22/2019			$1,406.00
0042319		Trevorrow, John	3/22/2019			$200.00
0042320		Westside Insta-A-Print	3/22/2019			$399.17
0042321		Westshore Towing Ltd	3/22/2019			$384.09
0042322		GRAPHIC OFFICE	3/22/2019			$179,975.21
0042323		Westhills Land Corp	3/22/2019			$69,755.00
EFT000000006332		Abell Pest Control	3/22/2019			$113.15
EFT000000006333		Alltera Construction Ltd	3/22/2019			$750.00
EFT000000006334		Atomic Crayon	3/22/2019			$458.17
EFT000000006335		Christopher Aubrey	3/22/2019			$34.00
EFT000000006336		Bell Distribution Inc.	3/22/2019			$313.59
EFT000000006337		Belmont Collision	3/22/2019			$376.50
EFT000000006338		Brookeline Publishing House Inc	3/22/2019			$767.70
EFT000000006339		Brown's The Florist	3/22/2019			$210.92
EFT000000006340		Canadian Linen & Uniform Service	3/22/2019			$409.02
EFT000000006341		Canadian Springs	3/22/2019			$143.84
EFT000000006342		Capital Regional District	3/22/2019			$7,783.34
EFT000000006343		CDW Canada Corp.	3/22/2019			$604.85
EFT000000006344		Dominion Govlaw LLP	3/22/2019			$56.25
EFT000000006345		Dykstra, Robert	3/22/2019			$130.95
EFT000000006346		Fantastic Cleaning Ltd.	3/22/2019			$8,848.35
EFT000000006347		Food For Thought Catering Ltd	3/22/2019			$266.07
EFT000000006348		Fortis BC Natural Gas	3/22/2019			$6,218.89
EFT000000006349		Glenoak Ford	3/22/2019			$258.58
EFT000000006350		Greater Victoria Security	3/22/2019			$8,278.20
EFT000000006351		Hayworth Communities Inc	3/22/2019			$5,914.65
EFT000000006352		International Assoc Of Firefighters	3/22/2019			$6,490.87
EFT000000006353		Kachanoski, Adam	3/22/2019			$78.58
EFT000000006354		Kal Tire	3/22/2019			$666.23
EFT000000006355		Langdon Weir Construction	3/22/2019			$750.00
EFT000000006356		Langford Staff Social Committee	3/22/2019			$265.00
EFT000000006357		Madill - The Office Company	3/22/2019			$53.72
EFT000000006358		Michelle Mahovlich	3/22/2019			$137.58
EFT000000006359		Manton, Cory	3/22/2019			$248.40
EFT000000006360		Neopost Canada Ltd	3/22/2019			$2,650.00
EFT000000006361		OnPoint Project Engineers Ltd	3/22/2019			$2,458.58
EFT000000006362		Orkin Canada Corporation	3/22/2019			$102.38
EFT000000006363		Parry, Hilary	3/22/2019			$787.50
EFT000000006364		PBX Engineering Ltd	3/22/2019			$2,059.79
EFT000000006365		Robertson, Ben	3/22/2019			$273.00
EFT000000006366		Rona Revy Inc.	3/22/2019			$564.83
EFT000000006367		Sahlstrom, Matt	3/22/2019			$1,472.29
EFT000000006368		Sametz, David	3/22/2019			$52.00
EFT000000006369		Shaw Cablesystems GP	3/22/2019			$411.98
EFT000000006370		Sherwin Williams	3/22/2019			$111.58
EFT000000006371		Telus	3/22/2019			$1,672.02
EFT000000006372		TForce Final Mile	3/22/2019			$15.74
EFT000000006373		Distributel Communications	3/22/2019			$896.48
EFT000000006374		Thyssenkrupp Elevator	3/22/2019			$258.37
EFT000000006375		United Way Of Greater Victoria	3/22/2019			$1,460.00
EFT000000006376		VDA Architecture Ltd	3/22/2019			$37,950.47
EFT000000006377		Victoria Contracting & Municipal Maint.	3/22/2019			$2,157.40
EFT000000006378		Watt Consulting Group	3/22/2019			$3,114.56

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006379	Western Canada Fire Protection		3/22/2019			$132.77
EFT000000006380	BC Hydro		3/22/2019			$56,169.72
EFT000000006381	Raylec Power LP		3/22/2019			$71,060.88
0042326	Associated Fire & Safety		3/29/2019			$2,291.45
0042327	Bob's Motor Electric Ltd		3/29/2019			$783.56
0042328	Capital Tree Service Inc.		3/29/2019			$750.75
0042329	Cordner, Tim		3/29/2019			$200.00
0042330	Destination Greater Victoria		3/29/2019			$26,250.00
0042331	Eager Beaver Tree Service		3/29/2019			$9,712.50
0042332	Ecoasis Developments LLP		3/29/2019			$6,125.05
0042333	Events Edge		3/29/2019			$1,732.50
0042334	Fitness Experience		3/29/2019			$170.81
0042335	GPS Precision Inc.		3/29/2019			$81.76
0042336	Home Depot Credit Services		3/29/2019			$42.20
0042337	IBS of Coastal British Columbia		3/29/2019			$178.02
0042338	Island Fire Protection Ltd		3/29/2019			$707.33
0042339	KPMG LLP, T4348		3/29/2019			$16,800.00
0042340	Medical Services Plan Of BC		3/29/2019			$5,287.50
0042341	Protex Fence Services		3/29/2019			$1,837.50
0042342	Ritchie, Maurice & Margaret		3/29/2019			$200.00
0042343	Tower Fence Products Ltd.		3/29/2019			$5,019.00
0042344	Travel Medicine & Vaccination Centre-Victoria		3/29/2019			$80.00
0042345	Western Utilities Locating Services Ltd		3/29/2019			$393.75
0042346	Brett Young TM		3/29/2019			$6,720.00
EFT000000006382	Aire Serv of Greater Victoria		3/29/2019			$5,250.00
EFT000000006383	Attentus Landscape Architecture		3/29/2019			$17,308.53
EFT000000006384	BC Hydro		3/29/2019			$60.08
EFT000000006386	Belmont Collision		3/29/2019			$855.27
EFT000000006387	Best Service Pros Ltd		3/29/2019			$158.97
EFT000000006388	Beyond the Turf Ltd		3/29/2019			$43,438.50
EFT000000006389	Brown's The Florist		3/29/2019			$100.42
EFT000000006390	Canadian Linen & Uniform Service		3/29/2019			$168.67
EFT000000006391	Canon Canada Inc		3/29/2019			$33.29
EFT000000006392	CDW Canada Corp.		3/29/2019			$359.61
EFT000000006393	City Of Langford Pipes And Drums		3/29/2019			$600.00
EFT000000006394	City of Nanaimo		3/29/2019			$2,541.00
EFT000000006395	Colwood Langford Auto Supply Ltd.		3/29/2019			$217.91
EFT000000006396	Cruikshank, Trina		3/29/2019			$62.25
EFT000000006397	Dominion Govlaw LLP		3/29/2019			$6.75
EFT000000006398	Draycor Construction Ltd		3/29/2019			$6,292.95
EFT000000006399	Fastrac Printing Ltd		3/29/2019			$98.56
EFT000000006400	Fletcher, Lorne		3/29/2019			$31.25
EFT000000006401	Fortis BC Natural Gas		3/29/2019			$630.00
EFT000000006402	Glenoak Ford		3/29/2019			$370.65
EFT000000006403	Kal Tire		3/29/2019			$901.23
EFT000000006404	Langford Volunteer Firefighters Assoc.		3/29/2019			$32,130.30
EFT000000006405	Level Ground Trading		3/29/2019			$172.00
EFT000000006406	Lordco Parts Ltd		3/29/2019			$381.63
EFT000000006407	Madill - The Office Company		3/29/2019			$46.54
EFT000000006408	Obersteller, Paul		3/29/2019			$28.00
EFT000000006409	OnPoint Project Engineers Ltd		3/29/2019			$10,593.98
EFT000000006410	Orkin Canada Corporation		3/29/2019			$181.13
EFT000000006411	Pacific Centre Family Services		3/29/2019			$5,758.33
EFT000000006412	Performance Plus Hockey inc.		3/29/2019			$620.49
EFT000000006413	Richmond Property Group		3/29/2019			$6,561.91
EFT000000006414	Ricoh Canada Inc		3/29/2019			$2,371.84
EFT000000006415	Robinson, Wayne		3/29/2019			$717.50
EFT000000006416	Ryzuk Geotechnical		3/29/2019			$7,750.53
EFT000000006417	Shaw Cablesystems GP		3/29/2019			$617.55
EFT000000006418	Silverstream Investments Inc		3/29/2019			$8,644.21
EFT000000006419	Slegg Construction Materials Ltd		3/29/2019			$39.18
EFT000000006420	Tran Sign (1999) Ltd		3/29/2019			$60.48
EFT000000006421	VDA Architecture Ltd		3/29/2019			$37,950.47
EFT000000006422	Verity Construction Ltd		3/29/2019			$455.00
EFT000000006423	Walmsley & Associates		3/29/2019			$1,873.70

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006424		Western Canada Fire Protection	3/29/2019			$30.66
EFT000000006425		Western Traffic Ltd	3/29/2019			$2,490.36
EFT000000006426		Westhills Land Corp	3/29/2019			$11,731.23
EFT000000006427		The Westin Bear Mountain, Victoria	3/29/2019			$38,987.13
EFT000000006428		WFR Wholesale Fire & Rescue Ltd.	3/29/2019			$48.15
EFT000000006429		Greater Victoria Public Library	3/29/2019			$169,258.99
EFT000000006430		Victoria Contracting & Municipal Maint.	3/29/2019			$518,918.39
EFT000000006431		YMCA YWCA of Greater Victoria	3/29/2019			$83,125.00
0042348		Petty Cash	4/3/2019			$369.35
0042349		653465 BC Ltd.	4/5/2019			$1,749.00
0042350		ACE Courier Services	4/5/2019			$301.51
0042351		Carleton Uniforms Inc	4/5/2019			$932.40
0042352		Colquitz Engineering Ltd	4/5/2019			$2,906.40
0042353		Commercial Lighting Products	4/5/2019			$493.75
0042354		Complete School of Truck Transportation	4/5/2019			$250.00
0042355		Costco Wholesale	4/5/2019			$126.00
0042356		Grey Lynx Ventures Ltd.	4/5/2019			$2,769.50
0042357		Habitat Systems Inc.	4/5/2019			$641.76
0042358		Harmoni Construction	4/5/2019			$905.10
0042359		Livingston International Inc	4/5/2019			$34,346.68
0042361		Lowen Hydrogeology Consulting Ltd	4/5/2019			$1,974.40
0042362		Minister Of Finance/Corporate Relations	4/5/2019			$432.46
0042363		Myles Plumbing Services Ltd	4/5/2019			$54.29
0042364		Sto:lo Nation	4/5/2019			$25.00
0042365		New Valley Holdings	4/5/2019			$1,259.87
0042366		On The Moove Dairy Delivery	4/5/2019			$138.88
0042367		Rotary Club of West Shore	4/5/2019			$1,000.00
0042368		Rugby Canada	4/5/2019			$255.98
0042369		Russ Hays Racing Cycle Club Society	4/5/2019			$1,365.00
0042370		Technical Safety BC	4/5/2019			$98.38
0042371		Van Isle Containers	4/5/2019			$302.40
0042372		Westside Insta-A-Print	4/5/2019			$1,658.78
0042373		West Shore Environmental Services Limited Partnership	4/5/2019			$20,666.25
0042374		Wheeler, Colin P.	4/5/2019			$698.00
EFT000000006432		Accent Refrigeration Systems Ltd.,	4/5/2019			$782.25
EFT000000006433		Acme Supplies	4/5/2019			$204.85
EFT000000006434		Beasley, Kelly	4/5/2019			$475.00
EFT000000006435		Allied Power and Communication Ltd.	4/5/2019			$4,567.83
EFT000000006436		Alltera Construction Ltd	4/5/2019			$16,718.10
EFT000000006437		Alpine Disposal & Recycling	4/5/2019			$851.11
EFT000000006438		Applied Ecological Solutions Corp	4/5/2019			$441.00
EFT000000006439		Bell, Kathy	4/5/2019			$150.00
EFT000000006440		Bell Mobility Inc.	4/5/2019			$5,754.21
EFT000000006441		Belmont Collision	4/5/2019			$3,509.81
EFT000000006442		Canadian Springs	4/5/2019			$332.78
EFT000000006443		Capital City Paving Ltd.	4/5/2019			$23,415.00
EFT000000006444		Dominion Govlaw LLP	4/5/2019			$308.00
EFT000000006445		Eager Beaver Tree Service	4/5/2019			$472.50
EFT000000006446		Enex Fuels Ltd	4/5/2019			$4,103.84
EFT000000006447		Fantastic Cleaning Ltd.	4/5/2019			$5,804.94
EFT000000006448		Fletcher, Lorne	4/5/2019			$71.00
EFT000000006449		Greater Victoria Security	4/5/2019			$8,278.20
EFT000000006450		Heritage House Trophies	4/5/2019			$78.40
EFT000000006451		Island Floor Centre	4/5/2019			$7,832.56
EFT000000006452		Justice Institute Of B.C.	4/5/2019			$80.33
EFT000000006453		Langford Emergency Support Services	4/5/2019			$500.00
EFT000000006454		Madill - The Office Company	4/5/2019			$204.14
EFT000000006455		Orkin Canada Corporation	4/5/2019			$189.00
EFT000000006456		Princess Auto	4/5/2019			$26.28
EFT000000006457		reFUSE Resource Recovery	4/5/2019			$328.55
EFT000000006458		Rocky Mountain Phoenix	4/5/2019			$2,327.85
EFT000000006459		Rona Revy Inc.	4/5/2019			$21.41
EFT000000006460		Scherrens, Melissa	4/5/2019			$63.00
EFT000000006461		Scho's Line Painting Service	4/5/2019			$6,547.15
EFT000000006462		Stewart, Norma	4/5/2019			$114.35

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006463	TForce Final Mile		4/5/2019			$56.79
EFT000000006464	Think Communications Inc		4/5/2019			$18,061.12
EFT000000006465	Tran Sign (1999) Ltd		4/5/2019			$1,237.60
EFT000000006466	Waste Management		4/5/2019			$297.48
EFT000000006467	Capital Regional District		4/5/2019			$173,592.92
EFT000000006468	Covermaster Inc		4/5/2019			$67,668.72
EFT000000006469	FieldTurf		4/5/2019			$362,197.50
EFT000000006470	School District No.62		4/5/2019			$84,650.50
EFT000000006471	Victoria Contracting & Municipal Maint.		4/5/2019			$267,645.00
0042377	Accredit Mortgage Ltd		4/12/2019			$32,186.00
0042378	Bains, Angila		4/12/2019			$2,000.00
0042379	Berks Intertruck Ltd		4/12/2019			$41.66
0042380	Bob's Motor Electric Ltd		4/12/2019			$479.36
0042381	City Of Victoria		4/12/2019			$105.00
0042382	Colquitz Engineering Ltd		4/12/2019			$12,066.60
0042383	Commercial Lighting Products		4/12/2019			$593.60
0042384	Deuces Northwest Streetrods Ltd.		4/12/2019			$4,375.00
0042385	District of Oak Bay		4/12/2019			$100.00
0042386	GRAPHIC OFFICE		4/12/2019			$10,899.42
0042387	Gullekson, Barry & Valerie		4/12/2019			$275.00
0042388	Home Depot Credit Services		4/12/2019			$1,806.95
0042389	IAFF Canada		4/12/2019			$2,000.00
0042390	Kevin Light		4/12/2019			$1,890.00
0042391	Licence Insp & Bylaw Enforc Off. Assoc.		4/12/2019			$180.00
0042392	Livingston International Inc		4/12/2019			$20,023.53
0042393	Mac's Heating Ltd		4/12/2019			$296.43
0042394	Morhart, Lauren		4/12/2019			$525.81
0042395	On Demand Plumbing		4/12/2019			$200.00
0042396	On The Moove Dairy Delivery		4/12/2019			$113.80
0042397	Pacific FC Sports Inc.		4/12/2019			$1,000.00
0042398	Roadmasters Safety Group		4/12/2019			$1,000.00
0042399	ServiceMaster Clearn		4/12/2019			$1,344.00
0042400	Shaw Business Solutions Inc		4/12/2019			$1,624.00
0042401	SouthPoint Partners Ltd		4/12/2019			$1,000.00
0042402	Thirst First Refreshments Inc.		4/12/2019			$570.28
0042403	Travel Medicine & Vaccination Centre-Victoria		4/12/2019			$65.00
0042404	Tyler Harris Painting		4/12/2019			$1,050.00
0042405	Vancouver Island Health Authority		4/12/2019			$150.00
0042406	Westhills Land Corp		4/12/2019			$13,954.58
0042407	Glen Whitney		4/12/2019			$200.00
0042408	The Rotary Club of West Shore		4/12/2019			$5,000.00
EFT000000006472	Access Records And Media Mngmnt Ltd		4/12/2019			$97.86
EFT000000006473	Aire Serv of Greater Victoria		4/12/2019			$1,368.20
EFT000000006474	Air Liquide Canada Inc		4/12/2019			$112.86
EFT000000006475	All Battery		4/12/2019			$159.62
EFT000000006476	Alpine Disposal & Recycling		4/12/2019			$1,012.29
EFT000000006477	Atomic Crayon		4/12/2019			$1,260.84
EFT000000006478	BC Hydro		4/12/2019			$1,076.57
EFT000000006479	Bell Distribution Inc.		4/12/2019			$559.98
EFT000000006480	Bell, Kathy		4/12/2019			$50.39
EFT000000006481	Belmont Collision		4/12/2019			$1,008.56
EFT000000006482	Best Service Pros Ltd		4/12/2019			$158.98
EFT000000006483	Canadian Springs		4/12/2019			$189.47
EFT000000006484	Canon Canada Inc		4/12/2019			$353.17
EFT000000006485	Cantec Fire Alarm Systems		4/12/2019			$330.76
EFT000000006486	CDW Canada Corp.		4/12/2019			$567.26
EFT000000006487	Charter Telecom Inc.		4/12/2019			$13,019.75
EFT000000006488	City of Nanaimo		4/12/2019			$966.00
EFT000000006489	Colwood Langford Auto Supply Ltd.		4/12/2019			$7.97
EFT000000006490	Dominion Govlaw LLP		4/12/2019			$109.43
EFT000000006491	Duncan, Ashley		4/12/2019			$39.59
EFT000000006492	Eager Beaver Tree Service		4/12/2019			$4,935.00
EFT000000006493	Eagle Eye Towing		4/12/2019			$882.00
EFT000000006494	Fastrac Printing Ltd		4/12/2019			$98.56
EFT000000006495	Fletcher, Lorne		4/12/2019			$53.76

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006496	Food For Thought Catering Ltd		4/12/2019			$180.53
EFT000000006497	Goodbye Graffiti Victoria		4/12/2019			$225.59
EFT000000006498	Greater Victoria Security		4/12/2019			$8,958.60
EFT000000006499	Habitat Systems Inc.		4/12/2019			$47,842.23
EFT000000006500	Henshall, George		4/12/2019			$63.50
EFT000000006501	Heritage House Trophies		4/12/2019			$60.15
EFT000000006502	Island Blue Print		4/12/2019			$1,148.92
EFT000000006503	Justice Institute Of B.C.		4/12/2019			$3,561.10
EFT000000006504	Kal Tire		4/12/2019			$40.46
EFT000000006505	Audrey Kryklywyj		4/12/2019			$157.85
EFT000000006506	Lexisnexis Canada Inc.		4/12/2019			$404.78
EFT000000006507	Madill - The Office Company		4/12/2019			$319.78
EFT000000006508	Obersteller, Paul		4/12/2019			$71.56
EFT000000006509	Parry, Hilary		4/12/2019			$537.75
EFT000000006510	Performance Plus Hockey inc.		4/12/2019			$892.50
EFT000000006511	P. R. Bridge Systems Ltd		4/12/2019			$77.06
EFT000000006512	Read Jones Christoffersen		4/12/2019			$8,167.38
EFT000000006513	Royal Colwood Golf & Country Club		4/12/2019			$34.13
EFT000000006514	Ryzuk Geotechnical		4/12/2019			$416.33
EFT000000006515	Scansa Construction		4/12/2019			$31,271.10
EFT000000006516	Shaw Cablesystems GP		4/12/2019			$752.82
EFT000000006517	Chrissy Shaw		4/12/2019			$958.62
EFT000000006518	Sherwin Williams		4/12/2019			$76.34
EFT000000006519	Simson-Maxwell		4/12/2019			$777.00
EFT000000006520	Slegg Construction Materials Ltd		4/12/2019			$51.31
EFT000000006521	Softchoice LP		4/12/2019			$418.87
EFT000000006522	Sunbelt Rentals		4/12/2019			$191.96
EFT000000006523	TForce Final Mile		4/12/2019			$16.19
EFT000000006524	Distributel Communications		4/12/2019			$907.96
EFT000000006525	Think Communications Inc		4/12/2019			$25,225.18
EFT000000006526	Total Power Ltd		4/12/2019			$177.58
EFT000000006527	Tran Sign (1999) Ltd		4/12/2019			$198.36
EFT000000006528	Victoria Contracting & Municipal Maint.		4/12/2019			$3,173.39
EFT000000006529	Western Canada Fire Protection		4/12/2019			$338.63
EFT000000006530	Western Traffic Ltd		4/12/2019			$891.52
EFT000000006531	West Shore Chamber Of Commerce		4/12/2019			$4,987.50
EFT000000006532	Esri Canada		4/12/2019			$50,960.00
EFT000000006533	Gillam Group		4/12/2019			$61,704.34
EFT000000006534	West Shore Parks & Recreation Society		4/12/2019			$627,934.00
EFT000000006535	Super Save Group		4/15/2019			$7,490.01
0042409	BC Hydro Payment Controls Dept		4/18/2019			$1,253.70
0042410	Cats Eye Contracting		4/18/2019			$200.00
0042411	Cessford, Tracy		4/18/2019			$200.00
0042412	Daxtech IT Solutions		4/18/2019			$2,370.61
0042413	Elkay Developments		4/18/2019			$22,488.00
0042414	Fischer, Debbie		4/18/2019			$200.00
0042415	GAP Publishing Group Inc.		4/18/2019			$4,725.00
0042416	GM Landco Management Ltd.		4/18/2019			$1,000.00
0042417	GRAPHIC OFFICE		4/18/2019			$20,586.43
0042418	Harrison, Derek		4/18/2019			$200.00
0042419	Keep Girls In Sports		4/18/2019			$500.00
0042420	Livingston International Inc		4/18/2019			$299.70
0042421	Milestone Equipment Contracting Inc		4/18/2019			$25,061.70
0042422	Oreck Karby Barristers & Solicitors		4/18/2019			$10,222.80
0042423	Pacific Football Club		4/18/2019			$1,890.00
0042424	Petty Cash		4/18/2019			$335.85
0042425	Purolator Courier Ltd		4/18/2019			$33.35
0042426	Saby, Jamie		4/18/2019			$200.00
0042427	SSL-Sustainable Services Ltd		4/18/2019			$475.24
0042428	Tecnet		4/18/2019			$4,900.00
0042429	UPS Canada		4/18/2019			$77.11
0042430	Vic City Drywall Ltd		4/18/2019			$367.50
0042431	Wensley Architecture Ltd		4/18/2019			$5,771.96
0042432	Westhills Land Corp		4/18/2019			$28,000.00
0042433	Youell Plumbing		4/18/2019			$200.00

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
0042434		Agius Builders Ltd.	4/18/2019			$246,292.70
0042435		TJBS Properties Ltd	4/18/2019			$62,000.00
EFT000000006536		Bate, Mitchell	4/18/2019			$3,923.04
EFT000000006537		Bell, Christina	4/18/2019			$516.20
EFT000000006538		Bell Distribution Inc.	4/18/2019			$683.19
EFT000000006539		Belmont Collision	4/18/2019			$296.73
EFT000000006540		Boreas Consulting Ltd.	4/18/2019			$630.00
EFT000000006541		Brown's The Florist	4/18/2019			$378.54
EFT000000006542		Canadian Linen & Uniform Service	4/18/2019			$361.24
EFT000000006543		Capital Regional District	4/18/2019			$7,783.34
EFT000000006544		Carleton Rescue Equipment	4/18/2019			$312.26
EFT000000006545		Draycor Construction Ltd	4/18/2019			$5,848.50
EFT000000006546		Eager Beaver Tree Service	4/18/2019			$5,722.50
EFT000000006547		Fastrac Printing Ltd	4/18/2019			$98.56
EFT000000006548		Fletcher, Lorne	4/18/2019			$78.39
EFT000000006549		Fortis BC Natural Gas	4/18/2019			$7,138.96
EFT000000006550		Greater Victoria Security	4/18/2019			$1,346.63
EFT000000006551		Hayworth Communities Inc	4/18/2019			$5,914.65
EFT000000006552		Heritage House Trophies	4/18/2019			$33.60
EFT000000006553		Island Key Computer Ltd.	4/18/2019			$816.55
EFT000000006554		Jenner Chevrolet Oldsmobile Ltd	4/18/2019			$552.58
EFT000000006555		Kal Tire	4/18/2019			$37.86
EFT000000006556		Lordco Parts Ltd	4/18/2019			$107.05
EFT000000006557		Madill - The Office Company	4/18/2019			$253.49
EFT000000006558		Pozney, Chris	4/18/2019			$673.61
EFT000000006559		Rona Revy Inc.	4/18/2019			$163.09
EFT000000006560		Ryzuk Geotechnical	4/18/2019			$2,940.58
EFT000000006561		Chrissy Shaw	4/18/2019			$707.92
EFT000000006562		Telus	4/18/2019			$41.40
EFT000000006563		Thyssenkrupp Elevator	4/18/2019			$258.37
EFT000000006564		Total Power Ltd	4/18/2019			$177.59
EFT000000006565		Tran Sign (1999) Ltd	4/18/2019			$356.59
EFT000000006566		TST Canada	4/18/2019			$1,544.82
EFT000000006567		VDA Architecture Ltd	4/18/2019			$28,922.93
EFT000000006568		West Bay Mechanical Ltd.	4/18/2019			$163.78
EFT000000006570		Raylec Power LP	4/18/2019			$182,818.50
EFT000000006571		Verity Construction Ltd	4/18/2019			$676,717.30
0042436		A. MacKenzie Roofing Ltd	4/26/2019			$157.50
0042437		Digital Postage On Call	4/26/2019			$428.00
0042438		Events Edge	4/26/2019			$1,732.50
0042439		IWC Excavation Ltd.	4/26/2019			$10,867.50
0042440		Lucid Management Group	4/26/2019			$7,063.88
0042441		Nanaimo, City of	4/26/2019			$1,827.00
0042442		Philips Lifeline	4/26/2019			$135.29
0042443		SouthPoint Partners Ltd	4/26/2019			$17,855.00
0042444		Tekloch Homes Ltd	4/26/2019			$24,980.00
0042445		TELUS Communications Company	4/26/2019			$215.04
0042446		Westhills Land Corp	4/26/2019			$32,000.00
EFT000000006572		Abell Pest Control	4/26/2019			$113.15
EFT000000006573		Best Service Pros Ltd	4/26/2019			$144.00
EFT000000006574		Brown's The Florist	4/26/2019			$140.36
EFT000000006575		Cadman Power Equipment Limited	4/26/2019			$15,356.17
EFT000000006576		Canadian Linen & Uniform Service	4/26/2019			$168.67
EFT000000006577		Capital Region Emerg.Serv.Telecom.	4/26/2019			$19,282.24
EFT000000006578		City of Nanaimo	4/26/2019			$147.00
EFT000000006579		Fantastic Cleaning Ltd.	4/26/2019			$8,848.35
EFT000000006580		Foggit, Terri-Lynn	4/26/2019			$376.20
EFT000000006581		Food For Thought Catering Ltd	4/26/2019			$266.07
EFT000000006582		Frontline Outfitters	4/26/2019			$676.81
EFT000000006583		Heritage House Trophies	4/26/2019			$33.60
EFT000000006584		Jeune Bros Tent & Awning	4/26/2019			$5,000.00
EFT000000006585		Level Ground Trading	4/26/2019			$172.00
EFT000000006586		Michelle Mahovlich	4/26/2019			$335.83
EFT000000006587		McCallum Developments Inc	4/26/2019			$1,000.00
EFT000000006588		Motion Canada	4/26/2019			$1,611.10

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006589		OnPoint Project Engineers Ltd	4/26/2019			$14,670.09
EFT000000006590		Orkin Canada Corporation	4/26/2019			$283.51
EFT000000006591		Pacific Centre Family Services	4/26/2019			$5,758.33
EFT000000006592		Pullen, Victor	4/26/2019			$15.00
EFT000000006593		Richmond Property Group	4/26/2019			$6,561.91
EFT000000006594		Rocky Mountain Phoenix	4/26/2019			$1,834.35
EFT000000006595		Silverstream Investments Inc	4/26/2019			$8,644.21
EFT000000006596		Sunbelt Rentals	4/26/2019			$197.00
EFT000000006597		Super Save Group	4/26/2019			$965.80
EFT000000006598		Telus	4/26/2019			$1,650.21
EFT000000006599		Verity Construction Ltd	4/26/2019			$2,500.00
EFT000000006600		Walmsley & Associates	4/26/2019			$283.50
EFT000000006601		West Bay Mechanical Ltd.	4/26/2019			$15,067.21
EFT000000006602		Western Canada Fire Protection	4/26/2019			$69.30
EFT000000006603		Westhills Land Corp	4/26/2019			$11,731.23
EFT000000006604		WSP Canada Inc	4/26/2019			$538.65
EFT000000006605		BC Hydro	4/26/2019			$74,350.49
EFT000000006606		Greater Victoria Public Library	4/26/2019			$143,507.00
EFT000000006607		YMCA YWCA of Greater Victoria	4/26/2019			$83,125.00
EFT000000006608		Polak, Donna	4/26/2019			$548.82
0042448		Maxxam Victoria	5/1/2019			$61,921.00
0042450		Insurance Corporation Of BC	5/1/2019			$649.00
0042451		Insurance Corporation Of BC	5/1/2019			$59.00
0042452		Canada Revenue Agency	5/3/2019			$200.00
0042453		Capital Regional District Water Dept.	5/3/2019			$12,298.21
0042454		Complete School of Truck Transportation	5/3/2019			$1,390.00
0042455		Da Costa, Paul	5/3/2019			$499.26
0042456		DB Services of Victoria Inc	5/3/2019			$3,200.00
0042457		D. J.'s Mini Excavating	5/3/2019			$3,990.00
0042458		Drew, Robert	5/3/2019			$60.00
0042459		EZ Ground Scan Corp	5/3/2019			$420.00
0042460		Fitness Experience	5/3/2019			$2,768.51
0042461		Flag Shop, The	5/3/2019			$89.55
0042462		Gescan	5/3/2019			$48.22
0042463		Island Business Print Group Ltd.,	5/3/2019			$2,802.24
0042464		King, Graham	5/3/2019			$1,400.00
0042465		Knight-way Mobile Haulers Inc	5/3/2019			$1,500.00
0042466		Lidstone & Company Barristers and Solicitors	5/3/2019			$58.81
0042467		Medical Services Plan Of BC	5/3/2019			$5,512.50
0042468		Neish, Steven	5/3/2019			$750.00
0042469		Petty Cash	5/3/2019			$304.30
0042470		Pighin, Darryl	5/3/2019			$60.00
0042471		Publimedia Communications Inc.	5/3/2019			$4,200.00
0042472		Receiver General Of Canada	5/3/2019			$16.98
0042473		Romspen FC Homes Inc	5/3/2019			$750.00
0042474		Saby, Jamie	5/3/2019			$200.00
0042475		Sellick, Greg	5/3/2019			$60.00
0042476		Snyder, Darren	5/3/2019			$400.00
0042477		Vancouver Island Firefighters Assoc.	5/3/2019			$224.00
0042478		Van Isle Containers	5/3/2019			$302.40
0042479		Victoria Military Sports Society	5/3/2019			$10,000.00
0042480		Westhills Land Corp	5/3/2019			$17,500.00
0042481		Westshore Towing Ltd	5/3/2019			$148.68
0042482		Yee, Tyler	5/3/2019			$60.00
0042483		Bains, Bobby	5/3/2019			$53,598.00
EFT000000006609		Acme Supplies	5/3/2019			$304.76
EFT000000006610		Action Door Service Inc.	5/3/2019			$112.00
EFT000000006611		Aire Serv of Greater Victoria	5/3/2019			$262.50
EFT000000006612		All Battery	5/3/2019			$56.21
EFT000000006613		Bell, Kathy	5/3/2019			$399.27
EFT000000006614		Best Service Pros Ltd	5/3/2019			$48.38
EFT000000006615		Beyond the Turf Ltd	5/3/2019			$28,914.30
EFT000000006616		Brookeline Publishing House Inc	5/3/2019			$131.25
EFT000000006617		Canadian Springs	5/3/2019			$291.35
EFT000000006618		Capital Electrical Systems Ltd.	5/3/2019			$2,517.90

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006619		Eager Beaver Tree Service			5/3/2019	$1,417.50
EFT000000006620		Fantastic Cleaning Ltd.			5/3/2019	$3,595.34
EFT000000006621		Greater Victoria Security			5/3/2019	$8,727.48
EFT000000006622		Heritage House Trophies			5/3/2019	$542.65
EFT000000006623		Jeune Bros Tent & Awning			5/3/2019	$13,410.50
EFT000000006624		Kal Tire			5/3/2019	$41.71
EFT000000006625		Livingston International Inc			5/3/2019	$13,487.73
EFT000000006626		Madill - The Office Company			5/3/2019	$201.57
EFT000000006627		Manton, Cory			5/3/2019	$359.52
EFT000000006628		McDonald, Jim			5/3/2019	$217.34
EFT000000006629		Orkin Canada Corporation			5/3/2019	$189.00
EFT000000006630		Performance Plus Hockey inc.			5/3/2019	$4,821.62
EFT000000006631		Prices Alarm Systems Ltd			5/3/2019	$346.19
EFT000000006632		Princess Auto			5/3/2019	$51.91
EFT000000006633		Rona Revy Inc.			5/3/2019	$12.36
EFT000000006634		Scho's Line Painting Service			5/3/2019	$560.70
EFT000000006635		TForce Final Mile			5/3/2019	$36.18
EFT000000006636		Tran Sign (1999) Ltd			5/3/2019	$437.92
EFT000000006637		Victoria Contracting & Municipal Maint.			5/3/2019	$1,217.03
EFT000000006638		The Westin Bear Mountain, Victoria			5/3/2019	$33,932.75
EFT000000006639		WSP Canada Inc			5/3/2019	$936.92
EFT000000006640		Attentus Landscape Architecture			5/3/2019	$54,320.79
EFT000000006641		BC Hydro			5/3/2019	$58,121.29
0042484		Insurance Corporation Of BC			5/6/2019	$60.00
0042485		BC Hydro			5/7/2019	$5,000.00
0042486		Insurance Corporation Of BC			5/8/2019	$3,808.00
0042487		Alpine Truck & Equipment Repair			5/10/2019	$114.69
0042488		BC Municipal Safety Association			5/10/2019	$63.00
0042489		B.T.H Construction Ltd			5/10/2019	$7,470.00
0042490		BullfrogControl.com Inc.			5/10/2019	$11,000.00
0042491		Capital Regional District Water Dept.			5/10/2019	$20,721.05
0042492		City Centre Park			5/10/2019	$2,929.38
0042493		Coast Powerline			5/10/2019	$2,457.00
0042494		Colquitz Engineering Ltd			5/10/2019	$6,014.40
0042495		Daxtech IT Solutions			5/10/2019	$61.36
0042496		DB Services of Victoria Inc			5/10/2019	$6,027.00
0042497		D.R. Coell & Associates Inc			5/10/2019	$472.50
0042498		Erin Ruff			5/10/2019	$481.50
0042499		G & E Contracting LP			5/10/2019	$30,854.29
0042500		Highland Plumbing (2005) Ltd.			5/10/2019	$997.50
0042501		Home Depot Credit Services			5/10/2019	$431.68
0042502		Hosking McCormick Holdings			5/10/2019	$11,076.00
0042503		Kalyan Studios			5/10/2019	$630.00
0042504		Laura Plant Consulting Inc.			5/10/2019	$5,355.00
0042505		Lidstone & Company Barristers and Solicitors			5/10/2019	$687.40
0042506		Lowen Hydrogeology Consulting Ltd			5/10/2019	$2,964.81
0042507		Ministry of Transportation & Infrastructure			5/10/2019	$6,236.47
0042508		Nanaimo, City of			5/10/2019	$257.25
0042509		Nextview Construction Inc.			5/10/2019	$14,045.23
0042510		Oakcrest Park Estates Ltd.			5/10/2019	$44,490.79
0042511		On The Moove Dairy Delivery			5/10/2019	$107.99
0042512		Parhar, Satnam			5/10/2019	$1,000.00
0042513		Petty Cash			5/10/2019	$820.60
0042514		Protex Fence Services			5/10/2019	$5,769.75
0042515		Rensing, Steve			5/10/2019	$376.31
0042516		Shaw Cablesystems			5/10/2019	$481.60
0042517		Shawnigan Improvement District			5/10/2019	$2,400.00
0042518		Simplistic Lines Inc			5/10/2019	$7,573.19
0042520		Stohmann, Leah			5/10/2019	$499.95
0042521		Synq Access + Security Techology			5/10/2019	$9,051.28
0042522		Trek Bikes Catherine Street			5/10/2019	$215.20
0042523		True Home Plumbing			5/10/2019	$200.00
0042524		Westhills Land Corp			5/10/2019	$22,980.00
0042525		Westshore Custom Picture Framing			5/10/2019	$170.42
0042526		Wrap It Signs			5/10/2019	$2,430.40

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0042527		Harris Computer Systems	5/10/2019			$63,225.85
0042528		Jim Pattison Toyota Victoria	5/10/2019			$69,160.00
0042529		West Shore Environmental Services Limited Partnership	5/10/2019			$93,197.90
EFT000000006642		Accent Refrigeration Systems Ltd.,	5/10/2019			$920.20
EFT000000006643		Access Records And Media Mngmnt Ltd	5/10/2019			$4,277.32
EFT000000006644		Adams, Steve	5/10/2019			$103.00
EFT000000006645		Beasley, Kelly	5/10/2019			$503.50
EFT000000006646		Alpine Disposal & Recycling	5/10/2019			$1,245.36
EFT000000006647		Atomic Crayon	5/10/2019			$474.60
EFT000000006648		Baldwin, Matthew	5/10/2019			$507.94
EFT000000006649		Bell Distribution Inc.	5/10/2019			$313.59
EFT000000006650		Bell Mobility Inc.	5/10/2019			$6,251.78
EFT000000006651		Black Press Group	5/10/2019			$9,008.28
EFT000000006652		Brown's The Florist	5/10/2019			$53.38
EFT000000006653		Canadian Linen & Uniform Service	5/10/2019			$459.18
EFT000000006654		Canadian Springs	5/10/2019			$545.87
EFT000000006655		Canon Canada Inc	5/10/2019			$353.17
EFT000000006656		Capital City Paving Ltd.	5/10/2019			$13,296.18
EFT000000006657		CDW Canada Corp.	5/10/2019			$2,496.05
EFT000000006658		Civicinfo BC	5/10/2019			$1,785.00
EFT000000006659		Depend-a-Dor	5/10/2019			$215.25
EFT000000006660		Eager Beaver Tree Service	5/10/2019			$367.50
EFT000000006661		Enex Fuels Ltd	5/10/2019			$4,203.23
EFT000000006662		Esri Canada	5/10/2019			$43,680.00
EFT000000006663		Fantastic Cleaning Ltd.	5/10/2019			$2,095.80
EFT000000006664		Fastrac Printing Ltd	5/10/2019			$17,000.00
EFT000000006665		Glenoak Ford	5/10/2019			$59.99
EFT000000006666		Goodbye Graffiti Victoria	5/10/2019			$225.59
EFT000000006667		Greater Victoria Security	5/10/2019			$4,096.57
EFT000000006668		Houle Electric	5/10/2019			$6,980.49
EFT000000006669		Island Key Computer Ltd.	5/10/2019			$674.52
EFT000000006670		Island Blue Print	5/10/2019			$140.02
EFT000000006671		Jeune Bros Tent & Awning	5/10/2019			$11,016.00
EFT000000006672		Audrey Kryklywyj	5/10/2019			$617.68
EFT000000006673		Langford Lanes Bowling Alley Inc	5/10/2019			$1,883.28
EFT000000006674		Livingston International Inc	5/10/2019			$12,389.05
EFT000000006675		Michelle Mahovlich	5/10/2019			$84.68
EFT000000006676		McDonald, Jim	5/10/2019			$283.23
EFT000000006677		M.S. Drycleaning & Tailoring	5/10/2019			$477.51
EFT000000006678		Neopost Canada Ltd	5/10/2019			$4,398.78
EFT000000006679		Oliver, James	5/10/2019			$747.04
EFT000000006680		P & R Western Star Trucks	5/10/2019			$20,700.00
EFT000000006681		Paladin Technologies	5/10/2019			$338.10
EFT000000006682		Parry, Hilary	5/10/2019			$556.50
EFT000000006683		P. R. Bridge Systems Ltd	5/10/2019			$218.40
EFT000000006684		Prices Lock & Safe	5/10/2019			$202.84
EFT000000006685		Princess Auto	5/10/2019			$20.15
EFT000000006686		Read Jones Christoffersen	5/10/2019			$8,250.08
EFT000000006687		reFUSE Resource Recovery	5/10/2019			$204.23
EFT000000006688		Reinsch, Ryan	5/10/2019			$504.54
EFT000000006689		Rona Revy Inc.	5/10/2019			$163.76
EFT000000006690		Royal Colwood Golf & Country Club	5/10/2019			$10.50
EFT000000006691		Safe Software Inc	5/10/2019			$672.00
EFT000000006692		Scho's Line Painting Service	5/10/2019			$2,702.70
EFT000000006693		Shaw Cablesystems GP	5/10/2019			$1,238.21
EFT000000006694		Chrissy Shaw	5/10/2019			$1,564.64
EFT000000006695		Sherwin Williams	5/10/2019			$312.19
EFT000000006696		Distributel Communications	5/10/2019			$912.68
EFT000000006697		Total Power Ltd	5/10/2019			$532.75
EFT000000006698		Tran Sign (1999) Ltd	5/10/2019			$7,077.82
EFT000000006699		Verity Construction Ltd	5/10/2019			$10,000.00
EFT000000006700		Waste Management	5/10/2019			$300.65
EFT000000006701		West Bay Mechanical Ltd.	5/10/2019			$826.59
EFT000000006702		Western Traffic Ltd	5/10/2019			$3,343.20
EFT000000006703		Worobec, Jerry	5/10/2019			$139.98

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006704	WSP Canada Inc		5/10/2019			$1,050.00
EFT000000006705	Young, Anderson Barristers & Solicitors		5/10/2019			$36,295.75
EFT000000006706	Grandstand Canada Inc		5/10/2019			$84,216.09
EFT000000006707	Victoria Contracting & Municipal Maint.		5/10/2019			$335,073.29
0042530	Access Copyright		5/16/2019			$294.92
0042531	Alpine Truck & Equipment Repair		5/16/2019			$244.68
0042532	Bainbridge, Norma		5/16/2019			$200.00
0042533	Bains, Bobby		5/16/2019			$5,940.00
0042534	Canada Revenue Agency		5/16/2019			$200.00
0042535	Capital Regional District Water Dept.		5/16/2019			$12,620.03
0042536	Eecol Electric		5/16/2019			$210.16
0042537	Ekstrom, Rob		5/16/2019			$1,000.00
0042538	G & E Contracting LP		5/16/2019			$3,024.00
0042539	Gescan		5/16/2019			$57.18
0042540	Home Depot Credit Services		5/16/2019			$68.88
0042541	Insurance Corporation Of BC		5/16/2019			$7,593.00
0042542	Nelson, Josh		5/16/2019			$100.00
0042543	Olympic View Golf Club		5/16/2019			$8,537.88
0042544	On The Moove Dairy Delivery		5/16/2019			$64.20
0042545	Poole, Andrew		5/16/2019			$2,500.00
0042546	Purolator Courier Ltd		5/16/2019			$90.91
0042547	Receiver General Of Canada		5/16/2019			$16.98
0042548	Thirst First Refreshments Inc.		5/16/2019			$592.44
0042549	Thomson, Gordon		5/16/2019			$200.00
0042550	Wensley Architecture Ltd		5/16/2019			$187.40
0042551	West Shore Environmental Services Limited Partnership		5/16/2019			$6,806.25
0042552	Westshore RCMP Crime Prevention		5/16/2019			$2,400.00
0042553	Westshore Tickets		5/16/2019			$100.00
0042554	Wheaton Pontiac		5/16/2019			$443.35
0042555	Youell Plumbing		5/16/2019			$200.00
EFT000000006708	Best Service Pros Ltd		5/16/2019			$144.00
EFT000000006709	Brown's The Florist		5/16/2019			$39.20
EFT000000006710	Canadian Springs		5/16/2019			$188.93
EFT000000006711	Colwood Langford Auto Supply Ltd.		5/16/2019			$64.63
EFT000000006712	Draycor Construction Ltd		5/16/2019			$1,000.00
EFT000000006713	Frontline Outfitters		5/16/2019			$593.99
EFT000000006714	Greater Victoria Security		5/16/2019			$3,770.55
EFT000000006715	Johnson Controls #V4020		5/16/2019			$474.13
EFT000000006716	Livingston International Inc		5/16/2019			$1,669.51
EFT000000006717	Madill - The Office Company		5/16/2019			$169.79
EFT000000006718	Maxwell, Kevin		5/16/2019			$500.00
EFT000000006719	P & R Western Star Trucks		5/16/2019			$42.04
EFT000000006720	Paladin Technologies		5/16/2019			$261.29
EFT000000006721	Performance Plus Hockey inc.		5/16/2019			$11,327.22
EFT000000006722	reFUSE Resource Recovery		5/16/2019			$70.88
EFT000000006723	Rocky Mountain Phoenix		5/16/2019			$990.08
EFT000000006724	Rona Revy Inc.		5/16/2019			$29.91
EFT000000006725	School District No.62		5/16/2019			$19,328.00
EFT000000006726	Tran Sign (1999) Ltd		5/16/2019			$1,273.64
EFT000000006727	VDA Architecture Ltd		5/16/2019			$26,720.57
EFT000000006728	Victoria Contracting & Municipal Maint.		5/16/2019			$7,670.79
EFT000000006729	West Bay Mechanical Ltd.		5/16/2019			$352.17
EFT000000006730	Western Canada Fire Protection		5/16/2019			$21.00
EFT000000006731	Worobec, Jerry		5/16/2019			$139.98
EFT000000006732	Capital Regional District		5/16/2019			$70,385.05
EFT000000006733	Scansa Construction		5/16/2019			$98,088.90
EFT000000006734	Verity Construction Ltd		5/16/2019			$1,087,282.70
0042556	Acklands - Grainger Inc.		5/24/2019			$1,405.34
0042557	Adams Storage Ltd		5/24/2019			$39,300.59
0042558	Andrew Sheret Limited		5/24/2019			$389.98
0042559	Andre's Electronic Experts		5/24/2019			$9,903.05
0042560	Association Of V.I.& Coastal Comm.		5/24/2019			$4,204.97
0042561	Black Tailed Holdings		5/24/2019			$750.00
0042562	Caron, Cheryl & Garth		5/24/2019			$1,250.00
0042563	Cupe Local 50		5/24/2019			$1,150.43

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
0042564		Draycor Developments Ltd.	5/24/2019			$15,030.00
0042565		Envirosmart Biodegradables	5/24/2019			$3,972.60
0042566		Falconer, Dan	5/24/2019			$200.00
0042567		Flag Shop, The	5/24/2019			$8,963.99
0042568		Hodge, Danny and Munirih	5/24/2019			$750.00
0042569		Hosking McCormick Holdings	5/24/2019			$750.00
0042570		Jamieson, Bill	5/24/2019			$10,000.00
0042571		Langford Sportassist	5/24/2019			$1,500.00
0042572		Maxxam Insurance	5/24/2019			$395.00
0042573		Michaels, Kenneth	5/24/2019			$200.00
0042574		Miller, Matthew	5/24/2019			$200.00
0042575		Rugby Canada	5/24/2019			$3,000.00
0042576		Sander, Ian	5/24/2019			$750.00
0042577		Sereda, Donna	5/24/2019			$200.00
0042578		Shawnigan Improvement District	5/24/2019			$1,200.00
0042580		Staples #137	5/24/2019			$27,714.68
0042581		Tarkett Sports Canada Inc.	5/24/2019			$13,669.63
0042582		Tower Fence Products Ltd.	5/24/2019			$7.66
0042583		Valley Traffic Systems	5/24/2019			$32,306.40
0042584		Verasco Contracting Ltd.	5/24/2019			$750.00
0042585		Wensley Architecture Ltd	5/24/2019			$4,691.47
0042586		Westside Insta-A-Print	5/24/2019			$65.93
0042587		Zam Developments Ltd	5/24/2019			$1,000.00
EFT000000006735		Acme Supplies	5/24/2019			$185.27
EFT000000006736		Adams, Steve	5/24/2019			$79.29
EFT000000006737		Applied Ecological Solutions Corp	5/24/2019			$1,128.75
EFT000000006738		Beckett, Bob or Laura	5/24/2019			$200.00
EFT000000006739		Belmont Collision	5/24/2019			$113.48
EFT000000006740		Brookeline Publishing House Inc	5/24/2019			$157.50
EFT000000006741		Canadian Linen & Uniform Service	5/24/2019			$442.22
EFT000000006742		Canadian Springs	5/24/2019			$23.96
EFT000000006743		Capital Regional District	5/24/2019			$7,783.34
EFT000000006744		City of Nanaimo	5/24/2019			$337.05
EFT000000006745		Coast Environmental Services Ltd.	5/24/2019			$432.29
EFT000000006746		Colwood Langford Auto Supply Ltd.	5/24/2019			$30.65
EFT000000006747		Corpus, Ted	5/24/2019			$225.00
EFT000000006748		Eager Beaver Tree Service	5/24/2019			$4,725.00
EFT000000006749		Fantastic Cleaning Ltd.	5/24/2019			$8,848.35
EFT000000006750		Fastrac Printing Ltd	5/24/2019			$12,444.64
EFT000000006751		Foggit, Terri-Lynn	5/24/2019			$540.17
EFT000000006752		Fortis BC Natural Gas	5/24/2019			$7,025.84
EFT000000006753		Greater Victoria Security	5/24/2019			$8,108.10
EFT000000006754		Heritage House Trophies	5/24/2019			$358.40
EFT000000006755		Jenner Chevrolet Oldsmobile Ltd	5/24/2019			$45.39
EFT000000006756		Kerr Wood Leidal Consulting Engineers	5/24/2019			$1,948.28
EFT000000006757		Livingston International Inc	5/24/2019			$2,051.59
EFT000000006758		Madill - The Office Company	5/24/2019			$511.62
EFT000000006759		Neopost Canada Ltd	5/24/2019			$2,120.62
EFT000000006760		Performance Plus Hockey inc.	5/24/2019			$105.00
EFT000000006761		P. R. Bridge Systems Ltd	5/24/2019			$6,076.35
EFT000000006762		Protex Fence Services	5/24/2019			$1,732.50
EFT000000006763		Radioworks	5/24/2019			$170.06
EFT000000006764		Raylec Power LP	5/24/2019			$46,849.50
EFT000000006765		Robinson, Wayne	5/24/2019			$251.91
EFT000000006766		Rocky Mountain Phoenix	5/24/2019			$129.92
EFT000000006767		Rona Revy Inc.	5/24/2019			$229.79
EFT000000006768		Scho's Line Painting Service	5/24/2019			$1,365.00
EFT000000006769		Chrissy Shaw	5/24/2019			$240.00
EFT000000006770		Sherwin Williams	5/24/2019			$312.19
EFT000000006771		Sunbelt Rentals	5/24/2019			$56.00
EFT000000006772		Telus	5/24/2019			$1,703.44
EFT000000006773		TForce Final Mile	5/24/2019			$71.51
EFT000000006774		Thyssenkrupp Elevator	5/24/2019			$258.37
EFT000000006775		Tran Sign (1999) Ltd	5/24/2019			$161.66
EFT000000006776		Van Isle Water Services Ltd.	5/24/2019			$3,372.42

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006777		Victoria Contracting & Municipal Maint.	5/24/2019			$5,194.15
EFT000000006778		BC Hydro	5/24/2019			$51,624.78
EFT000000006779		Greater Victoria Public Library	5/24/2019			$70,076.00
EFT000000006780		Federation Of Canadian Municipalities	5/24/2019			$6,043.93
0042588		Petty Cash	5/29/2019			$374.86
0000661		City Of Langford	6/3/2019			$184,016.29
0000662		Colwood, City Of	6/3/2019			$83,476.40
0000663		Esquimalt, Township Of	6/3/2019			$83,386.59
0000664		Highlands, District Of	6/3/2019			$11,001.46
0000665		Metchosin, District Of	6/3/2019			$22,407.06
0000666		Sooke, District Of	6/3/2019			$64,751.46
0042589		Adams Mobox Storage	6/3/2019			$1,469.44
0042590		Allen, Bryan	6/3/2019			$200.00
0042591		ASTTBC	6/3/2019			$397.53
0042592		Canada Revenue Agency	6/3/2019			$200.00
0042593		Coast Powerline	6/3/2019			$819.00
0042594		Deering, Gary & Janet	6/3/2019			$782.85
0042595		Glen Lake Trucking	6/3/2019			$173.25
0042596		Great West Life Assurance Co.	6/3/2019			$39,706.00
0042597		G.W. Developments Ltd	6/3/2019			$750.00
0042598		Holland Avenue Nursery Ltd	6/3/2019			$23,694.72
0042599		Intelligent Traffic Equipment Marketing Ltd.	6/3/2019			$1,494.92
0042600		Langford Lanes Bowling Alley Inc	6/3/2019			$7,980.00
0042601		LIBOA License Inspectors' and Bylaw Officers Assoc	6/3/2019			$675.00
0042602		Minister Of Finance/Corporate Relations	6/3/2019			$278.17
0042603		Minister of Finance	6/3/2019			$771.00
0042604		Shaw Business Solutions Inc	6/3/2019			$1,624.00
0042605		Sign Pad, The	6/3/2019			$470.40
0042607		Therriault, Pierre	6/3/2019			$888.48
0042608		Westside Insta-A-Print	6/3/2019			$316.29
EFT000000006781		Abell Pest Control	6/3/2019			$113.15
EFT000000006782		All Battery	6/3/2019			$43.95
EFT000000006783		Barnhouse, Ken	6/3/2019			$127.00
EFT000000006784		BC Hydro	6/3/2019			$531.02
EFT000000006785		Belmont Collision	6/3/2019			$1,058.09
EFT000000006786		Brown's The Florist	6/3/2019			$53.38
EFT000000006787		Canadian Springs	6/3/2019			$292.39
EFT000000006788		Corpus, Ted	6/3/2019			$1,059.49
EFT000000006789		Eager Beaver Tree Service	6/3/2019			$367.50
EFT000000006790		Fletcher, Lorne	6/3/2019			$1,565.47
EFT000000006791		Greater Victoria Security	6/3/2019			$3,770.55
EFT000000006792		Johnson Controls #V4020	6/3/2019			$407.40
EFT000000006793		Langford Vol. Fire. Women's Auxillary	6/3/2019			$1,875.00
EFT000000006794		Madill - The Office Company	6/3/2019			$102.61
EFT000000006795		McDonald, Jim	6/3/2019			$233.90
EFT000000006796		M.S. Drycleaning & Tailoring	6/3/2019			$323.34
EFT000000006797		OnPoint Project Engineers Ltd	6/3/2019			$8,289.75
EFT000000006798		Orkin Canada Corporation	6/3/2019			$181.13
EFT000000006799		Pacific Centre Family Services	6/3/2019			$5,758.33
EFT000000006800		PBX Engineering Ltd	6/3/2019			$1,029.89
EFT000000006801		Performance Plus Hockey inc.	6/3/2019			$6,035.16
EFT000000006802		Raylec Power LP	6/3/2019			$567.00
EFT000000006803		Richmond Property Group	6/3/2019			$6,561.91
EFT000000006804		Rona Revy Inc.	6/3/2019			$136.12
EFT000000006805		Scherrens, Melissa	6/3/2019			$15.65
EFT000000006806		School District No.62	6/3/2019			$10,000.00
EFT000000006807		Scho's Line Painting Service	6/3/2019			$2,085.30
EFT000000006808		Silverstream Investments Inc	6/3/2019			$8,644.21
EFT000000006809		SYN Lawn Vancouver Island	6/3/2019			$6,415.50
EFT000000006810		TForce Final Mile	6/3/2019			$17.10
EFT000000006811		Tran Sign (1999) Ltd	6/3/2019			$20.05
EFT000000006812		Walmsley & Associates	6/3/2019			$141.75
EFT000000006813		Westhills Land Corp	6/3/2019			$11,731.23
EFT000000006814		The Westin Bear Mountain, Victoria	6/3/2019			$34,960.07
EFT000000006815		WSP Canada Inc	6/3/2019			$1,050.00

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006816		Young, Anderson Barristers & Solicitors	6/3/2019			$37,337.90
EFT000000006817		Draycor Construction Ltd	6/3/2019			$50,512.01
EFT000000006818		Greater Victoria Public Library	6/3/2019			$155,186.00
EFT000000006819		Motion Canada	6/3/2019			$54,977.70
EFT000000006820		YMCA YWCA of Greater Victoria	6/3/2019			$83,125.00
0042609		Andrew Sheret Limited	6/7/2019			$2,668.85
0042610		Art Young Video Productions	6/7/2019			$2,363.57
0042611		Capital Regional District Water Dept.	6/7/2019			$1,593.54
0042612		Coast Powerline	6/7/2019			$4,095.00
0042613		Creative Licence	6/7/2019			$367.50
0042614		Cupe Local 50	6/7/2019			$1,627.37
0042615		D.A. Design Group Inc.	6/7/2019			$2,500.00
0042616		Eecol Electric	6/7/2019			$20.36
0042617		Godbeer, Laura	6/7/2019			$750.00
0042618		Grewal, Taijpaul R.	6/7/2019			$200.00
0042619		Harris Computer Systems	6/7/2019			$5,315.98
0042620		Humphrys, Kat	6/7/2019			$120.00
0042621		Ironclad Developments Inc.	6/7/2019			$35.00
0042622		Jones Emery Hargreaves Swan LLP	6/7/2019			$112.00
0042623		Langford Lanes Bowling Alley Inc	6/7/2019			$1,811.24
0042624		Lidstone & Company Barristers and Solicitors	6/7/2019			$198.24
0042625		Mattson, Raphiel	6/7/2019			$159.72
0042626		Maxxam Analytics	6/7/2019			$672.57
0042627		Medical Services Plan Of BC	6/7/2019			$5,475.00
0042628		Merdyn Group Holdings Ltd.	6/7/2019			$750.00
0042629		Pearce, Geoff	6/7/2019			$1,115.00
0042630		Snyder, Robert	6/7/2019			$3,700.00
0042631		SouthPoint Partners Ltd	6/7/2019			$24,140.00
0042632		Starburst Construction	6/7/2019			$4,724.63
0042633		Technical Fire Consultants	6/7/2019			$512.54
0042634		Terra Remote Sensing Inc. Marine Division	6/7/2019			$4,200.00
0042635		Time Sensitive Couriers Ltd.	6/7/2019			$274.84
0042636		Van Isle Containers	6/7/2019			$302.40
0042637		VI Integration	6/7/2019			$3,416.28
0042638		Westhills Land Corp	6/7/2019			$2,000.00
0042639		West Shore Environmental Services Limited Partnership	6/7/2019			$1,757.45
0042640		Willing, Peter	6/7/2019			$11,293.75
0042641		FDM Software Ltd	6/7/2019			$50,355.09
EFT000000006821		Agland, Brian	6/7/2019			$100.00
EFT000000006822		Allied Power and Communication Ltd.	6/7/2019			$8,782.78
EFT000000006823		Alpine Disposal & Recycling	6/7/2019			$3,872.98
EFT000000006824		A-Tech Doors	6/7/2019			$3,971.63
EFT000000006825		Baldwin, Matthew	6/7/2019			$90.84
EFT000000006826		Bell Distribution Inc.	6/7/2019			$335.99
EFT000000006827		Bell Mobility Inc.	6/7/2019			$5,663.63
EFT000000006828		Beresford, Alex	6/7/2019			$120.00
EFT000000006829		Blackwell, Denise	6/7/2019			$438.10
EFT000000006830		Canadian Linen & Uniform Service	6/7/2019			$471.83
EFT000000006831		Canadian Springs	6/7/2019			$240.77
EFT000000006832		Canon Canada Inc	6/7/2019			$1,187.20
EFT000000006833		CDW Canada Corp.	6/7/2019			$319.00
EFT000000006834		Corpus, Ted	6/7/2019			$300.00
EFT000000006835		Dewitt, Rob	6/7/2019			$270.00
EFT000000006836		Dube, Kevin	6/7/2019			$466.23
EFT000000006837		Duncan, Ashley	6/7/2019			$120.00
EFT000000006838		Egli, Garrett	6/7/2019			$270.00
EFT000000006839		Enex Fuels Ltd	6/7/2019			$5,490.51
EFT000000006840		Esquimalt Nation	6/7/2019			$1,526.73
EFT000000006841		Fantastic Cleaning Ltd.	6/7/2019			$3,519.15
EFT000000006842		Fastrac Printing Ltd	6/7/2019			$394.24
EFT000000006843		Goodwin, Seth	6/7/2019			$270.00
EFT000000006844		Greater Victoria Security	6/7/2019			$8,108.10
EFT000000006845		Hayworth Communities Inc	6/7/2019			$4,382.70
EFT000000006846		Lambert, Paul	6/7/2019			$50.38
EFT000000006847		Leung, Ivan	6/7/2019			$306.21

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006848		Level Ground Trading	6/7/2019			$258.00
EFT000000006849		Livingston International Inc	6/7/2019			$304.98
EFT000000006850		Lowe, Cate	6/7/2019			$300.00
EFT000000006851		Madill - The Office Company	6/7/2019			$328.64
EFT000000006852		Marshall, Alex	6/7/2019			$360.00
EFT000000006853		Nielsen, Yari	6/7/2019			$160.64
EFT000000006854		Orkin Canada Corporation	6/7/2019			$220.51
EFT000000006855		PBX Engineering Ltd	6/7/2019			$1,029.89
EFT000000006856		Prices Lock & Safe	6/7/2019			$39.62
EFT000000006857		Princess Auto	6/7/2019			$106.79
EFT000000006858		Proton, Adriana	6/7/2019			$270.00
EFT000000006859		Read Jones Christoffersen	6/7/2019			$3,745.88
EFT000000006860		Reinsch, Ryan	6/7/2019			$300.00
EFT000000006861		Robinson, Wayne	6/7/2019			$1,264.25
EFT000000006862		Rona Revy Inc.	6/7/2019			$1.44
EFT000000006863		Royal Colwood Golf & Country Club	6/7/2019			$10.50
EFT000000006864		Ryzuk Geotechnical	6/7/2019			$1,641.94
EFT000000006865		Sahlstrom, Matt	6/7/2019			$510.75
EFT000000006866		Scansa Construction	6/7/2019			$1,000.00
EFT000000006867		School District No.62	6/7/2019			$2,094.00
EFT000000006868		Chrissy Shaw	6/7/2019			$86.48
EFT000000006869		Smith, Caroline	6/7/2019			$135.00
EFT000000006870		Songhees Nation	6/7/2019			$2,739.14
EFT000000006871		Spencer, Chris	6/7/2019			$30.62
EFT000000006872		Sunbelt Rentals	6/7/2019			$223.94
EFT000000006873		Super Save Group	6/7/2019			$6,639.51
EFT000000006874		Tennant, Dean	6/7/2019			$270.00
EFT000000006875		Total Power Ltd	6/7/2019			$355.17
EFT000000006876		Tran Sign (1999) Ltd	6/7/2019			$2,444.60
EFT000000006877		Van Isle Water Services Ltd.	6/7/2019			$56.44
EFT000000006878		VDA Architecture Ltd	6/7/2019			$11,389.46
EFT000000006879		Western Traffic Ltd	6/7/2019			$3,292.96
EFT000000006880		West Shore Arts Council	6/7/2019			$29,294.25
EFT000000006881		Wilson's Transportation Ltd	6/7/2019			$630.00
EFT000000006882		Era Law	6/10/2019			$25,000.00
0042642		Abbaren Homes Ltd	6/14/2019			$4,500.00
0042643		Archibald, Greg	6/14/2019			$100.00
0042644		Arngask Developments	6/14/2019			$37,805.00
0042645		B & D Lift Truck Service Ltd.	6/14/2019			$358.02
0042646		Barwis, Leah	6/14/2019			$200.00
0042647		BC Aquifer	6/14/2019			$1,795.50
0042648		BC Landscape & Nursery Association	6/14/2019			$357.00
0042650		Bullet Security	6/14/2019			$12,212.76
0042651		Canada Revenue Agency	6/14/2019			$200.00
0042652		Capital Regional District Water Dept.	6/14/2019			$20,850.74
0042653		Clark, Rob	6/14/2019			$609.48
0042654		Colquitz Engineering Ltd	6/14/2019			$1,747.20
0042655		Courtside Sports Ltd	6/14/2019			$182.01
0042656		Creative Embroidery	6/14/2019			$446.61
0042657		DS Murphy Contracting Ltd	6/14/2019			$750.00
0042658		Eclipse Creative Inc.	6/14/2019			$20,002.05
0042659		Elite Promotional Marketing	6/14/2019			$15,668.06
0042660		G & E Contracting LP	6/14/2019			$21,851.55
0042661		Garderie La Vie Inc.	6/14/2019			$4,630.00
0042662		GM Landco Management Ltd.	6/14/2019			$750.00
0042663		Gregg Distributors LP	6/14/2019			$35.70
0042664		IBS of Coastal British Columbia	6/14/2019			$179.14
0042665		JDF Figure Skate Club	6/14/2019			$67.51
0042666		JDF Minor Hockey	6/14/2019			$135.04
0042667		Jeffrey Bobcat & Trucking	6/14/2019			$200.00
0042668		KMS Tools and Equipment Ltd.	6/14/2019			$182.00
0042669		Lota Homes	6/14/2019			$750.00
0042670		Luxbury Dev Corp	6/14/2019			$7,020.00
0042671		McClean, Douglas	6/14/2019			$361.78
0042672		MDC Law Enforcement & Military Equipment Distributors	6/14/2019			$91.01

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
0042673		On The Moove Dairy Delivery	6/14/2019			$276.96
0042674		Ralmax Contracting Ltd	6/14/2019			$1,000.00
0042675		Receiver General Of Canada	6/14/2019			$32.08
0042676		Scalar Decisions Inc.	6/14/2019			$28,281.77
0042677		Service First Ltd.	6/14/2019			$278.79
0042678		Shawnigan Improvement District	6/14/2019			$4,200.00
0042679		Sisco, Cody	6/14/2019			$882.88
0042680		SSL-Sustainable Services Ltd	6/14/2019			$16,211.27
0042681		Stadacona Commercial Management	6/14/2019			$2,000.00
0042682		Tanner, Jeff	6/14/2019			$750.00
0042683		The Corporation of the District of Oak Bay	6/14/2019			$200.00
0042684		Thirst First Refreshments Inc.	6/14/2019			$671.20
0042685		Thomson Reuters	6/14/2019			$221.43
0042686		Townfolio Inc	6/14/2019			$2,675.00
0042687		Victoria International Cross Country Association	6/14/2019			$20,000.00
0042688		Westhills Land Corp	6/14/2019			$16,806.41
0042689		Westside Insta-A-Print	6/14/2019			$58.67
0042690		West Shore Environmental Services Limited Partnership	6/14/2019			$20,842.34
0042691		Westshore Taxi Ltd (2007) Ltd.	6/14/2019			$40.20
0042692		Westshore Triathlon	6/14/2019			$2,500.00
0042693		Westshore Rebels Football	6/14/2019			$10,000.00
0042694		Zamora, Cheryl	6/14/2019			$200.00
0042973		Elite Promotional Marketing	6/14/2019			$9,213.74
EFT000000006883		All Battery	6/14/2019			$60.33
EFT000000006884		Beasley, Kelly	6/14/2019			$800.00
EFT000000006885		Alpine Disposal & Recycling	6/14/2019			$379.68
EFT000000006886		Applied Ecological Solutions Corp	6/14/2019			$441.00
EFT000000006887		Atomic Crayon	6/14/2019			$476.91
EFT000000006888		Bell Distribution Inc.	6/14/2019			$56.00
EFT000000006889		Belmont Collision	6/14/2019			$465.17
EFT000000006890		Best Service Pros Ltd	6/14/2019			$294.08
EFT000000006891		Black Press Group	6/14/2019			$541.24
EFT000000006892		Bricklok Surfacing & Landscape Supply Ltd	6/14/2019			$971.25
EFT000000006893		Brookeline Publishing House Inc	6/14/2019			$131.25
EFT000000006894		Brown's The Florist	6/14/2019			$326.96
EFT000000006895		Canadian Linen & Uniform Service	6/14/2019			$441.97
EFT000000006896		Canadian Springs	6/14/2019			$121.00
EFT000000006897		Canon Canada Inc	6/14/2019			$353.17
EFT000000006898		SolidCAD	6/14/2019			$392.00
EFT000000006899		CDW Canada Corp.	6/14/2019			$453.35
EFT000000006900		City of Nanaimo	6/14/2019			$714.00
EFT000000006901		Dube, Kevin	6/14/2019			$99.16
EFT000000006902		Fantastic Cleaning Ltd.	6/14/2019			$2,666.19
EFT000000006903		Fastrac Printing Ltd	6/14/2019			$295.68
EFT000000006904		First Response Glass Ltd	6/14/2019			$291.42
EFT000000006905		Garry, Emily	6/14/2019			$225.00
EFT000000006906		Gillam Group	6/14/2019			$11,040.93
EFT000000006907		Goodbye Graffiti Victoria	6/14/2019			$225.59
EFT000000006908		Goodwin, Seth	6/14/2019			$108.55
EFT000000006909		Greater Victoria Security	6/14/2019			$3,905.21
EFT000000006910		Hendry Swinton McKenzie	6/14/2019			$4,701.00
EFT000000006911		International Assoc Of Firefighters	6/14/2019			$5,724.14
EFT000000006912		Island Key Computer Ltd.	6/14/2019			$4,399.14
EFT000000006913		Johnson Controls #V4020	6/14/2019			$1,117.32
EFT000000006914		Justice Institute Of B.C.	6/14/2019			$80.33
EFT000000006915		Kerr Wood Leidal Consulting Engineers	6/14/2019			$4,958.81
EFT000000006916		Audrey Kryklywyj	6/14/2019			$99.46
EFT000000006917		Langford Staff Social Committee	6/14/2019			$376.00
EFT000000006918		Langford Volunteer Fire Association - Ride-along	6/14/2019			$50.00
EFT000000006919		Level Ground Trading	6/14/2019			$172.00
EFT000000006920		Livingston International Inc	6/14/2019			$11,582.43
EFT000000006921		Madill - The Office Company	6/14/2019			$226.17
EFT000000006922		Minifie, Daryl	6/14/2019			$592.33
EFT000000006923		Obersteller, Paul	6/14/2019			$119.05
EFT000000006924		OnPoint Project Engineers Ltd	6/14/2019			$16,535.41

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006925		Orkin Canada Corporation	6/14/2019			$714.00
EFT000000006926		P & R Western Star Trucks	6/14/2019			$793.10
EFT000000006927		Parry, Hilary	6/14/2019			$486.75
EFT000000006928		Performance Plus Hockey inc.	6/14/2019			$105.00
EFT000000006929		Princess Auto	6/14/2019			$102.87
EFT000000006930		Raylec Power LP	6/14/2019			$8,253.00
EFT000000006931		reFUSE Resource Recovery	6/14/2019			$318.84
EFT000000006932		Rona Revy Inc.	6/14/2019			$143.53
EFT000000006933		School District No.62	6/14/2019			$20,000.00
EFT000000006934		Scho's Line Painting Service	6/14/2019			$1,985.13
EFT000000006935		Shaw Cablesystems GP	6/14/2019			$1,122.53
EFT000000006936		Chrissy Shaw	6/14/2019			$960.70
EFT000000006937		Slegg Construction Materials Ltd	6/14/2019			$27.41
EFT000000006938		Szpak, Lillian	6/14/2019			$494.81
EFT000000006939		Telus	6/14/2019			$41.40
EFT000000006940		Tran Sign (1999) Ltd	6/14/2019			$200.48
EFT000000006941		United Way Of Greater Victoria	6/14/2019			$2,044.00
EFT000000006942		Verity Construction Ltd	6/14/2019			$1,000.00
EFT000000006943		Victoria Contracting & Municipal Maint.	6/14/2019			$44,022.44
EFT000000006944		Victoria Figure Skate Club	6/14/2019			$67.51
EFT000000006945		Waste Management	6/14/2019			$300.65
EFT000000006946		Watt Consulting Group	6/14/2019			$2,220.28
EFT000000006947		Westbrook Consulting Ltd.	6/14/2019			$1,907.01
EFT000000006948		West Bay Mechanical Ltd.	6/14/2019			$215.23
EFT000000006949		Western Traffic Ltd	6/14/2019			$1,494.43
EFT000000006950		Wilson's Transportation Ltd	6/14/2019			$330.75
EFT000000006951		Yeo, Derek	6/14/2019			$113.20
EFT000000006952		Capital Regional District	6/14/2019			$130,713.68
0042695		Pacific East Developments Ltd	6/19/2019			$76,439.00
0042696		Adams Mobox Storage	6/24/2019			$282.78
0042697		Becher Bay Log Booming	6/24/2019			$200.00
0042698		Bureau Veritas Canada (2019) Inc.	6/24/2019			$97.86
0042699		Capital Regional District Water Dept.	6/24/2019			$4.23
0042700		Colwood, City Of	6/24/2019			$2,919.86
0042701		DS Murphy Contracting Ltd	6/24/2019			$750.00
0042702		Flag Shop, The	6/24/2019			$604.47
0042703		GRAPHIC OFFICE	6/24/2019			$1,795.99
0042704		Harbour Door	6/24/2019			$521.33
0042705		Home Depot Credit Services	6/24/2019			$116.44
0042706		Houston Sign 90 Ltd	6/24/2019			$588.00
0042707		Kadtec Systems	6/24/2019			$1,000.00
0042708		Lota Homes	6/24/2019			$1,750.00
0042709		M'akola Housing Society	6/24/2019			$156.00
0042710		Mazzei Electric	6/24/2019			$6,902.36
0042711		MDC Law Enforcement & Military Equipment Distributors	6/24/2019			$261.54
0042712		Miles Plumbing Services Ltd	6/24/2019			$229.69
0042713		Petty Cash	6/24/2019			$422.52
0042714		PhotoPlan.ca - Erik Abbink	6/24/2019			$397.37
0042715		Purolator Courier Ltd	6/24/2019			$42.72
0042716		Questica Inc.	6/24/2019			$9,034.10
0042717		Shaw Business Solutions Inc	6/24/2019			$1,624.00
0042718		Stohmann, Leah	6/24/2019			$827.97
0042719		Synq Access + Security Techology	6/24/2019			$12,107.84
0042720		Talesta Holdings Ltd.	6/24/2019			$735.00
0042721		Time Sensitive Couriers Ltd.	6/24/2019			$323.28
0042722		Town of Sidney	6/24/2019			$103.56
0042723		Wensley Architecture Ltd	6/24/2019			$3,279.39
0042724		Westside Insta-A-Print	6/24/2019			$98.28
0042725		West Shore Environmental Services Limited Partnership	6/24/2019			$2,468.65
0042726		Fubar Holdings	6/24/2019			$407,416.92
0042727		Hosking McCormick Holdings	6/24/2019			$50,000.00
0042728		Kettle Creek Developments	6/24/2019			$63,567.36
EFT000000006953		Abell Pest Control	6/24/2019			$113.15
EFT000000006954		Acme Supplies	6/24/2019			$88.29
EFT000000006955		Air Liquide Canada Inc	6/24/2019			$177.84

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006956	Bell Distribution Inc.		6/24/2019			$1,523.16
EFT000000006957	Best Service Pros Ltd		6/24/2019			$50.21
EFT000000006958	Black Press Group		6/24/2019			$3,878.69
EFT000000006959	Bogdan, Adrian		6/24/2019			$847.85
EFT000000006960	CDW Canada Corp.		6/24/2019			$11,810.10
EFT000000006961	City of Nanaimo		6/24/2019			$36.75
EFT000000006962	Coast Environmental Services Ltd.		6/24/2019			$160.00
EFT000000006963	Colwood Langford Auto Supply Ltd.		6/24/2019			$19.42
EFT000000006964	Eager Beaver Tree Service		6/24/2019			$2,572.50
EFT000000006965	ERT Training Inc.		6/24/2019			$1,407.00
EFT000000006966	Fastrac Printing Ltd		6/24/2019			$98.56
EFT000000006967	Fletcher, Lorne		6/24/2019			$52.72
EFT000000006968	Fortis BC Natural Gas		6/24/2019			$4,673.76
EFT000000006969	Greater Victoria Security		6/24/2019			$10,007.55
EFT000000006970	Island Key Computer Ltd.		6/24/2019			$1,104.32
EFT000000006971	Justice Institute Of B.C.		6/24/2019			$160.65
EFT000000006972	Langford Emergency Support Services		6/24/2019			$500.00
EFT000000006973	Livingston International Inc		6/24/2019			$22,300.49
EFT000000006974	Madill - The Office Company		6/24/2019			$210.41
EFT000000006975	Prices Lock & Safe		6/24/2019			$64.34
EFT000000006976	Protex Fence Services		6/24/2019			$729.75
EFT000000006977	Raylec Power LP		6/24/2019			$10,955.26
EFT000000006978	Ricoh Canada Inc		6/24/2019			$2,813.29
EFT000000006979	Rocky Mountain Phoenix		6/24/2019			$129.92
EFT000000006980	Rona Revy Inc.		6/24/2019			$32.34
EFT000000006981	Shaw Cablesystems GP		6/24/2019			$960.15
EFT000000006982	Chrissy Shaw		6/24/2019			$750.00
EFT000000006983	Telus		6/24/2019			$1,657.69
EFT000000006984	TForce Final Mile		6/24/2019			$140.08
EFT000000006985	The Leader's Edge Enterprises Inc.		6/24/2019			$6,825.00
EFT000000006986	Distributel Communications		6/24/2019			$932.80
EFT000000006987	Times Colonist		6/24/2019			$388.50
EFT000000006988	Tran Sign (1999) Ltd		6/24/2019			$162.40
EFT000000006989	TST Canada		6/24/2019			$950.56
EFT000000006990	Uptown Air Conditioning Ltd.		6/24/2019			$149.63
EFT000000006991	Walmsley & Associates		6/24/2019			$425.25
EFT000000006992	West Bay Mechanical Ltd.		6/24/2019			$991.54
EFT000000006993	The Westin Bear Mountain, Victoria		6/24/2019			$3,485.45
EFT000000006994	BC Hydro		6/24/2019			$58,601.62
EFT000000006995	Victoria Contracting & Municipal Maint.		6/24/2019			$169,252.91
EFT000000006996	Young, Anderson Barristers & Solicitors		6/24/2019			$66,079.99
0042729	Adams Mobox Storage		6/28/2019			$292.55
0042730	BC Municipal Safety Association		6/28/2019			$73.50
0042731	Brown, Megan		6/28/2019			$200.00
0042732	Canada Revenue Agency		6/28/2019			$200.00
0042734	Capital Regional District Water Dept.		6/28/2019			$17,068.30
0042735	Draycor Developments Ltd.		6/28/2019			$12,600.00
0042736	Dunic, Ernando		6/28/2019			$200.00
0042737	Flags4Golf		6/28/2019			$980.00
0042738	Grewal, Verinder		6/28/2019			$2,500.00
0042739	Grey Lynx Ventures Ltd.		6/28/2019			$750.00
0042740	Lidstone & Company Barristers and Solicitors		6/28/2019			$318.36
0042741	Mark's Work Wearhouse		6/28/2019			$113.39
0042742	Mattson, Raphiel		6/28/2019			$67.83
0042743	Memoryexpress		6/28/2019			$5,711.92
0042744	Morrow, Cheryl		6/28/2019			$200.00
0042745	NAN Site Servicing		6/28/2019			$31,500.00
0042747	Out of the Blue Designs		6/28/2019			$151.20
0042749	Sign Pad, The		6/28/2019			$1,192.80
0042750	SLEGG Doors Ltd.		6/28/2019			$75.99
0042751	West Shore Environmental Services Limited Partnership		6/28/2019			$271.53
0042752	Westshore Towing Ltd		6/28/2019			$633.05
0042753	Nextview Construction Inc.		6/28/2019			$56,627.04
EFT000000006997	Acme Supplies		6/28/2019			$149.70
EFT000000006998	Agland, Brian		6/28/2019			$302.40

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000006999		Applied Ecological Solutions Corp	6/28/2019			$837.38
EFT000000007000		BC Hydro	6/28/2019			$69.78
EFT000000007001		Belmont Collision	6/28/2019			$1,234.83
EFT000000007002		Brown's The Florist	6/28/2019			$106.76
EFT000000007003		Canadian Springs	6/28/2019			$386.97
EFT000000007004		Cantec Fire Alarm Systems	6/28/2019			$496.53
EFT000000007005		Capital Regional District	6/28/2019			$7,783.26
EFT000000007006		City Of Langford Pipes And Drums	6/28/2019			$600.00
EFT000000007007		Dube, Kevin	6/28/2019			$1,249.82
EFT000000007008		Eager Beaver Tree Service	6/28/2019			$1,312.50
EFT000000007009		Fletcher, Lorne	6/28/2019			$811.67
EFT000000007010		Foggit, Terri-Lynn	6/28/2019			$655.20
EFT000000007011		Greater Victoria Security	6/28/2019			$10,829.70
EFT000000007012		Hayworth Communities Inc	6/28/2019			$5,473.65
EFT000000007013		Heritage House Trophies	6/28/2019			$4.48
EFT000000007014		Kerr Wood Leidal Consulting Engineers	6/28/2019			$24,084.64
EFT000000007015		Langford Volunteer Firefighters Assoc.	6/28/2019			$40,828.66
EFT000000007016		Livingston International Inc	6/28/2019			$472.92
EFT000000007017		Lordco Parts Ltd	6/28/2019			$22.94
EFT000000007018		Michelle Mahovlich	6/28/2019			$69.60
EFT000000007019		Manton, Cory	6/28/2019			$428.40
EFT000000007020		Neopost Canada Ltd	6/28/2019			$428.00
EFT000000007021		Oliver, James	6/28/2019			$479.44
EFT000000007022		Orkin Canada Corporation	6/28/2019			$215.78
EFT000000007023		Pacific Centre Family Services	6/28/2019			$5,758.33
EFT000000007024		Richmond Property Group	6/28/2019			$6,561.91
EFT000000007025		Rona Revy Inc.	6/28/2019			$174.66
EFT000000007026		Scho's Line Painting Service	6/28/2019			$241.71
EFT000000007027		Shaw Cablesystems GP	6/28/2019			$94.52
EFT000000007028		Silverstream Investments Inc	6/28/2019			$8,644.21
EFT000000007029		Thyssenkrupp Elevator	6/28/2019			$258.37
EFT000000007030		Tran Sign (1999) Ltd	6/28/2019			$441.99
EFT000000007031		Trel Developments Ltd	6/28/2019			$750.00
EFT000000007032		Westbrook Consulting Ltd.	6/28/2019			$385.88
EFT000000007033		West Bay Mechanical Ltd.	6/28/2019			$1,860.98
EFT000000007034		Westhills Land Corp	6/28/2019			$11,731.23
EFT000000007035		Capital City Paving Ltd.	6/28/2019			$64,611.75
EFT000000007036		Greater Victoria Public Library	6/28/2019			$194,701.00
EFT000000007037		Receiver General Of Canada	6/28/2019			$1,631,390.00
EFT000000007038		Think Communications Inc	6/28/2019			$51,745.69
EFT000000007039		Victoria Contracting & Municipal Maint.	6/28/2019			$193,441.04
EFT000000007040		YMCA YWCA of Greater Victoria	6/28/2019			$83,125.00
0042754		Barton, Brian	7/4/2019			$10,000.00
0042755		Rugby Canada	7/4/2019			$30,400.00
0042756		Aquisap, Suzette	7/5/2019			$3,075.10
0042757		Bergthorson, Leslie	7/5/2019			$250.00
0042758		Curti, Cathy	7/5/2019			$570.00
0042759		Huntington, Donna	7/5/2019			$250.00
0042760		itgroove Professional Service Ltd	7/5/2019			$262.50
0042761		Kemila, Justin Thomas	7/5/2019			$1,801.01
0042762		Langer, Jason	7/5/2019			$148.06
0042763		Levesque, Sean	7/5/2019			$570.00
0042764		Medical Services Plan Of BC	7/5/2019			$5,662.50
0042765		Nairn, Anne	7/5/2019			$2,553.02
0042766		Newell, Judith	7/5/2019			$275.00
0042767		Nicholson, Burnet	7/5/2019			$1,232.36
0042768		O'Brien, Patricia	7/5/2019			$845.00
0042769		Parekh, Karan A.	7/5/2019			$570.00
0042770		Rhode, Bryan	7/5/2019			$570.00
0042771		Sahba, Fariborz	7/5/2019			$6,177.97
0042772		Shields, Mitchell	7/5/2019			$1,815.12
0042773		Sorensen, Byron	7/5/2019			$570.00
0042774		Urquhart, Avalee	7/5/2019			$488.16
0042775		Waldbauer, Pamela	7/5/2019			$570.00
0042776		Wellmaster Pumps & Water Systems Ltd	7/5/2019			$1,139.25

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
0042777		The Rotary Club of West Shore	7/5/2019			$5,000.00
0042779		Seward, Joseph	7/5/2019			$500.00
EFT000000007041		Bell Distribution Inc.	7/5/2019			$503.99
EFT000000007042		Best Service Pros Ltd	7/5/2019			$147.04
EFT000000007043		Brown's The Florist	7/5/2019			$336.00
EFT000000007044		Canon Canada Inc	7/5/2019			$39.23
EFT000000007045		CDW Canada Corp.	7/5/2019			$51.63
EFT000000007046		Fantastic Cleaning Ltd.	7/5/2019			$4,215.23
EFT000000007047		Gillam Group	7/5/2019			$5,985.00
EFT000000007048		Greater Victoria Security	7/5/2019			$3,770.55
EFT000000007049		Livingston International Inc	7/5/2019			$9,368.90
EFT000000007050		Orkin Canada Corporation	7/5/2019			$291.38
EFT000000007051		Performance Plus Hockey inc.	7/5/2019			$3,801.25
EFT000000007052		Protex Fence Services	7/5/2019			$1,942.50
EFT000000007053		Receiver General Of Canada	7/5/2019			$49,398.48
EFT000000007054		Rocky Mountain Phoenix	7/5/2019			$695.94
EFT000000007055		Rona Revy Inc.	7/5/2019			$133.89
EFT000000007056		Stewart, Norma	7/5/2019			$1,759.60
EFT000000007057		Tran Sign (1999) Ltd	7/5/2019			$403.20
EFT000000007058		Victoria Contracting & Municipal Maint.	7/5/2019			$595.86
EFT000000007059		Young, Stewart Wayne	7/5/2019			$2,439.96
EFT000000007060		West Shore Parks & Recreation Society	7/9/2019			$676,432.75
0042781		Alpine Group	7/11/2019			$43.05
0042782		Ascent Mechanical	7/11/2019			$600.00
0042783		Banns, Mark	7/11/2019			$200.00
0042784		Boyd Autobody & Glass	7/11/2019			$743.48
0042785		Caberea, Alberto	7/11/2019			$200.00
0042786		Canada Revenue Agency	7/11/2019			$200.00
0042787		Capital Regional District Water Dept.	7/11/2019			$23,479.44
0042788		Cupe Local 50	7/11/2019			$1,514.65
0042790		Doucette, Jerrod	7/11/2019			$200.00
0042791		D.R. Coell & Associates Inc	7/11/2019			$3,886.05
0042793		GM Landco Management Ltd.	7/11/2019			$28,985.00
0042794		Home Depot Credit Services	7/11/2019			$50.00
0042795		Impact Plumbing & Heating	7/11/2019			$628.64
0042796		Laura Plant Consulting Inc.	7/11/2019			$5,355.00
0042797		Laval Developments Ltd.	7/11/2019			$7,000.00
0042798		LC Mobile Mechanic	7/11/2019			$134.40
0042799		Lee, Kathleen	7/11/2019			$200.00
0042800		Luxton Holdings Ltd.	7/11/2019			$1,000.00
0042801		Mazzei Electric	7/11/2019			$502.88
0042802		McDonald, Janet	7/11/2019			$200.00
0042803		Michael Brook Plastering and Construction Ltd	7/11/2019			$200.00
0042804		Miles Plumbing Services Ltd	7/11/2019			$170.62
0042805		Minister Of Finance/Corporate Relations	7/11/2019			$165.17
0042806		Municipal World	7/11/2019			$66.10
0042807		On The Moove Dairy Delivery	7/11/2019			$217.08
0042808		OPTA Precise Services LP	7/11/2019			$10,290.00
0042809		Oreck Karby Barristers & Solicitors	7/11/2019			$33,975.00
0042810		Pacific Football Club	7/11/2019			$3,348.02
0042811		Pinnock, John	7/11/2019			$200.00
0042812		Powell & Associates Land Surveyors	7/11/2019			$7,014.23
0042813		Reburn, David	7/11/2019			$200.00
0042814		Saby, Jamie	7/11/2019			$400.00
0042815		Schmitz, Wolfgang	7/11/2019			$750.00
0042816		Seacliff Properties (Langford) Ltd	7/11/2019			$39,983.50
0042817		Sheepdog Self Protection Inc	7/11/2019			$1,764.00
0042818		Simplistic Lines Inc	7/11/2019			$35,517.54
0042819		Stan Stachura	7/11/2019			$200.00
0042820		Technical Fire Consultants	7/11/2019			$259.88
0042821		TerraWest Environmental Inc	7/11/2019			$2,715.30
0042822		Thirst First Refreshments Inc.	7/11/2019			$271.24
0042823		Time Sensitive Couriers Ltd.	7/11/2019			$126.11
0042824		TJBS Properties Ltd	7/11/2019			$17,000.00
0042825		Troutman, Robert	7/11/2019			$200.00

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
0042826		Van Isle Containers	7/11/2019			$302.40
0042827		Warren, Julie	7/11/2019			$200.00
0042828		Westside Insta-A-Print	7/11/2019			$876.66
0042829		Young, Ryan	7/11/2019			$250.00
0042830		DB Services of Victoria Inc	7/11/2019			$69,860.37
EFT000000007061		Access Records And Media Mngmnt Ltd	7/11/2019			$35.26
EFT000000007062		Acme Supplies	7/11/2019			$211.37
EFT000000007063		Adams, Steve	7/11/2019			$64.94
EFT000000007064		Aire Serv of Greater Victoria	7/11/2019			$1,545.16
EFT000000007065		Beasley, Kelly	7/11/2019			$1,000.00
EFT000000007066		Bell Mobility Inc.	7/11/2019			$6,029.36
EFT000000007067		Belmont Collision	7/11/2019			$4,932.87
EFT000000007068		Best Service Pros Ltd	7/11/2019			$147.04
EFT000000007069		Brown's The Florist	7/11/2019			$145.96
EFT000000007070		Canadian Linen & Uniform Service	7/11/2019			$535.17
EFT000000007071		Canadian Springs	7/11/2019			$179.80
EFT000000007072		City of Nanaimo	7/11/2019			$3,911.25
EFT000000007073		Eager Beaver Tree Service	7/11/2019			$12,810.00
EFT000000007074		Fantastic Cleaning Ltd.	7/11/2019			$2,095.80
EFT000000007075		Fastrac Printing Ltd	7/11/2019			$197.12
EFT000000007076		Fletcher, Lorne	7/11/2019			$211.99
EFT000000007077		Foggit, Terri-Lynn	7/11/2019			$3,591.27
EFT000000007078		Gillam Group	7/11/2019			$5,985.00
EFT000000007079		Goodwin, Seth	7/11/2019			$12.37
EFT000000007080		Hendry Swinton McKenzie	7/11/2019			$4,334.00
EFT000000007081		Level Ground Trading	7/11/2019			$172.00
EFT000000007082		Livingston International Inc	7/11/2019			$8,163.57
EFT000000007083		Lowe, Cate	7/11/2019			$85.26
EFT000000007084		Madill - The Office Company	7/11/2019			$101.03
EFT000000007085		Martin & Levesque Inc	7/11/2019			$974.18
EFT000000007086		Neopost Canada Ltd	7/11/2019			$1,737.45
EFT000000007087		OMNISPORT Inc	7/11/2019			$1,926.17
EFT000000007088		Performance Plus Hockey inc.	7/11/2019			$12,681.41
EFT000000007089		Prices Lock & Safe	7/11/2019			$104.79
EFT000000007090		Proton, Adriana	7/11/2019			$377.37
EFT000000007091		reFUSE Resource Recovery	7/11/2019			$350.08
EFT000000007092		Reinsch, Ryan	7/11/2019			$215.76
EFT000000007093		Rocky Mountain Phoenix	7/11/2019			$129.92
EFT000000007094		Rona Revy Inc.	7/11/2019			$123.23
EFT000000007095		Royal Colwood Golf & Country Club	7/11/2019			$120.86
EFT000000007096		Ryzuk Geotechnical	7/11/2019			$2,519.43
EFT000000007097		Scho's Line Painting Service	7/11/2019			$2,007.60
EFT000000007098		Slegg Construction Materials Ltd	7/11/2019			$188.78
EFT000000007099		Spriggs, Geoff	7/11/2019			$87.20
EFT000000007100		SYN Lawn Vancouver Island	7/11/2019			$12,706.42
EFT000000007101		TForce Final Mile	7/11/2019			$17.28
EFT000000007102		Tran Sign (1999) Ltd	7/11/2019			$162.40
EFT000000007103		VDA Architecture Ltd	7/11/2019			$2,506.88
EFT000000007104		Waste Management	7/11/2019			$296.52
EFT000000007105		Western Canada Fire Protection	7/11/2019			$97.23
EFT000000007106		The Westin Bear Mountain, Victoria	7/11/2019			$36,959.24
EFT000000007107		West Shore Chamber Of Commerce	7/11/2019			$4,987.50
EFT000000007108		Capital Regional District	7/11/2019			$179,235.60
EFT000000007109		School District No.62	7/11/2019			$50,280.00
EFT000000007110		Verity Construction Ltd	7/11/2019			$814,445.91
EFT000000007111		Reed Pope Law Corp, In Trust	7/12/2019			$700,224.17
0042831		B2B Bank	7/19/2019			$570.00
0042832		BC Aquifer	7/19/2019			$21,139.63
0042833		Beecher Bay First Nation	7/19/2019			$22,819.84
0042834		Beggs, Landon	7/19/2019			$3,166.12
0042835		Billett, James	7/19/2019			$414.54
0042836		Capital Regional District Water Dept.	7/19/2019			$1,225.66
0042837		Coderre, Roberta	7/19/2019			$275.00
0042838		Coyner, Carole	7/19/2019			$1,863.26
0042839		Creuzot, Janice	7/19/2019			$2,548.22

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
0042840		Cyber Solve Computing Ltd.	7/19/2019			$315.00
0042841		DB Services of Victoria Inc	7/19/2019			$1,293.08
0042842		Deng, Jian	7/19/2019			$337.60
0042843		Desaulnier, Robert and Vicki	7/19/2019			$570.00
0042844		Dougherty, Helen	7/19/2019			$100.00
0042845		Drew, Robert	7/19/2019			$175.00
0042846		Farley Martin Notary	7/19/2019			$87.52
0042847		Federal Express Canada Ltd	7/19/2019			$35.15
0042848		First National Financial LP	7/19/2019			$570.00
0042849		First on Scene: First Aid and CPR Training, Victoria	7/19/2019			$2,300.00
0042850		Fitz's Walker Power Equipment	7/19/2019			$114.76
0042851		Flag Shop, The	7/19/2019			$4,188.95
0042853		Gregg Distributors LP	7/19/2019			$451.40
0042854		Ham, David	7/19/2019			$1,263.10
0042855		Hickman, Lawrence	7/19/2019			$275.00
0042856		Hunt, Chris	7/19/2019			$570.00
0042857		Key-2 Auto Parts & Engine Rebuilders	7/19/2019			$233.60
0042858		Jozica Kolarich	7/19/2019			$750.00
0042859		Kroeger, Chris	7/19/2019			$570.00
0042860		Laughey, Ryan	7/19/2019			$570.00
0042861		Mainroad South Island Contracting Ltd.	7/19/2019			$6,037.50
0042862		MCAP	7/19/2019			$3,669.05
0042863		Metchosin, District Of	7/19/2019			$6,941.63
0042864		Moquin, Veronique	7/19/2019			$100.00
0042865		National Bank Of Canada	7/19/2019			$2,850.00
0042866		Newstead, Chris	7/19/2019			$570.00
0042867		Pal, Robert	7/19/2019			$570.00
0042868		Petty Cash	7/19/2019			$398.05
0042869		Pighin, Darryl	7/19/2019			$175.00
0042870		Ridley Bros Development Co Ltd.	7/19/2019			$2,265.64
0042871		Rotary WestShore Sunrise Foundation	7/19/2019			$3,800.00
0042872		Sellick, Greg	7/19/2019			$175.00
0042873		Shaw Business Solutions Inc	7/19/2019			$1,624.00
0042874		Tattersall, Nicole	7/19/2019			$1,349.50
0042875		Tedford Overhead Doors Ltd.	7/19/2019			$99.75
0042876		Terry Kloss Plumbing	7/19/2019			$200.00
0042877		Thomas, Wesley	7/19/2019			$570.00
0042878		Top Quality Coatings Ltd.	7/19/2019			$3,412.50
0042879		Vandekamp, Linda	7/19/2019			$570.00
0042880		Webb, Melissa	7/19/2019			$791.77
0042881		Welk Holdings Ltd.	7/19/2019			$193.92
0042882		Wensley Architecture Ltd	7/19/2019			$295.32
0042883		Westhills Land Corp	7/19/2019			$15,000.00
0042884		Yagudaev, Igal & Shoshana	7/19/2019			$1,000.00
0042885		Yee, Tyler	7/19/2019			$175.00
0042886		Zboyovsky, Trevor	7/19/2019			$682.50
0042887		BC Transit	7/19/2019			$2,715,876.71
0042888		Capital Regional District Water Dept	7/19/2019			$279,431.25
0042889		Luxton Holdings Ltd.	7/19/2019			$57,945.10
0042890		Scalar Decisions Inc.	7/19/2019			$66,345.01
0042891		Southern Exposure Developments Ind.	7/19/2019			$78,575.00
EFT000000007112		Achinback Industries And Foundry Ltd	7/19/2019			$105.29
EFT000000007113		Acme Supplies	7/19/2019			$61.66
EFT000000007114		All Battery	7/19/2019			$20.09
EFT000000007115		Alpine Disposal & Recycling	7/19/2019			$1,825.31
EFT000000007116		Atomic Crayon	7/19/2019			$537.60
EFT000000007117		BC Hydro	7/19/2019			$46,638.85
EFT000000007118		Bell Distribution Inc.	7/19/2019			$313.59
EFT000000007119		Bell, Kathy	7/19/2019			$83.36
EFT000000007120		Best Service Pros Ltd	7/19/2019			$197.25
EFT000000007121		Black Press Group	7/19/2019			$4,545.35
EFT000000007122		Brookeline Publishing House Inc	7/19/2019			$131.25
EFT000000007123		Brown's The Florist	7/19/2019			$123.53
EFT000000007124		Canadian Linen & Uniform Service	7/19/2019			$418.53
EFT000000007125		Canon Canada Inc	7/19/2019			$353.17

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000007126		Capital Region Emerg.Serv.Telecom.	7/19/2019			$19,897.56
EFT000000007127		CDW Canada Corp.	7/19/2019			$631.99
EFT000000007128		City of Nanaimo	7/19/2019			$36.75
EFT000000007129		Eager Beaver Tree Service	7/19/2019			$3,990.00
EFT000000007130		Egli, Brandon	7/19/2019			$175.00
EFT000000007131		Foggit, Terri-Lynn	7/19/2019			$3,397.12
EFT000000007132		Goodbye Graffiti Victoria	7/19/2019			$225.59
EFT000000007133		Harmoni Construction	7/19/2019			$6,505.50
EFT000000007134		Heritage Gifts & Awards	7/19/2019			$11.55
EFT000000007135		Island Key Computer Ltd.	7/19/2019			$11,727.52
EFT000000007136		Johnson Controls #V4020	7/19/2019			$515.03
EFT000000007137		Kerr Wood Leidal Consulting Engineers	7/19/2019			$11,843.81
EFT000000007138		Leung, Ivan	7/19/2019			$988.95
EFT000000007139		Lexisnexis Canada Inc.	7/19/2019			$404.78
EFT000000007140		Madill - The Office Company	7/19/2019			$1,263.58
EFT000000007141		OMNISPORT Inc	7/19/2019			$526.36
EFT000000007142		Orkin Canada Corporation	7/19/2019			$609.00
EFT000000007143		Performance Plus Hockey inc.	7/19/2019			$12,981.39
EFT000000007144		P. R. Bridge Systems Ltd	7/19/2019			$378.00
EFT000000007145		Prices Lock & Safe	7/19/2019			$7.31
EFT000000007146		Rocky Mountain Phoenix	7/19/2019			$288.96
EFT000000007147		Rona Revy Inc.	7/19/2019			$19.64
EFT000000007148		Ryzuk Geotechnical	7/19/2019			$429.19
EFT000000007149		Shaw Cablesystems GP	7/19/2019			$2,396.82
EFT000000007150		Chrissy Shaw	7/19/2019			$2,630.18
EFT000000007151		Slegg Construction Materials Ltd	7/19/2019			$75.99
EFT000000007152		Telus	7/19/2019			$1,691.08
EFT000000007153		TForce Final Mile	7/19/2019			$17.28
EFT000000007154		Distributel Communications	7/19/2019			$917.62
EFT000000007155		Thyssenkrupp Elevator	7/19/2019			$267.41
EFT000000007156		Total Power Ltd	7/19/2019			$355.17
EFT000000007157		Tran Sign (1999) Ltd	7/19/2019			$9,143.95
EFT000000007158		Walmsley & Associates	7/19/2019			$3,943.40
EFT000000007159		WFR Wholesale Fire & Rescue Ltd.	7/19/2019			$339.16
EFT000000007160		Young, Anderson Barristers & Solicitors	7/19/2019			$38,684.67
EFT000000007161		McCallum Developments Inc	7/19/2019			$315,225.12
EFT000000007162		Verity Construction Ltd	7/19/2019			$112,122.92
EFT000000007163		Victoria Contracting & Municipal Maint.	7/19/2019			$375,066.35
0042892		Sunshine Coast Credit Union	7/23/2019			$5,000,000.00
0042893		Another Brick in Nepal	7/23/2019			$1,000.00
0042894		Boxing BC	7/23/2019			$2,500.00
0042895		Choice Events Ltd - Vic Goddess Run	7/23/2019			$1,000.00
0042896		Goldstream Food Bank	7/23/2019			$1,000.00
0042897		Grizzlies Hockey	7/23/2019			$1,000.00
0042898		Juan de Fuca Soccer Association	7/23/2019			$2,000.00
0042899		Juan de Fuca Minor Hockey	7/23/2019			$2,000.00
0042900		Juan de Fuca Lacrosse	7/23/2019			$1,000.00
0042901		Keep Girls In Sports	7/23/2019			$1,000.00
0042902		Langford Volunteer Firefighters Assoc.	7/23/2019			$1,000.00
0042903		Langford Vol. Fire. Women's Auxillary	7/23/2019			$1,000.00
0042904		Langford Minor Fastball	7/23/2019			$1,000.00
0042905		Malahat First Nations	7/23/2019			$1,000.00
0042906		RAD Recreation Adapted Society	7/23/2019			$1,000.00
0042907		Rebels Football	7/23/2019			$1,000.00
0042908		Royal Canadian Legion No. 91	7/23/2019			$1,000.00
0042909		Rugby Canada	7/23/2019			$2,500.00
0042910		School District No.62	7/23/2019			$2,000.00
0042911		Sport Assist	7/23/2019			$1,000.00
0042912		Westshore Junior Rugby Program	7/23/2019			$2,000.00
0042913		Westshore RCMP Auxillary	7/23/2019			$1,000.00
0042914		The Rotary Club of West Shore	7/23/2019			$1,000.00
0042915		Wounded Warrior Canada	7/23/2019			$1,000.00
0042916		Belfor (Canada) Inc	7/26/2019			$4,464.18
0042917		Black Tie Property Services Victoria	7/26/2019			$1,000.00
0042918		Canada Revenue Agency	7/26/2019			$216.99

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
0042919		Capital Regional District Water Dept.	7/26/2019			$114.03
0042920		Eecol Electric	7/26/2019			$199.98
0042921		Ghai, Aneil	7/26/2019			$570.00
0042922		Inoke, Janelle	7/26/2019			$570.00
0042923		Kalyan Studios	7/26/2019			$210.00
0042924		Kurczaba, Riddell	7/26/2019			$2,402.00
0042925		Lawson, Glenn	7/26/2019			$570.00
0042926		Lee, Warren	7/26/2019			$570.00
0042927		Leksell, Patrick or Sonia	7/26/2019			$570.00
0042928		Littlejohn, Rebecca	7/26/2019			$500.00
0042929		Lowen Hydrogeology Consulting Ltd	7/26/2019			$19,032.88
0042930		Lucid Management Group	7/26/2019			$504.00
0042931		Miles Plumbing Services Ltd	7/26/2019			$5,362.86
0042932		Ministry of Forests, Lands and Natural Resource Operations	7/26/2019			$100.00
0042933		NAN Site Servicing	7/26/2019			$48,594.00
0042934		Pacific Alliance Technologies	7/26/2019			$1,300.00
0042935		Pacific Football Club	7/26/2019			$4,410.00
0042936		Powell & Associates Land Surveyors	7/26/2019			$21,202.03
0042937		Samra, Sukhjeevanjit	7/26/2019			$1,750.00
0042938		Sign Pad, The	7/26/2019			$311.36
0042939		Southern Exposure Developments Ind.	7/26/2019			$9,000.00
0042940		Technical Fire Consultants	7/26/2019			$584.73
0042941		Tedford Overhead Doors Ltd.	7/26/2019			$299.25
0042942		Tyee Super Service	7/26/2019			$4,160.85
0042943		UPS Canada	7/26/2019			$76.95
0042944		Westshore Towing Ltd	7/26/2019			$285.49
0042945		Wheldon, Margaret	7/26/2019			$4,587.00
0042946		Willing, Peter	7/26/2019			$800.00
0042947		Burke, Greg	7/26/2019			$607,852.50
0042948		Goldstream Holdings Ltd Partnership	7/26/2019			$347,147.50
EFT000000007164		Abell Pest Control	7/26/2019			$118.24
EFT000000007165		Acme Supplies	7/26/2019			$165.45
EFT000000007166		Alpine Disposal & Recycling	7/26/2019			$428.82
EFT000000007167		Attentus Landscape Architecture	7/26/2019			$25,220.04
EFT000000007168		BC Hydro	7/26/2019			$1,051.35
EFT000000007169		Canadian Linen & Uniform Service	7/26/2019			$297.88
EFT000000007170		Dominion Govlaw LLP	7/26/2019			$50.40
EFT000000007171		Eager Beaver Tree Service	7/26/2019			$8,085.00
EFT000000007172		Fastrac Printing Ltd	7/26/2019			$98.56
EFT000000007173		Fletcher, Lorne	7/26/2019			$341.88
EFT000000007174		Glenoak Ford	7/26/2019			$117.01
EFT000000007175		Goodbye Graffiti Victoria	7/26/2019			$350.54
EFT000000007176		Greater Victoria Security	7/26/2019			$11,113.20
EFT000000007177		Harmoni Construction	7/26/2019			$2,511.54
EFT000000007178		Hayworth Communities Inc	7/26/2019			$4,349.10
EFT000000007179		Heritage Gifts & Awards	7/26/2019			$8.96
EFT000000007180		Landmark Sign Ltd.	7/26/2019			$4,068.75
EFT000000007181		Livingston International Inc	7/26/2019			$741.72
EFT000000007182		Madill - The Office Company	7/26/2019			$528.09
EFT000000007183		OnPoint Project Engineers Ltd	7/26/2019			$5,496.23
EFT000000007184		Orkin Canada Corporation	7/26/2019			$291.38
EFT000000007185		Pacific Centre Family Services	7/26/2019			$5,758.33
EFT000000007186		PBX Engineering Ltd	7/26/2019			$3,298.68
EFT000000007187		Performance Plus Hockey inc.	7/26/2019			$11,451.19
EFT000000007188		Raylec Power LP	7/26/2019			$17,337.51
EFT000000007189		Richmond Property Group	7/26/2019			$6,561.91
EFT000000007190		Rona Revy Inc.	7/26/2019			$191.07
EFT000000007191		Ryzuk Geotechnical	7/26/2019			$707.91
EFT000000007192		Scho's Line Painting Service	7/26/2019			$954.45
EFT000000007193		Chrissy Shaw	7/26/2019			$106.80
EFT000000007194		Silverstream Investments Inc	7/26/2019			$8,644.21
EFT000000007195		Van Isle Water Services Ltd.	7/26/2019			$9,764.23
EFT000000007196		Victoria Contracting & Municipal Maint.	7/26/2019			$16,855.91
EFT000000007197		Westbrook Consulting Ltd.	7/26/2019			$900.38
EFT000000007198		West Bay Mechanical Ltd.	7/26/2019			$1,049.61

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000007199	Westhills Land Corp		7/26/2019			$11,731.23
EFT000000007200	Wilson's Transportation Ltd		7/26/2019			$819.00
EFT000000007201	WSP Canada Inc		7/26/2019			$1,050.00
EFT000000007202	Aquamarine Inc		7/26/2019			$95,177.25
EFT000000007203	BC Assessment Authority		7/26/2019			$507,996.41
EFT000000007204	Capital Regional District		7/26/2019			$7,487,593.00
EFT000000007205	Capital Regional Hospital District		7/26/2019			$2,612,109.00
EFT000000007206	Greater Victoria Public Library		7/26/2019			$155,186.00
EFT000000007207	YMCA YWCA of Greater Victoria		7/26/2019			$83,125.00
0042949	Branting, Andrew		8/1/2019			$1,959.75
0042950	Building Officials' Association Of BC		8/1/2019			$420.00
0042951	CIBC Mortgages		8/1/2019			$275.00
0042952	Copley, William		8/1/2019			$218.00
0042953	Daxco Developments Ltd.		8/1/2019			$4,054.50
0042955	Du, Peng Yuan		8/1/2019			$597.50
0042956	Eustache, Nikki		8/1/2019			$2,878.72
0042957	Footprint Ventures		8/1/2019			$6,000.00
0042958	Franco, Jim		8/1/2019			$2,591.34
0042959	GRAPHIC OFFICE		8/1/2019			$649.01
0042960	Guardian Angel Cleaning Ltd		8/1/2019			$750.00
0042961	Inter-Mtn. Testing Ltd.		8/1/2019			$472.50
0042962	Khan, Muhammad A		8/1/2019			$570.00
0042963	Kiss, Robert		8/1/2019			$2,000.00
0042964	KPMG LLP, T4348		8/1/2019			$7,665.00
0042965	MCAP		8/1/2019			$570.00
0042966	McCormick, Gay		8/1/2019			$3,922.93
0042967	McSweeney, Sean		8/1/2019			$570.00
0042968	Medical Services Plan Of BC		8/1/2019			$5,775.00
0042969	Patterson, Rachel		8/1/2019			$200.00
0042970	Sign Pad, The		8/1/2019			$2,126.90
0042971	Demoe, Bradley		8/1/2019			$1,484.86
0042972	Li, Gang		8/1/2019			$298.28
EFT000000007208	Best Service Pros Ltd		8/1/2019			$181.69
EFT000000007209	Brookeline Publishing House Inc		8/1/2019			$120.75
EFT000000007210	Brown's The Florist		8/1/2019			$53.38
EFT000000007211	Canadian Springs		8/1/2019			$169.16
EFT000000007212	Fantastic Cleaning Ltd.		8/1/2019			$11,965.59
EFT000000007213	Foggit, Terri-Lynn		8/1/2019			$2,399.90
EFT000000007214	Harvie, Jennifer		8/1/2019			$28.52
EFT000000007215	Kal Tire		8/1/2019			$830.02
EFT000000007216	Kerr Wood Leidal Consulting Engineers		8/1/2019			$1,367.10
EFT000000007217	Langdon Weir Construction		8/1/2019			$1,500.00
EFT000000007218	Level Ground Trading		8/1/2019			$263.20
EFT000000007219	Lumca Inc.		8/1/2019			$24,874.50
EFT000000007220	Oliver, James		8/1/2019			$555.15
EFT000000007221	OnPoint Project Engineers Ltd		8/1/2019			$16,367.40
EFT000000007222	Orkin Canada Corporation		8/1/2019			$110.78
EFT000000007223	Raylec Power LP		8/1/2019			$10,395.00
EFT000000007224	Rona Revy Inc.		8/1/2019			$2,574.57
EFT000000007225	Scho's Line Painting Service		8/1/2019			$262.50
EFT000000007226	Westbrook Consulting Ltd.		8/1/2019			$9,409.31
EFT000000007227	Western Traffic Ltd		8/1/2019			$1,067.65
EFT000000007228	WSP Canada Inc		8/1/2019			$1,837.50
EFT000000007229	Verity Construction Ltd		8/1/2019			$896,412.47
EFT000000007230	Victoria Contracting & Municipal Maint.		8/1/2019			$68,864.76
0042974	BC Aquifer		8/8/2019			$152.25
0042975	Canada Revenue Agency		8/8/2019			$200.00
0042976	Celerity Engineering		8/8/2019			$2,304.75
0042977	Cupe Local 50		8/8/2019			$1,066.79
0042978	Federal Express Canada Ltd		8/8/2019			$74.61
0042979	G & E Contracting LP		8/8/2019			$26,214.72
0042980	GRAPHIC OFFICE		8/8/2019			$990.73
0042981	Horizon Signs		8/8/2019			$168.00
0042982	Intelligent Irrigation		8/8/2019			$1,099.32
0042983	Jennifer Currie		8/8/2019			$60.00

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
0042984	JRSC Ltd.		8/8/2019			$16,108.05
0042985	Limona Construction Ltd.		8/8/2019			$21,520.30
0042986	MDC Law Enforcement & Military Equipment Distributors		8/8/2019			$493.92
0042987	Merdyn Group Holdings Ltd.		8/8/2019			$2,562.00
0042988	Ministry of Transportation & Infrastructure		8/8/2019			$6,236.47
0042989	Nanaimo, City of		8/8/2019			$724.50
0042990	New Valley Holdings		8/8/2019			$2,500.00
0042991	Philips Lifeline		8/8/2019			$135.29
0042992	Receiver General Of Canada		8/8/2019			$32.07
0042993	Scalar Decisions Inc.		8/8/2019			$4,273.87
0042994	Sign Pad, The		8/8/2019			$723.80
0042995	Tauram Inc.		8/8/2019			$1,000.00
0042996	TerraWest Environmental Inc		8/8/2019			$1,155.00
0042997	Van Isle Containers		8/8/2019			$302.40
0042998	West Shore Environmental Services Limited Partnership		8/8/2019			$28,573.00
0042999	687346 BC Ltd		8/8/2019			$109,201.18
0043000	Capital Regional District Water Dept.		8/8/2019			$98,597.88
0043001	IWC Excavation Ltd.		8/8/2019			$181,369.55
0043002	Story:		8/8/2019			$86,032.83
EFT000000007231	4 Seasons Fire Prevention Services Ltd		8/8/2019			$1,994.48
EFT000000007232	Acme Supplies		8/8/2019			$123.34
EFT000000007233	Aire Serv of Greater Victoria		8/8/2019			$925.79
EFT000000007234	Air Liquide Canada Inc		8/8/2019			$134.41
EFT000000007235	All Battery		8/8/2019			$120.36
EFT000000007236	Applied Ecological Solutions Corp		8/8/2019			$548.63
EFT000000007237	Bell Distribution Inc.		8/8/2019			$313.59
EFT000000007238	Boreas Consulting Ltd.		8/8/2019			$1,102.50
EFT000000007239	Canadian Linen & Uniform Service		8/8/2019			$218.27
EFT000000007240	Canadian Springs		8/8/2019			$40.64
EFT000000007241	CDW Canada Corp.		8/8/2019			$1,687.77
EFT000000007242	Clemco Mechanical (2010) Ltd.		8/8/2019			$326.03
EFT000000007243	Fantastic Cleaning Ltd.		8/8/2019			$3,519.15
EFT000000007244	Gillam Group		8/8/2019			$6,090.00
EFT000000007245	Glenoak Ford		8/8/2019			$1,146.83
EFT000000007246	Hayworth Communities Inc		8/8/2019			$4,723.95
EFT000000007247	Heritage Gifts & Awards		8/8/2019			$8.96
EFT000000007248	Lordco Parts Ltd		8/8/2019			$37.14
EFT000000007249	Madill - The Office Company		8/8/2019			$218.75
EFT000000007250	Mcilvaney Riley Land Surveying Inc.		8/8/2019			$2,100.00
EFT000000007251	Orkin Canada Corporation		8/8/2019			$430.50
EFT000000007252	Paladin Technologies		8/8/2019			$261.29
EFT000000007253	Performance Plus Hockey inc.		8/8/2019			$2,087.40
EFT000000007254	Prices Lock & Safe		8/8/2019			$10.95
EFT000000007255	reFUSE Resource Recovery		8/8/2019			$204.23
EFT000000007256	Rocky Mountain Phoenix		8/8/2019			$154.30
EFT000000007257	Royal Colwood Golf & Country Club		8/8/2019			$207.70
EFT000000007258	Scansa Construction		8/8/2019			$10,500.00
EFT000000007259	School District No.62		8/8/2019			$26,524.00
EFT000000007260	Shaw Cablesystems GP		8/8/2019			$390.87
EFT000000007261	SYN Lawn Vancouver Island		8/8/2019			$2,677.24
EFT000000007262	Total Power Ltd		8/8/2019			$177.59
EFT000000007263	Tran Sign (1999) Ltd		8/8/2019			$5.60
EFT000000007264	Uptown Air Conditioning Ltd.		8/8/2019			$780.17
EFT000000007265	Van Isle Water Services Ltd.		8/8/2019			$246.39
EFT000000007266	Watt Consulting Group		8/8/2019			$189.00
EFT000000007267	Western Canada Fire Protection		8/8/2019			$200.01
EFT000000007268	Western Traffic Ltd		8/8/2019			$334.95
EFT000000007269	Capital City Paving Ltd.		8/8/2019			$60,375.00
EFT000000007270	Capital Regional District		8/8/2019			$105,198.98
EFT000000007271	Victoria Contracting & Municipal Maint.		8/8/2019			$352,562.88
EFT000000007272	The Westin Bear Mountain, Victoria		8/8/2019			$107,049.39
0043003	Barton, Brian		8/13/2019			$3,200.00
0043004	Petty Cash		8/13/2019			$333.15
0043005	Adams, Bryce Jason		8/15/2019			$570.00
0043006	Andrew, Teo		8/15/2019			$1,699.76

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
0043007		Banga, Iqbal	8/15/2019			$3,252.35
0043008		CIBC Mortgages	8/15/2019			$845.00
0043009		CIBC Retail Operations	8/15/2019			$271.53
0043010		Costin, Carie	8/15/2019			$266.59
0043011		Crosman, Carmen	8/15/2019			$570.00
0043012		Deschamps, Scott	8/15/2019			$570.00
0043013		Howland, Peter	8/15/2019			$5,929.88
0043014		Hughes, Brent	8/15/2019			$1,111.25
0043015		MCAP	8/15/2019			$570.00
0043016		Mcburney, Brett	8/15/2019			$354.12
0043017		Royal Bank of Canada	8/15/2019			$627.00
0043018		TD Canada Trust	8/15/2019			$2,866.69
0043019		Westervelt, Ed	8/15/2019			$570.00
0043020		Youngson, Arthur	8/15/2019			$1,985.00
0043021		Zhao, Yijie	8/15/2019			$113.14
0043023		Andrews, Travis	8/16/2019			$200.00
0043024		Ascent Mechanical	8/16/2019			$200.00
0043025		BC Transit	8/16/2019			$42,648.02
0043027		Capital Regional District Water Dept.	8/16/2019			$35,332.06
0043028		Castor Consultants Ltd	8/16/2019			$4,156.99
0043029		Colquitz Engineering Ltd	8/16/2019			$778.05
0043030		Creative Licence	8/16/2019			$1,785.50
0043031		Flag Shop, The	8/16/2019			$2,635.50
0043032		Home Depot Credit Services	8/16/2019			$660.04
0043033		Kalyan Studios	8/16/2019			$1,260.00
0043034		Keycorp Consulting Ltd.,	8/16/2019			$26,250.00
0043035		Key Food Equipment Services	8/16/2019			$860.79
0043036		Miles Plumbing Services Ltd	8/16/2019			$781.04
0043037		On The Moove Dairy Delivery	8/16/2019			$135.77
0043038		Out of the Blue Designs	8/16/2019			$4,014.39
0043039		Powell & Associates Land Surveyors	8/16/2019			$2,519.35
0043040		Promoplus Advertising Inc.	8/16/2019			$176.96
0043041		Rolland Holdings Ltd.	8/16/2019			$750.00
0043042		Sheen Design Ltd	8/16/2019			$66.42
0043043		Titanium Tents And Events	8/16/2019			$392.00
0043044		Trican Filtration Group Inc	8/16/2019			$1,546.65
0043045		Mr. & Mrs. Truman	8/16/2019			$200.00
0043046		Urban Development Institute-Victoria Branch	8/16/2019			$551.25
0043047		Westside Insta-A-Print	8/16/2019			$837.96
0043048		West Shore Environmental Services Limited Partnership	8/16/2019			$1,294.15
0043049		The Rotary Club of West Shore	8/16/2019			$200.00
0043050		Woodsmere Holding Corp	8/16/2019			$1,203.00
0043051		Zho, Zhou	8/16/2019			$200.00
0043052		Redington Property Group Ltd	8/16/2019			$94,612.21
EFT000000007273		Accent Refrigeration Systems Ltd.,	8/16/2019			$15,618.75
EFT000000007274		Access Records And Media Mngmnt Ltd	8/16/2019			$15.52
EFT000000007275		Acme Supplies	8/16/2019			$61.27
EFT000000007276		Beasley, Kelly	8/16/2019			$1,025.00
EFT000000007277		Allied Power and Communication Ltd.	8/16/2019			$1,304.69
EFT000000007278		Alpine Disposal & Recycling	8/16/2019			$1,388.08
EFT000000007279		Best Service Pros Ltd	8/16/2019			$147.04
EFT000000007280		Black Press Group	8/16/2019			$3,761.87
EFT000000007281		Canadian Linen & Uniform Service	8/16/2019			$397.51
EFT000000007282		Canadian Springs	8/16/2019			$285.54
EFT000000007283		SolidCAD	8/16/2019			$10,395.84
EFT000000007284		City of Nanaimo	8/16/2019			$120.75
EFT000000007285		Civicinfo BC	8/16/2019			$1,785.00
EFT000000007286		Corpus, Ted	8/16/2019			$500.00
EFT000000007287		Cumberbatch, Lorelee	8/16/2019			$79.99
EFT000000007288		Enex Fuels Ltd	8/16/2019			$11,624.97
EFT000000007289		Fantastic Cleaning Ltd.	8/16/2019			$2,248.98
EFT000000007290		Fletcher, Lorne	8/16/2019			$76.64
EFT000000007291		Fortis BC Natural Gas	8/16/2019			$7,289.83
EFT000000007292		Greater Victoria Security	8/16/2019			$14,430.15
EFT000000007293		Harmoni Construction	8/16/2019			$27,748.88

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Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000007294	Heritage Gifts & Awards		8/16/2019			$34.72
EFT000000007295	KGC Fire Rescue Inc.		8/16/2019			$1,338.31
EFT000000007296	Manton, Cory		8/16/2019			$581.04
EFT000000007297	McCallum Developments Inc		8/16/2019			$10,000.00
EFT000000007298	Mcilvaney Riley Land Surveying Inc.		8/16/2019			$310.54
EFT000000007299	Nielsen, Yari		8/16/2019			$323.16
EFT000000007300	Pacific Football Club		8/16/2019			$3,925.00
EFT000000007301	Parkway Physiotherapy & Performance Centre		8/16/2019			$36.75
EFT000000007302	Performance Plus Hockey inc.		8/16/2019			$4,773.85
EFT000000007303	Protex Fence Services		8/16/2019			$1,312.50
EFT000000007304	Raylec Power LP		8/16/2019			$26,076.75
EFT000000007305	Read Jones Christoffersen		8/16/2019			$813.75
EFT000000007306	reFUSE Resource Recovery		8/16/2019			$70.88
EFT000000007307	Chrissy Shaw		8/16/2019			$856.72
EFT000000007308	Sherwin Williams		8/16/2019			$273.14
EFT000000007309	Total Power Ltd		8/16/2019			$177.58
EFT000000007310	Tran Sign (1999) Ltd		8/16/2019			$125.02
EFT000000007311	Ultima Medical Services Inc		8/16/2019			$1,427.00
EFT000000007312	VDA Architecture Ltd		8/16/2019			$8,964.88
EFT000000007313	Victoria Contracting & Municipal Maint.		8/16/2019			$3,881.83
EFT000000007314	Waste Management		8/16/2019			$296.03
EFT000000007315	Western Canada Fire Protection		8/16/2019			$59.33
EFT000000007316	Wilson's Transportation Ltd		8/16/2019			$252.00
EFT000000007317	Young, Anderson Barristers & Solicitors		8/16/2019			$47,105.40
EFT000000007318	Scansa Construction		8/16/2019			$89,250.00
REMIT0000000000	Madill - The Office Company		8/16/2019			$0.00
0043054	Brook, Angela & Michael		8/21/2019			$200.00
0043055	0967129 BC Ltd.		8/22/2019			$7,590.00
0043056	Canada Revenue Agency		8/22/2019			$200.00
0043057	Daxco Developments Ltd.		8/22/2019			$18,488.25
0043058	DrainPro		8/22/2019			$2,219.70
0043059	Home Depot Credit Services		8/22/2019			$2.81
0043060	Howden, Howard		8/22/2019			$217.58
0043061	Irwin Park Estates Ltd.		8/22/2019			$1,000.00
0043062	MDC Law Enforcement & Military Equipment Distributors		8/22/2019			$310.37
0043063	Novus Plants		8/22/2019			$352.80
0043064	On The Moove Dairy Delivery		8/22/2019			$85.20
0043065	Petty Cash		8/22/2019			$426.25
0043066	Receiver General Of Canada		8/22/2019			$32.07
0043067	RPM Consulting		8/22/2019			$1,710.00
0043068	SSL-Sustainable Services Ltd		8/22/2019			$43,301.11
0043069	Thirst First Refreshments Inc.		8/22/2019			$412.82
0043070	Tour de Rock		8/22/2019			$550.00
0043071	Wensley Architecture Ltd		8/22/2019			$2,025.85
0043072	West Shore Environmental Services Limited Partnership		8/22/2019			$271.53
0043073	Willing, Peter		8/22/2019			$7,875.00
0043074	Dev Building Maintenance		8/22/2019			$787.50
EFT000000007319	Access Records And Media Mngmnt Ltd		8/22/2019			$36.86
EFT000000007320	Acme Supplies		8/22/2019			$844.75
EFT000000007321	Action Door Service Inc.		8/22/2019			$447.30
EFT000000007322	Agland, Brian		8/22/2019			$1,770.68
EFT000000007323	Air Liquide Canada Inc		8/22/2019			$43.43
EFT000000007324	Alexander Holburn LLP		8/22/2019			$5,052.36
EFT000000007325	Alpine Disposal & Recycling		8/22/2019			$813.99
EFT000000007326	Brian Bell		8/22/2019			$106.38
EFT000000007327	Canadian Springs		8/22/2019			$15.58
EFT000000007328	Carmichael, Landis		8/22/2019			$1,197.26
EFT000000007329	Eager Beaver Tree Service		8/22/2019			$13,702.50
EFT000000007330	Esquimalt Nation		8/22/2019			$1,635.66
EFT000000007331	Glenoak Ford		8/22/2019			$104.00
EFT000000007332	Greater Victoria Security		8/22/2019			$11,113.20
EFT000000007333	Madill - The Office Company		8/22/2019			$35.49
EFT000000007334	M.S. Drycleaning & Tailoring		8/22/2019			$661.21
EFT000000007335	Pacific Football Club		8/22/2019			$2,362.50
EFT000000007336	Paladin Technologies		8/22/2019			$99.75

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EFT000000007337	Rona Revy Inc.		8/22/2019			$297.85
EFT000000007338	Chrissy Shaw		8/22/2019			$2,419.20
EFT000000007339	Songhees Nation		8/22/2019			$2,934.57
EFT000000007340	Spriggs, Geoff		8/22/2019			$159.27
EFT000000007341	Staniforth, Curtis		8/22/2019			$40.51
EFT000000007342	Telus		8/22/2019			$1,705.64
EFT000000007343	Thyssenkrupp Elevator		8/22/2019			$267.41
0000667	City Of Langford		8/27/2019			$197,145.19
0000668	Colwood, City Of		8/27/2019			$89,432.14
0000669	Esquimalt, Township Of		8/27/2019			$89,335.92
0000670	Highlands, District Of		8/27/2019			$11,786.38
0000671	Metchosin, District Of		8/27/2019			$24,005.72
0000672	Sooke, District Of		8/27/2019			$69,371.25
0043076	Duncan, Joan		8/29/2019			$4,725.00
0043077	Capital City Projects Ltd.		8/30/2019			$750.00
0043078	687346 BC Ltd		8/30/2019			$2,000.00
0043079	Ascent Mechanical		8/30/2019			$200.00
0043080	B & D Lift Truck Service Ltd.		8/30/2019			$1,101.93
0043081	B2B Bank		8/30/2019			$845.00
0043082	BC Aquifer		8/30/2019			$478.91
0043083	Brenons Social Media / Victoria Buzz		8/30/2019			$315.00
0043084	Buljat, Lubo		8/30/2019			$1,500.00
0043085	Celerity Engineering		8/30/2019			$346.50
0043086	Chadwick, Simon		8/30/2019			$70.74
0043087	City Centre Park		8/30/2019			$2,370.41
0043088	City of Colwood		8/30/2019			$8,872.26
0043089	Civic Risk Insurance Solutions		8/30/2019			$2,500.00
0043090	Cliff, Spencer		8/30/2019			$570.00
0043091	Coho Communications Ltd.		8/30/2019			$2,198.70
0043092	Colins Plumbing		8/30/2019			$255.64
0043093	Creative Licence		8/30/2019			$1,102.50
0043094	D.A. Design Group Inc.		8/30/2019			$2,918.00
0043095	Dan Aune Plumbing		8/30/2019			$200.00
0043096	Deloitte LLP		8/30/2019			$7,693.23
0043097	D.R. Coell & Associates Inc		8/30/2019			$3,136.88
0043098	Eclipse Creative Inc.		8/30/2019			$8,415.18
0043099	Elite Promotional Marketing		8/30/2019			$342.05
0043100	Engineers & Geoscientists British Columbia		8/30/2019			$94.52
0043101	Flag Shop, The		8/30/2019			$6,683.35
0043102	Frances Andrew Site Furnishings Ltd.		8/30/2019			$22,031.21
0043103	Gibbons, Liz		8/30/2019			$100.00
0043104	Harris Computer Systems		8/30/2019			$13,260.81
0043105	House of Boateng Food Inc.		8/30/2019			$603.75
0043106	IBS of Coastal British Columbia		8/30/2019			$348.32
0043107	Interstate All Battery Centre		8/30/2019			$364.85
0043108	Ironclad Developments Inc.		8/30/2019			$1,000.00
0043109	Jenkins Marine Ltd		8/30/2019			$4,278.45
0043110	Leeburn OD		8/30/2019			$2,756.25
0043111	McKechnie, Rhiannon		8/30/2019			$570.00
0043112	Medical Services Plan Of BC		8/30/2019			$5,512.50
0043113	Mortimer's Monumental Works Ltd		8/30/2019			$7,291.20
0043114	Pemberton Holmes		8/30/2019			$1,000.00
0043115	Petty Cash		8/30/2019			$365.40
0043116	Piga, Tony & Cindy		8/30/2019			$1,002.06
0043117	Ping City Solutions		8/30/2019			$781.70
0043118	Prince, Ray		8/30/2019			$275.00
0043119	Sammut, Lorraine		8/30/2019			$1,395.84
0043120	Scotiabank		8/30/2019			$3,065.55
0043121	Scotiabank		8/30/2019			$570.00
0043122	Shaw Business Solutions Inc		8/30/2019			$1,624.00
0043123	Southgrove Nursery		8/30/2019			$4,116.00
0043124	Talon Signs		8/30/2019			$267.75
0043125	Technical Safety BC		8/30/2019			$241.00
0043126	TELUS Communications Company		8/30/2019			$897.69
0043127	The Super Plumber		8/30/2019			$200.00

* Voided Cheques

Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
0043128		Thorn, Gordon	8/30/2019			$200.00
0043129		Wang, Peter	8/30/2019			$570.00
0043130		Westhills Land Corp	8/30/2019			$47,000.00
0043131		Westshore Towing Ltd	8/30/2019			$526.89
0043132		Wrap It Signs	8/30/2019			$336.00
0043133		Marathon Surfaces	8/30/2019			$103,126.61
EFT000000007344		Achinback Industries And Foundry Ltd	8/30/2019			$12,202.03
EFT000000007345		Acme Supplies	8/30/2019			$428.01
EFT000000007346		Aire Serv of Greater Victoria	8/30/2019			$137.35
EFT000000007347		Alpine Disposal & Recycling	8/30/2019			$1,016.52
EFT000000007348		Atomic Crayon	8/30/2019			$478.07
EFT000000007349		Bell Distribution Inc.	8/30/2019			$649.58
EFT000000007350		Belmont Collision	8/30/2019			$260.41
EFT000000007351		Best Service Pros Ltd	8/30/2019			$147.04
EFT000000007352		Brookeline Publishing House Inc	8/30/2019			$1,102.50
EFT000000007353		Brown's The Florist	8/30/2019			$53.38
EFT000000007354		Canadian Linen & Uniform Service	8/30/2019			$500.90
EFT000000007355		Canadian Springs	8/30/2019			$443.22
EFT000000007356		Canon Canada Inc	8/30/2019			$353.17
EFT000000007357		CDW Canada Corp.	8/30/2019			$4,926.00
EFT000000007358		City of Nanaimo	8/30/2019			$393.75
EFT000000007359		Coast Environmental Services Ltd.	8/30/2019			$400.47
EFT000000007360		Coastline Ventures Ltd.	8/30/2019			$750.00
EFT000000007361		Era Law	8/30/2019			$948.07
EFT000000007362		Fantastic Cleaning Ltd.	8/30/2019			$10,926.30
EFT000000007363		Glenoak Ford	8/30/2019			$233.26
EFT000000007364		Goodwin, Seth	8/30/2019			$13.40
EFT000000007365		Greater Victoria Security	8/30/2019			$22,240.57
EFT000000007366		Henshall, George	8/30/2019			$119.54
EFT000000007367		Hill, Samantha	8/30/2019			$332.34
EFT000000007368		Island Key Computer Ltd.	8/30/2019			$20,694.46
EFT000000007369		Island Blue Print	8/30/2019			$148.02
EFT000000007370		Jeune Bros Tent & Awning	8/30/2019			$3,203.20
EFT000000007371		Kerr Wood Leidal Consulting Engineers	8/30/2019			$703.84
EFT000000007372		Langford Lanes Bowling Alley Inc	8/30/2019			$308.64
EFT000000007373		Level Ground Trading	8/30/2019			$344.00
EFT000000007374		Madill - The Office Company	8/30/2019			$253.37
EFT000000007375		Mcilvaney Riley Land Surveying Inc.	8/30/2019			$5,040.00
EFT000000007376		Neopost Canada Ltd	8/30/2019			$2,625.00
EFT000000007377		OnPoint Project Engineers Ltd	8/30/2019			$26,683.66
EFT000000007378		Orkin Canada Corporation	8/30/2019			$200.55
EFT000000007379		Pacific Centre Family Services	8/30/2019			$5,758.33
EFT000000007380		Pacific Football Club	8/30/2019			$7,711.04
EFT000000007381		Parry, Hilary	8/30/2019			$618.00
EFT000000007382		Performance Plus Hockey inc.	8/30/2019			$906.15
EFT000000007383		Polak, Donna	8/30/2019			$838.95
EFT000000007384		Prices Lock & Safe	8/30/2019			$10.53
EFT000000007385		Richmond Property Group	8/30/2019			$6,561.91
EFT000000007386		Rona Revy Inc.	8/30/2019			$68.87
EFT000000007387		Ryzuk Geotechnical	8/30/2019			$262.40
EFT000000007388		Scherrens, Melissa	8/30/2019			$33.73
EFT000000007389		Shaw Cablesystems GP	8/30/2019			$1,120.67
EFT000000007390		Sherwin Williams	8/30/2019			$372.65
EFT000000007391		Silverstream Investments Inc	8/30/2019			$8,644.21
EFT000000007392		Slegg Construction Materials Ltd	8/30/2019			$15.80
EFT000000007393		TForce Final Mile	8/30/2019			$16.37
EFT000000007394		Distributel Communications	8/30/2019			$910.33
EFT000000007395		Times Colonist	8/30/2019			$1,575.00
EFT000000007396		Tran Sign (1999) Ltd	8/30/2019			$954.46
EFT000000007397		Victoria Contracting & Municipal Maint.	8/30/2019			$35,866.05
EFT000000007398		Westhills Land Corp	8/30/2019			$11,731.23
EFT000000007399		BC Hydro	8/30/2019			$62,076.07
EFT000000007400		Capital City Paving Ltd.	8/30/2019			$136,011.33
EFT000000007401		Greater Victoria Public Library	8/30/2019			$155,186.00
EFT000000007402		RecTec Industries Inc	8/30/2019			$178,596.04

* Voided Cheques

Cheque Number	Vendor ID	Vendor Cheque Name	Cheque Date	Chequebook ID	Audit Trail Code	Amount
EFT000000007403	YMCA	YWCA of Greater Victoria	8/30/2019			$83,124.99
Total Cheques: 2,659					Total Amount of Cheques:	$64,300,745.94

City of Langford
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Staff Report

to

Administration and Finance Committee

Date: September 10, 2019

Department: Finance

Subject: 2020-2021 Permissive Tax Exemptions

Background

Council has discretionary authority under Section 224 of the Community Charter to exempt certain properties from property taxation for the following year.

The City of Langford has exempted various properties from taxation in past years. The properties which received exemptions in 2018 and 2019 are indicated in the commentary portion of this report.

Langford Council's policy is as follows;

> "Approval of tax exemptions will be considered where eligible charitable organizations demonstrate written proof of community access to citizens of Langford at a nominal charge and community benefit in the previous year.
>
> Applications must include a general statement of activities, a description of the membership or population serviced by the group or Association, written proof of community access to citizens of Langford at a nominal charge and community benefit in the previous year, and a most recent financial statement to demonstrate financial need."

Notices have been sent to all organizations that made permissive tax exemption requests in 2018 and 2019.

All applicants have been advised that the **level of community benefit provided** by each organization will be reviewed in conjunction with their request for exemption. Each group has also been requested to provide a financial statement to demonstrate financial need.

Commentary

Many of the 2020-2021 tax exemption requests that have been received are from religious organizations. In addition, the Juan de Fuca Cadet Youth Society, Langford 50 and Up Club, Metchosin Farmers Institute, South Vancouver Island Rangers, West Shore Chamber of Commerce, Royal Canadian Legion, Habitat for Humanity, Victoria Association for Community Living, Goldstream Masonic Hall, Victoria Conservatory of Music, Nature Conservancy of Canada, FarmFolk/CityFolk Society, Vancouver

Island Autistic Homes Society, Great Victoria Animals' Crusaders, Indigenous Perspectives Society and Island Corridor Foundation have also requested exemptions for their properties.

There were no new applications received for the 2020-2021 years.

Organizations that have applied are as follows:

i. Juan de Fuca Cadet Youth Society – The society clubhouse is located at 948 Dunford Ave and is used by the local branch of the Navy League of Canada and its two Cadet Corps. This organization provides a program which includes citizenship and leadership training, encouraging "esprit de corps", self-discipline and physical fitness. The training helps provide the foundation required of productive citizens and leaders in our community. The organization received a full exemption in 2018-2019.

ii. Langford 50 and Up Club – The 50 and Up clubhouse is located at 2637 Sunderland Road. This organization is run entirely on a volunteer basis. It provides activities for "50 and up" to encourage socialization and inclusiveness in our community. They received a full exemption in 2018-2019.

iii. Metchosin Farmers Institute – The Institute owns several properties known as the Luxton Fairgrounds. This organization operates on a volunteer basis. Revenues are in the form of Fair/Rodeo events, rentals and donations. Luxton Fairgrounds received full tax exemption in 2018-2019.

iv. South Vancouver Island Rangers – The Ranger's property is located at 3498 Luxton Road. The Society notes that they donate annually to various charities and make the grounds available for community events. Part of the land provides a spectacular green space in the Happy Valley area, and has been preserved as a refuge for birds and wildlife. A full exemption was granted in 2018-2019.

v. Gordon United Church of Canada – The United Church is located at 929 and 935 Goldstream Avenue. The Church The property was fully exempted in 2018-2019.

vi. The Lighthouse Christian Academy – located at 1289 Parkdale Drive. This property was fully exempted in 2018-2019.

vii. Grace Baptist Church – Located at 2731 Matson Road. The property was fully exempted in 2018-2019.

viii. St. Vincent De Paul Society - This registered non-profit society operates a thrift store at 2784 Claude Road. The property was fully exempted in 2018-2019.

ix. West Shore Chamber of Commerce – Even though the Chamber office is located on municipal property at 2830 Aldwynd Road, it is taxable because the Chamber is a taxable occupier of leased municipal land. Therefore, a permissive exemption is necessary. The property was fully exempted in 2018-2019.

x. Bishop of Victoria - This organization owns Our Lady of the Rosary Church at 798 Goldstream Avenue. The property was fully exempted in 2018. Due to a subdivision in 2018, a portion of the previously exempted property was not exempt for 2019. Attached to this report is a letter outlining the exemption requested and the portion of the newly created lots that were part of the previously exempted property.

xi. The Forge, formerly "Western Community Baptist Church" – Located at 2610/2612 Sooke Road. The property was fully exempted in 2018-2019.

xii. Royal Canadian Legion – Located at 761 Station Avenue - The Legion provides space for Langford Emergency Social Services and the Food Bank. The Legion also provides many services to the Western Communities. These include assistance to Veterans and Seniors, provide youth and cadets with funding for training and equipment, provide scholarship/bursaries to students, support schools with donations for items such as musical instruments etc. They also promote Remembrance Day activities, provide free medical equipment, walkers, scooters, etc to veterans, seniors and members of the community, give to the Priory, West Shore Adult Day Centre and Wescom Medi-Lend Society. The Legion also supports an annual community Christmas dinner for the homeless and less fortunate of the Western Communities. The organization runs mostly on volunteers who give approximately 75,000 hours of volunteer work annually. The property was fully exempted in 2018-2019.

xiii. Westwind Plaza (JV) Properties Ltd. – This property is the Goudy Library at 119-755 Goldstream Avenue. This property is included in the bylaw as this is a city initiated exemption. This property was fully exempted in 2018-2019.

xiv. Habitat for Humanity - This property is located at 849 Orono. They are a not-for-profit organization and is a registered charity under the Income Tax Act of Canada. The organization in Langford operates the ReStore, which is run by a combination of paid staff and volunteers. The ReStore accepts and resells quality new and used furniture, appliances, building materials and other items. This helps in the reduction of used materials that would otherwise end up in landfills. The money earned at this location contributes towards the construction of housing for lower income families. The property was fully exempted in 2018-2019.

xv. Victoria Conservatory of Music – This property is located in the YM/YWCA Building and occupies unit #210-1314 Lakepoint Way (property address 1319 Lakepoint Way). The Society provides music activities and education for the residents of Langford. This property was fully exempted in 2018-2019.

xvi. Victoria Association for Community Living – This property is located at 157-2745 Veterans Memorial Parkway. The Association provides support services to children, youth and adults with developmental disabilities, and to their families. The Association is a registered non-for-profit society. This property was fully exempted in 2018-2019.

xvii. Goldstream Masonic Hall - This property is located at 679 Goldstream Avenue. The organization provides services for children, community events, and transportation for cancer patients for treatments, financial donation to graduate at Belmont High School. All services provided or by volunteer members. This property was fully exempted in 2018-2019.

xviii. Island Corridor Foundation – E&N Corridor on Vancouver Island. This property was fully exempted in 2018-2019.

xix. Nature Conservatory of Canada – This property is located at 1152 Lippincott Rd (lot 1). It is a nature reserve and the property is being preserved for the purpose of conserving the rare ecosystem found there. This property was fully exempted in 2018-2019.

xx. Farmfolk/Cityfolk Society – This property is located at 1152 Lippincott Rd (lot 2). It is being operated by Lohbrunner Community Farm Cooperative. The society is presently working with Royal Bay school to support the farming and culinary education of their students. This property was fully exempted in 2018-2019.

xxi. Vancouver Island Autistic Homes Society – this society operates a special needs home at 1072 Jenkins Ave. It was fully exempted in 2018-2019.

xxii. Redeemer Lutheran Church of Victoria – Located at 3024 Jacklin Road. It was fully exempted in 2018-2019.

xxiii. Greater Victoria Animal Crusaders – Located at 2770 Penelope Place. This organization is a registered charity and provides the community with assistance with their domestic animals. It is a 100% volunteer run organization. This property was fully exempted in 2018-2019.

xxiv. Indigenous Perspectives Society – Located at 664 Granderson. The Society offers cultural and educational programs to the public. This property was fully exempted in 2018-2019.

Financial Implications

The adoption of the tax exemption bylaw would reduce Langford's potential tax revenue; however it should be noted that all of these organizations were exempted from taxation in 2019. The estimate of the 2020 exemptions ($214,857) compared to 2019 ($210,644).

Legal Implications

Council may exempt properties from taxation in 2020-2021 by bylaw adopted on or before October 31, 2019 in accordance with Section 224 of the Community Charter.

Options

1) That the Administration and Finance Committee recommend the following 2020-2021 Permissive Tax Exemptions:

   All properties that are listed above,

   and

   Administration and Finance Committee recommend that Council proceed to give Tax Exemption Bylaw No. 1867, 2019 the first three readings at the regular Council Meeting of September 16, 2019;

   or

2) That the Administration and Finance Committee recommend the following 2020-2021 Permissive Tax Exemptions:

   All properties with the exception of :

   _____

   _____

   and

   Administration and Finance Committee recommend that Council proceed to give Tax Exemption Bylaw No. 1867, 2019 as amended by Item 2 the first three readings at the regular Council Meeting of September 16, 2019.

Respectfully submitted,

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

Excerpt from Community Charter:

General authority for permissive exemptions

224. (1) A council may, by bylaw in accordance with this section, exempt land or improvements, or both, referred to in subsection (2) from taxation under section 197 (1) (a) [*municipal property taxes*], to the extent, for the period and subject to the conditions provided in the bylaw.

(2) Tax exemptions may be provided under this section for the following:

(a) land or improvements that
  (i) are owned or held by a charitable, philanthropic or other not for profit corporation, and
  (ii) the council considers are used for a purpose that is directly related to the purposes of the corporation;

(b) land or improvements that
  (i) are owned or held by a municipality, regional district or other local authority, and
  (ii) the council considers are used for a purpose of the local authority;

(c) land or improvements that the council considers would otherwise qualify for exemption under section 220 [*general statutory exemptions*] were it not for a secondary use;

(d) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if
  (i) the land or improvements are owned by a public authority or local authority, and
  (ii) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(e) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if
  (i) the land or improvements are owned by a person who is providing a municipal service under a partnering agreement,
  (ii) an exemption under section 225 [*partnering and other special tax exemption authority*] would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service,
  (iii) the partnering agreement expressly contemplates that the council may provide an exemption under this provision, and
  (iv) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(f) in relation to property that is exempt under section 220 (1) (h) [*buildings for public worship*],
  (i) an area of land surrounding the exempt building,
  (ii) a hall that the council considers is necessary to the exempt building and the land on which the hall stands, and
  (iii) an area of land surrounding a hall that is exempt under subparagraph (ii);

(g) land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied;

(h) in relation to property that is exempt under section 220 (1) (i) [*seniors' homes*], (j) [*hospitals*] or (l) [*private schools*], any area of land surrounding the exempt building;

(i) land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes;

(j) land or improvements owned or held by a person or organization and operated as a private hospital licensed under the *Hospital Act* or as a licensed community care facility, or registered assisted living residence, under the *Community Care and Assisted Living Act*;

(k) land or improvements for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal.

(3) The authority under subsection (2) (e) and (g) to (j) is not subject to section 25 (1) [*prohibition against assistance to business*].

(4) Subject to subsection (5), a bylaw under this section

(a) must establish the term of the exemption, which may not be longer than 10 years,

(b) may only be adopted after notice of the proposed bylaw has been given in accordance with section 227 [*notice of permissive tax exemptions*], and

(c) does not apply to taxation in a calendar year unless it comes into force on or before October 31 in the preceding year.

(5) Subsection (4) (a) and (b) does not apply in relation to exemptions under subsection (2) (f) and (h).

(6) If only a portion of a parcel of land is exempt under this section, the bylaw under this section must include a description of the land that is satisfactory to the British Columbia Assessment Authority.

(7) A bylaw under this section ceases to apply to property, the use or ownership of which no longer conforms to the conditions necessary to qualify for exemption and, after this, the property is liable to taxation.

2003-26-224; 2003-52-42(a); 2004-67-2; 2007-13-52 (B.C. Reg. 292/2007).

Our Lady of the Rosary Parish
798 Goldstream Ave.,
Victoria, B.C. V9B 2X6
Ph:250 478-3482 Fax: 250 474-1926 E-mail: olor@shaw.ca

May 30, 2019

Mr. Michael Dillabaugh, CPA, CA,
Director of Finance,
City of Langford, B.C.,
2nd Floor, 877 Goldstream Avenue,
Langford, BC, V9B2X8

Dear Mr. Dillabaugh,

Re: Permissive Tax Exemption for Year 2020 for Lots A (part), B, C (part) and D located within Section 72, Esquimalt District, Plan EPP811038 - Our Lady of the Rosary Parish, Roman Catholic Diocese of Victoria (Bishop of Victoria), 798 Goldstream Ave. Langford, B.C.

Please find enclosed our application form with *addendum* for permissive exemption from Property Taxation for Our Lady of the Rosary Parish Complex.

We hereby apply to the City of Langford Council to include the following percentages of the above properties within the Permissive Exemption Bylaw. The percentages outlined below consist of property within our land that is used solely for Church use: i.e. for public worship and for other uses of a non-profit nature such as parish halls, a refugee house, a nonprofit Pre-School/Daycare facility, offices and meeting rooms, and is currently exempt as part of the 2018-19 Permissive Exemption Bylaw.
Lot A: 26% exemption, Lot B: 100% exemption, Lot C: 59% exemption and Lot D: 100% exemption. (note: the land areas requested for exemption are the same physical areas that were previously exempted by Council before the recent consolidation of 12 parcels (9 taxable and 3 exempted parcels) to 4 in total.

While our request for tax exemption in this manner is somewhat unique, it is due to recent rezoning of Church held land and a subsequent requirement to consolidate what were 12 properties with different civic addresses, into four separate parcels of land (Lots A, B, C and D), to facilitate a Transition plan for future development of a new Church complex to be funded through the sale of (eventual) surplus lands (Lots C & D). Unfortunately, due to a significantly "chilled" development climate no sale of Lots C & D has yet been possible. The current use of the previously exempted areas of our lands has not changed since our last Permissive Tax Exemption was granted in 2019, which is the same amount of land that we are seeking to be exempt based on the percentages above.

We have also included a copy of our most current financial statement which is submitted to the Government of Canada Charities Directorate plus our current insurance certificate. Please note online access to financial and Charitable status detail are available at CRA-ARG.GC.CA (Link to Parish).
We look forward to receiving Council's favorable decision regarding our request for the continuation of a permissive property tax exemption.

Sincerely,

Rev. Paul Szczur, S.D.S.
Pastor
Enclosures:- Addendum, Financial statement and Insurance Certificate.

CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP18-0011 – 2439 Selwyn Road

That Development Variance Permit No. DVP18-0011 be issued by the Council for the City of Langford to Branon Dol to allow the construction of a single-family dwelling at 2439 Selwyn Road, subject to the following terms:

1. Appendix

The site shall be developed in accordance with the site plan attached (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 6.71.07(1) of Zoning Bylaw No. 300 be varied by reducing the minimum front yard setback from the required 6.0m (20 ft) to 2.0m (6.5 ft).

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, 16 September 2019, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP18-0011
Applicant	Brandon Dol
Location	2439 Selwyn Road
Proposal	That Section 6.21.06(1)(a) of Zoning Bylaw No. 300 be varied by reduce the minimum front yard setback from the required 6.0 m (20 ft) to 2.0 m (6.5 ft).
Purpose	To permit a single-family dwelling.

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, 11 September 2019. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 16 September 2019 during the Public Participation Section at the beginning of the meeting.

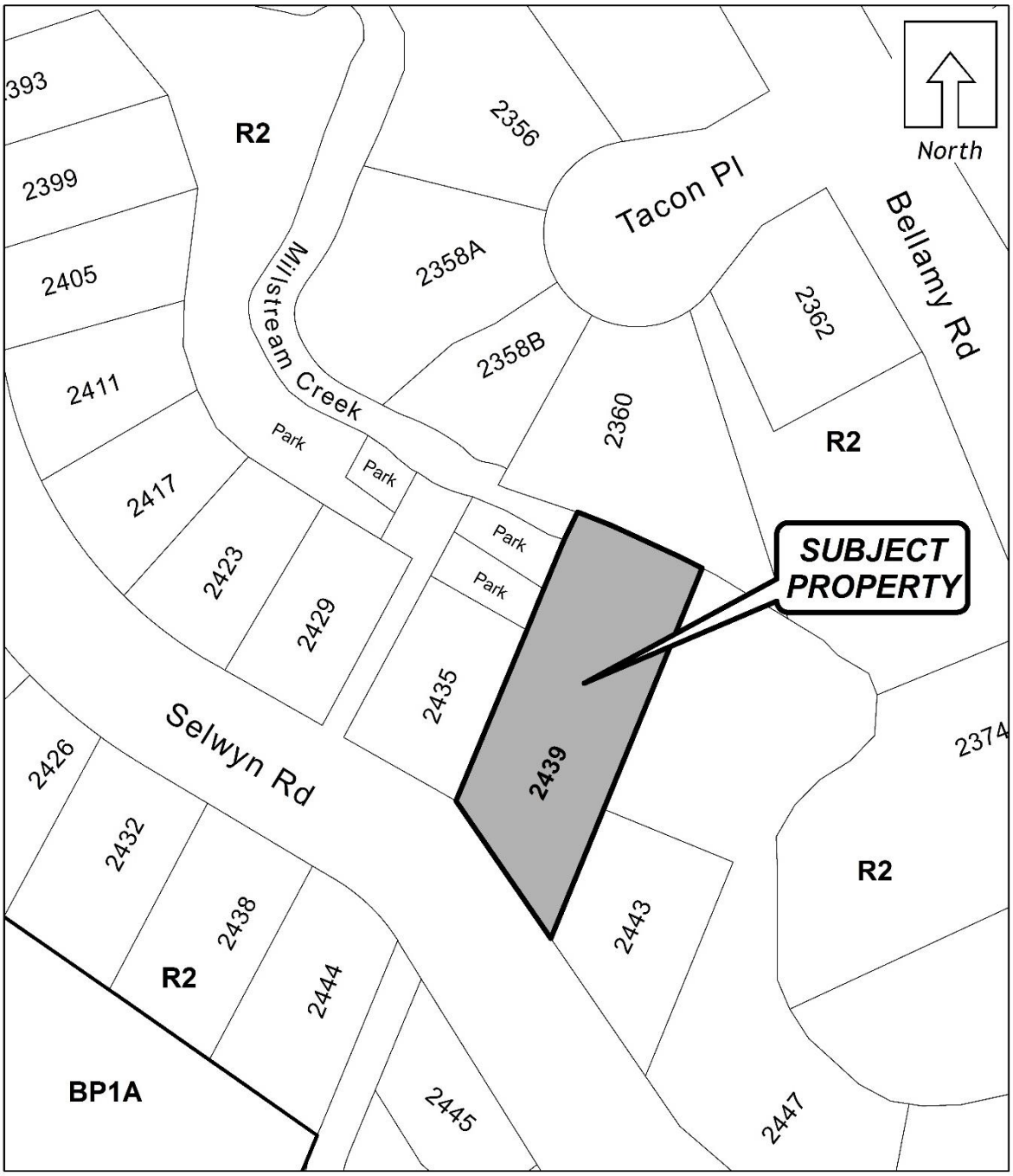
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Kory Elliott with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT

(DVP18-0011)

2439 Selwyn Rd



CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP19-0001 – 2699 Peatt Road

That Development Variance Permit No. DVP19-0001 be issued by the Council for the City of Langford to **Ironclad Developments Inc.** on behalf of **Oakcrest Park Estates Ltd.** to vary the number of parking spaces to allow a residential development at **2699 Peatt Road** 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 Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:

a) That Table 1 of Section 4.01.01 of Zoning Bylaw No. 300 be varied to vary the number of required parking spaces to 81 assigned parking spaces (1 per unit) plus 4 visitor parking spaces.

3. Conditions

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

a) That a s.219 covenant be registered that stipulates the cost of rent of each unit includes one on-site parking space; and
b) That the applicant contributes $7,500 towards the General Amenity Fund for Transportation Demand Management.

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, 16 September 2019, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP19-0001
Applicant	Ironclad Developments Inc.
Location	2699 Peatt Road
Proposal	That Table 1 of Section 4.01.01 of Zoning Bylaw No. 300 be varied to allow 81 assigned parking spaces (1 per unit) plus 4 visitor parking spaces.
Purpose	To permit a residential development.

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, 11 September 2019. 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.

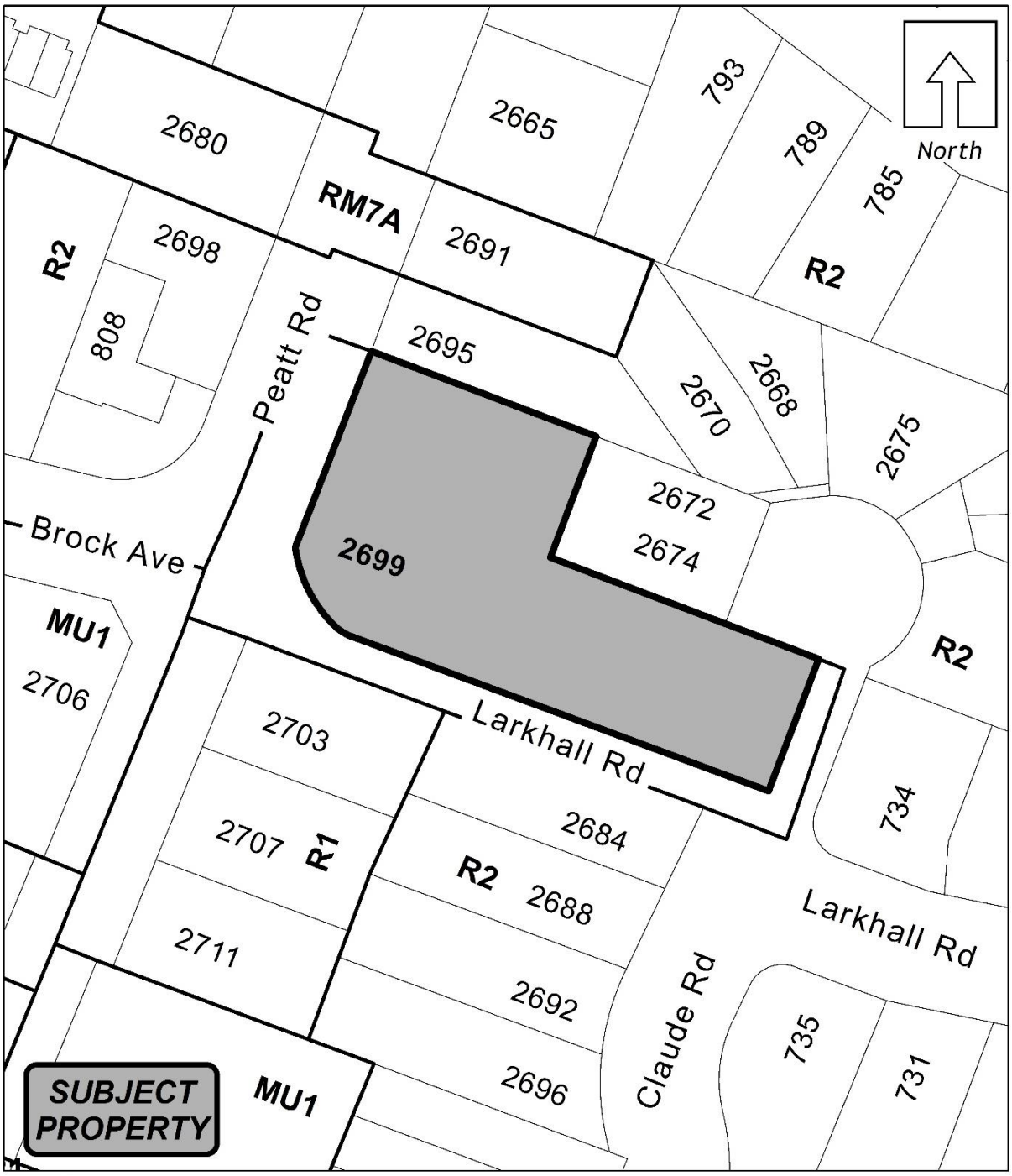
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Robert Dykstra with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT

(DVP19-0001)

2699 Peatt Rd



CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP19-0002 – 4365 West Shore Parkway

That Development Variance Permit No. DVP19-0002 be issued by the Council for the City of Langford to the **City of Langford** to vary the requirements for connection to the municipal sanitary sewer, installation of a fire sprinkler system, back up generators, water requirements, and requirements for underground electrical and telecommunication systems to permit a **business park** at **4365 West Shore Parkway** subject to the following terms:

1. Appendix

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

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 6.1.1 and 6.1.2 of Subdivision and Development Servicing Bylaw No. 1000 be varied by to allow subdivision without connecting to the municipal sanitary sewer system, subject to the following conditions:
   i. That a covenant containing the following be registered on the title of the properties, to the satisfaction of the Director of Engineering:
   ii. That the applicant design the on-site sewage disposal system to the approval of Island Health and to the satisfaction of the Chief Building Inspector prior to building permit; and

b) That Section 8.1 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow subdivision without water supply provided by the City or CRD Water Service, subject to the following conditions:
   i. That a covenant containing the following be registered on the title of the subject property, to the satisfaction of the Director of Engineering:
   ii. That all buildings are to be connected to the City's, CRD Water, or an authorized third party distributer such as Sustainable Services Limited (SSL) water system within six (6) months of such service being extended along the frontage of the subject properties to the satisfaction of the Director of Engineering;
   iii. That the owner agrees to support any future petition to extend a Public Water Service system to the subject properties;
   iv. That installation of any on-site plumbing necessary to allow a Public Water Service system to be connected to each building in accordance with the BC Building Code and/or Subdivision and Servicing Bylaw No. 1000, is completed as part of the works and services installed on the subject properties;

v. That the owner prove that a well water supply for potable water is available and the proposed development meets the requirements of the City's Subdivision and Development Servicing Bylaw No. 1000 in respect of domestic water supply to the satisfaction of the Director of Engineering prior to subdivision approval;
vi. That the owner demonstrate that the water wells to be used on site will not adversely affect the water supply available to the wells on surrounding properties prior to each subdivision of lands to the satisfaction of the Approving Officer;
vii. That each new building install a fire sprinkler system in accordance with the applicable NFPA standard, Building Bylaw No. 1160, and the current BC Building Code to the satisfaction of the Chief Building Inspector;
viii. That a fire protection strategy be approved prior to each subdivision of the land to the satisfaction of the Fire Chief and Director of Engineering and be installed prior to the issuance of any Building Permits, including backup generators for any necessary pump systems;
ix. That prior to issuance of each building permit the applicant provide a Fire Underwriters Survey or an approved alternative demonstrating the required fire flows are available to the satisfaction of the Langford Fire Chief; and
x. That the variance for water requirements, Section 8.1, is permitted to create up to 10 new lots not including the 7 existing lots and is valid for a maximum of 10 years from the date of issuance. No further subdivision approvals or building permits will be issued after this date unless an adequate City or CRD Water service is available; and

c) That Section 9.2 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow subdivision without installing underground electrical and telecommunication.

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, 16 September 2019, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File Development Variance Permit No. DVP19-0002

Applicant City of Langford

Location 4365 West Shore Parkway

Proposal

1. That Section 6.1.1 and 6.1.2 of Subdivision and Development Servicing Bylaw No. 1000 be varied by to allow subdivision without connecting to the municipal sanitary sewer system, subject to the following conditions:
   a) That a covenant containing the following be registered on the title of the properties, to the satisfaction of the Director of Engineering:
      i. That the applicant design the on-site sewage disposal system to the approval of Island Health and to the satisfaction of the Chief Building Inspector prior to building permit; and
2. That Section 8.1 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow subdivision without water supply provided by the City or CRD Water Service, subject to the following conditions:
   a) That a covenant containing the following be registered on the title of the subject property, to the satisfaction of the Director of Engineering:
      i. That all buildings are to be connected to the City's, CRD Water, or an authorized third party distributer such as Sustainable Services Limited (SSL) water system within six (6) months of such service being extended along the frontage of the subject properties to the satisfaction of the Director of Engineering;
      ii. That the owner agrees to support any future petition to extend a Public Water Service system to the subject properties;
      iii. That installation of any on-site plumbing necessary to allow a Public Water Service system to be connected to each building in accordance with the BC Building Code and/or Subdivision and Servicing Bylaw No. 1000, is completed as part of the works and services installed on the subject properties;
      iv. That the owner prove that a well water supply for potable water is available and the proposed development meets the requirements of the City's Subdivision and Development Servicing Bylaw No. 1000 in respect of domestic water supply to the satisfaction of the Director of Engineering prior

to subdivision approval;

v. That the owner demonstrate that the water wells to be used on site will not adversely affect the water supply available to the wells on surrounding properties prior to each subdivision of lands to the satisfaction of the Approving Officer;
vi. That each new building install a fire sprinkler system in accordance with the applicable NFPA standard, Building Bylaw No. 1160, and the current BC Building Code to the satisfaction of the Chief Building Inspector;
vii. That a fire protection strategy be approved prior to each subdivision of the land to the satisfaction of the Fire Chief and Director of Engineering and be installed prior to the issuance of any Building Permits, including backup generators for any necessary pump systems;
viii. That prior to issuance of each building permit the applicant provide a Fire Underwriters Survey or an approved alternative demonstrating the required fire flows are available to the satisfaction of the Langford Fire Chief; and
ix. That the variance for water requirements, Section 8.1, is permitted to create up to 10 new lots not including the 7 existing lots and is valid for a maximum of 10 years from the date of issuance. No further subdivision approvals or building permits will be issued after this date unless an adequate City or CRD Water service is available; and

3. That Section 9.2 of Subdivision and Development Servicing Bylaw No. 1000 be varied to allow subdivision without installing underground electrical and telecommunication.

Purpose To permit business park development.

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, 11 September 2019. 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.

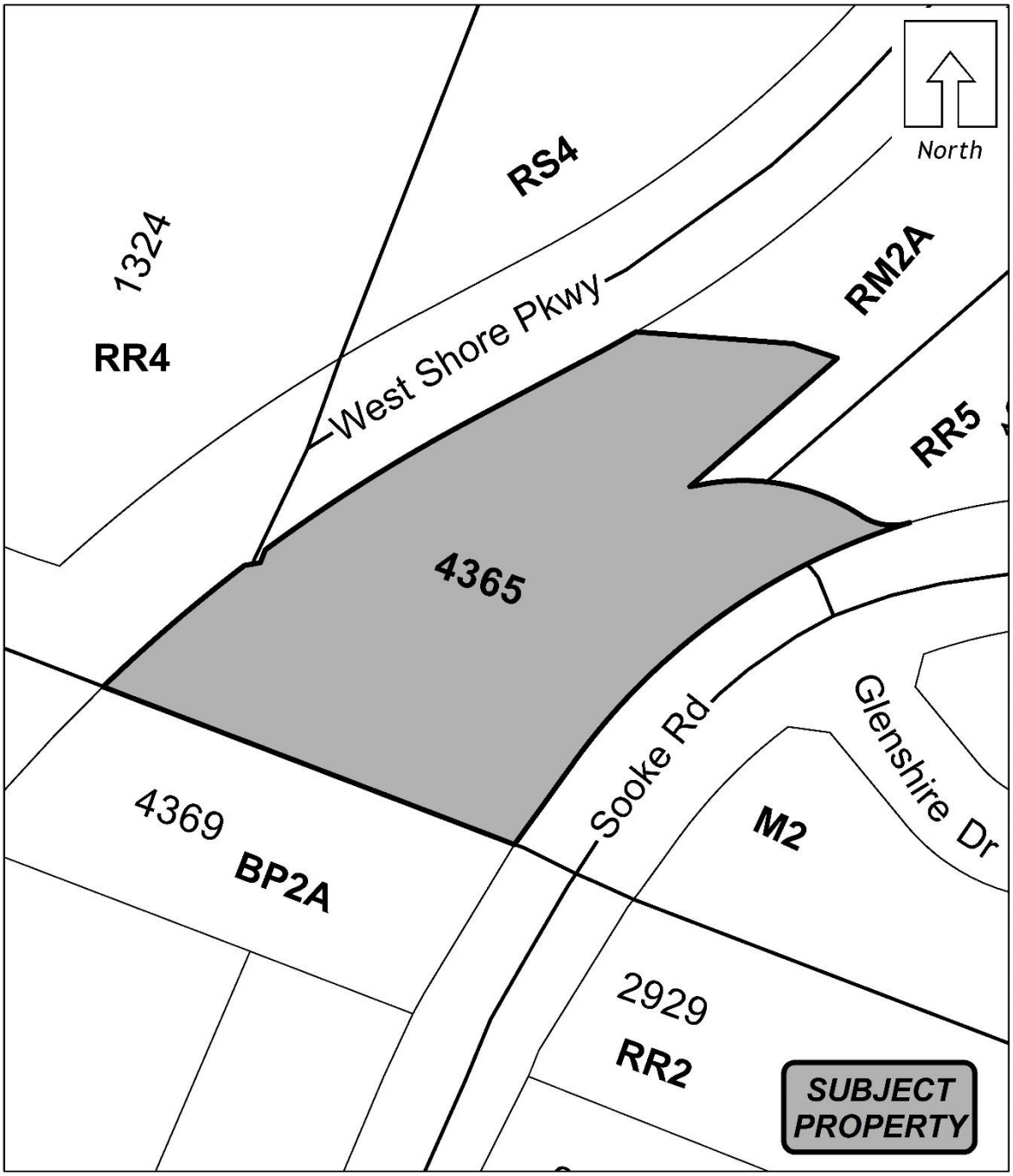
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Lauren Morhart with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT

(DVP19-0002)

4365 West Shore Pkwy



CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT

DVP19-0003 – 873 Station Avenue

That Development Variance Permit No. DVP19-0003 be issued by the Council for the City of Langford to **Kennametal Ltd.** to vary the maximum height of a building to allow construction of a **storage system structure** at **873 Station Avenue**, subject to the following terms:

1. Appendix

The site shall be developed in accordance with the site plan attached (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 6.71.06 of Zoning Bylaw No. 300 be varied by increasing the height of a proposed storage system structure from the required 12 m to 13.1 m.

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, 16 September 2019, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

File	Development Variance Permit No. DVP19-0003
Applicant	Kennametal Ltd.
Location	873 Station Avenue
Proposal	That Section 6.71.06 of Zoning Bylaw No. 300 be varied by increasing the height of a proposed storage system structure from the required 12 m to 13.1 m.
Purpose	To allow a proposed storage system structure.

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, 11 September 2019. 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.

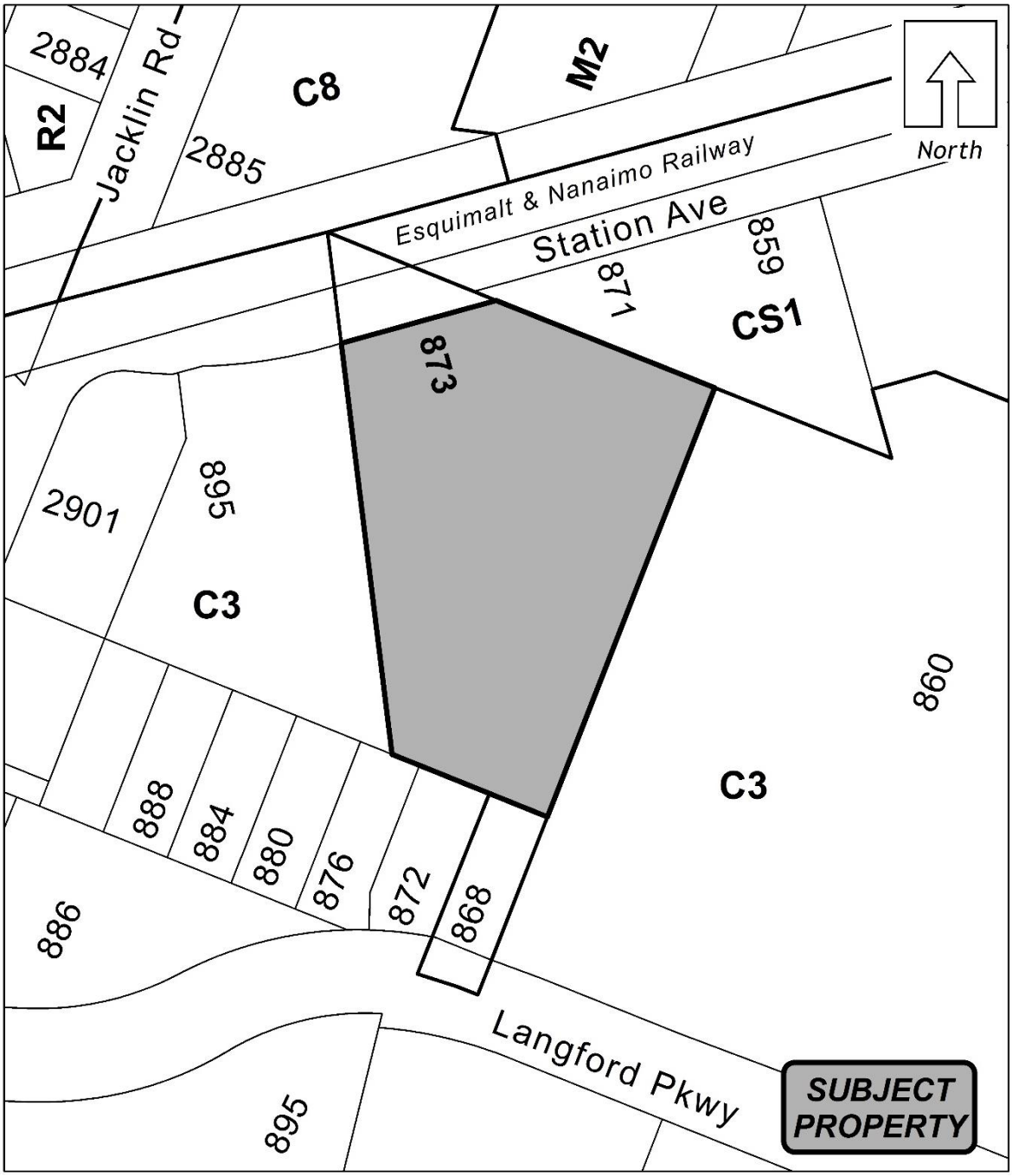
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). Please contact Julia Buckingham with any questions on this Development Variance Permit.

Braden Hutchins
Director of Corporate Services

DEVELOPMENT VARIANCE PERMIT

(DVP19-0003)

873 Station Ave



Crombie REIT

2618 Hopewell Place NE,
Suite #150
Calgary AB T1Y 7J7
587.955.6828

www.crombie.ca

LEADER IN CANADIAN REAL ESTATE

Date: September 4, 2019

To: City of Langford
2nd Floor – 877 Goldstream Avenue
Langford, BC V9 2X8
Attn: Mayor and Members of Council

From: Crombie REIT

Re: Belmont Market Plaza Dedication Name – Victor Chen Memorial Park

Dear Mayor and Members of Council,

Crombie REIT ("Crombie") is the developer and owner of Belmont Market, has been working with City Staff on the dedication of a plaza to be located along Reunion Avenue to the City. In consultation with City Staff, we would like to formally request that the plaza be called "Victor Chen Memorial Park", and this official request be considered at the upcoming meeting on September 16, 2019.

We anticipate commencing construction of the plaza immediately and formally dedicating it upon satisfactory completion in late October or early November.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Crombie REIT

Kevin Pritchard

Director, Development, Western Canada

403.461.1056

Colwood

RECEIVED
JUL 25 2019
ADMINISTRATION & FINANCE
CITY OF LANGFORD

July 22, 2019

City of Langford
877 Goldstream Avenue
Langford, British Columbia
V9B 2X8

Attention: Mayor Young

Dear Mayor Young:

RE: Royal Bay Waterfront
Pre-Feasibility Study-Passenger Ferry

The City of Colwood, in conjunction with BC Ferries has indicated an interest in providing a passenger ferry service from the Royal Bay waterfront to downtown Victoria. A pre-feasibility study suggests that a ferry connection between Colwood and Victoria may form part of an overall strategy to reduce traffic congestions and offer an alternative mode of transportation.

At a Colwood Council Meeting of Monday, July 8, 2019, the following resolution was passed:

"THAT the location of a passenger ferry terminal on the Royal Bay waterfront be supported in principle subject to further studies regarding potential impacts to the shoreline and capacity of the transportation infrastructure."

I am writing to you and your Council asking support of the above resolution, by considering passing the following resolution:

"THAT the City of Langford supports in principle the location of a passenger ferry terminal on the Royal Bay waterfront in the City of Colwood and a passenger ferry terminal in the City of Victoria, subject to further studies regarding potential impact to the shoreline, capacity of transportation infrastructure."

Early studies show that a passenger ferry has the potential to remove 1,000 vehicles out of the daily commute from the West Shore to downtown Victoria, and from Victoria to the Westshore, Langford residents would benefit from reduced congestion along major routes and shorter, less stressful commutes and support the goal of the Climate Emergency Declaration your municipality has signed onto earlier this year.

COLWOOD CITY HALL
3300 Wishart Road
Colwood, BC V9C 1R1

CONTACT
Phone: 250.478.5999
Fax: 250.478.7516
mayor@colwood.ca

OFFICE HOURS
8:30 am – 4:30 pm
Monday – Friday
except stat holidays

www.colwood.ca

If you are in support of the above, please forward your Resolution to my Assistant, Nora Brooks so that she may compile the supporting documentation and forward to the South Island Transportation planner showing our collective support for this initiative.

Respectfully,

Rob Martin
Mayor

Dear Mayor and City Council,

We thank Mayor Stew Young and Langford City Council for their steadfast support of us and the Langford Triathlon.

We feel so fortunate and thankful to be a part of such an amazing community. From our very first meeting at city hall it was obvious that we were in a room of professionals who were willing partners, excited to help us showcase our city and the triathlon. Over the last 5 years with their guidance it has helped us shine a light on Langford as a destination and grow the race to be recognised as an International Triathlon qualifying event.

We thank you all for having the vision and courage to support us and our event. We would also like to thank our neighbors for their outpouring of support and the residents of Langford lake for allowing us to use the lake and forgiving the bumps along the way. Its not every morning you wake up at 630am to AC/DC's "Hells Bells" echoing across the lake.

In particular we want thank, the director of engineering Michelle Mahovlich. Over the years her strong leadership and sage advice was always welcome and we both agree this project would not have been a success without her unwavering support and guidance.

With gratitude,

Kirk and Stephanie Lewis

CITY OF LANGFORD
BYLAW NO. 1803

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 amending Section 14.0 to include the following in the list of form and character development permit areas in paragraph 2:

f) All land containing a Garden Suite or Carriage Suite.

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 29, (Omnibus No. 47 - Text Amendments), Bylaw No. 1803, 2019".

READ A FIRST TIME this 17th day of June, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD
BYLAW NO. 1696

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 Secondary Suites in the Table of Contents with *Suites*

2. By deleting the definition of "Modular Housing" in Section 1.01 - Definitions

3. By deleting the definition of "Secondary Suite" in Section 1.01 – Definitions

4. By adding the following definitions to Section 1.01 – Definitions:

"Carriage Suite" means and accessory dwelling unit located on the second floor of a detached accessory building.

"Garden Suite" means an accessory dwelling unit located on the ground floor of a detached accessory building.

"Modular Housing" means a one-family dwelling, garden suite, or carriage suite which is modular or prefabricated meeting CSA Standard A277-M1990, "Procedures for Certification of Factory-Built Houses", or equivalent, but does not include manufactures homes meeting CAN/CSA-Z240-MH Series "Mobile Homes" standards, or equivalent;

"Rear Building Line" means the line parallel to the rear lot line, passing through the point of the building nearest the rear lot line.

"Secondary Suite" means an accessory dwelling unit located within a one-family dwelling.

"Suite" means a dwelling unit that is accessory to a one-family dwelling and may be located within the one-family dwelling (secondary suite) or within an accessory building (garden suite or carriage suite).

5. By replacing the entirety of Section 3.05.02(4) to read:

The total floor area of all buildings that are accessory to a residential use on any lot may not exceed 30 m^2 (323 ft^2), except under the following circumstances:

Use	***Lot Size***	***Maximum Total Floor Area***
One-family residential	*200 – 799 m^2*	*65 m^2 (700 ft^2)*
One-family residential	*800 - 999 m^2*	*80 m^2 (861 ft^2)*
One-family residential	*1,000 m^2 or greater*	*180 m^2 (1,937 ft^2), plus an additional 10 m^2 of floor area for each additional 100 m^2 of lot area in excess of 1,000 m^2*

Use	*Lot Size*	*Maximum Total Floor Area*
Multi-family residential	-	*10 m^2 (107.6 ft^2) per dwelling unit on the lot*

Under no circumstances may accessory buildings and structures exceed the maximum site coverage regulations in Part 6 of this Bylaw.

6. By replacing Section 3.07.01(3) to read:

A suite is prohibited in conjunction with any two-family dwelling

7. By replacing Section 3.08 with the following:

3.08 Suites

A suite is permitted as an accessory use in a one-family dwelling, or other type of dwelling unit as permitted in Part 6 of this Bylaw. There are three types of suites – secondary suites, garden suites, and carriage suites. Only one suite is permitted per lot.

3.08.01 ***General Regulations for all Suites***

(1) There may only be one suite per lot;

(2) The one-family dwelling to which a suite is accessory to must be owner-occupied;

(3) The one-family dwelling to which a suite is accessory to must be located on a lot of not less than 550 m^2 (5 920 ft^2) in area, except as otherwise permitted in Part 6 of this Bylaw;

(4) An Occupancy Permit has been issued for the secondary suite;

(5) One additional off-street parking space shall be provided for the exclusive use of the occupancy of a suite, and this space shall not be located in tandem with any parking space for the principal dwelling to which the secondary suite is accessory.

(6) The suite and the one-family dwelling to which it is accessory must be a single real estate entity. Strata titling is not permitted.

3.08.02 ***Additional Regulations for Secondary Suites***

(1) The secondary suite must be completely contained within the one-family dwelling.

(2) The secondary suite is not obtrusive so as to change the one-family nature of the one-family dwelling.

(3) The secondary suite must have a floor area of not more than 90 m^2 (970 ft^2) or 40% of the habitable floor area of the building in which it is located, whichever is less.

3.08.03 ***Regulations for Garden Suites and Carriage Suites***

(1) Garden suites and Carriage suites are not permitted on lots within the "City Centre" designation as delineated in the Official Community Plan;

(2) Garden suites or carriage suites must be completely contained in a detached accessory building.

(3) Garden suites or carriage suites may not be located:

(a) Within 3 m (16 ft) of the primary dwelling

(b) Within 1 m (3 ft) of any rear lot line

(c) Within 1 m (3 ft) of any interior side lot line

(d) Within 3 m of any front lot line or exterior side lot line, except that no garage or carport that faces either a front or exterior side lot line may be located within 5.5 m of that lot line;

(4) A garden suite or carriage suite is only permitted on a lot having a width greater than or equal to 11 m (36 ft) and a depth greater than or equal to 29 m (95 ft);

(5) Only one driveway per lot is permitted;

(6) Rooftop patios are not permitted;

(7) Garden suites or carriage suites must be connected to municipal sanitary sewer or provide confirmation of adequate septic capacity prior to the issuance of a building permit;

(8) All accessory buildings and structures on the lot including garden suites and carriage suites may not exceed the maximum footprint set out in section 3.05.02(4) or the maximum lot coverage of the applicable zone in Part 6 of this Bylaw;

(9) If a suite already exists within the primary dwelling it must be decommissioned prior to the issuance of a building permit for the garden suite or carriage suite. The following must occur:

(a) Removal of the kitchen which includes the stove, oven, and sink, OR the removal of the shower/bathtub and;

(b) Remove exterior access OR sufficiently open access to the principal dwelling

3.08.04 ***Additional Regulations for Garden Suites***

(1) Permitted only on lots over 550m2 unless otherwise noted in Part 6 of this bylaw;

(2) Must be located behind the rear building line of the one-family dwelling;

(3) The suite may not have a gross floor area of more than 65 m^2 (700 ft^2);

(4) Height maximum of 4.5 m (15 ft)

3.08.05 ***Additional Regulations for Carriage Suites***

(1) Permitted only on lots over 1000 m^2 unless otherwise noted in Part 6 of this bylaw;

(2) Must be located in front of the rear building line of the one-family dwelling;

(3) The suite may not have a gross floor area of more than 90m^2 (969 ft^2);

(4) Height maximum of two storeys;

(5) Ground floor of the carriage suite must be exclusively used for vehicle parking.

(6) Are not permitted on panhandle lots;

(7) On lots over 4000 m^2 (1 acre):

(a) Section 3.08.05(2) does not apply;

(b) Permitted on panhandle lots, despite Section 3.08.05(6);

(c) Ground floor may contain uses other than a garage, including but without limiting the generality of the foregoing: workshop, storage, or art studio;

(8) Where permitted on lots less than 1000 m^2 as per Part 6 of this bylaw:

(a) May not be located within an accessory building that has a building footprint of more than 60 m^2;

(b) May not have a gross floor area of more than 60 m^2;

(c) May only be located on lots with laneway access, corner lots, or on a lot that shares a driveway with an adjacent lot that benefits from a registered reciprocal access easement;

(d) May be located on lots with a minimum width of 9.5 m (31 ft.) and a minimum depth of 29 m (95 ft.) provided that the lot has direct vehicle access from a highway, laneway, access route in a bare land strata plan, registered access easement, or other secondary access route;

(e) The one-family dwelling to which the carriage suite is accessory may not contain vehicle parking;

(f) Notwithstanding the definition of "height" in Part 1, Section 3.05.02(3), and 3.08.05(4), the highest point of the roof of the carriage suite may not exceed the height of 85% of the highest point of the roof of the one-family dwelling, as measured from the average finished grade of the lot

8. By replacing Section 3.09.01(1)(a) to read:

   A home office is permitted as an accessory use in any dwelling unit, including one- and two-family dwellings, suites, manufactured homes, attached housing and apartment units;

9. By replacing Section 3.09.05(5) to read:

   A bed and breakfast home business may only be conducted within a principal dwelling or an approved suite and may only be operated in conjunction with the owners' concurrent residency of the property.

10. By replacing Section 3.26.02(7) to read:

    Group day cares in a residential zone and home occupation day cares are not permitted in conjunction with a suite;

11. By replacing Secondary Suite in Section 4.01.01 with *Suite*

12. By replacing Section 6.10.01(4) to read:

    secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

13. By replacing Section 6.10.03(1) to read:

    There may not be more than one residential building on a lot, exclusive of either a garden suite or carriage suite;

14. By replacing Section 6.11.01(12) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

15. By deleting Section 6.11.01.(13) and re-numbering the subsequent clauses accordingly

16. By replacing Section 6.11.03(1) to read:

    There may not be more than one residential building on a lot, exclusive of either a garden suite or carriage suite;

17. By replacing Section 6.11.06(4) to read:

    That notwithstanding Section 3.08.03(3)(a) a carriage suite may be located not less than 2.5 m (8.2 ft) from a one-family dwelling on the lot legally described as Lot A, Section 83, Metchosin District, Plan 18993, PID 003-673-413 (3504 Happy Valley Rd).

18. By replacing Section 6.12.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

19. By replacing Section 6.12.03 to read:

There may not be more than one residential building on a lot, exclusive of either a garden suite or carriage suite;

20. By replacing Section 6.13.01(9) to read:

Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

21. By replacing Section 6.13.02(4) to read:

Notwithstanding Subsection 6.13.02(2), on properties legally described as STRATA LOT 1 and 2 SECTION 26 GOLDSTREAM DISTRICT STRATA PLAN VIS5460 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V; PID No.: 025-822-616 (1319 & 1323 Ravensview Drive) no lot having an area less than 0.70 ha (1.7 acres) may be created by subdivision in the Rural Residential 4 (RR4) Zone, unless that lot is serviced by a municipal sanitary sewer system, except no lot created under this regulation may contain a secondary suite, garden suite, or carriage suite.

22. By replacing Section 6.13.04(1) to read:

There may not be more than one residential building on a lot, exclusive of either a garden suite or carriage suite;

23. By replacing Section 6.13.04(2)(d) to read:

Neither of the buildings contain a secondary suite nor have a garden suite or carriage suite;

24. By replacing Section 6.14.01(5) to read:

Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

25. By replacing Section 6.14.03(1) to read:

There may not be more than one residential building on a lot, exclusive of either a garden suite or carriage suite;

26. By replacing Section 6.14.03(2)(d) to read:

Neither building on a single lot has a secondary suite, garden suite, or carriage suite;

27. By replacing Section 6.15.01(5) to read:

Secondary suite, garden suite, or carriage suite on lots 500 m^2 or greater and in accordance with Section 3.08;

28. By replacing Section 6.15.03 to read:

There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

29. By replacing Section 6.16.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

30. By replacing Section 6.16.03 to read:

    There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

31. By replacing Section 6.17.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

32. By replacing Section 6.17.03(2) to read:

    Notwithstanding Subsection 6.17.03(1), on lots with an area of no less than 400 m^2 outside of any area protected by a non-disturbance covenant, a garden suite or carriage suite shall be permitted;

33. By replacing Section 6.20.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

34. By replacing Section 6.20.03 to read:

    There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

35. By replacing Section 6.21.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

36. By deleting Section 6.21.01(6) and re-numbering the subsequent clauses accordingly

37. By deleting Section 6.21.01(7) and re-numbering the subsequent clauses accordingly

38. By replacing Section 6.21.03(1) to read:

    There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

39. By replacing Section 6.21.03(2)(g) to read:

    Neither building on a single lot may have a secondary suite, garden suite, or carriage suite.

40. By replacing Section 6.26.01(5) to read:

    Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

41. By replacing Section 6.26.03(1) to read:

There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

42. By replacing Section 6.26.03(2)(g) to read:

Neither building on a single lot may have a secondary suite, garden suite, or carriage suite;

43. By replacing Section 6.29.01(5) to read:

Secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

44. By replacing Section 6.29.03 to read:

There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite;

45. By replacing Section 6.67.01(16) to read:

On land legally described as Lot 7, Section 99, Esquimalt District, Plan 22423; PID No.: 000-183-521 (2792 Leigh Road) a one-family dwelling may contain a secondary suite within the one-family dwelling or a garden suite or carriage suite in accordance with Section 3.08.

46. By replacing Section 6.90.08(1)(b) to read:

Secondary suites, garden suites, and carriage suites are prohibited;

47. By replacing Section 6.92.01(2)(m) to read:

One-family dwelling on lots with areas greater than or equal to 550 m^2 (5 920 ft^2), which must have a secondary suite, garden suite, or carriage suite in accordance with Section 3.08;

48. By replacing Section 6.92.01(2)(n) to read:

One-family dwelling on lots with areas less than 550 m^2 (5 920 ft^2) and greater than or equal to 300 m^2 (3 229 ft^2), which may have a secondary suite or carriage suite in accordance with Section 3.08;

49. By replacing Section 6.92.04(1) to read:

There may not be more than one residential dwelling, exclusive any secondary suite, garden suite, or carriage suite, on a lot with an area of less than 750 m^2 (8 073 ft^2).

50. By replacing Section 6.92.05(4) to read:

Under no circumstances may the number of one-family dwellings in the CD3 zone exceed 1500, whether or not the dwellings have secondary suites, garden suites, or carriage suites, nor be less than 850 when the maximum density permitted in Subsection 6.92.05(6) has been achieved;

51. By replacing Section 6.92.05(5) to read:

Under no circumstances may the total number of residential dwellings other than secondary suites, garden suites, or carriage suites within Areas 2, 3, 4, and 5 of the CD3 zone exceed 5 950;

52. By replacing Section 6.92.05(6) to read:

In this section, "non-residential floor area" means floor area for the uses permitted in the CD3 zone other than apartment, apartments for senior citizens, attached housing, one-family dwelling with a secondary suite, garden suite, or carriage suite, one-family dwelling, townhouses, and two-family dwellings.

53. By replacing Section 6.97.01(1)(i) to read:

Garden suite or carriage suite on lots over 700 m^2 (7 535 ft^t) in accordance with Section 3.08;

54. By deleting Section 6.101.01(1)(i);

55. By replacing Section 6.101.01(1)k) to read:

One-family dwelling which may have a secondary suite, garden suite, or carriage suite on lots with an area equal to or greater than 550 m^2 (5 920 ft^2) and in accordance with Section 3.08;

56. By replacing Section 6.101.03(1) to read:

There may not be more than one residential building, exclusive or any garden suite or carriage suite on a lot with an area less than 750 m^2 (8 073 ft^2);

57. By replacing Section 6.101.04(8) to read:

Under no circumstances may the total number of residential dwellings other than suites and assisted living apartments and care facilities in Areas I, II, III, and IV of the CD12 zone exceed 2000.

58. By replacing Section 6.102.01(6) to read:

One-family dwelling which may have a secondary suite, garden suite, or carriage suite on lots with an area equal to or greater than 550 m^2 (5 920 ft^2) and in accordance with Section 3.08;

59. By replacing Section 6.103.01(6) to read:

One-family dwelling which may have a secondary suite or carriage suite on lots with an area equal to or greater than 300 m^2 (3 229 ft^2) and in accordance with Section 3.08;

60. By replacing Section 6.103.03(1) to read:

There may not be more than one residential building on a lot, exclusive of any garden suite or carriage suite where permitted by Subsection 6.103.01(6);

61. By replacing Section 6.103.05(2) to read:

Notwithstanding the definition of "height" in Part 1 and Section 3.05.02(3), the highest point of the roof of the carriage suite may not exceed the height of 85% of the highest point of the roof of the one-family dwelling, as measured from the average finished grade;

62. By replacing Section 6.103.06(2)(a) to read:

    Where the lot contains both a one-family dwelling and a carriage suite:

63. By replacing the header above Section 6.103.06(3) to read:

    Carriage Suites

64. By replacing Section 6.103.06(3) to read:

    No carriage suite may be located:

65. By replacing Section 6.104.01(7) to read:

    One-family dwelling which may have a secondary suite on lots with areas greater than or equal to 350 m^2 (3, 767 ft^2) and in accordance with Section 3.08;

66. By replacing Section 6.104.01(8) to read:

    One-family dwelling which may have a garden suite or carriage suite on lots with an area equal to or greater than 550 m^2 (5 920 ft^2) and in accordance with Section 3.08;

67. By replacing Section 6.104.03(4) to read:

    Under no circumstances may the total number of residential dwellings in the CD15 zone, other than suites, exceed 275.

68. By replacing Section 6.104.04(2)(a) to read:

    One additional residential building is permitted for a garden suite or carriage suite where permitted by Subsection 6.104.01(8); or

69. By deleting Section 6.104.05(2)

70. By replacing the heading above Section 6.104.06(3) to read:

    Garden Suites and Carriage Suites

71. By replacing Section 6.104.06(3) to read:

    No garden suite or carriage suite may be located:

72. By replacing Section 6.107.01(1)(g) to read:

    One-family dwelling which may contain a secondary suite on lots with areas greater than or equal to 300 m^2 (3, 229 ft^2) and in accordance with Section 3.08;

73. By replacing Section 6.107.01(1)(h) to read:

    One-family dwelling which may have a carriage suite on lots with areas greater than or equal to 310 m^2 (3, 337 ft^2) and in accordance with Section 3.08;

74. By replacing Section 6.107.03(2)(a) to read:

    One additional residential building is permitted for a carriage suite where permitted by Subsection 6.107.01(1)(h); or

75. By replacing the heading above Section 6.107.05(2) to read:

    Carriage Suites

76. By replacing Section 6.107.05(2) to read:

    No carriage suite may be located:

77. By replacing Appendix U of the Zoning Bylaw No. 300 with the text attached to this bylaw as Schedule A

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 486, (Omnibus No. 47 – Garden Suites and Carriage Suites), Bylaw No. 1696, 2019".

READ A FIRST TIME this 17th day of June, 2019.

PUBLIC HEARING held this day of , 2019.

READ A SECOND TIME this day of , 2019.

READ A THIRD TIME this day of , 2019.

ADOPTED this day of , 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

City of Langford
www.cityoflangford.ca

Staff Report to Council

Date:	**September 16, 2019**
Department:	**Planning**
Application No.:	**Z18-0011**
Subject:	**Bylaw No. 1814 - Application to Rezone 3238 Lodmell Road from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) to Allow the Future Development of Four Strata Lots**

At their Regular Meeting of December 3, 2018 Council passed the following resolution with respect to the property at 3238 Lodmell Road:

That Council:

1. *Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3238 Lodmell Road from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) 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. *$3,960 towards the General Amenity Reserve Fund; and*
        ii. *$660 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 onsite, to the satisfaction of the Director of Engineering.*

    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 all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering;*
        ii. *That a storm water management plan be provided and implemented, to the satisfaction of the Director of Engineering;*

iii. *That the applicant install a solid 1.2m solid high fence along the north property line with an additional 0.3m of lattice on top;*

iv. *That a minimum of two parking spaces be provided along the front of the subject property;*

v. *That the applicant install two signs along the strata road that state, 'No Parking – Fire Lane';*

vi. *That the applicate provide 5% cash in lieu of park of the post rezoning value of the land;*

vii. *That the applicant provide a construction management plan to the satisfaction of the Director of Engineering.*

d) *Authorize the Director of Planning to issue the following variances in the Form and Character Development Permit for 3238 Lodmell Road:*

i. *That Section 6.27.06(1)(a) be varied to reduce the minimum front yard setback to an attached garage to 3.0m (10 ft);*

ii. *That Section 6.27.06(1)(b) be varied to reduce the minimum rear yard setback to 4.5m (15 ft);*

iii. *Reduce the number of off-street parking from the required 2 spaces to 0 in exchange for a minimum of 2 spaces provided along the frontage of this site.*

COMMENTS

The applicant has registered a section 219 covenant against the title of the subject property that agrees to items i – vii of Section C in Council's resolution of December 3, 2018.

Bylaw No. 1814 was signed by the Minister of Transportation on March 21, 2019.

OPTIONS

That Council:

1. Adopt Bylaw No. 1814.

   OR

2. Take no action at this time with respect to Bylaw No. 1814.

Respectfully Submitted,

Submitted by:	Robert Dykstra, MCIP, RPP Land Development Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
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

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CITY OF LANGFORD
BYLAW NO. 1814

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 R2 (One- and Two-Family Residential) Zone and adding to RS3 (Residential Small Lot 3) Zone the property legally described as LOT B SECTION 84 ESQUIMALT DISTRICT PLAN VIP88158, PID No. 028-329-091 (3238 Lodmell Road) 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)
RS3	1814	LOT B SECTION 84 ESQUIMALT DISTRICT PLAN VIP88158, PID No. 028-329-091 (3238 Lodmell Road)	a) $3,960 per new lot created towards the General Amenity Reserve Fund; b) $660 per new lot created towards the Affordable Housing Reserve Fund.	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 552, (3238 Lodmell Rd), Bylaw No. 1814, 2019".

READ A FIRST TIME this 21st day of January, 2019.

PUBLIC HEARING held this 18th day of March, 2019.

READ A SECOND TIME this 18th day of March, 2019.

READ A THIRD TIME this 18th day of March, 2019.

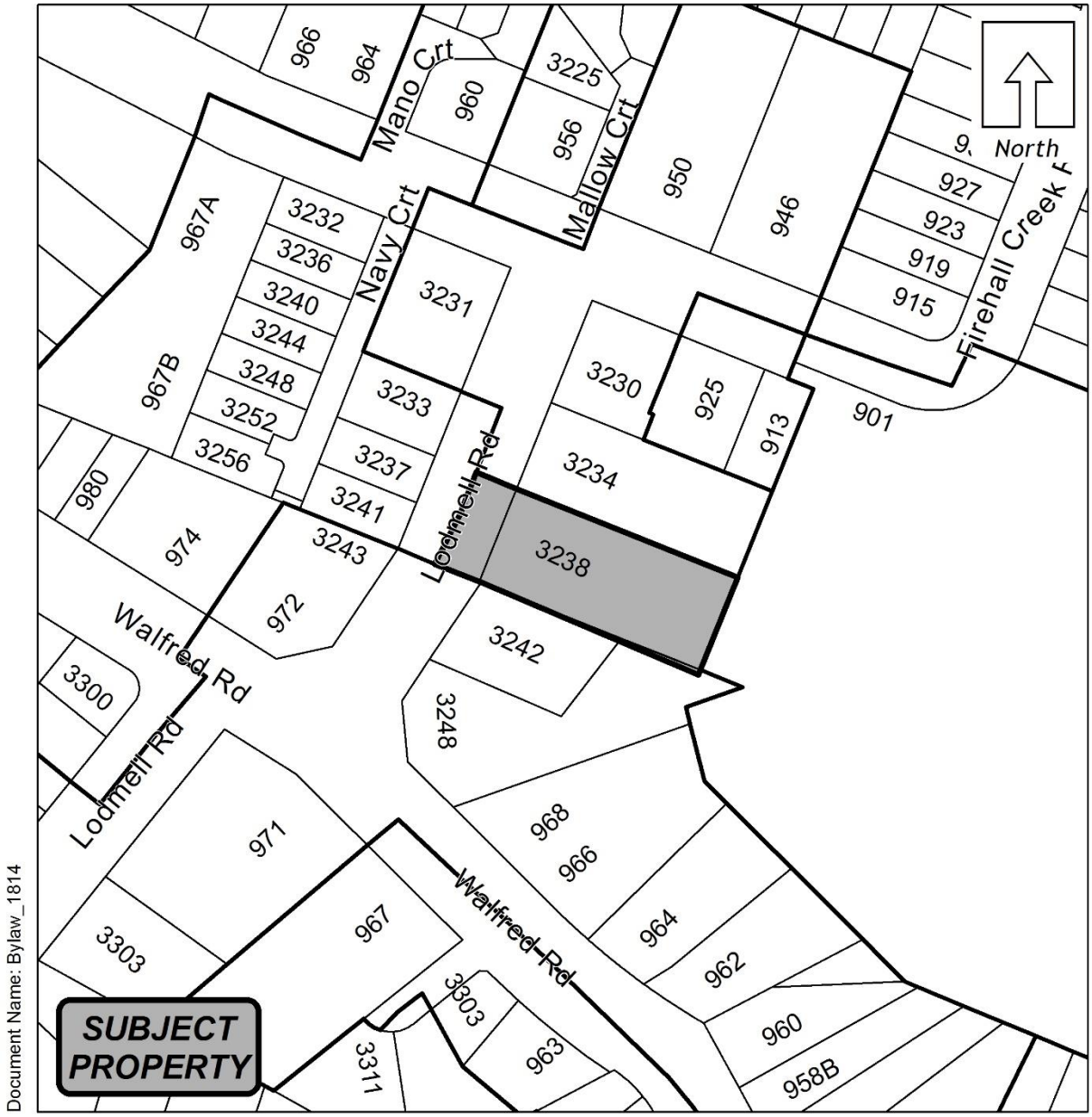
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 21st day of March, 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1814

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1814

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 10/3/2018

CITY OF LANGFORD
BYLAW NO. 1828

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 replacing the City Centre section of the Official Community Plan with the text attached to this bylaw as Schedule A;
2. By replacing the phrase "Section 919.1(1)(e) and (f) of the *Local Government Act"* with:

   "Section 488(1)(e) and (f) of the *Local Government Act"* in section 14 paragraph 2.
3. By replacing the phrase "Section 919.1(1)(a) of the *Local Government Act"* with:

   "Section 488(1)(a) of the *Local Government Act"* in section 14 paragraph 4.
4. By replacing the phrase "Section 919.1(1)(b) of the *Local Government Act"* with:

   "Section 488(1)(b) of the *Local Government Act"* in section 14 paragraph 7.
5. By replacing the phrase "Section 919.1(1)(b) of the *Local Government Act"* with:

   "Section 488(1)(b) of the *Local Government Act"* in section 14 paragraph 8.
6. By deleting the paragraph: "The City of Langford designates all lands identified on Map 20 as the Sooke Road Commercial Revitalization Development Permit Area and all lands identified on Map 21 as the Downtown Pedestrian Commercial Development Permit Area as commercial revitalization development permit areas pursuant to Section 919.1(1)(d) of the *Local Government Act*. The form and character of development in these areas is of particular importance to the City's image and the City has particular objectives to encourage revitalization of older commercial premises and to ensure that new development incorporates pedestrian-oriented site planning, articulated and attractive building design, site amenites, and high quality public and private realm landscaping."

   And replacing it with:

   "The City of Langford designates all lands identified on Map 20 as the Sooke Road Commercial Revitalization Development Area and all lands identified on Map 21 as the City Centre Development Permit Area as commercial revitalization development permit areas pursuant to Section 488(1)(d) of the *Local Government Act*. The form and character of development in these areas is of particular importance to the City's image. The City has particular objectives to encourage revitalization of older commercial premises to ensure that new development incorporates pedestrian-oriented site planning, articulated and attractive building design, site amenities, and high quality public and private realm landscaping."
7. By replacing the phrase "Section 920.1 of the *Local Government Act"* with:

   "Section 484 of the *Local Government Act"* in section 14 paragraph 10.

8. By replacing the “City of Langford Downtown Pedestrian Commercial Area Map 21” with:

   “Map 21: City Centre Development Permit Area” as attached in Schedule B of this Bylaw.

B. This Bylaw may be cited for all purposes as “Langford Official Community Plan Bylaw, Amendment No. 30, (Zoning Bylaw Appendix J and OCP updates), Bylaw No. 1828, 2019".

READ A FIRST TIME this 21st day of May, 2019.

PUBLIC HEARING held this day of , 2019.

READ A SECOND TIME this day of , 2019.

READ A THIRD TIME this day of , 2019.

ADOPTED this day of , 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY CENTRE

- A major regional growth and employment centre that supports a wide range of high-density housing, including affordable and rental housing, in conjunction with commercial, office, institutional and light industrial uses;
- A place with the highest degree of inter-city connection through a regional transportation network and transportation hubs;
- A place where a wide range of public squares, parks, and open spaces are integrated throughout;
- A place of community gathering and celebration where civic uses and public buildings are key landmarks; and
- A place of interactive and animated streetscapes where public art and public space are employed to celebrate local cultural and natural history.

A Concept for the City Centre

Langford's City Centre is intended to be an area of high-density development that is both vibrant and walkable, with multi-modal connectivity to other similar hubs in the Capital Region.



The City Centre will focus on mixed-use development, with the highest concentration being adjacent to major arterial routes such as Goldstream Avenue, Veterans Memorial Parkway, Peatt Road and Jacklin Road. This is meant to solidify the Goldstream corridor as the heart of the City Centre.



Development density will radiate outwards from Goldstream Avenue, with the density of individual lots being determined at the time of zoning. The City Centre will engage with its surrounding environment and incorporate green space, pocket parks and pathways that contribute to the interconnectedness, walkability and livability of the City Centre. Every new development shall consider how to include park and open space in a manner that contributes to the overall community space.

The City Centre shall be an interconnected and developmentally diverse area that promotes community cohesiveness through civic features, mixed-use and high-density residential developments.

Objective 1.1 Promote Civic Activities in the City Centre



Policy 1.1.1 Locate and/or maintain civic buildings in the City Centre to reinforce the function and focus of the City Centre.

Policy 1.1.2 Ensure that civic buildings are and continue to be distinctive as landmarks within the City Centre.

Objective 1.2 Maintain a Regional Focus



Policy 1.2.1 Commercial and institutional land uses, services and amenities in the City Centre will balance regional services with amenities and services for local residents.

Policy 1.2.2 Transportation services and infrastructure in the City Centre will connect users to regional transportation systems.

Objective 1.3 Green and Open Space



Policy 1.3.1 Contribute to initiatives that enhance the urban forest and tree canopy.

Policy 1.3.2 Implement and reinforce open space targets within City Centre, including adding passive park spaces.

Policy 1.3.3 Enhancement of pathways and pocket parks will connect neighbourhoods throughout the City Centre.

Objective 1.4 Building Sustainability



Policy 1.4.1 Pursue opportunities to implement Smart Technology in the City Centre infrastructure to improve efficiency and reduce water and energy usage.

Policy 1.4.2 Encourage new development to exceed the minimum energy efficiency standards in the BC Building Code.

Policy 1.4.3 Encourage new development to consider proven environmentally friendly practices such as (but not limited to) reducing potable water usage, recycling grey water, improving overall energy efficiency, passive and/or active solar heating/cooling, use of locally sourced materials, reduction or re-use of construction waste, and improved energy efficiency through enhanced landscaping (eg: green roofs, green walls).



Policy 1.4.4 Provide incentives to new development that present innovative solutions to reduce the carbon footprint of buildings, or help to reduce the reliance on fossil fuels by the intended residents of development.

Objective 1.5 Long-term Development Pattern



Policy 1.5.1 Over time, the entire City Centre is expected to transform to higher-density forms of development, with the highest density being situated in closest proximity to the principal transportation corridors: Goldstream Avenue and the E&N Rail Corridor.

Policy 1.5.2 Development scale and permitted density will be determined on a case-by-case basis at the time of rezoning.

Objective 1.6 Economic and Social Sustainability

Policy 1.6.1 Mixed residential and commercial use is encouraged throughout the City Centre. Council,

at the time of zoning, may influence both the location and scale of commercial development as it relates to associated residential uses.



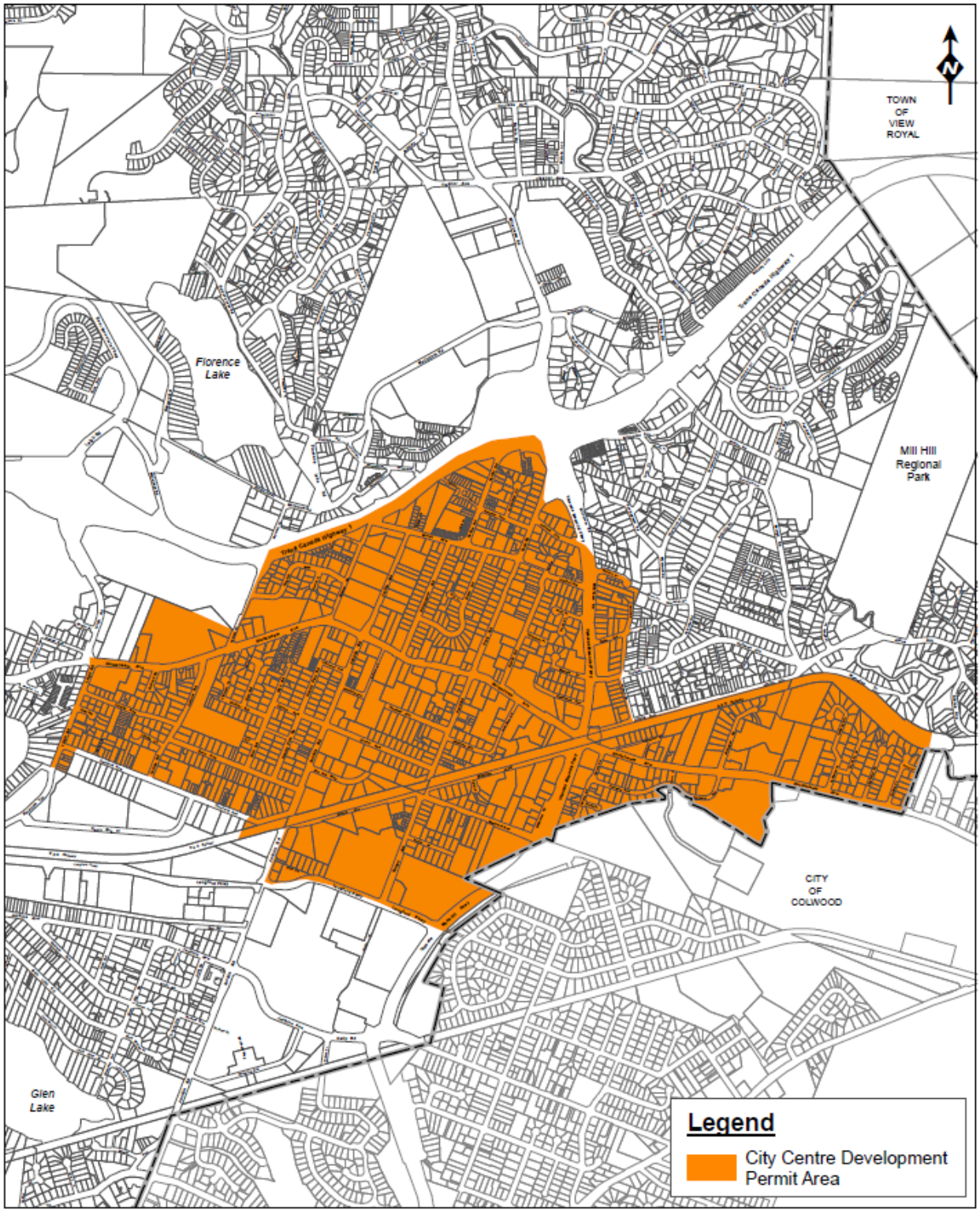
Policy 1.6.2 Mixed residential and light industrial use is encouraged, provided an appropriate "fit" with surrounding land uses. Mixed residential and light industrial development may take the form of industrial studio space integrated with living space, or industrial and residential units that are separate tenancies in the same building or complex.

Policy 1.6.3 The City Centre shall be developed with a vibrant mix of housing types and tenures to provide housing for the widest possible range of people. Council may influence, at the time of zoning, residential scale, unit type and tenure.



Schedule B

Map 21: City Centre Development Permit Area



CITY OF LANGFORD
BYLAW NO. 1829

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 phrase "C10 (Langford City Centre) Zone in Table 1 of Section 4.01.01 with "C10 (Belmont Market and Residences)"

2. By replacing the phrase "Langford City Centre" in Part 5 with "Belmont Market and Residences"

3. By replacing the phrase "Langford City Centre (C10) Zone" with "Belmont Market and Residences (C10) Zone" in Section 6.54, 6.54.01(1), 6.54.02(1), 6.54.02(3), 6.54.03(1), 6.54.03(2), 6.54.03(3), 6.54.07(1), and 6.54.07(3);

4. By deleting the phrase "Downtown Pedestrian Commercial Development Permit Area" in Section 1.4.1(g) of Appendix A and replacing it with "City Centre Development Permit Area"

5. By adding the following as Section 1.4.1(d) of Appendix A and renumbering the subsequent sections accordingly:

   "A Development Permit is not required for Institutional development within the City Centre Development Permit Area and Sooke Road Commercial Revitalization Development Permit Areas"

6. By adding the following as Section 1.4.1(i) of Appendix A and renumbering subsequent sections accordingly:

   "For areas designated within the City Centre Development Permit Area, a Development Permit is not required for alterations to or demolition of existing one- or two-family dwellings"

7. By replacing Appendix J to Zoning Bylaw No. 300 with the text attached to this bylaw as Schedule A;

8. By replacing the phrase, "Development in the Town Centre Area of the Westhills Green Community as shown in the Westhills Land Use must also follow the General Design Guidelines for Downtown Langford (found in Appendix J). Where Downtown Langford Guidelines refer to arterial roads in the Downtown area, these guidelines are understood to also be applicable to arterial roads in the Westhills Town Centre Area" with:

   "Development in the Town Centre Area of the Westhills Green Community as shown in the Westhills Land Use Plan must also follow the General Design Guidelines for Langford City Centre (found in Appendix J). Where the City Centre Guidelines refer to arterial roads in the City Centre area, these guidelines are understood to also be applicable to arterial roads in the Westhills Town Centre Area" in section 3.4.1 of Appendix P.

9. By replacing the phrase "General Design Guidelines for Downtown Langford" with:

"General Guidelines for Langford City Centre" in section 5.1 of Appendix S.

10. By replacing the name "Appendix V – Design Guidelines for Langford City Centre" with:

    "Appendix V – Design Guidelines for Belmont Market and Residences"

11. By replacing the phrase "C10 (Langford City Centre) Zone" with "C10 (Belmont Market and Residences) Zone" in the Preamble of Appendix V.

12. By replacing the phrase "Langford City Centre Guidelines will take precedence" with "Belmont Market and Residences Guidelines will take precedence" in the Preamble of Appendix V.

13. By replacing the phrase "To promote Langford City Centre" with:

    "To promote the Belmont Market and Residences" in section V.1 of Appendix V.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 557, (Zoning Bylaw Appendix J and OCP updates), Bylaw No. 1829, 2019".

READ A FIRST TIME this 3rd day of September, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

ADOPTED this day of , 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Appendix J: General Design Guidelines for Langford City Centre

JUSTIFICATION

The City of Langford has designated all of the City Centre, as shown shaded in Map 21 of Bylaw No. 1200 Langford's Official Community Plan (OCP), as a Development Permit Area pursuant to the provisions of Section 488(1)(d), (e), and (f) of the *Local Government Act*. The City Centre plays a special role in both the residents' and visitors' impression of the City, therefore high quality planning, design and execution is essential for the City Centre. These Design Guidelines provide a comprehensive framework that incorporates design flexibility to create a unique and identifiable character while ensuring design diversity amongst developments within the City Centre. This appendix provides guidance and direction for the design and planning of buildings, site layouts and onsite landscaping. When the guidelines in this appendix conflict with statements in the Zoning Bylaw 300 for the City Centre, these guidelines will take precedent.

OBJECTIVE

The Official Community Plan outlines objectives and policies for both the public and private realms, the overarching objective of this set of guidelines is to provide guidance for private developments to contribute to the City's vision.

In particular, these Design Guidelines address the following OCP objectives:

- Ensure development in and around centres supports a nodal pattern of development;
- Encourage the growth of business activities in all parts of the community as a mixed-use urban design objective;
- Create livable streets through scale, form, building orientation and character elements;
- Ensure accessibility is considered for planning and design of buildings, the public realm and public parks;
- Promote a greater sense of place that celebrates our community's unique setting and people;
- Preserve and increase the stock of safe and affordable housing;
- Support residents in moving through the stages of the housing continuum and facilitating the delivery of a range of housing types along the continuum;
- Pursue 'aging in place' and accessibility strategies for housing;
- Set targets for family and ground-oriented housing in high-density development projects;
- Develop more connected and integrated City Centre road networks;
- Encourage energy efficiency and green building development for new buildings; and
- Ensure flexibility and ability to adapt to future changes.

Applicants should provide a statement indicating how their proposal complies with the following guidelines. Where some element of the design does not comply with a guideline, a justification stating the divergence and the reasoning should be made. Council may diverge from the guidelines where a convincing or persuasive rationale that preserves the intent of the guidelines is supplied.

1 URBAN ENVIRONMENT

- Create livable streets through scale, form, building orientation and character elements;
- Ensure accessibility is considered for planning and design of buildings, the public realm and public parks; and
- Promote a greater sense of place that celebrates our community's unique setting and people.

1.1 Sense of Place

Intent: To create a sense of transition as one enters or departs the City Centre.

Guidelines:

a) Developers are encouraged to contribute to the beautification of their property through art installations approved by the City Planner;
b) Green buffers should be provided in and between open areas (i.e. parking lots) ; and
c) Development should engage green and open space.



Existing City art installation

1.2 Pedestrian Orientation

Intent: To establish high quality and engaging urban areas oriented towards pedestrian interaction.

Guidelines:

a) The scale of development should not overwhelm adjacent pedestrian areas; and
b) Large developments are encouraged to incorporate buildings with arcades and canopies for pedestrians.



Large development arcade

1.3 Pedestrian Accessibility

Intent: To ensure private realm accessibility based on the needs of people of all ages, paying special attention to peoples with reduced mobility.

Guidelines:

a) Development is expected to not include elements that obstruct optimal accessibility;
b) Public entrances are expected be located at the level of the adjacent public walkway;
c) Building fronts located at ground level should be conducive of business related activities (i.e. browsing);
d) Corner buildings are expected be conducive to pedestrian movement along both fronts; and
e) Mid-block pedestrian alleys are encouraged for better access to rear parking.



Pedestrian conducive building corner

2 VISUAL QUALITY

- Ensure that less desirable yet essential building qualities are masked and appearances preserved;
- Promote safety and usability of exterior areas; and
- Promote a greater sense of place that celebrates our community's unique setting and people.

2.1 Screening

Intent: To create and protect visual quality and sight lines.

Guidelines:

a) Vertical screening elements such as plantings or decorative walls are encouraged;
b) Shrubs, plantings, and berms should be used to create visual interest within developments;
c) All screening components should implement Crime Prevention Through Environmental Design (CPTED);
d) Permeable fences may screen views and create decorative accents;
e) Solid, visually impermeable fences for screening is discouraged; and
f) Unscreened and unenclosed storage is not preferred, and shall only occur at the discretion of the City Planner.



Green decorative wall



Visually permeable fence

2.2 Exterior Lighting

Intent: To encourage on-site lighting that provides clear visuals and public and site security without diminishing visual appearance.

Guidelines:

a) Lighting is expected to be provided for all on-site walkways, driveways, parking areas and loading areas;
b) On-site lighting shall be consistent and contained as well as mitigate up-casting via ground orientation;
c) Lighting is encouraged to enhance signage, architectural and landscaping features;
d) Light fixtures should be incorporated or concealed by the architectural and site design;
e) Lamp standards and fixtures, when stand-alone, shall be of high aesthetic quality;
f) Solar powered lights are encouraged; and
g) Developments near highly travelled areas are encouraged to provide after hours safety lighting.



Onsite walkway lighting

2.3 Building Signage

Intent: To promote the design and integration of building signs that contribute to the image of the City Centre.

Guidelines:

a) Signs are expected to be integrated into building design and reflect the character of the architecture;
b) Signage is expected to reflect the size of establishment it represents;
c) Signage shall incorporate 3-dimensional elements (i.e. lettering and trim), and must not be flat;
d) Lettering and other graphic elements should be simple, utilizing a minimal number of colours; and
e) Luminous or exterior neon signs may occur if they do not interfere with their surroundings.



Signage reflecting building scale

3 SITE DEVELOPMENT

- Ensure accessibility is considered for planning and design of buildings, the public realm and public parks;
- Develop more connected and integrated City Centre road networks; and
- Ensure flexibility and ability to adapt to future changes.

3.1 General Elements

Intent: To maximize development site potential and use.

Guidelines:

a) The development design should clearly integrate the overall character of the City Centre and neighbourhood;
b) All building development shall demonstrate a pedestrian focus through orientation, scale and frontage;
c) Development is expected to incorporate the siting and layout of adjacent sites to maximize neighbourhood interconnectedness;
d) Developments that face two or more streets are expected to treat all street facing facades as primary facades for design purposes; and
e) Development is encouraged to incorporate multiple lots (consolidation of two or more lots) so as to increase green space potential.



Pedestrian accessibility

3.2 Driveways and Vehicle Entrances

Intent: To mitigate the presence of driveways ad driveway intersections in the City Centre.

Guidelines:

a) For adjoining developments, shared driveways are encouraged;



Maximizing interconnectedness

b) Corner properties shall have driveway access from the less trafficked street;
c) The use of permeable materials for residential driveways is encouraged; and
d) Driveway design is expected to preserve entrance and departure sightlines.



Shared driveway

3.3 Parking Lots and Structures

Intent: To incorporate parking into the pedestrian oriented City Centre.

Guidelines:

a) Parking is expected to be internalized within a structure or placed at the rear of the site;
b) For adjoining developments, shared parking lots are encouraged;
c) Larger parking lots are expected to be segmented into attractive parking areas through the use of landscaping;
    i. Planted medians should be wide enough to support rooting areas;
    ii. Planted medians should preserve sight lines; and
    iii. Plantings should provide year round visual interest.
d) Parking lots and structures are expected to be buffered with vegetation or screening while permitting views into and through the site;
e) Residential parking lots and structures are expected to incorporate wiring for EV charging stations;
f) Storage and garbage areas shall be adequately incorporated and screened within parking lots and structures; and
g) Bicycle storage shall be incorporated and concealed through architectural design.



Parking lot landscaping

3.4 Parking Garages and Carports

Intent: To mitigate visual dominance and promote a pedestrian-centric environment.

Guidelines:

a) Garages and carports shall not be the dominant feature of residential buildings;
b) The siting of garages and carports shall be set behind the leading front façade;
c) Garages and carports are encouraged to be at the rear or side of residential buildings; and
d) Garages are expected to have a minimal frontage appearance, promoting a pedestrian environment.



Electric Vehicle charging station

4 GENERAL FORM AND CHARACTER DESIGN

- Create livable streets through scale, form, building orientation and character elements;
- Promote a greater sense of place that celebrates our community's unique setting and people;
- Encourage energy efficiency and green building development for new buildings; and
- Ensure flexibility and ability to adapt to future changes.

4.1 Orientation and Massing

Intent: To utilize development for the purposes of framing public areas.

Guidelines:

a) Buildings are encouraged to be designed with minimal front lot line setbacks;
   i. Buildings incorporating plazas or outdoor seating shall not have zero setback; and
   ii. Plazas and outdoor seating areas are expected to incorporate compatible architectural features with adjoining buildings.
b) Taller buildings are expected to incorporate tower-podium building massing, various forms or stepped-back upper levels; and
c) Massing is expected to reflect the human scale of the neighbourhood within the City Centre.



Rear access residential parking



Minimal front setbacks (commercial)

4.2 Façade Features

Intent: To promote a sense of place through visually attractive façades.

Guidelines:

a) Architectural components are expected to differentiate the primary façade from other building sides;
b) Architectural features should highlight structural forms and modulate façades;
c) Uninterrupted walls facing open areas or lot space should include alternative forms of visual appeal (i.e. murals);
d) Side and rear walls, facing walkways, should include an architectural façade feature to animate the pedestrian realm; and
e) Façades should highlight the base, middle and top through distinct architectural features.



Blank wall murals

4.3 Building Entry and Access

Intent: To promote a variety of visually appealing and user friendly building accesses.

Guidelines:

a) Large Residential buildings should provide individual walk up entries for ground level units;
b) Individual entrances in multi-tenant buildings are expected to be clearly separate and should make use of a variety of architecture features, materials and colour schemes;
c) Entrances are expected to include covering features to protect users from weather; and
d) Primary and secondary entrances shall be visible from the street for safety.



Weather protection for users

4.4 Roofscapes

Intent: To ensure roofs are an extension of building design consideration.

Guidelines:

a) Roofs are expected to reflect the buildings façade features and should respect the design of adjacent buildings;
b) Mechanical equipment shall be setback from the perimeter and screened;
c) Tall residential buildings are encouraged to incorporate roof-top terraces and patios; and
d) Small residential buildings are encouraged to incorporate skylights.



Rooftop terrace/patio

4.5 Materials

Intent: To create consistency of material usage by new developments within the City Centre.

Guidelines:

a) Accent materials are expected to respect those of adjacent and nearby buildings (i.e. river rock);
b) Window material shall be clear glass, while screening glass shall be opaque (i.e. opaque glass on balconies);
c) Heavily tinted and reflective glass is strongly discouraged;
d) Construction materials (i.e. metal, brick, wood) may be used as cladding materials;
e) Smooth faced concrete and vinyl is strongly discouraged for finished exteriors; and
f) Materials are expected to remain consistent on all sides of the building.



Appropriate setting accent materials

4.6 Colours

Intent: To create a colour landscape that is not visually over whelming.

Guidelines:

a) The primary colours of a development shall utilize earth tones and muted variations of the 12-spoke colour wheel;
b) Colour schemes should be respective to the colours of surrounding buildings; and
c) Solid colours or pure hues and their various tints, shades and tones may be incorporated for accents and accent features as permitted by the City Planner.



Earth tone utilization

5 BUILDING TYPE

- Ensure accessibility is considered for planning and design of buildings, the public realm and public parks;
- Ensure flexibility and ability to adapt to future changes; and
- Promote design individuality within a consistent pattern through the community.

5.1 Apartment Buildings

Intent: To have apartment buildings contribute to the housing density and visual appearance of the City Centre.

Guidelines:

a) Large apartment buildings shall have a ground level that engages the pedestrian environment, animates the street and provides individuality from adjacent buildings;
b) Large façades are expected to be broken up by using a variety of materials and architectural features;
c) Balconies and patios should be a feature of every unit;
    i. Balcony and patio screening shall be an opaque glass; and
    ii. Area must be a functional area, not solely an architectural feature.
d) Visual characteristics of adjacent buildings should be incorporated into new development; and
e) Adjacent developments should promote sense of community through incorporating adjoining green or open space.



Engaging ground level

5.2 Townhouses and Row-Homes

Intent: To create micro communities and a variety of visually conforming housing options within the City Centre.

Guidelines:

a) Designers are encouraged to emphasize individuality of buildings while incorporating aspects of adjacent developments;



Balconies and patios

b) Entrances and front façades are expected to engage the pedestrian environment; and
c) Green and open space should be incorporated into a common use area.

5.3 Mixed-Use

Intent: To create symbiotic relationships between commercial and residential applications within the same development.

Guidelines:

a) Commercial spaces are expected be located on the ground level with direct pedestrian access;
b) Ground level should be taller than typical upper level;
c) Clear glass fenestration is encouraged for the façade of ground level commercial spaces;
d) Front facades should be designed in smaller segments, avoiding large continuous façade designs;
e) Entrances for commercial and residential uses are expected to be easily distinguishable; and
f) Upper floors should project over lower commercial space.



Pedestrian oriented townhouse

5.4 Commercial Spaces (Large/Small)

Intent: To integrate solely retail establishments (large and small) into the urban pattern of the City Centre.

Guidelines:

a) Large format stores are expected to reduce their footprint by incorporating multiple storeys;
b) Clear glass fenestration is encouraged for the façade of ground level commercial space;
c) Upper level facades shall incorporate elements of adjacent buildings;
d) Entrance features for weather protection should be incorporated into architectural design; and
e) The façade of larger stores is expected to be broken down into smaller segments to blend the large and small commercial spaces.



Taller mixed-use ground level

5.5 Office Buildings

Intent: To promote the integration of stand-alone office structures into City Centre urban design.

Guidelines:

a) The main entrance should be set back front the front façade and located on ground level (recessed entrance);
b) Glazed glass should be used for ground level fenestration;
c) Upper levels should be articulated similarly to adjacent buildings; and
d) The ground level should be taller than standard single floor height.



Multi-storey big box commercial

5.6 Light Industrial

Intent: To integrate light industry into the City Centre while mitigating the visual presence.

Guidelines:

a) Buildings are expected to be fenestrated and finished to blend with the surrounding neighbourhood; and

b) Design should blend and incorporate architectural features of the surrounding non-industrial buildings.



Recessed main entrance

6 CITY CENTRE NEIGHBOURHOODS

- Ensure development in and around centres supports a nodal pattern of development;
- Encourage the growth of business activities in all parts of the community as a mixed-use urban design objective;
- Preserve and increase the stock of safe and affordable housing;
- Support residents in moving through the stages of the housing continuum and facilitating the delivery of a range of housing types along the continuum; and
- Pursue 'aging in place' and accessibility strategies for housing.

Intent: This section provides background information and development focus for each neighbourhood based on the pre-existing conditions, location and relativity to OCP vision.



N1 Matson

The Matson neighbourhood is comprised of low-rise residential buildings as well as a variety of commercial buildings along Goldstream Ave. The school on the east side offers a large green space.

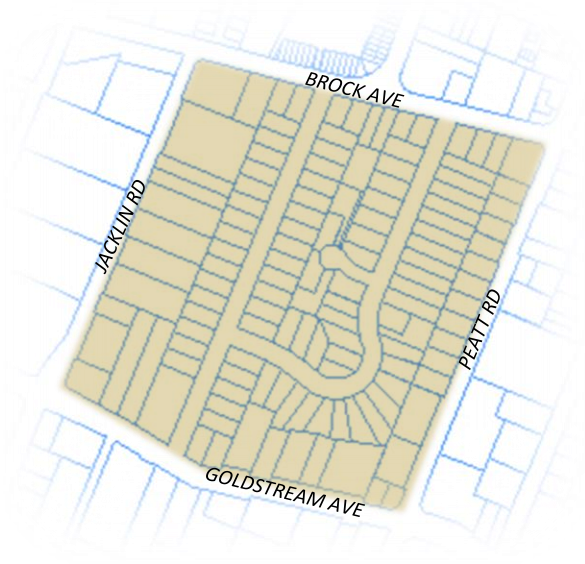
This neighbourhood is a suitable location for future medium to high-density residential development due to the proximately to school and commercial spaces of the City Centre.

Development within the Matson area shall incorporate mixed-use development along Goldstream Ave. as well as medium-density residential development towards to north end.

A development emphasis should promote a family oriented neighbourhood, with additional green and open space.



N2 Strathmore



The Strathmore neighbourhood is located towards the middle of the City Centre. The borders consist of main connector roads going north/south and east/west.

This neighbourhood is a very suitable location for medium and high-density residential development due to the variety of existing building types.

Development along Peatt Rd. and Goldstream Ave., including the southern end of Jacklin Rd. shall contain commercial and heavily pedestrian oriented ground floors.

A development emphasis should be on creating an animated street level for the public.

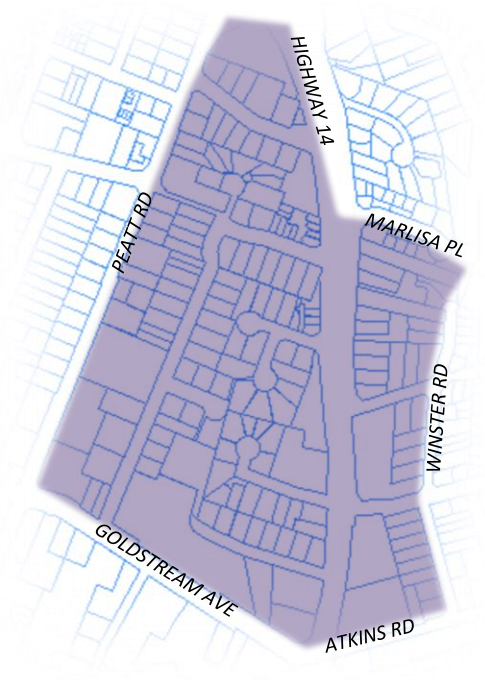
N3 Claude

The Claude neighbourhood contains a major transportation artery and a significant commercial area along Goldstream Ave.

Due to the proximity of amenities and transportation routes, Claude is an ideal neighbourhood for high-density residential development.

Development shall focus on creating a residential node near the commercial activity along Goldstream Ave.

A development emphasis should create pedestrian access between the cul-de-sacs to create an attractive and walkable neighbourhood.



N4 Deville



The Deville neighbourhood is located at the northern edge of the City Centre restricted by the Highway to the north.

This neighbourhood is comprised predominantly of residential buildings. Further residential development shall consist of medium and high-density buildings that maximize the infill density of the neighbourhood.

A development emphasis should incorporate green and open space into the residential developments to increase active space for residents within the neighbourhood.

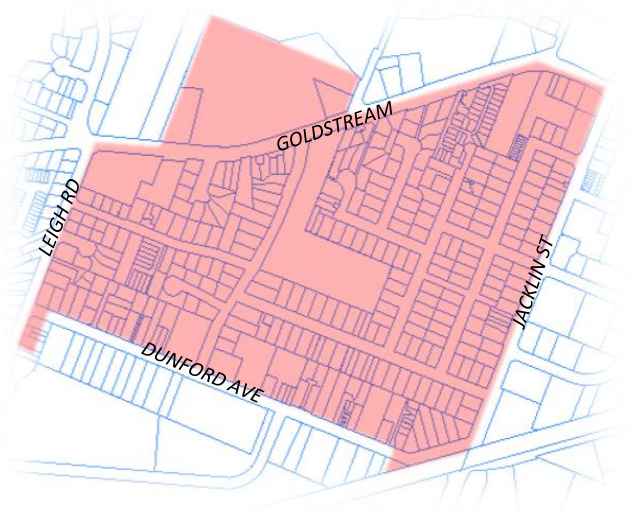
S1 Centennial Park

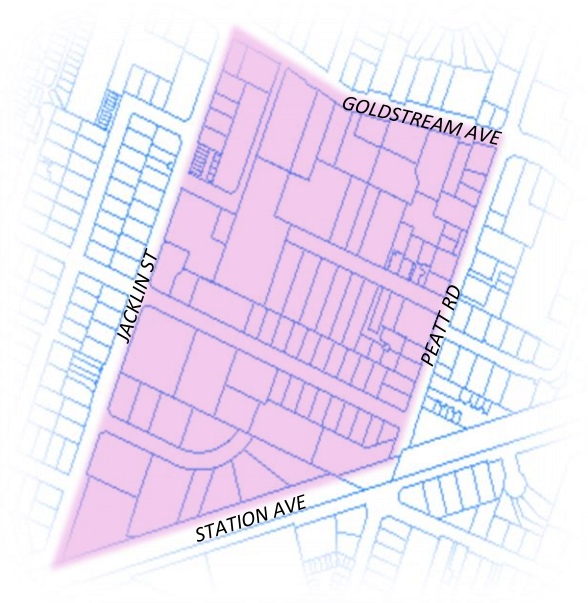
Surrounding a large green space, the Centennial Park neighbourhood boasts late century single family dwellings located on cul-de-sac roads.

This neighbourhood is very suitable for mixed-use development, shared streets and enlarged walkways as well as high-density apartment buildings near Goldstream Ave.

Other opportunities for development in this neighbourhood include townhouses and medium-density apartments to replace the single-family dwellings on cul-de-sacs and shared streets.

Emphasis within the Centennial Park neighbourhood shall be placed on a family focus and being able to move through the housing continuum by addressing various housing types.





S2 City Hall

The City Hall neighbourhood has a wide variety of uses from light industrial to mixed-use and residential

This neighbourhood, due to the variety of uses and central location in the City Centre, serves as a representation for the remainder of the City.

Development within this neighbourhood shall include medium and high-density residential as well as mixed-use buildings along Goldstream Ave. Buildings not used for residential purposes, shall incorporate and blend design to maximize consistency.

Emphasis within the City Hall neighbourhood shall be to create a walkable, pedestrian oriented neighbourhood.

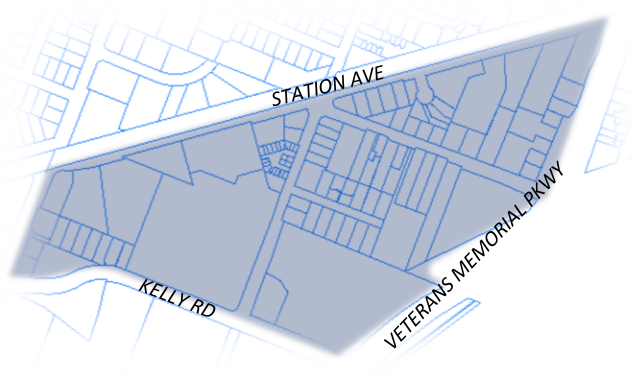
S3 Fountain

The Fountain neighbourhood is the smallest and most central within the City Centre. This neighbourhood is comprised of commercial amenities as well as some residential space.

This neighbourhood is very suitable for further commercial development as well as incorporating high-density mixed-use buildings.

Due to the size and location of the Fountain neighbourhood, development should emphasize a pedestrian orientation through alternative parking solutions and the incorporation of commercial and mixed-use buildings. Also emphasized is the inclusion of plazas and public space within this neighbourhood.





S4 South Centre

The South Centre neighbourhood hosts big box stores in the southern section and a mixture of residential densities to northeast.

Development shall blend the big box commercial into the residential through the incorporation of architectural features as described in the design guidelines.

Medium-density development should be situated above multi-level retail and commercial space while shifting to high-density residential towards the convergence of Station Ave. and Veterans Memorial Parkway.

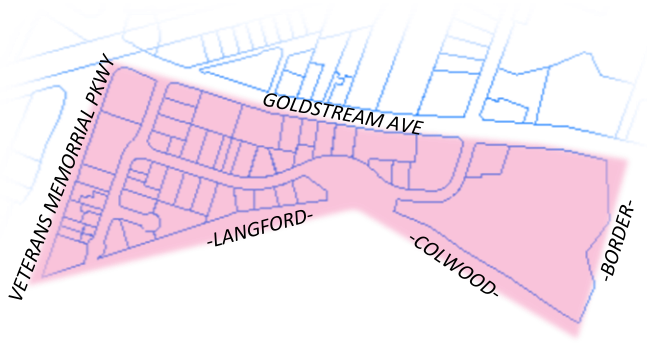
A development emphasis should promote permeable ground surface material and the incorporation of green and open spaces.

S5 Veterans Park

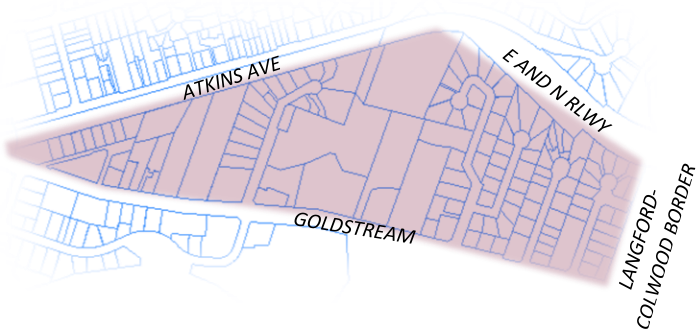
Veterans Park is a small neighbourhood that borders Colwood to the south and Goldstream Ave. to the north. Largely occupied by residential lots, this neighbourhood should boast medium to high-density residential development.

Due to the small geographic size of this neighbourhood, the goal of Veterans Park is to create an extremely walkable and pedestrian oriented environment.

A development emphasis should incorporate new and existing green space and shared streets to maximize public space.



S6 Goldstream East



The Goldstream East neighbourhood is located on the easternmost boundary of the City Centre and is comprised of predominantly low-rise single-family dwellings. There are commercial and institutional facilities located along the western portion of Goldstream Ave.

Development shall focus on medium and high-density residential buildings located towards the Goldstream Ave. and Veterans Memorial Pkwy. Intersection.

A development emphasis should incorporate pedestrian access between cul-de-sac roads in the east as well as creating a family orientation near the school with green and open space.

CITY OF LANGFORD
BYLAW NO. 1860

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 RR4 (Rural Residential 4) Zone and adding to CD12 (Comprehensive Development 12 – South Skirt Mountain) Zone the property legally described SECTION 115 ESQUIMALT DISTRICT EXCEPT THAT PART IN PLAN VIP69106 VIP84313 VIP85897 VIP87623 AND EPP78517, PID No. 009-427-902 and LOT 4 SECTION 28 GOLDSTREAM DISTRICT PLAN VIP69106 (SEE PLAN AS TO LIMITED ACCESS), PID No. 024-550-485 in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. Replace Section 6.101.04(8) of Bylaw 300 with, '*Under no circumstances may the total number of residential dwellings other than secondary suites and assisted living apartments and care facilities in Areas I, II, III, and IV of the CD12 zone exceed 2600.* '

3. Replace Schedule X of Bylaw 300 with the revised plan, attached as Schedule B to this bylaw.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 573, (PID Nos. 009-427-902 & 024-550-485), Bylaw No. 1860, 2019".

READ A FIRST TIME this 19th day of August, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

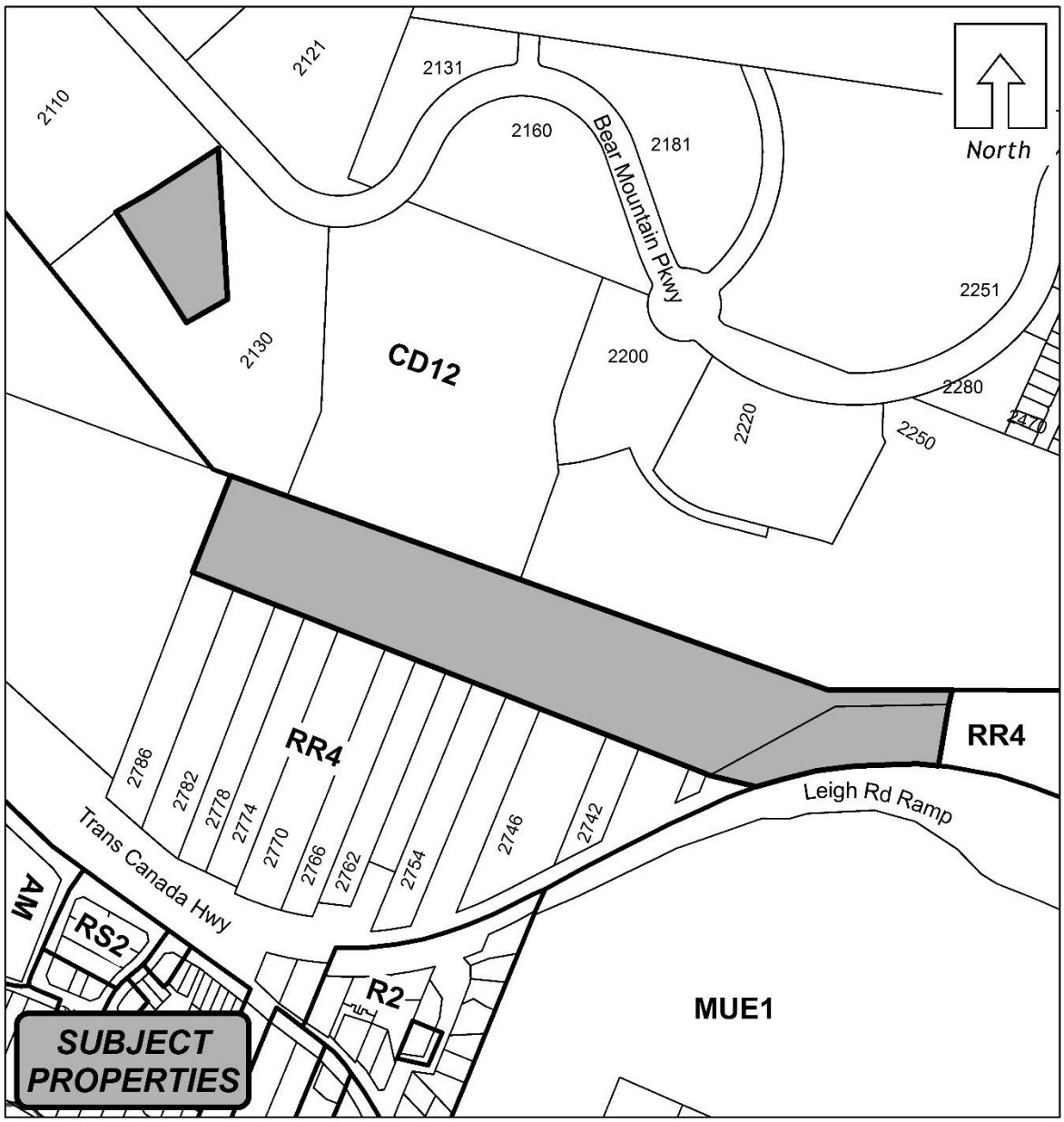
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1860

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1860

_____
MAYOR

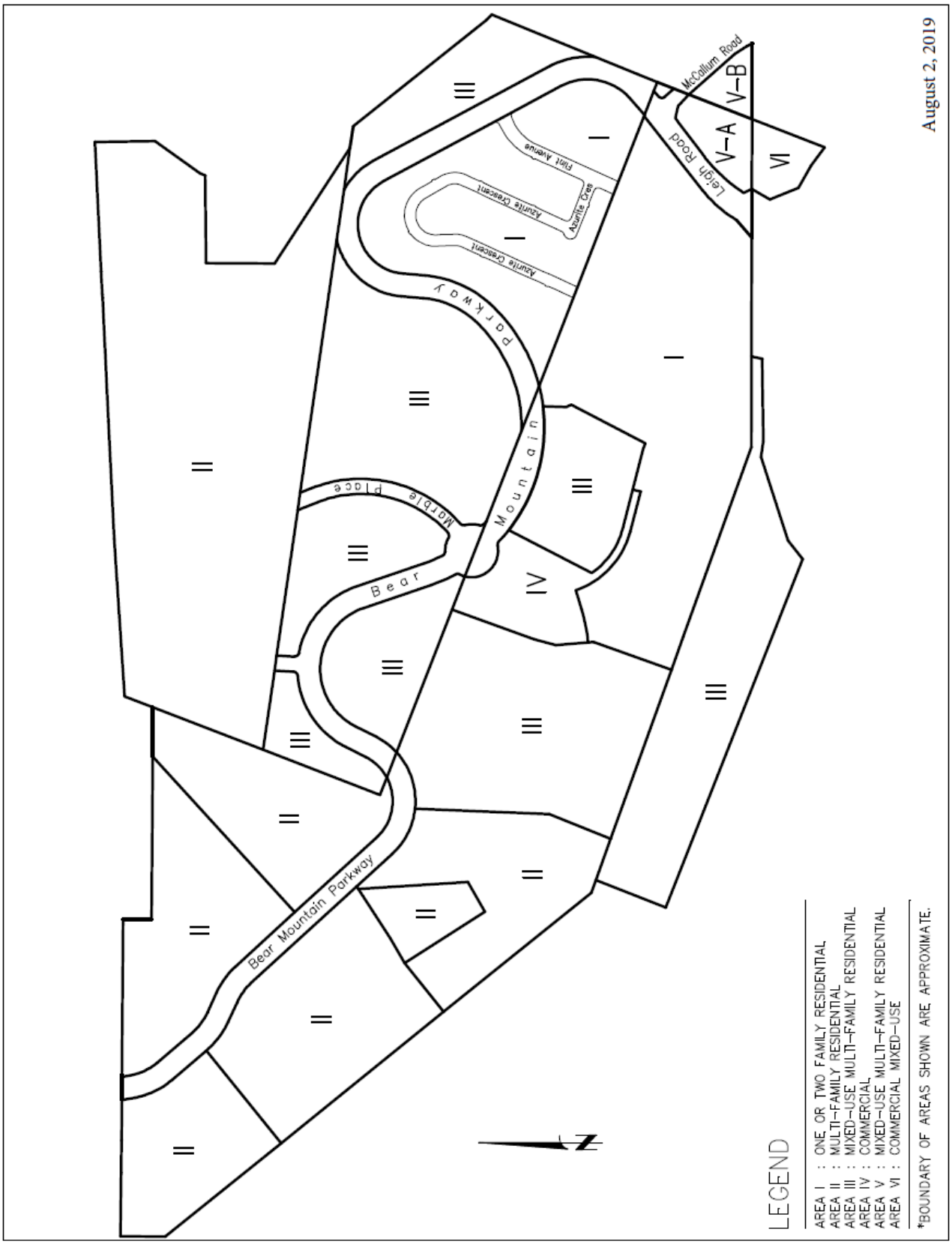
ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 8/9/2019

Schedule B


August 2, 2019
McCallum Road
Leigh Road
Azurite Crescent
Azurite Crescent
Azurite Cres
Flint Avenue
Parkway
Mountain
Marble Place
Bear
Bear Mountain Parkway
V-A
V-B
VI
IV
LEGEND
AREA I : ONE OR TWO FAMILY RESIDENTIAL
AREA II : MULTI-FAMILY RESIDENTIAL
AREA III : MIXED-USE MULTI-FAMILY RESIDENTIAL
AREA IV : COMMERCIAL
AREA V : MIXED-USE MULTI-FAMILY RESIDENTIAL
AREA VI : COMMERCIAL MIXED-USE
*BOUNDARY OF AREAS SHOWN ARE APPROXIMATE.