

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, December 2nd, 2019 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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1. <u>CALL TO ORDER</u>	
2. <u>APPROVAL OF THE AGENDA</u>	
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PUBLIC HEARING
Monday, 2 December 2019

Bylaw No. 1857
File No. Z19-0013

*A Bylaw to Rezone 684 Hoylake Ave from the R2 (One-
and Two-Family Residential) Zone to the RM2A
(Attached Housing) Zone to allow the construction of 6
townhouse units.*

**CITY OF LANGFORD
BYLAW NO. 1857**

**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 RM2A (Attached Housing) Zone the property legally described as LOT 1 SECTION 1 RANGE 3 WEST HIGHLAND DISTRICT PLAN 34701, PID No. 000-301-515 (684 Hoylake Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RT1	1857	LOT 1 SECTION 1 RANGE 3 WEST HIGHLAND DISTRICT PLAN 34701, PID No. 000-301-515 (684 Hoylake Ave)	a) \$3660 per unit towards the General Amenity Reserve Fund; and b) \$610 per unit towards the Affordable Housing Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 570, (684 Hoylake Ave), Bylaw No. 1857, 2019".

READ A FIRST TIME this 4th day of November, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

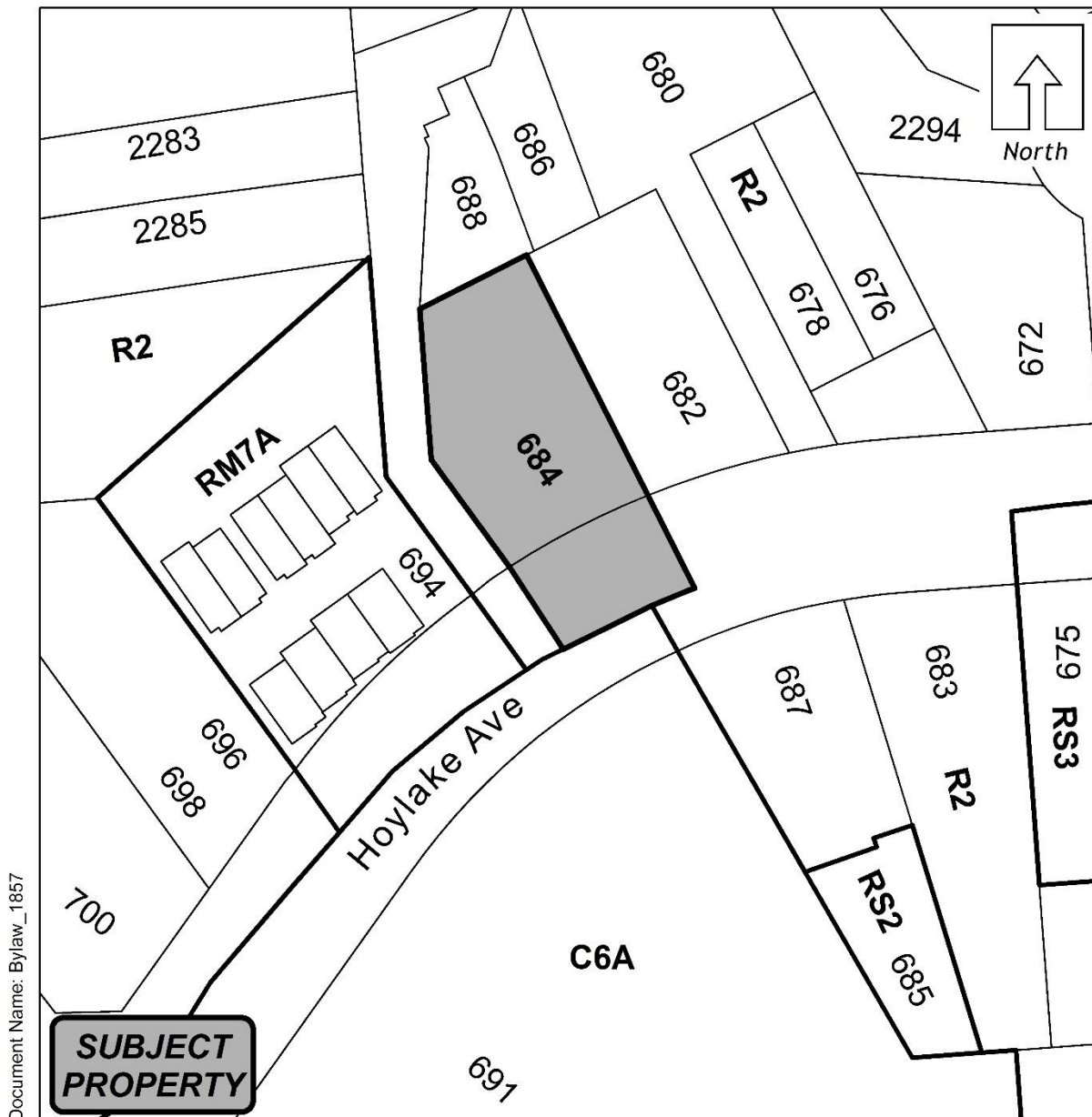
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1857

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/30/2019



NOTICE OF PUBLIC HEARING

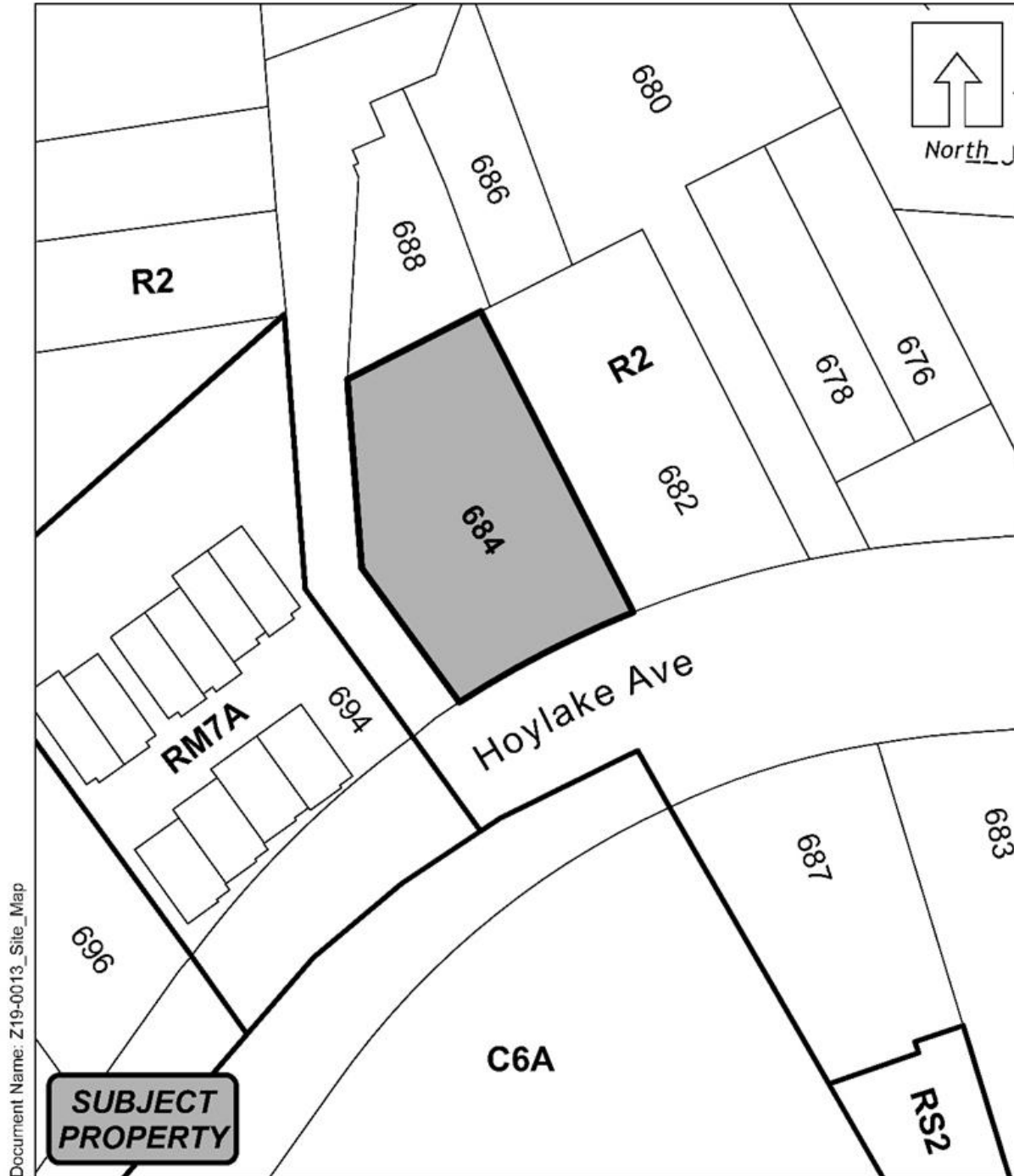
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1857. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 2 December 2019	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	684 Hoylake Ave	
File	Z19-0013	Bylaw Number: 1857
Official Community Plan	Current: Neighbourhood Centre & Neighbourhood	Proposed: No Change
Zoning	Current: R2 (One- and Two-Family Residential)	Proposed: RM2A (Attached Housing)
Proposal	To permit the construction of approximately 6 townhouse units	

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), at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services

**REZONING BYLAW AMENDMENT
(Z19-0013)
684 Hoylake Ave**



Scale: N.T.S.

Last Revised: 7/5/2019

SANTE SPA CLOSING LIQUIDATION SALE

Friday Nov 22nd, 23rd, 24th.

Everything must go.

Spa equipment • Furniture • Décor
• Spa products • Shelving • Storage
Utility • Business Supplies • Art work
Filing Cabinets • Artwork •
Merchandising supplies

We wish to thank you for your patronage and support. It is with sincere regret we inform you that Sante Spa Victoria will be closing its doors at the end of November.

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The Westin Bear Mountain Golf Resort & Spa, Victoria

Address:

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Phone number:

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victoria@santespa.com

Sale Hours:

Friday and Saturday 9am-8pm and Sunday 9am-7pm.



VICTORIA'S MOUNTAIN ESCAPE





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. 1857. 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, December 2, 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. 1857 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. 1857 from R2 (One- and Two-Family Residential) Zone and adding to the RM2A (Attached Housing) Zone to allow the construction of approximately 6 townhouse units.

Applicant: Brant and Sandra Hoff, B.T.H. Construction

Location: The land that is the subject of Bylaw No. 1857 is 684 Hoylake Ave as shown shaded on the plan.

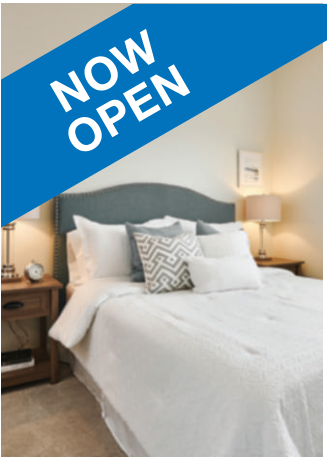
COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in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

Braden Hutchins
Director of Corporate Services

REZONING BYLAW AMENDMENT
(Z19-0013)
684 Hoylake Ave



North



NOW OPEN



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Trillium West Shore Village offers spacious one-bedroom suites designed with your ease and well being in mind. You'll have the comforts of home in your private suite, and a variety of premium amenities just an elevator ride away. From our Café to the Fireside Lounge and Pub, we've designed West Shore Village to bring people together to enjoy a lifestyle centred around comfort and community.

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LIVEATWESTSHOREVILLAGE.COM

The developer reserves the right to make changes and modifications. Project renderings are not to scale and are for information purposes only. Pictures, drawings, and digital renderings are for illustrative purposes only and should not be relied upon. E. & O.

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Shelter Point Distillery Mixology Contest!





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Page 8 of 151

Survey ranks Oak Bay as second safest community in Canada

Wolfgang Depner
News Staff

A new ranking shows Oak Bay is the second-least dangerous community in all of Canada, with Greater Victoria communities ranging all over the map.

Drawing on the Violent Crime Severity Index (CSI), *Maclean's* Canada's Most Dangerous Places 2020 lists Oak Bay in 236th place, just ahead of Thames Centre, ON, Canada's safest community.

The list ranks Thompson, MB, as the most dangerous community in Canada. The survey ranks Victoria and Esquimalt as the region's most dangerous community in 32nd place overall and ninth-most dangerous in British Columbia.

Looking at other Greater Victoria communities, Sooke finds itself in 142nd place

overall, followed by Langford (171th), View Royal (173rd), then dropping off from there Saanich (176th) and Colwood (206th).

The three communities on the Peninsula also rank the near bottom of the list, starting with Sidney (211th), Central Saanich (226th) and North Saanich (228th).

To appreciate the difference between Oak Bay on one hand and Victoria and Esquimalt on the other hand consider the following. Whereas Victoria and Esquimalt recorded 143 sexual assaults in 2018, Oak Bay recorded seven. The picture appears when it comes to property crimes. Whereas Victoria and Esquimalt recorded 614 break-and-enters, Oak Bay recorded 30. This contrast also holds up when accounting for the differences in population.

Looking at the broader picture, the ranking confirms Victoria and Esquimalt as the 'peak' area for regional crime, then dropping off from there towards the west, north and east, with the difference no more sharper than between Victoria and Oak Bay. Two other factors also stand out: age and income. The older the community, the lower on the list. Central Saanich has a median age of 50.4, Oak Bay 53.6, North Saanich 56.2, and Sidney 59.8. Victoria, by contrast has a median age of 42.7. Also notable is the difference in incomes. Whereas average after-tax income of Oak Bay households was \$105,965 in 2015, Victoria's average after-tax income of households was \$58,536. Without dismissing other demographic and socio-economic factors, these figures broadly confirm the theory that younger, poorer communities record higher levels of crime than older, richer communities.

Highlands recruiting firefighters for 2020

The District of Highlands Fire Dept. is looking for new faces to join the team – and it doesn't even matter if you live in Highlands.

Volunteer positions are open and available for anyone looking to join the 2020 recruit class.

"As long as you live 15 minutes from one of our two stations, you're more than welcome to join," said Fire Chief Dean Ford. "Our volunteers usually work in downtown Victoria during the day, so nearby residents who may be free during the day are an asset."

In addition to firefighter roles, they have openings for first responders, medical staff, and traffic control.

"We're not just looking for men between 25 and

35," Ford said. "There's a guy that volunteers with us who's over 70. He takes care of traffic control and he's dedicated."

Prospective firefighter volunteers are expected to train every Thursday night from 6 to 9 p.m., starting in mid-January. There aren't any special physical requirements for firefighting volunteers, besides being in good health, having no debilitating medical conditions, and being clean-shaven, as a beard would interfere with the use of a breathing apparatus. Volunteers must be over the age of 18. The deadline to sign up to be a part of the 2020 recruit class is Dec. 5. For more information, email firechief@highlands.ca or head to www.highlands.ca/175

Gifts & Wishes

12th ANNUAL EXHIBITION
Creative Works & Gifts by South Island Artists
November 20 - December 22, 2019

- reception & meet the artists -

Saturday, December 14, from 1-4pm

- no admission -

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City of Langford
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NOTICE OF PUBLIC HEARING

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Applicant: Brant and Sandra Hoff, B.T.H. Construction

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Braden Hutchins
Director of Corporate Services



Letters to Santa

Santa & His Elves are busy getting ready for Christmas!

The toy shop is a buzzin' if you haven't already send your wish list in to Santa & his elves @Victoria News.

Maybe your letter will be one of the lucky ones printed in our special feature.

Letters must be submitted by December 15th.

Send your letters for Santa to his
Victoria News Elf, Randi.
randi.battersby@blackpress.ca

- i. To reduce the exterior side yard setback from 3.5m (11.5 ft) to 2.9m (9.5 ft) for the existing dwelling; and
- ii. To reduce the rear yard setback from 5.5m (18 ft) to 3.0m (10 ft) for the existing dwelling.

CARRIED.

- b) Application to Rezone the property located at 684 Hoylake Ave from R2, One and Two Family Residential, Zone to the RM2A, Attached Housing, Zone to allow the construction of 6 (Six) townhouse units**
- **Staff Report (Planning)**

MOVED BY: M. HALL

SECONDED: C. BROWN

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

Direct staff to prepare a bylaw to rezone the property at 684 Hoylake Avenue from the R2 (One and Two Family Residential) Zone to the RM2A (Attached Housing) 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. \$610 per unit towards the Affordable Housing Fund; and
 - ii. \$3660 per unit towards the General Amenity Reserve Fund.
- 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 turning template that illustrates how motor vehicles will maneuver into the parking stalls located parallel to the driveway;
 - iii. 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).
- 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 the developer agrees to install, or bond for, all required frontage improvements to Bylaw No. 1000 standards, including the installation of road edge parking, streetlights, and boulevard landscaping to the satisfaction of the Director of Engineering, prior to issuance of a building permit;

- ii. That the developer agrees to install underground irrigation to the property, and that irrigation will be extended to the boulevard to the standards of Bylaw No.100 and to the satisfaction of the Director of Engineering;
 - iii. That future maintenance of the boulevard landscaping will be the responsibility of the property owner(s);
 - iv. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;
 - v. That all storm water management plan(s) be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
 - vi. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
 - vii. 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;
 - viii. That a section 219 shall be registered on each property acknowledging the nuisances that exist from the location close proximity to Western Speed Way; and
 - ix. 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.
- e) That Council authorize the Director of Planning to provide the following variances within a Development Permit that addresses the form and character of the development:
- i. A variance to reduce the required building setback from an interior lot line from 3 m to 2.7 m subject to the following:
 - i. That the developer install screening along the entire perimeter of the property, in accordance with the screening regulations found in Zoning Bylaw No.300;
 - ii. That the developer agrees to landscape the boulevard beyond the standards found within Bylaw No. 1000 and in consultation with a professional Landscape Architect, to the satisfaction of the Director of Planning and Parks Manager;
 - ii. A variance to reduce the required building setback from a rear lot line from 7.5 m to 5.5 m subject to the following:
 - i. That that privacy screens are installed along the rear and sides of the balconies located on the rear elevation;
 - iii. A variance to reduce the required building setback from front lot line from 5.5m to 2.6 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;
- iv. A variance to the allowable projection limits for a front property line from 4.5 m to 1.6 m.

CARRIED.

- c) **Bylaw No. 1869 – A Bylaw to Rezone 2865 Carlow Road from the R2 (One and Two Family Residential) to the RT1 (Residential Townhouse) Zone to Allow for the construction of approximately 9 (Nine) townhouse units**
 - Staff Report (Planning)

MOVED BY: C. BROWN
SECONDED: COUNCILLOR WADE

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

Direct Staff to prepare a bylaw to amend the text within the RT1 (Residential Townhouse) Zone to allow for an FAR of 1.2 if the owner of the property proposed to be developed:

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

Direct Staff to prepare a bylaw to rezone the property at 2865 Carlow Road from the R2 (One and Two Family Residential Zone) to the RT1 (Residential Townhouse) Zone subject to the following terms and conditions:

- a. That the applicant provides, as a bonus for increased density, the following contributions, per unit, prior to the issuance of a building permit to develop the property:
 - i. \$3,800 per unit towards the General Amenity Reserve Fund;
 - ii. \$1,000 per unit towards the Affordable Housing Fund.
- b. That **prior to First Reading** the applicant provides a cost estimate associated with the installation of a sidewalk beyond the Carlow Road frontage of the subject property, to the satisfaction of the Director of Engineering;
- c. 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;

- i. To reduce the exterior side yard setback from 3.5m (11.5 ft) to 2.9m (9.5 ft) for the existing dwelling; and
- ii. To reduce the rear yard setback from 5.5m (18 ft) to 3.0m (10 ft) for the existing dwelling.

CARRIED.

3. Application to Rezone the property located at 684 Hoylake Ave from R2, One and Two Family Residential, Zone to the RM2A, Attached Housing, Zone to allow the construction of 6 townhouse units.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to rezone the property at 684 Hoylake Avenue from the R2 (One and Two Family Residential) Zone to the RM2A (Attached Housing) 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. \$610 per unit towards the Affordable Housing Fund; and
 - ii. \$3660 per unit towards the General Amenity Reserve Fund.
- b) That the applicant provides, **prior to Public Hearing**, the following:
 - ii. 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;
 - iii. A turning template that illustrates how motor vehicles will maneuver into the parking stalls located parallel to the driveway;
 - iv. 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).
- 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 the developer agrees to install, or bond for, all required frontage improvements to Bylaw No. 1000 standards, including the installation of road edge parking, streetlights, and boulevard landscaping to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
 - ii. That the developer agrees to install underground irrigation to the property, and that irrigation will be extended to the boulevard to the standards of Bylaw No.100 and to the satisfaction of the Director of Engineering;

- iii. That future maintenance of the boulevard landscaping will be the responsibility of the property owner(s);
 - iv. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;
 - v. That all storm water management plan(s) be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
 - vi. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
 - vii. 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;
 - viii. That a section 219 shall be registered on each property acknowledging the nuisances that exist from the location close proximity to Western Speed Way; and
 - ix. 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.
- e) That Council authorize the Director of Planning to provide the following variances within a Development Permit that addresses the form and character of the development:
- i. A variance to reduce the required building setback from an interior lot line from 3 m to 2.7 m subject to the following:
 - i. That the developer install screening along the entire perimeter of the property, in accordance with the screening regulations found in Zoning Bylaw No.300;
 - ii. That the developer agrees to landscape the boulevard beyond the standards found within Bylaw No. 1000 and in consultation with a professional Landscape Architect, to the satisfaction of the Director of Planning and Parks Manager;
 - ii. A variance to reduce the required building setback from a rear lot line from 7.5 m to 5.5 m subject to the following;
 - i. That that privacy screens are installed along the rear and sides of the balconies located on the rear elevation;
 - iii. A variance to reduce the required building setback from front lot line from 5.5m to 2.6 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;

- iv. A variance to the allowable projection limits for a front property line from 4.5 m to 1.6 m.

CARRIED.

4. Bylaw No. 1869 – A Bylaw to Rezone 2865 Carlow Road from the R2, One and Two Family Residential, to the RT1, Residential Townhouse, Zone to Allow for the construction of a 9 unit townhouse development

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct Staff to prepare a bylaw to amend the text within the RT1 (Residential Townhouse) Zone to allow for an FAR of 1.2 if the owner of the property proposed to be developed:

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

Direct Staff to prepare a bylaw to rezone the property at 2865 Carlow Road from the R2 (One and Two Family Residential Zone) to the RT1 (Residential Townhouse) Zone subject to the following terms and conditions:

- a. That the applicant provides, as a bonus for increased density, the following contributions, per unit, prior to the issuance of a building permit to develop the property:
 - i. \$3,800 per unit towards the General Amenity Reserve Fund;
 - ii. \$1,000 per unit towards the Affordable Housing Fund.
- b. That **prior to First Reading** the applicant provides a cost estimate associated with the installation of a sidewalk beyond the Carlow Road frontage of the subject property, to the satisfaction of the Director of Engineering;
- c. 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 including boulevard landscaping, sidewalks and street lighting (if applicable);
- d. That **prior to Bylaw Adoption**, the applicant dedicates, if necessary, road frontage necessary to accommodate required frontage improvements;
- e. 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:

That Council direct staff to prepare notices of Council's intention to consider issuance of a Temporary Use Permit TUP19-0009 to the Insurance Corporation of B.C. and Western Speedway 1966 LTD. to operate a driver training and testing facility at 2207 Millstream Road subject to the terms of the TUP.

CARRIED.

7. BYLAWS

a) BYLAW NO. 1854

**"Langford Zoning Bylaw, Amendment No. 567, (2849 Lake End Rd),
Bylaw No. 1854, 2019".**

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1854.

CARRIED.

b) BYLAW NO. 1857

**"Langford Zoning Bylaw, Amendment No. 570, (684 Hoylake Ave),
Bylaw No. 1857, 2019".**

(FIRST READING)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1857 first reading.

CARRIED.

c) BYLAW NO. 1859

**"Langford Zoning Bylaw, Amendment No. 572, (3030 Glennan Road),
Bylaw No. 1859, 2019".**

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1859.

CARRIED.



Staff Report to Planning, Zoning and Affordable Housing Committee

Date: October 15, 2019

Department: Planning

Application No.: Z19-0013

Subject: Application to rezone the property located at 684 Hoylake Ave from R2, One and Two Family Residential, Zone to the RM2A, Attached Housing, Zone to allow the construction of 6 townhouse units.

PURPOSE

B.T.H Construction has applied on behalf of Brant and Sandra Hoff to rezone the property at 684 Hoylake Avenue from the R2, One and Two Family Residential, Zone to the RM2A, Attached Housing, Zone to allow the construction of 6 townhouse units in a stacked configuration.

BACKGROUND

PREVIOUS APPLICATIONS

There have been no previous planning applications for this property.

The adjacent property, at 694 Hoylake Avenue was rezoned in 2016 from the R2 to the RM7A (Medium Density Apartment A) zone to allow the construction of 10 townhouse units.

The property across the street, at 691 and 697 Hoylake Avenue was rezoned in 2013, from R2 to the C6A (Neighbourhood Mixed Use) zone to allow for the construction of two 5 storey apartment buildings, with a total of 147 units.

Table 1: Site Data

<i>Applicant</i>	B.T.H Construction
<i>Owner</i>	Brant and Sandra Hoff
<i>Civic Address</i>	684 Hoylake Avenue
<i>Legal Description</i>	Lot 1, Section 1 Range 3 West Highland District, Plan 34701
<i>Size of Property</i>	724 m ²

<i>DP Areas</i>	Riparian Area, Environmental Protection DP Area
<i>Zoning Designation</i>	R2, One and Two Family Residential
<i>OCP Designation</i>	Neighborhood and Neighbourhood Centre

SITE AND SURROUNDING AREA

The fairly flat subject property currently contains a single family dwelling and, at approximately 724 m², is slightly larger than the typical single family lot.

The subject property is adjacent to older single-family and two-family dwellings on the north side of Hoylake Ave. A tributary to Millstream Creek runs behind these homes.

On the edge of the Millstream/Treanor Neighbourhood Centre designation of the OCP, Hoylake Avenue has seen moderate to high density residential redevelopment. The north side of Hoylake Avenue, primarily within the Neighbourhood designation, has been redeveloped into lower density residential developments, mainly townhouses and small lot subdivisions. By contrast, the south side, primarily within the Neighbourhood Centre designation, contains two 74 unit apartment buildings, and may see additional mixed-use and higher density residential developments in the future.

Approximately 200 m north of the property is a portion of Langford that has been designated as Business or Light Industrial within the OCP. Existing in this area are several light industrial uses as well as Western Speedway, an entertainment facility historical to the Langford landscape that provides car racing and other motor sports that generate a distinguishable amount of noise when in operation. As it can be anticipated that future residents of the proposed townhouses will be subject to this noise, Council may wish to have the developer register a Section 219 Covenant on the property that acknowledges this as a nuisance.

Table 2: Surrounding Land Uses

	<i>Zoning</i>	<i>Use</i>
<i>North (688 and 686 Hoylake Ave)</i>	R2, One and Two Family Residential, Zone	Semi-detached Dwellings
<i>East (682 Hoylake Ave)</i>	R2, One and Two Family Residential, Zone	Single Family Detached Dwelling
<i>South (691 Hoylake Ave)</i>	C6A, Neighbourhood Mixed Use, Zone	Multi-Family Residential (74 unit Apartment building)
<i>West (696 Hoylake Ave)</i>	RM7A, Medium Density Apartment A, Zone	Townhouses (10 units)

COMMENTS

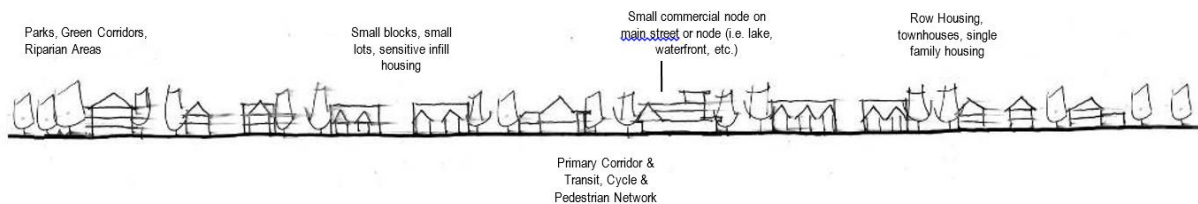
OFFICIAL COMMUNITY PLAN

As a property on the boundary of both the Neighborhood and the Neighborhood Centre Official Community Plan (OCP) designations, the proposed redevelopment aligns with policies that encourage densification within walking distance to a Neighbourhood Centre while also being sensitive to surrounding lower density Neighbourhood areas, where a density of 16 unit per acre is anticipated.

The north side of Hoylake Avenue is within the Neighbourhood designation and thus redevelopment on this side of the street has been to mid-scale residential developments including townhouses. The south side of Hoylake Avenue is where higher density and commercial uses are appropriate under the Neighbourhood Centre OCP designation. Redevelopment on this side has included the aforementioned apartment building but also a small lot subdivision across from Millstream Elementary, which may be a more appropriate density given its proximity to the school and the potential for traffic generation resulting from higher density developments.

Neighbourhood

- Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites
- This area allows for residential and mixed use commercial intensification of streets that connect centres and/or are serviced by transit
- Schools, community facilities and other institutional uses are permitted throughout the area
- Retail serving local residents is encouraged along transportation corridors
- Parks, open spaces and recreational facilities are integrated throughout the area
- This area allows for Neighbourhood Centres to emerge in the form of medium density mixed-use nodes at key intersections.



Neighbourhood Centre

- Predominantly residential precinct that supports a range of medium and high density housing, including affordable and rental housing
- Schools, community facilities and other institutional uses also define neighbourhood centres when supported by housing and services in close proximity
- A range of parks and open spaces are integrated throughout centres
- Transit stops are located at centres where appropriate
- Small scale local-serving retail node defines the predominant commercial uses

A Concept for a Neighbourhood Centre on the Valley Floor



DEVELOPMENT PERMIT AREAS

As the subject property is within 43 m of a watercourse, a tributary that flows into Millstream Creak, it is within the Riparian Development Permit Area and as such will require a development permit supplemented with reports from a registered professional biologist. These reports must provide specific recommendations to preserve the area around the watercourse and specify the types of mitigation measures that will be implemented during the construction phase of development to ensure there is no disturbance to the creek.

As a proposed multi-family residential building the proposal is within the Multi-Family Residential Development Permit Area, and thus would be reviewed for compliance with the General Multi-Family Residential Design Guidelines (Appendix H of Bylaw No. 300). The guidelines for multi-family residential buildings include unit entrances at grade, the incorporation of river rock as a design element and landscaping buffers along each side of the property line. While the submitted plans do not include these, further review will be conducted at the Development Permit stage of the approval process wherein those features may be requested.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

Hoylake Avenue is local residential road that links Millstream Road with Treanor Avenue, a collector road that runs perpendicular to Millstream Road. Sidewalks exist along Hoylake Avenue, to coincide with the redevelopment on the street. In accordance with Bylaw No. 1000, sidewalks are required on the other side of Hoylake. Sidewalks were installed on the Millstream Road frontage of 697 Hoylake Avenue and the Hoylake Avenue frontage of 671 Hoylake Avenue as a condition of developing that property into its current use. Otherwise, the only sidewalks that exist in the Hoylake neighbourhood are those along Hoylake Crescent, a small lot subdivision between Millstream Elementary and Treanor Avenue.

Bike lanes have been installed along Millstream Road to facilitate bicycle traffic north to the community of Bear Mountain and south to Langford City Centre and on to the City of Colwood, as Millstream Road becomes Veterans Memorial Parkway. Given the minimal, mostly residential, traffic on Hoylake Avenue coupled with its access to the existing bike lanes on Millstream Road, it is not anticipated that bike lanes will be installed along Hoylake Avenue.

The Millstream Creek Trail system has an access point on Hoylake Avenue, via the property at 648 Hoylake Avenue. This trail connects Goldie Avenue, including Goldie Park, with Millstream Rd and Treanor Avenue, as well as south to Selwyn Road.

The subject parcel is a close walk to the No.52 bus route which travels northbound and southbound along Millstream Road between Langford and downtown Victoria. Also within walking distance are the No. 47 bus that runs between Goldstream Meadows to downtown Victoria, the No. 56 bus which runs between downtown Langford to Thetis Lake and the No. 57 bus which runs between Westhills to Thetis Lake. These bus routes run east and westbound along Treanor Avenue.

INFRASTRUCTURE

Municipal sewer is available to the property along Hoylake Avenue. The developer will have to connect to and/or upgrade utilities and infrastructure as required to service the site to its proposed capacity. Council may wish to have this secured within a Section 219 registered on the property, so as the developer and future owners of the property are aware of this responsibility.

As there is no municipal stormwater infrastructure in this area, the developer submitted a stormwater management plan, which has been approved by the Director of Engineering. As a condition of this approval, a section 219 covenant must be registered with the property that ensures that on-site infrastructure to manage the drainage will be maintained and updated as needed to comply with the Plan. Any changes to the proposed development that may dictate an update to this Plan must be reviewed by the Director of Engineering prior to the approval of a subdivision or building permit on the property.

The subject property is in an area deemed to be of a low fire risk in accordance with Map 19: Interface Fire Hazard Areas, of Langford's OCP, Bylaw No. 1200. In order to ensure the control of an urban fire in this location, the fire department has requested that the developer widen the access road into the subject property as part of the redevelopment of the adjacent lot, if at all possible, as it is currently only 3.7m in width.

The developer will be required to submit fire underwriters survey (FUS) calculations to determine the water flow at the site and whether the building setbacks proposed are adequate to achieve the desired water flow necessary to combat a fire. FUS calculations shall be submitted prior to a development permit being issued, a provision that should be secured within a Section 219 covenant registered on the property.

FRONTAGE IMPROVEMENTS

Frontage improvements shall be the responsibility of the developer, installed in accordance with Bylaw No. 1000 and may include boulevard landscaping, on-street parking and street lighting. Sidewalks are not required within the street frontage in accordance with Bylaw No.1000, as they are required on the opposite side of Hoylake Avenue. In accordance with the Subdivision and Servicing Bylaw No. 1000, and the Street Atlas for Hoylake Road. Council may wish to have a Section 219 covenant registered on the property that secures the developer's responsibility for constructing and installing frontage improvements, in accordance with the standards of the Bylaw and to the satisfaction of the Director of Engineering.

Figure 1: Aerial photo (Google Maps, 2019) with subject property indicated



DEVELOPMENT PROPOSAL

A stacked townhouse design, with dwelling units on top of one another, has been proposed within a single building so as the developer can densify the site as proposed. A stacked townhouse configuration does not occupy the same amount of space as a typical attached townhouse model, as each unit entrance is not uniformly placed to access one thoroughfare, nor does each unit have access to private open space at grade. Each of the six units is proposed to have access from grade, with two entrances off of Hoylake Avenue and the additional 4 entrances at the northeast of the building. While each of the units have their private outdoor open space in the form of a balcony, two of the units have at grade porches that extend to the property line shared with the boulevard.

Colour Legend

- 1&2 Cedar Siding
- Painted
- HardiePanel Smooth
- Langston Moore Rust (Rw 2175-90)
- Pre-finished Corrugated Metal Siding
- Edge Metallic Finish
- Men, Doors, Frames, Minor Elements
- Langston Moore Black (Rw 2125-10)
- Pre-finished Aluminium Railings
- Power Coated Black
- Windows
- White Vinyl Windows
- Concrete
- Unpainted

1 Front (Southeast) Elevation
Scale: 1/4" = 1'-0"

2 Right (Northeast) Elevation
Scale: 1/4" = 1'-0"

The design of the building incorporates a variety of materials, differing roof angles, extensive fenestration and trim that overall aligns with the aesthetic goals of Langford's Design Guidelines for Multi-Family Residential Developments (Appendix H of Zoning Bylaw No.300).

The developer is proposing minimal landscaping in order to comply with the parking requirements contained within the Zoning Bylaw. That stated, a fence or other type of screening will be required along with some landscaping along the property lines. In addition to the onsite landscaping, the large boulevard will have to be landscaped in accordance with Bylaw No.1000. Council may wish to ask the developer to provide extensive landscaping in the boulevard, beyond the standard requirements, to make up for the lack of onsite landscaping being provided elsewhere on the property. If supportive, Council could request that boulevard landscaping be designed by a landscape architect and approved by the Director of Planning and Parks Manager to ensure it goes beyond the standards of Subdivision and Servicing Bylaw No.1000. Council could secure the provision for extensive landscaping, as well as for the future strata to maintain the boulevard through a Section 219 covenant, registered on the subject property.

Vehicle access to the property is proposed to be from a 3.7 m wide driveway access on the west side of the property. Given the narrow width of the driveway a vehicle entering or exiting the property may not have knowledge of another vehicle doing the same until they are already at the road edge, forcing one vehicle to reverse the length of the driveway back into the parking lot. To avoid this the developer will install a mirror at the corner of the drive aisle to allow drivers to see when cars are entering the surface parking lot.

The developer has proposed surface parking, along the west side and rear of the property, contained partially underneath the building. Parking to support the 6 units must be in accordance with the Zoning Bylaw No.300 for attached housing and townhouses subdivided as per the Strata Property Act (Table 4.01.01 of Zoning Bylaw No.300). Two vehicle spaces per unit are required along with 2 visitor parking spaces, for a total of 14 spaces. Given the size of the property, slightly larger than a conventional lot for a single family dwelling, it may be difficult to provide the required parking as surface parking while maintaining the necessary spatial dimensions for driving and maneuvering. As such the developer has adjusted the size of several of the resident parking stalls so as they can be considered "small car" parking stalls, which are permitted under the current Zoning regulations. These small car parking stalls will improve the vehicles ability to maneuver but will also restrict the type of vehicle residents can park in these stalls. Council may wish to have the developer provide a turning template, prior to Public Hearing that illustrates how maneuvering into those parking stalls parallel to the driveway will occur, and whether the proposed parking layout is functional.

1 Siteplan
A2 Scale: 1:100

PROPOSED MULTI-FAMILY DWELLING
1st Story: 74.29m

PROPOSED DRIVEWAY
N.O. PARKING

Hoylake Avenue

As mentioned, the size of the subject property is only slightly larger than what is considered a conventional single family lot. As the property is 725 m², the building's footprint is proposed to cover 42% of the property, which is just below the 45% lot coverage limit. All of the required setback regulations within the R2MA zone will require variances to accommodate the building and surface parking configuration as presented. If Council wishes to support the following variances they can do so by authorizing the Director of Planning to issue these variances through the subsequent development permit needed to review form and character of the proposal. A table of the requested variances is as follows:

Location of Setback Variance	R2MA Requirement	Requested by Developer
Front Property Line	5.5 m	3.6 m
Front Property Line Projection (balcony)	4.5 m	1.6 m
Interior Side Setback	3 m	2.75 m
Rear Setback	7.5 m	5.4 m

The developer is requesting to vary the required building setback to the front property line from the required 5.5 m to 3.6 m to accommodate the front façade of the building. This setback would be further reduced to allow a 1.6 m setback to the front property line for the second story balconies, as this goes beyond the 1 m projection allowed within Bylaw No.300. A reduced setback for the upper storey balconies may allow for additional private open space and a better street to building interaction for pedestrians and residents. Due to the expansive boulevard in the building's frontage, there will be an impression of a larger building setback than is proposed, and this may mitigate the issues caused by allowing a reduced front building setback. If Council does choose to authorize the Director of Planning to issue this variance within the development permit they may wish to request that the developer register a Section 219 Covenant ensuring there are no encroachments into the City property as a condition.

Allowing reductions to the required side and rear yard building setbacks may cause issues with overlooking into the rear yards of the adjacent two-family dwellings as there are second story balconies located along the rear elevation of the building. If Council chooses to allow this proposed development to proceed as proposed, Staff will request that the developer install privacy screening around these balconies.

Council should be aware that the developer is potentially over developing the site, and while this form of density is encouraged in this location, the site itself may be too small to accommodate the proposed development. Council may wish to ask the developer to redesign the site so as fewer variances are needed, less parking is required, the driveway is more functional, and there is space for landscaping and screening. If Council feels a redesign is necessary they may wish to request that the developer provide this prior to Public Hearing.

Table 3: Proposal Data

	Permitted by R2 (One and Two Family Residential) Zone	Permitted in the RM2A (Attached Housing) Zone	Proposed by this Development
<i>Density (FAR and/or min. lot size)</i>	Minimum lot size = 550 m ²	FAR = 1	FAR = 0.84
<i>Height</i>	9 m		
<i>Site Coverage</i>	35%	45%	42%
<i>Front Yard Setback</i>	6 m	5.5 m	3.6 m* Projection = 1.6 m*
<i>Interior Side Yard Setback</i>	1.5 m	3 m	2.7 m*
<i>Exterior Side Yard Setback</i>	4.5 m	5.5 m	3.5 m*
<i>Rear Yard Setback</i>	6 m	7.5 m	5.5 m*
<i>Parking Requirement (Section 4.01.01)</i>	2 spaces per dwelling unit	2 spaces per dwelling, 2 visitor spaces for developments with less than 10 units	As per Regulations

*Variance

FINANCIAL CONTRIBUTIONS

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, servicing connections and upgrades necessary to service the site, 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

COUNCIL'S AFFORDABLE HOUSING, AND GENERAL AMENITY RESERVE FUND CONTRIBUTION POLICY

The amenity contributions that apply as per Council's current Affordable Housing, and Amenity Contribution Policy are summarized in Table 4 below, based the current floor plans and total density of 6 units.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Contribution	Total @ 6 units
<i>Affordable Housing Policy</i>	\$610 per unit	\$3,660
<i>General Amenity Reserve Fund</i>	\$3660 per unit	\$21,960
TOTAL POLICY CONTRIBUTIONS	\$4,270 per unit	\$25,620

DEVELOPMENT COST CHARGES

The following Development Cost Charges (DCCs) may be bonded for or paid prior to the issuance of a building permit to construct the site.

Table 5 – Development Cost Charges

Development Cost Charge	Per unit contribution	Total @ 6 units
<i>Roads</i>	\$3188	\$19,128
<i>Park Improvement</i>	\$1890	\$11,340
<i>Park Acquisition</i>	\$1100	\$6,600
<i>Incremental Storage Improvement Fees</i>	\$371.25	\$2,227.50
Subtotal (DCCs paid to City of Langford)		
<i>CRD Water</i>	\$2323.43	\$13,940.58
<i>School Site Acquisition</i>	\$558	\$3,348
TOTAL (estimate) DCCs	\$9430.68	\$56,584.08

OPTIONS**Option 1**

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

1. Direct staff to prepare a bylaw to rezone the property at 684 Hoylake Avenue from the R2, One and Two Family Residential, Zone to the RM2A, Attached Housing, 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. \$610 per unit towards the Affordable Housing Fund; and
 - ii. \$3660 per unit towards the General Amenity Reserve Fund.
 - 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 turning template that illustrates how motor vehicles will maneuver into the parking stalls located parallel to the driveway;
 - iii. 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).
 - 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 the developer agrees to install, or bond for, all required frontage improvements to Bylaw No. 1000 standards, including the installation of road edge parking, streetlights, and boulevard landscaping to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
 - ii. That the developer agrees to install underground irrigation to the property, and that irrigation will be extended to the boulevard to the standards of Bylaw No.100 and to the satisfaction of the Director of Engineering;
 - iii. That future maintenance of the boulevard landscaping will be the responsibility of the property owner(s);
 - iv. That the developer will connect and be responsible for any upgrades required to the services and utilities required for the development;

-
- v. That all storm water management plan(s) be provided prior to issuance of a building permit and implemented, as per Bylaw 1000, all to the satisfaction of the Director of Engineering;
 - vi. That a construction parking management plan be provide prior to the issuance of a building permit, to the satisfaction of the Director of Engineering.
 - vii. 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;
 - viii. That a section 219 shall be registered on each property acknowledging the nuisances that exist from the location close proximity to Western Speed Way; and
 - ix. 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.
- e) 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 required building setback from an interior lot line from 3 m to 2.7 m subject to the following:
 - a. That the developer install screening along the entire perimeter of the property, in accordance with the screening regulations found in Zoning Bylaw No.300;
 - b. That the developer agrees to landscape the boulevard beyond the standards found within Bylaw No. 1000 and in consultation with a professional Landscape Architect, to the satisfaction of the Director of Planning and Parks Manager;
 - ii. A variance to reduce the required building setback from a rear lot line from 7.5 m to 5.5 m subject to the following:
 - a. That that privacy screens are installed along the rear and sides of the balconies located on the rear elevation;
 - iii. A variance to reduce the required building setback from front lot line from 5.5m to 2.6 m subject to the following:
 - a. 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;

- iv. A variance to the allowable projection limits for a front property line from 4.5 m to 1.6 m;

OR

Option 2

- 2. Take no action at this time with respect to an application to rezone the property at 684 Hoy Lake Avenue.

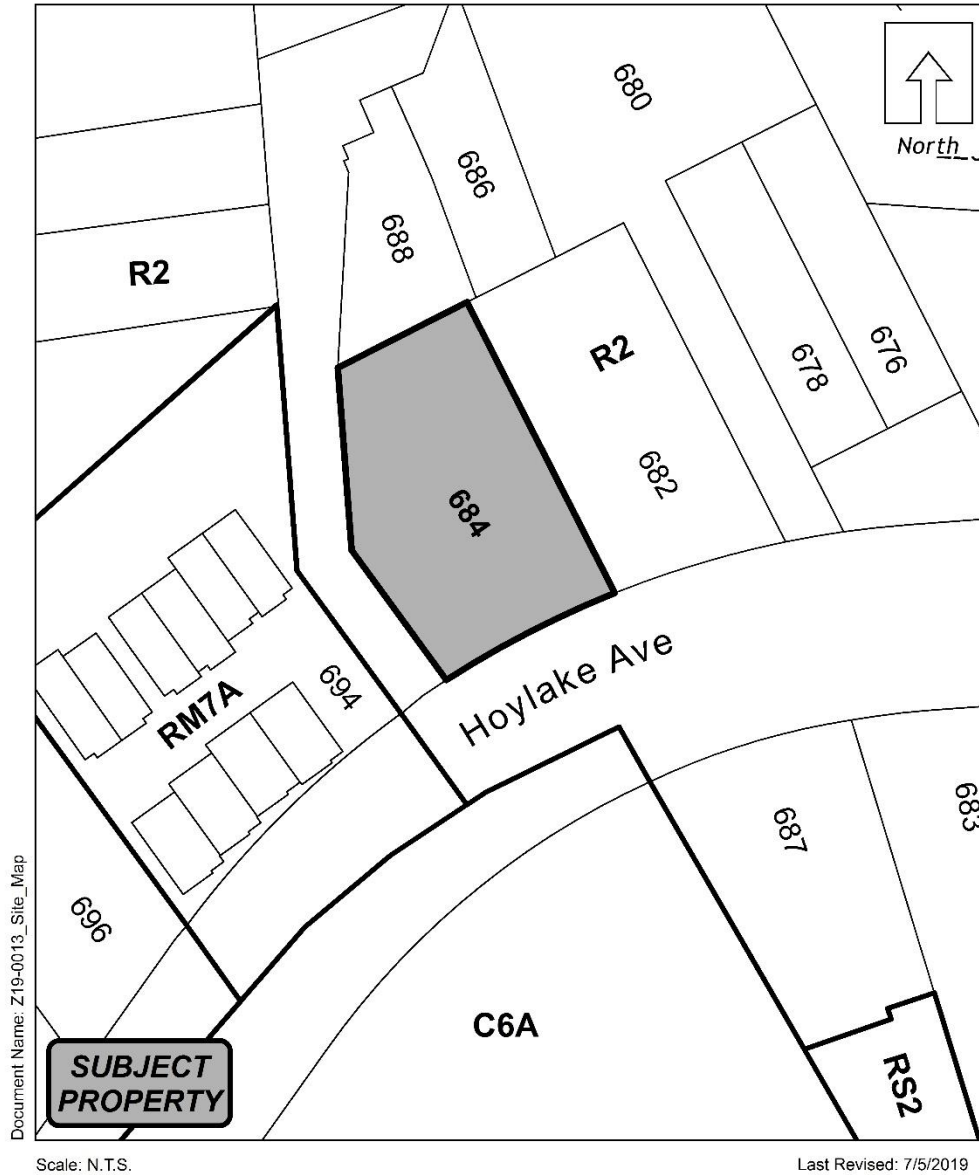
Submitted by:	Lauren Morhart, MCIP, RPP, Planner 2
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Braden Hutchins, Acting/Chief Administrative Officer

:lhm

Appendix A

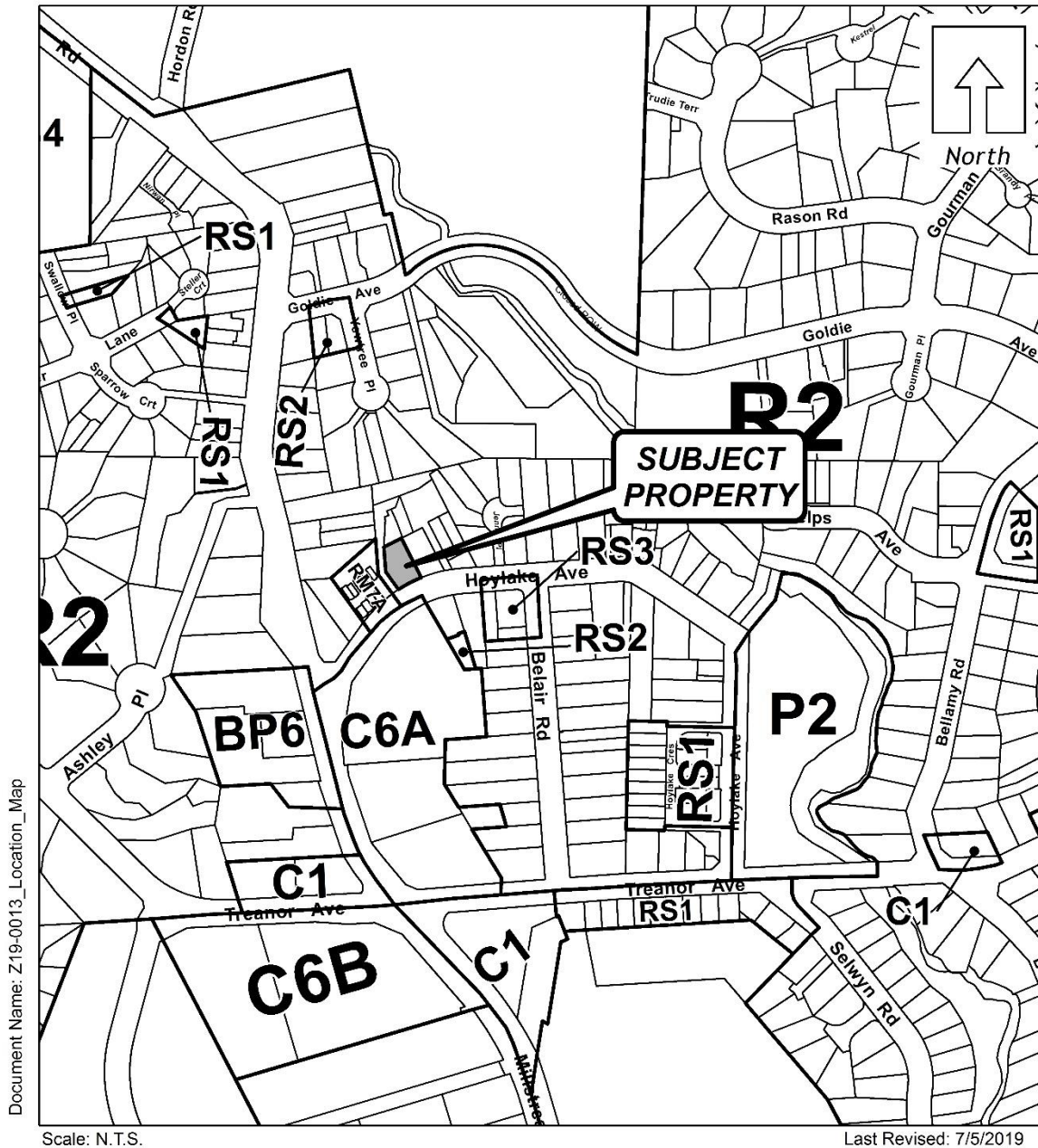
Site Plan

**REZONING BYLAW AMENDMENT
(Z19-0013)
684 Hoylake Ave**



Appendix B

**REZONING BYLAW AMENDMENT
(Z19-0013)
684 Hoylake Ave**



PUBLIC HEARING
Monday, 2 December 2019

Bylaw No. 1870
File No. Z19-0006

A Bylaw to Rezone 894 Walfred Rd from the R1 (One-Family Residential) Zone to the RS4 (Residential Small Lot 4) Zone to allow single-family dwellings with suites on small lots.

**CITY OF LANGFORD
BYLAW NO. 1870**

**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 R1 (One-Family Residential) Zone and adding to RS4 (Residential Small Lot 4) Zone the property legally described as LOT 3, SECTION 78, ESQUIMALT DISTRICT, PLAN 22056, PID No. 003-323-048 (894 Walfred Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS4	1870	LOT 3, SECTION 78, ESQUIMALT DISTRICT, PLAN 22056, PID No. 003-323-048 (894 Walfred Rd)	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. 576, (894 Walfred Rd), Bylaw No. 1870, 2019".

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

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

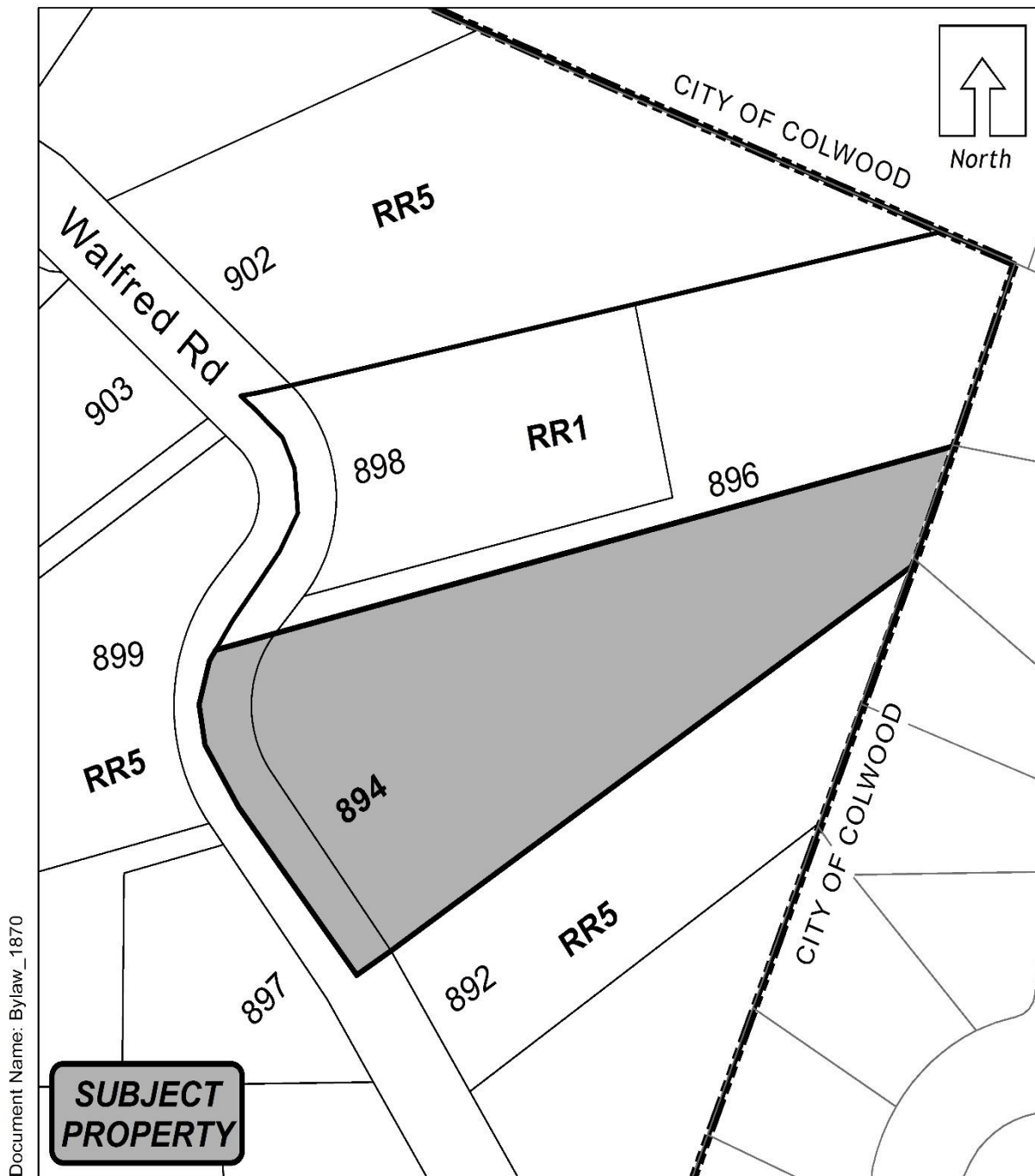
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1870

MAYOR

ADOPTION: _____

CORPORATE OFFICER



City of Langford

www.cityoflangford.ca

NOTICE OF PUBLIC HEARING

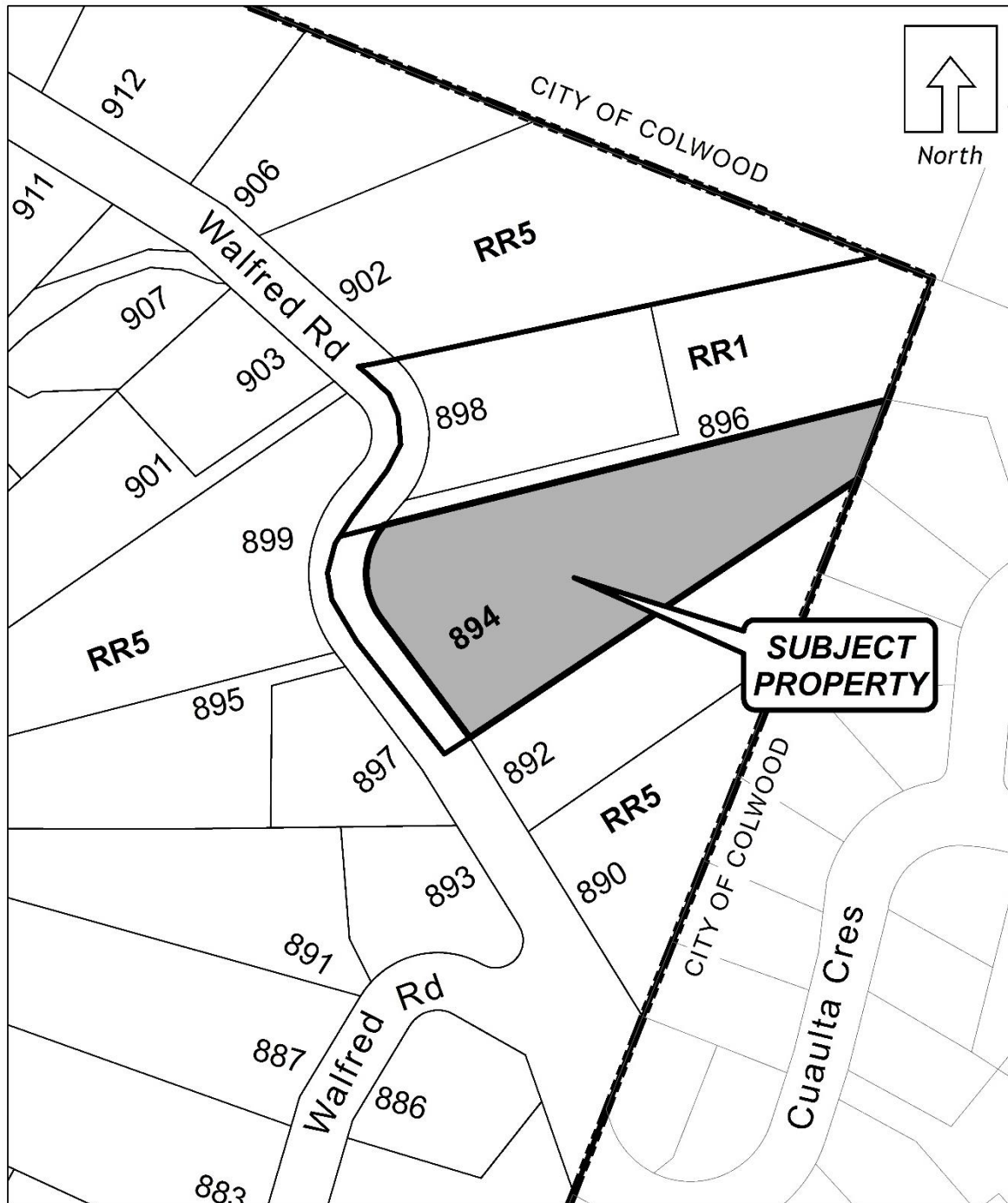
The City of Langford has received an application to amend Zoning Bylaw No. 300 by means of proposed Bylaw No. 1870. All persons who believe that their interest in property is affected by the proposed Bylaw will be afforded an opportunity to be heard or to present written submissions respecting matters 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, 2 December 2019	
Meeting Time	5:30 pm	
Meeting Place	City Hall Council Chambers, Third Floor, 877 Goldstream Avenue	
Subject Property	894 Walfred Road	
File	Z19-0006	Bylaw Number: 1870
Official Community Plan	Current: Hillside or Shoreline	
Zoning	Current: R1 (One-Family Residential)	Proposed: RS4 (Residential Small Lot 4)
Proposal	To allow for approximately 14 new lots with a minimum size of 400m ² (4,300 ft ²) for single-family dwellings with suites.	

COPIES of the complete proposed Bylaw and other material that the Council may consider in relation to the Bylaw may be viewed from 8:30 am to 4:30 pm, Monday to Friday (holidays excluded), from Monday, 18 November 2019 to Monday, 2 December 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

**REZONING BYLAW AMENDMENT
(Z19-0006)
894 Walfred Rd**



Company releases Lucky Lager soap

Nina Grossman
News Staff

Metchosin Soap Works recently released a new line of soaps perfect for filling the stocking of the beer-lover in your life.

The Lucky Lager Beer Soap is a homemade soap made from pure olive oil, Lucky

Lager beer, coconut oil and various other ingredients.

The West Shore soap company posted a picture of its new concoction on Facebook Wednesday with the question: “How many people do you know that would love to wake up Christmas morning with a lucky beer soap in their stocking?”

Metchosin Soap Works has been organic farming in rural Metchosin for more than 17 years. All of its products are vegetable-based and made using local plant material and natural clays. Products are sold in select locations across Vancouver Island including Victoria and Sidney.

nina.grossman@blackpress.ca

Armitage felt pressure from potential release

Continued from A3

Armitage has been diagnosed with ADHD and oppositional defiant disorder stated the judge, noting that he acts younger than his age.

Crown has not asserted any crimes were committed while the pair were out of custody, but it was noted that Armitage was found with drug paraphernalia at the time of his arrest.

Armitage’s defence attorney, Roberto Alberto, said his client was up for parole in September and felt the pressure of his potential release.

“It’s difficult for all of us to understand why someone would make a decision with a parole hearing coming up so soon, but you’ve got to understand this is a person who’s been in jail for a long, long time and what goes through their mind

is something we may not be able to understand fully,” said Alberto outside the courtroom on Monday. “He made a spontaneous bad decision.”

Armitage himself told the judge that he had good things lined up but “had this fear of getting out and screwing up,” at his hearing in September.

“When I think about getting out, I get scared,” he said the time. “Even now, my hands are all clammy. I don’t know, man. ... Now I wish I could take it back. I could be out right now. But now I’m here. I’m not the person you read in the paper anymore. I’ve worked really hard to change that.”

Armitage will spend another seven years in custody at the Mountain Institute, depending on parole.

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Capital Regional District 

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

**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. 1870. 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, 2 December 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. 1870 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. 1870 from R1 (One-Family Residential) Zone and adding to the RS4 (Residential Small Lot 4) Zone to allow for approximately 14 new lots with a minimum size of 400m2 (4,300 ft²) for single-family dwellings with suites.

Applicant: Rachael Sansom

Location: The land that is the subject of Bylaw No. 1870 is 894 Walfred Road 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 Monday, 18 November 2019 to Monday, 2 December 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



**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. 1760. 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, 25 November, 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. 1760 is to amend the zoning designation of the land that is the subject of Bylaw No. 1760 from RR2 (Rural Residential 2) Zone to the RS4 (Residential Small Lot 4) Zone and adding to the RS4 Zone schools, group day cares and townhouses as allowable uses on the subject property. As well as to allow the creation of lots with minimum parcel area of 200 m², and that the number of lots that have an area of less than 400 m² will be limited to 30, as well as the total number of townhouses will be limited to 80.

Applicant: Adam Weir, Langdon Weir Construction Ltd

Location: The land that is the subject of Bylaw No. 1760 is 804 Latoria Rd and 950 Worrall Dr 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, 12 November 2019 to Monday, 25 November 2019, at Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. Please contact Lauren Morhart in the Planning Department at 250-478-7882 with any questions on this Bylaw.

Braden Hutchins
Director of Corporate Services



Salvation Army rings in season with Christmas Kettle campaign

Shalu Mehta
News Staff

The familiar sound of bells return to the streets of Victoria, sounding the need for donations to help feed, clothe and shelter those on Vancouver Island who need support. The Salvation Army Christmas Kettle campaign launched

on Nov. 19 at the Victoria Conference Centre with B.C. Lt.-Gov. Janet Austin kicking it off with a bell-ringing. “It’s our biggest fundraising time of the year,” said Patricia Mamic, public and government affairs director for The Salvation Army B.C. division. “This allows The Salvation Army to assist people who are living in poverty at Christmas time and all throughout the year.” This year’s goal is to raise \$250,000 with the campaign in Victoria. The Kettle Campaign hopes to raise \$4 million across the province and \$21.6 million across Canada. Local philanthropists, leaders and celebrities gathered for The Salvation Army’s second

annual Hope in the City luncheon, which coincided with the campaign kick-off. The luncheon raised \$20,000 with 225 guests in attendance. The funds will stay local to help vulnerable individuals on Vancouver Island. The first Hero for Hope award was presented to Eric Maze, who has worked hard to overcome a series of life-changing setbacks and also become a transformative influence in the community. “When he came into our doors he just really had nowhere to go and it was the lowest time in his life,” Mamic said. “But we were able to walk beside him, meet him where he was and he walked through our services and he is just doing wonderfully today.” The Salvation Army works all throughout the year locally, in Canada and across the world to provide people with basics like food, shelter and clothing. The organization also helps individuals who are escaping



Patricia Mamic, public affairs director with The Salvation Army B.C. rings a bell alongside Patrick Humble, executive director of Victoria Community Family Services. (Shalu Mehta/News Staff)





TOGETHER, WE CAN FIX HEARTS!

From November 24 to December 24, Canadian Tire Stores in our community are raising funds in support of the Heart Health program at Royal Jubilee Hospital; stores match donations up to \$20,000.

Since 2003, the annual at-the-till campaign has contributed over \$840,000 towards the Heart Health program at Royal Jubilee Hospital. Their goal is to reach and contribute \$1 million.

Visit Hillside, View Royal, Royal Oak, North Saanich, Langford, and the Gordon Head Automotive Centre.

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 **Black Press Media**


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addiction, violence and moving through poverty. “We meet people where they are when they come through our doors and whatever their need is we see what we can do to help them,” Mamic said. The Salvation Army also hands out about 300 food hampers during the Christmas season and has a toy store for parents who may not be able to afford toys, or are forced to make a choice between paying bills or buying toys for their children. Mamic said the organization is grateful for the compassion and support it receives from the community and noted that the funds raised go right back into the community. “Just know that with every donation you make you’re helping someone in need,” Mamic said.



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. 1870. 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, 2 December 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. 1870 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. 1870 from R1 (One-Family Residential) Zone and adding to the RS4 (Residential Small Lot 4) Zone to allow for approximately 14 new lots with a minimum size of 400m² (4,300 ft²) for single-family dwellings with suites.

Applicant: Rachael Sansom

Location: The land that is the subject of Bylaw No. 1870 is 894 Walfred Road 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 Monday, 18 November 2019 to Monday, 2 December 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

4. REPORTS

- a) **Bylaw No. 1870 - Application to Rezone 894 Walfred Road from One-Family Residential (R1) to Residential Small Lot 4 (RS4) to Allow Single-Family Dwellings with Suites on Small Lots**
- **Staff Report (Planning)**

MOVED BY: D. HORNER

SECONDED: M. HALL

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

Give 1st Reading to the attached Bylaw No. 1870 to amend the zoning designation of the property located at 894 Walfred Road from One-Family Residential (R1) to Residential Small Lot 4 (RS4), subject to the following terms and conditions:

- a) That the the applicant provides, **as a bonus for increased density**, the following contributions per new lot, prior to subdivision approval:
- i. \$660 towards the Affordable Housing Fund; and
 - ii. \$3,960 towards the General Amenity Reserve Fund.
- b) That the applicant provides, **prior to Public Hearing**, a storm water management plan prepared by a qualified engineer that verifies storm water can be adequately managed on-site and downstream, to the satisfaction of the Director of Engineering;
- c) That the applicant, **prior to Bylaw Adoption**, signs a release of the covenant that was previously registered under CA1382349, and provides a new Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
- i. That a 3.0m wide road dedication along the length of the subject property adjoining Walfred Road is provided prior to subdivision approval;
 - ii. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to subdivision approval;
 - iii. That the improvements in the required storm water management plan be implemented to the satisfaction of the Director of Engineering prior to subdivision approval;
 - iv. That all tree protection measures and requirements listed in the tree retention plan prepared by Michael Barnabe, dated March 25th, 2009 be adhered to; and
 - v. That a statutory right of way for a temporary turnaround of a size and location to the satisfaction of the Director of Engineering be registered prior to subdivision approval.

And that Council authorize the Director of Planning to provide the following variances within the Form and Character Development Permit:

- i. To reduce the exterior side yard setback from 3.5m (11.5 ft) to 2.9m (9.5 ft) for the existing dwelling; and
- ii. To reduce the rear yard setback from 5.5m (18 ft) to 3.0m (10 ft) for the existing dwelling.

CARRIED.

- b) Application to Rezone the property located at 684 Hoylake Ave from R2, One and Two Family Residential, Zone to the RM2A, Attached Housing, Zone to allow the construction of 6 (Six) townhouse units**
- **Staff Report (Planning)**

MOVED BY: M. HALL

SECONDED: C. BROWN

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

Direct staff to prepare a bylaw to rezone the property at 684 Hoylake Avenue from the R2 (One and Two Family Residential) Zone to the RM2A (Attached Housing) 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. \$610 per unit towards the Affordable Housing Fund; and
 - ii. \$3660 per unit towards the General Amenity Reserve Fund.
- 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 turning template that illustrates how motor vehicles will maneuver into the parking stalls located parallel to the driveway;
 - iii. 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).
- 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 the developer agrees to install, or bond for, all required frontage improvements to Bylaw No. 1000 standards, including the installation of road edge parking, streetlights, and boulevard landscaping to the satisfaction of the Director of Engineering, prior to issuance of a building permit;

SECONDED: COUNCILLOR WADE

That Council approve the minutes of the meeting held on October 15th, 2019.

CARRIED.

2. Bylaw No. 1870 - Application to Rezone 894 Walfred Road from One-Family Residential (R1) to Residential Small Lot 4 (RS4) to Allow Single-Family Dwellings with Suites on Small Lots

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give 1st Reading to the attached Bylaw No. 1870 to amend the zoning designation of the property located at 894 Walfred Road from One-Family Residential (R1) to Residential Small Lot 4 (RS4), subject to the following terms and conditions:

- a) That the the applicant provides, **as a bonus for increased density**, the following contributions per new lot, prior to subdivision approval:
 - i. \$660 towards the Affordable Housing Fund; and
 - ii. \$3,960 towards the General Amenity Reserve Fund.
- b) That the applicant provides, **prior to Public Hearing**, a storm water management plan prepared by a qualified engineer that verifies storm water can be adequately managed on-site and downstream, to the satisfaction of the Director of Engineering;
- c) That the applicant, **prior to Bylaw Adoption**, signs a release of the covenant that was previously registered under CA1382349, and provides a new Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That a 3.0m wide road dedication along the length of the subject property adjoining Walfred Road is provided prior to subdivision approval;
 - ii. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to subdivision approval;
 - iii. That the improvements in the required storm water management plan be implemented to the satisfaction of the Director of Engineering prior to subdivision approval;
 - iv. That all tree protection measures and requirements listed in the tree retention plan prepared by Michael Barnabe, dated March 25th, 2009 be adhered to; and
 - v. That a statutory right of way for a temporary turnaround of a size and location to the satisfaction of the Director of Engineering be registered prior to subdivision approval.

And that Council authorize the Director of Planning to provide the following variances within the Form and Character Development Permit:

- i. To reduce the exterior side yard setback from 3.5m (11.5 ft) to 2.9m (9.5 ft) for the existing dwelling; and
- ii. To reduce the rear yard setback from 5.5m (18 ft) to 3.0m (10 ft) for the existing dwelling.

CARRIED.

3. Application to Rezone the property located at 684 Hoylake Ave from R2, One and Two Family Residential, Zone to the RM2A, Attached Housing, Zone to allow the construction of 6 townhouse units.

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council direct staff to prepare a bylaw to rezone the property at 684 Hoylake Avenue from the R2 (One and Two Family Residential) Zone to the RM2A (Attached Housing) 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. \$610 per unit towards the Affordable Housing Fund; and
 - ii. \$3660 per unit towards the General Amenity Reserve Fund.
- b) That the applicant provides, **prior to Public Hearing**, the following:
 - ii. 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;
 - iii. A turning template that illustrates how motor vehicles will maneuver into the parking stalls located parallel to the driveway;
 - iv. 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).
- 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 the developer agrees to install, or bond for, all required frontage improvements to Bylaw No. 1000 standards, including the installation of road edge parking, streetlights, and boulevard landscaping to the satisfaction of the Director of Engineering, prior to issuance of a building permit;
 - ii. That the developer agrees to install underground irrigation to the property, and that irrigation will be extended to the boulevard to the standards of Bylaw No.100 and to the satisfaction of the Director of Engineering;

- c) **BYLAW NO. 1863**
"Road Closure Bylaw No. 1863, 2019" (Citation Road)."
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council adopt Bylaw No. 1863.

CARRIED.

- d) **BYLAW NO. 1866**
"City of Langford Tax Exemption Public Athletic Facility Bylaw No. 1866, 2019."
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SEATON

That Council adopt Bylaw No. 1866.

CARRIED.

- e) **BYLAW NO. 1867**
"City of Langford Permissive Tax Exemption Bylaw No. 1867, 2019."
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1867.

CARRIED.

- f) **BYLAW NO. 1870**
"Langford Zoning Bylaw, Amendment No. 576, (894 Walfred Rd), Bylaw No. 1870,
2019".
(FIRST READING)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council give Bylaw No. 1870 first reading.

CARRIED.



Staff Report to Planning, Zoning and Affordable Housing Committee

Date: October 15, 2019

Department: Planning

Application No.: Z19-0006

Subject: Bylaw No. 1870 - Application to Rezone 894 Walfred Road from One-Family Residential (R1) to Residential Small Lot 4 (RS4) to Allow Single-Family Dwellings with Suites on Small Lots

PURPOSE

Rachael Sansom has applied on behalf of Tracey Johnson to rezone 894 Walfred Road from One-Family Residential (R1) to Residential Small Lot 4 (RS4) to allow for 14 new lots with a minimum size of 400m² (4,300 ft²) for single-family dwellings with suites.

BACKGROUND

PREVIOUS APPLICATIONS

Table 1 below outlines the relevant land use applications that have previously been received.

Table 1: Land Use Applications

Rezoning	
Z08-0019	GR2 to R4 for eight new lots.
Z12-0044	R4 to R1 for twelve new lots.
Subdivision	
SUB08-0028	To create 8 new lots.
SUB11-0012	To create 8 new lots.
SUB13-0012	To create 12 new lots.
SUB14-0046	To create 12 new lots.

Table 2: Site Data

Applicant	Rachael Sansom	
Owner	Tracey Johnson	
Civic Address	894 Walfred Road	
Legal Description	Lot 3, Section 78, Esquimalt District, Plan 22056	
Size of Property	0.9 hectares (2.3 acres)	
DP Areas	Interface Fire Hazard, Potential Wildlife Habitat and Biodiversity	
Zoning Designation	Existing: One-Family Residential (R1)	Proposed: Residential Small Lot 4 (RS4)
OCP Designation	Existing: Hillside or Shoreline	Proposed: Hillside or Shoreline

SITE AND SURROUNDING AREA

The subject property is located on the north side of that section off Walfred Road in between Jacklin Road and Cuaulta Crescent. The neighbouring properties are large in size, typically over 0.8 hectares (2 acres), and contain single family homes. These lots are primarily treed.

Table 3: Surrounding Land Uses

	Zoning	Use
North	Rural Residential (RR1)	Residential
East	Rural Residential 5 (RR5)	Residential
South	Rural Residential 5 (RR5)	Residential
West	Rural Residential 5 (RR5)	Residential

Figure 1 – Subject Property



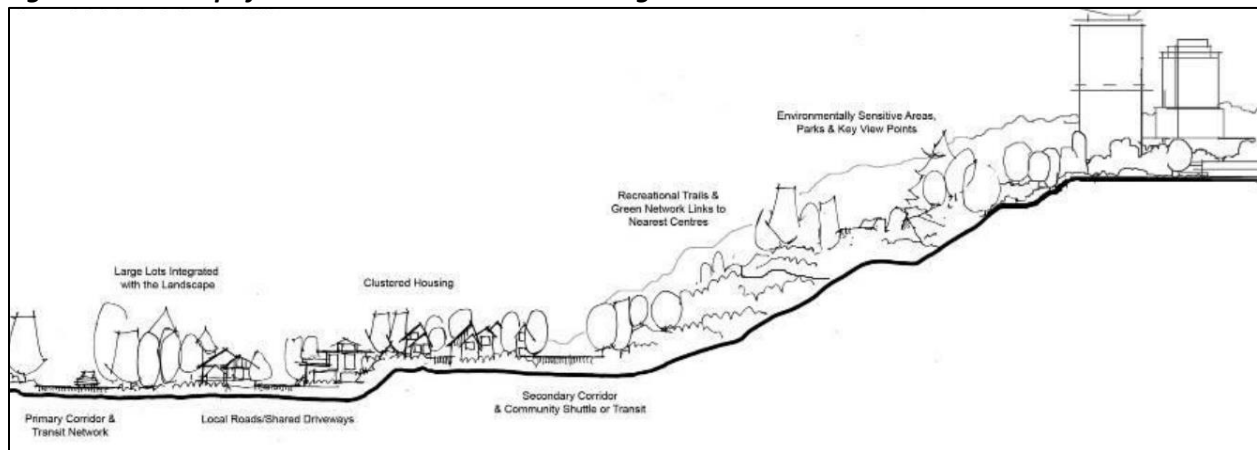
COUNCIL POLICY

Official Community Plan

The subject property is located within the *Hillside or Shoreline* OCP designation, which 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*
- *Home-based businesses, live-work housing is encouraged; Home-based accommodations (e.g. Bed & Breakfasts) are permitted.*
- *Parks, open spaces and green corridors (creeks, wildlife corridors, trails, etc.) are integrated throughout the area. Large playfields are discouraged due to grading requirements. Site and topographic responsive pocket parks, enhanced viewpoints, graded hiking and walking trails, children's play areas, including, tot lots and outdoor exercise areas are strongly encouraged on hillside areas.*
- *This area allows for Neighbourhood Centres to emerge in the form of high and medium density clustered mixed-use nodes*

Figure 2: A Concept for the Hillside or Shoreline Designation



South Langford Neighbourhood Plan

The South Langford Neighbourhood Plan (SLNP) designates this property as *Large Lot Residential*, which allows one lot per 1,000m² (4 lots per acre). As the subject property is 9,250m² (2.3 acres) in size, the applicant is proposing to further deviate from the SLNP as per the previous rezoning in order to create the 14 proposed new lots. Council previously supported higher density on this property, which allow for lots to be created with a minimum size of 550m².

As the applicant will be required to provide municipal services to the site, Council may wish to allow for 400m² lots with suites on the subject property.

COMMENTS

Development Proposal

The applicant is proposing to rezone the subject property to RS4 in order to permit the development of 14 new small lots with suites. The existing house would remain in its current location and would require setback variances as noted in the following section. The attached Appendix A illustrates the proposed layout for the RS4 lots.

Table 4: Proposal Data

	Permitted by R1 (Current Zoning)	Permitted by RS4 (Proposed Zone)
<i>Permitted Uses</i>	- One-Family Dwelling - Secondary suites within a one-family dwellings on lots $\geq 550\text{m}^2$ - Home Occupation - Group Daycare	- One-Family Dwelling - Secondary suites within a one-family dwelling on lots $\geq 400\text{m}^2$ - Home occupation - Two-Family Dwelling on lots $\geq 835\text{m}^2$
<i>Density</i>	550m ²	400m ²
<i>Lot Width</i>	9.5m (31 ft)	9.0m (30 ft)
<i>Height</i>	9.0m (30 ft)	8.5m (28 ft)
<i>Site Coverage</i>	50%	50%
<i>Front Yard Setback</i>	6.0m (20 ft)	3.0m (10 ft)
<i>Interior Side Yard Setback</i>	1.5m (5 ft)	1.2m (4 ft)
<i>Exterior Side Yard Setback</i>	4.5m (14.7 ft)	3.5m (11.5) *
<i>Rear Yard Setback</i>	6.0m (20 ft)	5.5m (18 ft) *
<i>Parking Requirement</i>	2 spaces per dwelling 1 space per secondary suite	2 spaces per dwelling 1 space to secondary suite

*** Variance Requested** (for the existing dwelling)

VARIANCES

With a new road being proposed close to the existing dwelling as well as a new lot proposed south of this dwelling, a variance would be needed for the exterior side yard setback and the rear yard setback for this property. Table 5 below outlines the requested variances.

Table 5: Variance Requests

	Required	Proposed
Exterior Side Yard Setback	3.5m (11.5 ft)	2.9m (9.5 ft)
Rear Yard Setback	5.5m (18 ft)	3.0m (10 ft)

If Council has no objection to the requested variances noted above, they may wish to direct the Director of Planning to include these variances in the Development Permit for Form and Character that will be issued for this site.

NEIGHBOURHOOD CONSULTATION

Ms. Sansom conducted a neighbourhood consultation and stated that some residents were looking forward to drainage improvements being completed, some were concerned with increased traffic, and others concerned with the need to hook up to sewer.

FRONTAGE IMPROVEMENTS

Walfred Road

The applicant will be required to provide full frontage improvements along Walfred Road in accordance with Bylaw 1000 standards. The existing treed buffer is to continue to remain undisturbed and protected through construction.

New Municipal Road

The applicant will be required to construct the new municipal road to Bylaw 1000 standards prior to subdivision approval. Where permitted by the Director of Engineering, the width of the road may be reduced if the other portion of the road can be fully constructed by a neighbouring development in the future provided the road is functional in the interim.

The eastern end of the proposed road would require to be designed to meet current lot widths, a future extension that might be a cul-de-sac, and a fire truck turn around. The plan attached as Appendix A would likely need to be amended slightly to accommodate these requirements to the satisfaction of the Director of Engineer, Approving Officer, and Fire Chief.

PARKS AND BOULEVARD

The Parks Department has not requested that any park land be provided with this development, therefore 5% cash-in-lieu of park land of the post-rezoning assessed value would be required prior to subdivision approval, as per Section 510 of the Local Government Act.

The original rezoning of the subject property required a 3.0m buffer along Walfred Road, which is to remain treed and undisturbed. The applicant has maintained this buffer accordingly, including during the site clearing that occurred under Development Permit DP10-0013.

SEWERS

A sewer main does not exist within Walfred Road fronting the subject site. The developer will be required to extend sewer to the new development in accordance with approved civil engineering drawings. Any sewer extensions or modifications within the municipal road right-of-way will be constructed by West Shore Environmental Services at the applicant's expense.

DRAINAGE AND STORMWATER MANAGEMENT

As a condition of subdivision approval, Bylaw No 1000 states that storm water must be managed through on-site detention. As a condition of rezoning, Council may wish to require the applicant to provide a storm water management plan (SWMP), prior to public hearing, from a qualified professional regarding storm water management of this site, to the satisfaction of the Director of Engineering. Improvements to downstream drainage will also be necessary and is to be included in the SWMP.

Since sewer and drainage will both need to be brought up Walfred Road to this site, the costs associated in servicing this development will be much greater than other development sites that already have these services along their frontage. These additional costs have contributed to the applicant wishing to increase the potential density, which will help disperse these servicing costs.

Legal

The original rezoning from 2008 required a covenant to be registered that outlined various development requirements that are outdated today. Council may wish to have the old covenant released and replaced with current requirements as per today's policies and bylaws.

FINANCIAL CONTRIBUTIONS**Council's Amenity Contribution Policy**

The amenity contributions that apply as per Council's Affordable Housing, Park and Amenity Contribution Policy are summarized in Table 6 below.

Table 6 – Amenity Contributions per Council Policy

Amenity Item	Per Lot Contribution	Total
<i>Affordable Housing Reserve Fund</i>	\$660	\$9,240
<i>General Amenity Reserve Fund</i>	\$3,960	\$55,440
Total		\$64,680

Table 7 – Development Cost Charges

Development Cost Charge	Per Lot Contribution	Total
<i>Roads</i>	\$6,056	\$84,784
<i>Storm Drainage</i>	\$1,878	\$26,292
<i>Park Improvement</i>	\$1,890	\$26,460
<i>Park Acquisition</i>	\$1,100	\$15,400
<i>Incremental Storage Improvement Fees</i>	\$495	\$6,930
<i>Integrated Survey Area</i>	\$35	\$490
Subtotal (DCCs to City of Langford)		\$160,356

<i>CRD Water</i>	\$2,922	\$40,908
<i>School Site Acquisition</i>	\$698	\$9,772
Total (estimated) DCCs		\$211,036

OPTIONS

Option 1

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

1. Give 1st Reading to the attached Bylaw No. 1870 to amend the zoning designation of the property located at 894 Walfred Road from One-Family Residential (R1) to Residential Small Lot 4 (RS4), subject to the following terms and conditions:
 - a) That the the applicant provides, **as a bonus for increased density**, the following contributions per new lot, prior to subdivision approval:
 - i. \$660 towards the Affordable Housing Fund; and
 - ii. \$3,960 towards the General Amenity Reserve Fund.
 - b) That the applicant provides, **prior to Public Hearing**, the following:
 - i. A storm water management plan from a qualified engineer that verifies storm water can be adequately managed on-site and downstream, to the satisfaction of the Director of Engineering.
 - c) That the applicant provides, **prior to Bylaw Adoption**, a release of the covenant that was previously registered under CA1382349, and register a new Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That a 3.0m wide road dedication along the length of the subject property adjoining Walfred Road is provided prior to subdivision approval;
 - ii. That all frontage improvements to Bylaw 1000 standards are provided to the satisfaction of the Director of Engineering prior to subdivision approval;
 - iii. That the improvements in the required storm water management plan be implemented to the satisfaction of the Director of Engineering prior to subdivision approval;
 - iv. That all tree protection measures and requirements listed in the tree retention plan prepared by Michael Barnabe, dated March 25th, 2009 be adhered to; and
 - v. That a statutory right of way for a temporary turnaround of a size and location to the satisfaction of the Director of Engineering be registered prior to subdivision approval.

2. Authorize the Director of Planning to vary the following variances in the Form and Character Development Permit:
 - i. Reduce the exterior side yard setback from 3.5m (11.5 ft) to 2.9m (9.5 ft) for the existing dwelling; and
 - ii. Reduce the rear yard setback from 5.5m (18 ft) to 3.0m (10 ft) for the existing dwelling.

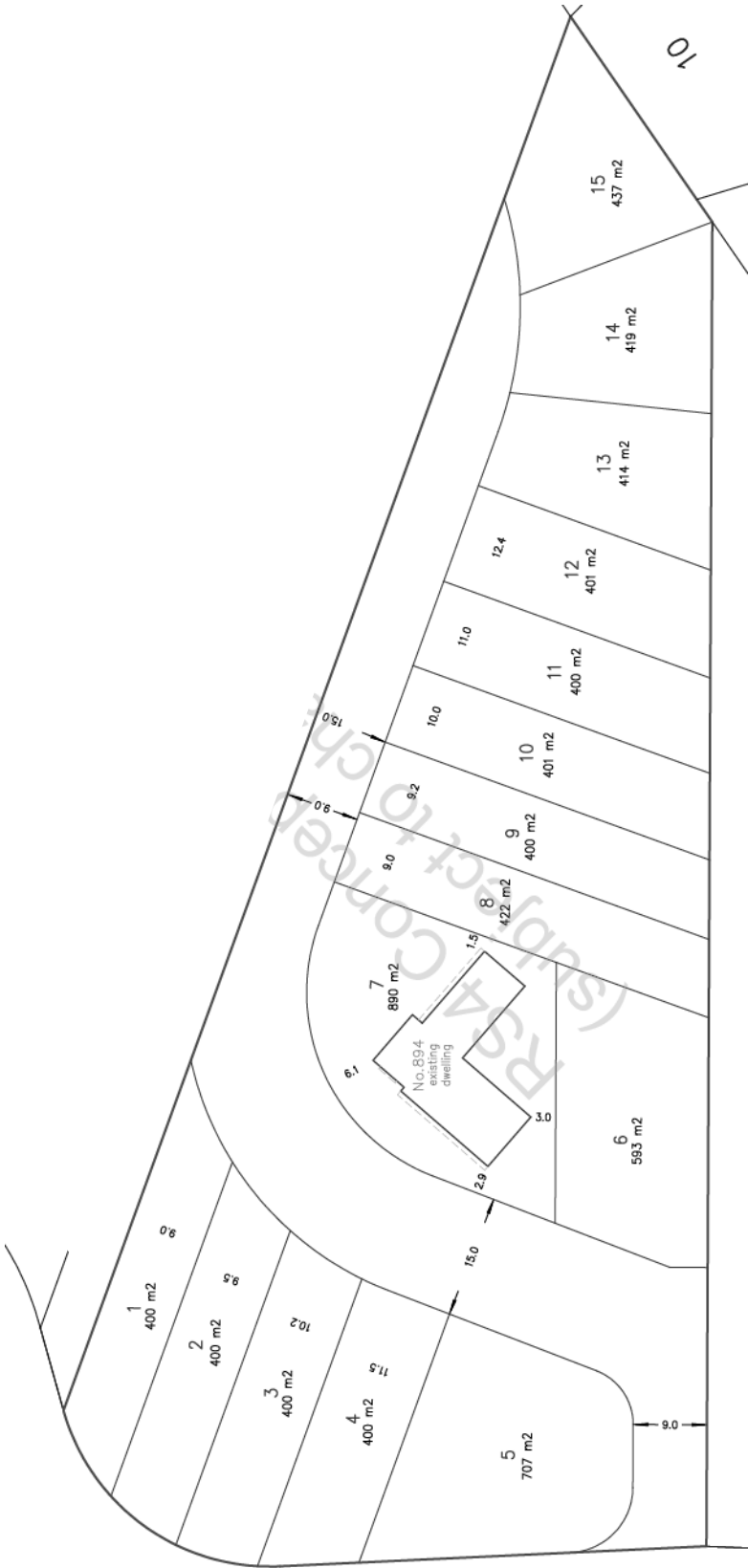
OR Option 2

3. Take no action at this time with respect to Bylaw No. 1870.

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:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

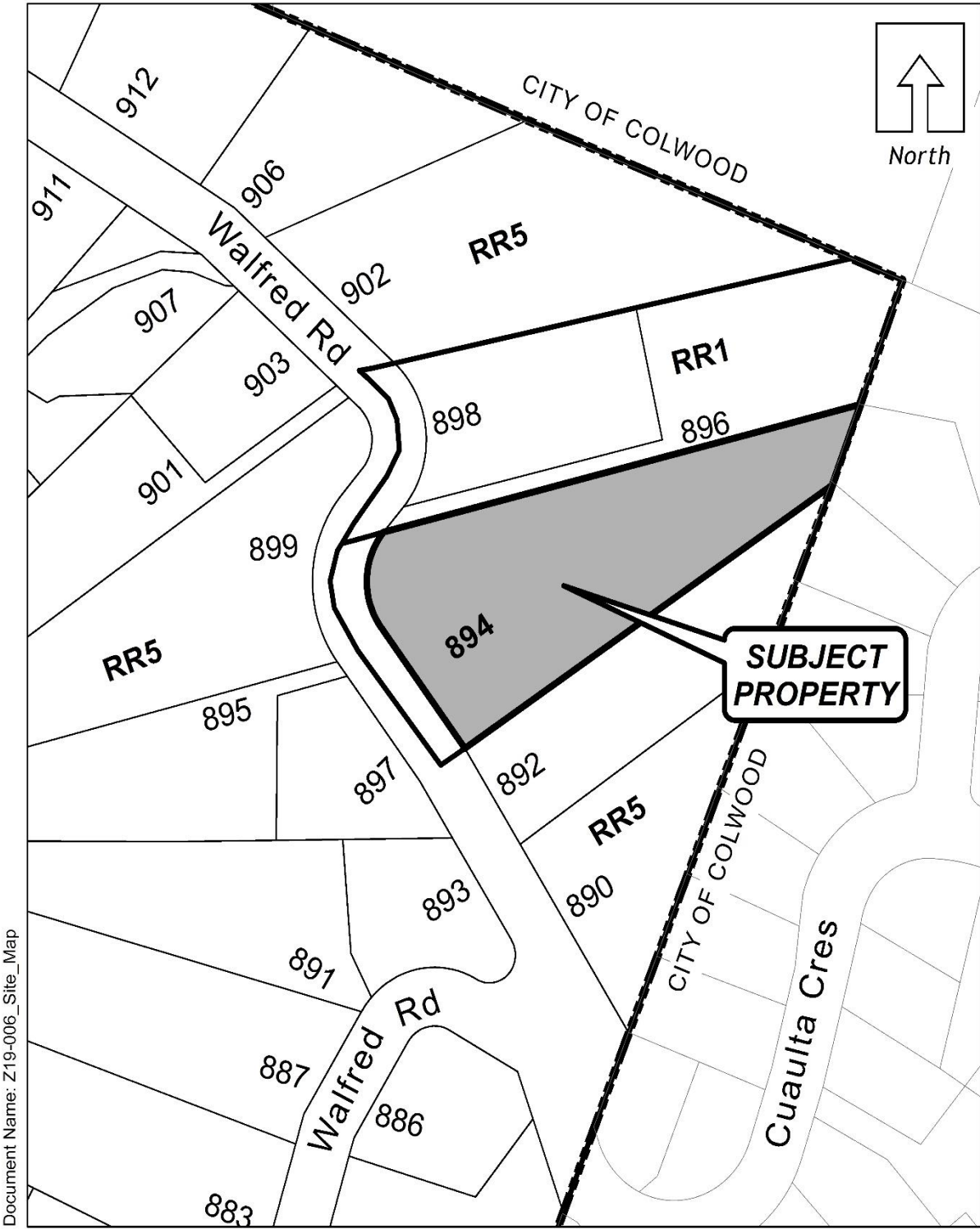
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Appendix A
SITE PLAN



Appendix B
PROPERTY MAP

REZONING BYLAW AMENDMENT
(Z19-0006)
894 Walfred Rd

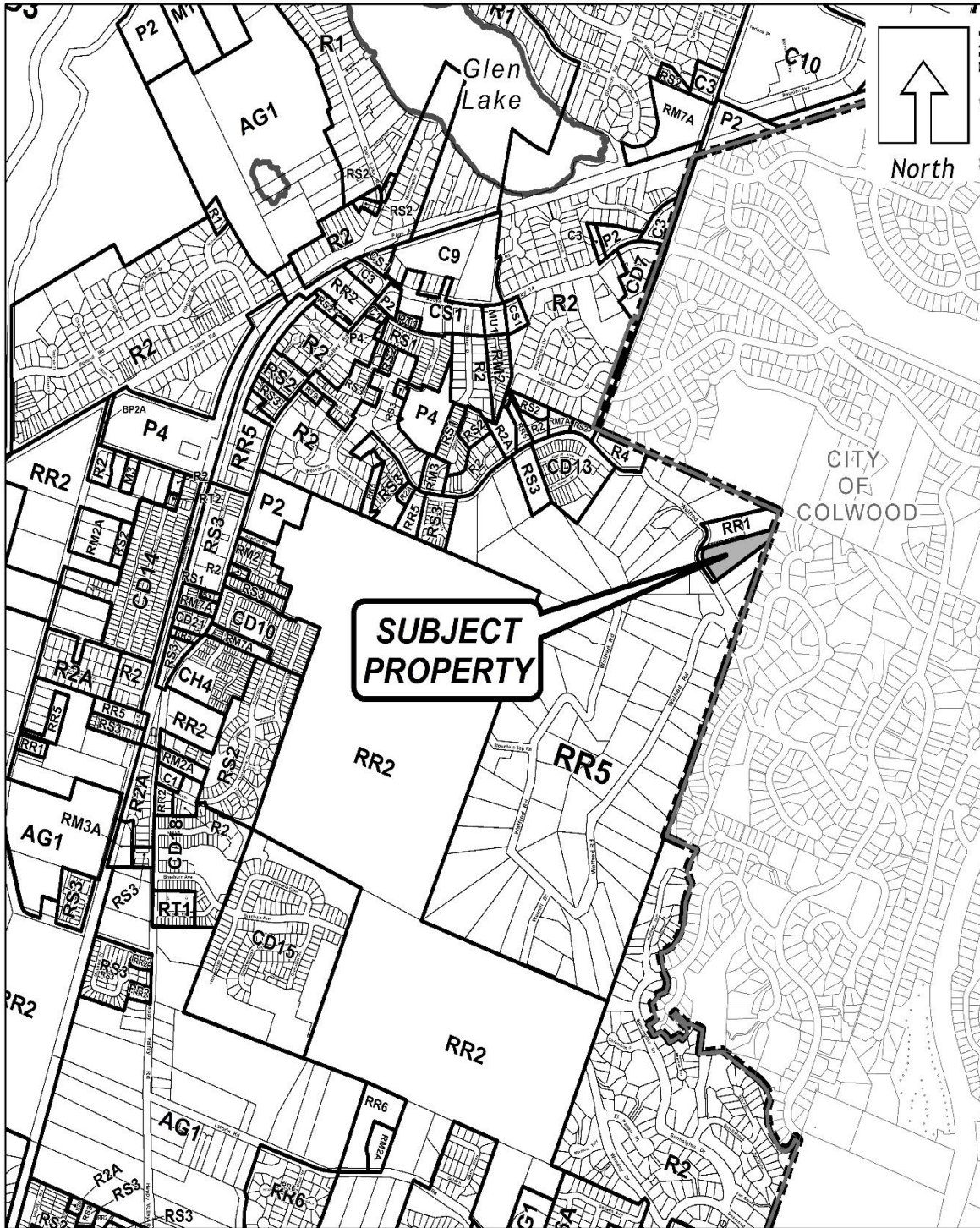


Document Name: Z19-006_Site_Map

Appendix C

LOCATION MAP

**REZONING BYLAW AMENDMENT
(Z19-0006)
894 Walfred Rd**



Scale: N.T.S.

Last Revised: 3/12/2019

CITY OF LANGFORD
MINUTES OF THE SPECIAL MEETING OF COUNCIL
Monday, November 25th, 2019 @ 5:30 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Mayor Young; Councillors: D. Blackwell, M. Sahlstrom, L. Seaton, N. Stewart, L. Szpak, and R. Wade.

ATTENDING

Chief Administrative Officer, D. Kiedyk; Director of Finance, M. Dillabaugh; Director of Planning, M. Baldwin; Director of Engineering, M. Mahovich; Director of Corporate Services, B. Hutchins; and Manager of Legislative Services, A. Proton.

1. CALL TO ORDER

Mayor Young called the meeting to order at 5:30 pm.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SAHLSTROM

That Council approve the agenda as presented.

CARRIED.

3. PUBLIC HEARINGS

- a) BYLAW NO. 1760**
"Langford Zoning Bylaw, Amendment No. 522, (804 Latoria Rd and 950 Worrall Dr), Bylaw No. 1760, 2019".

The Mayor opened the Public Hearing for Bylaw No. 1760 at 5:30 pm, and read a statement to inform those present of the public hearing procedure.

Director of Planning Matthew Baldwin advised that Adam Weir, of Langdon Weir Construction Ltd. has applied on behalf of Ridley Bros. Development Ltd. to amend the zoning of the property at 804 Latoria Road and 950 Worrall Drive from the RR2 (Rural Residential 2) Zone to the RS4, Residential Small Lot 4, Zone and to add to that zone the following uses for this property only:

- Schools
- Group Day Cares
- Townhouses, not to exceed a total of 80 units;
- Small lot single family dwellings, not to exceed a total of 30 units;

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

It was Council's resolution that the applicant provide both a technical stormwater management assessment and a traffic impact assessment with respect to subject property prior to this Public Hearing and to the satisfaction of the Director of Engineering. These have been provided.

In support of this application, the applicant has agreed to provide the following as a bonus to the City for increased density in accordance with Council Policy:

- \$6000 per one family dwelling towards the General Amenity Reserve Fund;
- \$3960 per small lot, one family dwelling towards the General Amenity Reserve Fund;
- \$3660 per townhouse unit towards the General Amenity Reserve Fund;
- \$1000 per one family dwelling towards the Affordable Housing Reserve Fund;
- \$660 per small lot, one family dwelling towards the Affordable Housing Reserve Fund;
- \$610 per townhouse unit towards the Affordable Housing Reserve Fund;

Prior to bylaw adoption, the applicant will provide a Section 219 Covenant registered in priority over all other charges on title that ensures that:

- A stormwater management plan is provided and implemented to the satisfaction of the Director of Engineering prior to development;
- A frontage drawing for Latoria Road is provided to the satisfaction of the Director of Engineering, and that any road dedication and all required frontage improvements in the Latoria Road corridor are provided prior to development and in accordance with the Latoria Road Master Plan and Bylaw 1000;
- That temporary emergency access is provided for with each phase of subdivision, and that water flow necessary to comply with Fire Underwriters Survey requirements are provided with each proposed phase of development;
- That any necessary above or underground infrastructure or servicing upgrades, extensions or other servicing requirements are provided to Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering and that costs incurred will be the sole responsibility of the applicant;
- That the applicant will construct full frontage improvements at their sole cost in accordance with Bylaw No. 1000 standards and to the satisfaction of the Director of Engineering for all internal roads;
- That the applicant will implement the recommendations of the Traffic Impact Assessment, to the satisfaction of the Director of Engineering;
- That the applicant will provide a construction parking management plan to the satisfaction of the Director of Engineering prior to issuance of any building permit;

A separate Section 219 covenant is to be registered prior to any subdivision or alteration of the land, and within this covenant the applicant will agree to provide a Development Concept Plan that secures the layout of the development, and in particular identifies the following:

- The amount and location of trail connections, dedicated open spaces and park spaces;
- The amount and location of streamside protection and enhancement areas in accordance with the Province's Riparian Areas Regulation and prepared by a Registered Professional Biologist;
- The amount and location of covenanted non-disturbance open space outside of the Stream Protection and Enhancement Area (SPEA);
- The location of the community and recreational amenities; and
- The location of the school site; as well as
- An estimate of the costs associated with constructing trails and installing park and trail infrastructure;

The applicant further agrees, by way of covenant, that there shall be no disturbance or structures within any of the areas that are designated as non-disturbance areas and that a split-rail fence or stone wall will be used to delineate these areas from development areas. In the event that any areas designated as non-disturbance areas, outside of the SPEA, are inadvertently impacted during development the applicant has agreed to remediate and replant these areas to a natural state in accordance with a planting plan prepared by a registered professional biologist. SPEA areas will be protected and monitored on site by the project biologist during construction and site preparation.

With respect to the Riparian areas on with the subject property, the applicant's proposal for dedicated open space and covenanted open space encompasses all of the SPEA area required by the Province's Riparian Areas regulation. The actual setback of buildings to the stream will be determined at a later date in the Development Permit process.

The applicant will also, by way of a covenant, agree to include 10m² of storage space, exclusive of closet space, in any single family dwelling on a lot that is less than 400m².

This proposal is consistent with the Official Community Plan Hillside or Shoreline designation, and in particular meets Policy 3.11.1 with respect to the retention of public and/or private open space in Hillside or Shoreline Areas.

Notifications and advertisements have been placed as required by the *Local Government Act*.

Table 1: Site Data

<i>Applicant</i>	Adam Weir
<i>Owner</i>	Ridley Bros. Development Ltd
<i>Civic Address</i>	804 Latoria Road and 950 Worrall Drive
<i>Legal Description</i>	Lot 4, Section 70, Metchosin District, Plan 1957, PID 005-035-511 (804 Latoria Road) Lot A, Section 71, AND Section 77, Metchosin District, Plan VIP59646, PID 018-911-790, (950 Worrall Drive)
<i>Size of Property</i>	29.642 ha

<i>DP Areas</i>	Biodiversity and Sensitive Eco System Environmental DP area Riparian Area Environmental Development Permit Area High Fire Risk Hazard Development Permit Area Steep Slopes Hazard Development Permit Area
<i>Zoning Designation</i>	RR2, Rural Residential 2, Zone
<i>OCP Designation</i>	Hillside Shoreline

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North (Various 700 Blk of Walfred Road and 900 Blk of Worrall Drive)</i>	RR5, Rural Residential 5, Zone	One Family Dwellings, Large Lot Subdivision
<i>East (1067 Braeburn – undergoing subdivision)</i>	CD15, Comprehensive Development 15 – McCormick Meadows, Zone	One Family Dwellings, Small Lot Subdivision
<i>South (1000 Blk of Golden Spire Crescent)</i>	RR6A, Rural Residential 6A, Zone	One Family Dwellings
<i>South (840 and 854 Latoria Road)</i>	RR2, Rural Residential 2, Zone	One Family Dwellings and Farm Use
<i>South (940 – 866 Latoria Road)</i>	AG1, Agriculture 1, Zone	One Family Dwellings and Farm use
<i>West (Various along Wendy Dr, Monica Terrace, Columbus Place and Sunheights Drive)</i>	R2, One and Two Family Residential, Zone	One Family Dwellings

The Mayor called a first time for presentations.

Representative for the applicant, Dale Douglas – McElhanney, Senior Project Manager – Dale Douglas gave a history of the project, back to May 2017, and described the final layout and impact on the community:

- The final layout has 266-318 homes on 73 acres, with 40% open space, an elementary school site, 2 playgrounds, and a community facility that will include childcare spaces
- This project will provide new services and utilities to the surrounding community
- The applicant will mitigate the impact on the community during and following construction, including traffic and transportation impact, and construction parking.

Representative for the applicant, Jessica Harvey – Corvidae Environmental, Professional Biologist - Jessica Harvey gave an overview of the environmental review for the site:

- All snake habitat, existing garry oak and locations of wildlife sightings are in the 40% open space
- Invasive species will be removed and the areas restored with native species
- There will be measures in place to protect the environment during work

Applicant Adam Weir – Langdon Weir Construction – Adam Weir stated that Langdon Weir is committed to building and contributing to the community, and that the final layout has 26 acres of open space, and approximately 4-5 homes per acre.

Resident on Wendy Drive – Conditionally approves of this development, if there is a covenant to protect the green space. They stated that they are a representative for Citizens of South Langford for Sustainable Development, and represent 282 citizen members of that organization. Requested that portions of the green space be preserved as parkland. Appreciates the increase in green space, but without a covenant, there is no guarantee it will be preserved.

Neighbourhood resident – Conditionally approves of this development, if there is a covenant to protect the green space. Stated that there is not enough parkland in South Langford. Requested information on how the Park, Trail and Open Space review will protect open spaces, and whether the review will affect this development.

Director of Planning Matthew Baldwin responded that the Park review will not be complete in time to affect this development.

Resident on Whimfield Terrace – Pleased that the school is going ahead, and that there will be 40% green space. Believes that developers have listened to concerns. Expressed concern that bike lanes and sidewalks on Latoria Avenue are intermittent and treacherous.

Neighbourhood resident – Conditionally approves of this development, if there is a covenant to protect the green space. Stated that a connecting road from Worrall Drive should be for fire access only.

Resident on Hockley Avenue – Is in favour of this development. Taxes are being reinvested in Langford. Construction workers are getting work here. Expressed concern that 40% green space in developments might make projects unaffordable.

Resident on Pebble Place – Supports application, and is pleased with the 40% of green space.

Resident on Ambrosia Crescent – Believes this is a great project, and that the developers have addressed community concerns. Stated that Langford needs more developments like this.

South Langford resident – Has worked as a building in Langford for 25 years. Expressed hope that the development will be approved, and that it will have a corner store.

Resident on Commander Court – Conditionally approves of this development, if there is a covenant to protect the green space. Stated that they are happy with development, and is hoping that there will be community commercial space. Happy with City services, amenities and low taxes.

Resident on Columbus Place – Conditionally approves of this development, if there is a covenant to protect the green space. Buying parkland here would be a unique opportunity and an investment. Requested more information on whether the development permit for this property would be considered before the Parks review is complete, and whether there is public input on issuance of development permits.

Director of Planning Matthew Baldwin stated that the development permit process is delegated to staff, and that the opportunity for public input on the development is at the public hearing.

Mayor Young called a second time for presentations.

Resident on Worrall Road – Requested information about how this development would affect sewer connections on Worrall Road.

Director of Engineering Michelle Mahovich stated that there is a conceptual design for sewer, with detailed design to follow rezoning, but that the development project will likely allow for residents on Worrall to access the sanitary sewer.

Shawnigan Lake resident – Has worked with developers in Langford. Stated that projects like this are great for training women in trades.

Metchosin resident – Has been on the West Shore for 15 years. Great growth, and vibrancy in Langford. Stated that Langdon Weir are good builders, and selective about their projects.

Langford resident – Has been a part of other rezoning applicants, and stated that this is a good development group and a good project. Is amazed that 40% green space was feasible, since 25-30% has been a struggle in other developments.

Resident on Gala Court – Fully supports this development. Moved to Langford in 2014, and before moving, conducted research on future development in the area. Stated that this development is more dense, affordable and green than many other projects. The school is especially needed, since current schools don't have the space to accommodate all of the south Langford students.

Saanich resident – Stated that they are a local business owner, and supports projects like these that provide work to residents.

Saanich resident – Stated that they work in Langford. Thanked Council and the developer for listening to the community and increasing the green space. Stated that Langford is a good community for families.

Resident on Deerview Place – Supports this application. Stated that there is a housing crisis, and this will reduce the pressure on prices by adding to the housing supply.

Resident on Andre Road – Supports this planned community and the planned trails. Stated that they are the manager for a local contractor, and affordable projects like this keep their employees living in the City and not having to commute.

Langford resident – Supports development.

Resident on Ronald Road – Stated that this is a win-win for Langford, and that the area needs schools.

Colwood resident – Conditionally approves of this development, if there is a covenant to protect the green space. Requested information on the balance in the parkland acquisition fund, and what the planned expenditures are from that fund for the next two years.

Director of Finance, Michael Dillabaugh – Stated that there is approximately \$2 million in the fund.

Mayor Young stated that parkland acquisition expenditures are recommended to Council by the Parks, Recreation, Beautification and Culture committee.

Resident on Goldstream Avenue – Commented that the new sound system is working well. Is part of the West Shore Developers Association, and earlier this year encouraged Langdon Weir to address the community's concerns, which the developer has now done. Stated that it is good to see a school onsite.

Colwood resident – Opposes this rezoning. Resident stated that they believe in climate change, and believe that human activity is destroying ecosystems and causing climate change. Stated that their partner owns a construction company, and understands that there must be a balance, but opposes this project.

Resident on Ashbury Avenue – Supports the development. Resident stated that they have young grandchildren, and support the school. Langford neighbourhoods need resources like schools, daycare, green spaces close by. Resident lives in a home built by Langdon Weir, and believes that they build conscientiously.

Mill Bay resident – Is a carpenter and works in Langford. Stated that they support this development, and are pro-development in this community, since it is good for business.

Resident on Jacklin Road – Strongly supports this development, and the inclusion of a school site. 40% green space is beyond what can be expected.

Resident on Goldstream Avenue – Fully supports this development as presented. The developer gave a thorough presentation. The plan is well suited for the property, and 40% green space is unprecedented. Resident encouraged Council not to spend money on purchasing parkland in the development from the parkland acquisition fund. The Official Community Plan asks for 25% open space, and this is 40%. The school site is necessary.

Resident on Latoria Road – Owns property near Latoria Rise subdivision, and has found it positive dealing with Langdon Weir. 40% green space is unprecedented. Resident challenged the West Shore Developers Association to continue including 40% green space in their developments. Supports proposal, and stated that residents are becoming unhappy with the type of development that has happened in Langford in the past. This is what they want, more undisturbed green space.

Mayor Young – Stated that the green space will be managed by the City Parks department. Pre-1992 developments didn't always dedicate parkland or build sidewalks. The City tries to be as fair as possible to all citizens when establishing new parks. Climate change and parks are on Council's agenda.

Langford resident – Walks a lot, and is amazed by how livable and affordable the community is. Lots are becoming smaller and more affordable, and people understand that acreages are no longer an affordable option. Safety for children is an important factor in development, and we need to build sidewalks and schools. Resident supports the project and hopes that development continues.

Langford resident – Supports project.

Mayor Young called a third and final time for speakers. There being none, the Mayor declared the Public Hearing for Bylaw No. 1760 closed at 6:47 p.m.

4. ADOPTION OF COUNCIL MINUTES

a) Minutes of the Regular Meeting of Council – November 18th, 2019

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR BLACKWELL

That Council approve the minutes of the Regular Meeting of Council held on November 18th, 2019.

5. PUBLIC PARTICIPATION

None.

6. REPORTS

**a) Award of Contract for Recreation, Park, Trail and Open Space Review
Request for Proposal (RFP)
- Staff Report (Parks & Recreation)**

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That Council award the contract for the Recreation, Park, Trail and Open Space Review to C+S Planning Group inclusive of the development of an updated Park DCC Bylaw and corresponding consultation, in the amount of \$76,530.00 plus GST.

CARRIED.

7. BYLAWS

**a) BYLAW NO. 1760
“Langford Zoning Bylaw, Amendment No. 522, (804 Latoria Rd and 950
Worrall Dr), Bylaw No. 1760, 2019”.
(SECOND AND THIRD READINGS)**

MOVED BY: COUNCILLOR BLACKWELL
SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1760 second and third readings.

CARRIED.

b) BYLAW NO. 1876

"City of Langford Development Procedures, Amendment Bylaw No. 20, Bylaw No. 1876, 2019".

(ADOPTION)

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1876.

CARRIED.

8. ADJOURNMENT

Mayor Young adjourned the meeting at 6:49 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Corporate Officer

**Minutes of the West Shore Parks and Recreation Society
Board of Directors Meeting
Thursday, October 10th, 2019 in the WSPR Fieldhouse**

PRESENT: Directors Joe Martignago (Chair), Kim Anema, Lorraine Hilton, Braden Hutchins (City of Langford Alternate), Robert Earl

ABSENT: N/A

STAFF PRESENT:

Sandy Clarke, Acting Administrator
Geoff Welham, Acting Manager of Recreation
Wade Davies, Manager of Operations
Grant Brown, Manager of Finance
Chantelle Bremner, Recorder

PUBLIC PRESENT:

Jonathan Huggett, *Consultant*
Al Wills, *Victoria Bowmen Association*

CALL TO ORDER

1. The Chair called the meeting to order at 3:01pm.

APPROVAL OF AGENDA

***MOVED/SECONDED BY DIRECTORS ANEMA AND HILTON THAT THE AGENDA BE APPROVED.
CARRIED***

APPROVAL OF MINUTES

2. ***MOVED/SECONDED BY DIRECTORS ANEMA AND HILTON THAT THE MINUTES OF THE REGULAR MEETING HELD SEPTEMBER 12TH, 2019 BE ADOPTED.
NO ERRORS, NO OMMISIONS
CARRIED***

PUBLIC PARTICIPATION

3. **Victoria Bowmen Association**

Al Wills highlighted the following:

- The Victoria Bowmen Association has held successful championships at WSPR over the years.
- The Victoria Bowmen Association would like WSPR to consider allowing for an archery range to be built to the right of the tennis courts. They have the resources and will help to make the range safe. All of the details pertaining to this request have been sent to staff.

MOVED/SECONDED BY DIRECTORS ANEMA AND HUTCHINS THAT STAFF PRESENT A REPORT INCLUDING ALL OF THE DETAILS OF THE ARCHERY RANGE REQUEST AT ONE OF THE NEXT BOARD MEETINGS.
CARRIED

CHAIR'S REMARKS

4. N/A

STANDING COMMITTEES

5. Finance Committee

Chair of the Finance Committee, Director Kim Anema highlighted the following:

The Finance Committee is currently reviewing the draft 2020 budget. A discussion took place around early approval of 2020 capital funding for the indoor turf and sports floor. This allows the product to be ordered and installation and payment will occur in 2020.

MOVED/SECONDED BY DIRECTORS ANEMA AND HILTON TO APPROVE A BUDGET OF UP TO \$300,000 TOWARDS THE INSTALLATION OF THE SPORT COURT.
CARRIED

OLD BUSINESS

6. a) RFP Update

1) Appointment of Fairness Reviewer

Acting Administrator, Sandy Clarke highlighted the following:

- An RFP went out to both parties that participated in the RFEI.
- There was an on-site visit with both parties in preparation of the upcoming collaboration meetings.

Jonathan Huggett commented on the following:

- The RFP has been reviewed by proponents and a few addendums will be distributed to both parties. Keith Hennessy has expressed interest in the Fairness Reviewer position and is an excellent choice. Previously, he drafted the RFP for the Save-On-Foods Arena.

Acting Administrator, Sandy Clarke commented on the following:

- CFO of Colwood, Christopher Paine put Keith's name forward for consideration to the board. The fees align with what the board approved as an expenditure.

MOVED/SECONDED BY DIRECTORS EARL AND HUTCHINS TO APPOINT KEITH HENNESSY AS THE FAIRNESS REVIEWER.
CARRIED

2) Evaluation Team Appointments

Acting Administrator, Sandy Clarke commented on the following:

- CFO of Colwood, Christopher Paine is confirming these appointments. The previous evaluation committee will continue as the evaluation team for the RFP. The team members include Jonathan Huggett/Braden Hutchins/Kim Anema/Sandy Clarke/Christopher Paine/Lori Cyr

Consultant, Jonathan Huggett commented on the following:

- Input from others outside of the mentioned team members will be included as needed. These are external advisors and will be resource experts used as required.

MOVED/SECONDED BY DIRECTORS EARL AND HILTON THAT THE EVALUATION TEAM WILL INCLUDE JONATHAN HUGGETT, BRADEN HUTCHINS, KIM ANEMA, SANDY CLARKE, CHRISTOPHER PAINE, AND LORI CYR.

CARRIED

NEW BUSINESS

7. a) Pottery Studio Relocation Staff Report

Acting Manager of Recreation, Geoff Welham highlighted the following:

- WSPR staff would like to relocate the pottery studio from the Q Centre to the Centennial Centre for Arts Culture and Community (CC) after the outcome of the Q Centre RFP is determined.
 - The Pottery Studio has grown over the last 5 years and a number of factors have created challenges with the location of the studio at the Q Centre. These include:
 - Limited capacity for program growth.
 - Inability to add more amenities such as wheels and storage because of space restrictions.
 - Volunteer burnout as they are overseeing 40+ hours weekly of drop-in programs.
 - Noise, parking, and odour issues from the space being located beside dressing rooms.
 - In 2017, WSPR staff rebranded Centennial Centre as Centennial Centre for Arts Culture and Community.
 - WSPR has a lease agreement for CC and this expires in December 2022. The City of Langford has offered to extend this lease for 5 years, with the option of a further 5 years after that.
 - The relocation would further strengthen the arts and culture program delivery. The positive impacts include:
 - Greater staff support for drop-in programs including supervision of volunteers, addressing cleanliness issues and communication with clients.
 - Revitalize and substantially increase usage of current spaces at CC, and further enhance pottery/arts programs.
 - The relocation of the Pottery Studio to CC will in turn create a new programmable or community use space within the Q Centre which will generate new revenue. Possible usage examples include: office rental space, fitness/workout space, youth centre or childcare programming space.
 - The estimated cost to move the Pottery Studio is \$60,000. The move to CC would increase the net revenue potential by \$8,000 after year 1 and \$12,000 after year 2. The rental of the Pottery Studio space in the Q Centre would also generate new revenue of approximately \$7,500 per year.

There was discussion among the board and it was decided that the pottery studio would be relocated to CC regardless of the outcome of the Q Centre RFP.

***MOVED/SECONDED BY DIRECTORS ANEMA AND HILTON THAT THE POTTERY STUDIO BE RELOCATED FROM THE Q CENTRE TO CENTENNIAL CENTRE FOR ARTS AND CULTURE AND COMMUNITY.
CARRIED***

FOR INFORMATION

8. a) Administrator's Report

Sandy Clarke, Acting Administrator highlighted the following:

There is a Province-Wide Shake Out Earthquake drill on October 17th at 10:17am. The focus will be on helping people with disabilities and children during an evacuation. An ammonia response drill will also be conducted, as an earthquake may cause damage to the plant.

The Health and Safety Committee attended a full day of training for workplace inspections and accident investigations on September 27th. This will strengthen the committee's work in these areas. All WSPR staff participating in the annual review of the Bullying and Harassment Policy. The review is being conducted through survey gizmo to make the training more accessible and improve tracking.

WSPR is nominated in multiple categories in the Best of the West Shore Award and has been voted into the top 3 for the category of BEST PLACE FOR FITNESS in the WestShore! Winners will be announced at the celebratory banquet at Olympic View Golf Club on Thursday October 24th 2019.

In September, The Juan De Fuca Arena Improvement Project received official approval for the Investing in Canada Infrastructure Program – Community, Culture and Recreation. The grant will contribute \$1,298,217, with the remaining 35% of the project funding coming from WSPR capital reserve. This project involves replacement of the JDF arena floor, new dasher boards, spectator seats, and dressing room upgrades. Anticipated completion is in the spring of 2021.

Early September was extremely busy at the Q Centre as WSPR hosted the Senior Men's Lacrosse Mann Cup. The championship is a best-of-seven, East vs West series and saw the Shamrocks playing the Peterborough Lakers. The series concluded after 5 games and created tremendous energy and excitement in the facility. Ticket scans showed 10,803 spectators attended the 5 games.

The Q Centre hosted several other large events in September. The School District 62 Teachers conference was held on Monday September 23rd and brought over 1500 teachers to our site. 2 large SD62 cross country events also took place on our grounds at the end of September/early October. On Saturday October 5th, 2019 at 7 pm the Q Centre will host an alumni hockey game for charity. The Greater Victoria Firefighters face off against the Boston Bruins Alumni, led by NHL Legend Ray Bourque. 100% of funds raised at this family-friendly event will go towards the purchase of a second stage recovery house. Game day fun will include chuck-a-puck, 50/50 draws and a silent auction. The **Victoria Grizzlies** will assist with game day festivities, and local celebrity announcer **Cliff Lequesne** will be co-announcing with **Boston Bruins announcer John Horrigan**.

Maintenance has had several senior staff retire in the last few months, creating new opportunities for current staff. The Maintenance department was also reorganized to reflect our current staffing needs.

This summer, Parks staff observed an increase in camping and issues related to drug use on our property. RCMP were called several times to assist with incidents. We continue to see RV camping

increasing in facility parking lots. While staff encourage these individuals to move out of the parking lots, there is a lack of enforcement available.

There has been a staffing change in the Fitness & Aquatics Department with our Fitness Programmer leaving after 10 years to take on a new role with the District of Saanich. We are very fortunate to have hired Krista Enderud for the position, who has a strong background in Fitness Programming with several other municipalities in Greater Victoria. Krista began on October 1st, 2019.

Swimming lesson registration for fall is very strong with significant waitlists due to the upcoming 6 week pool closure in November/December. Many families are also returning to our lesson program from other facilities. 107 additional classes were added to the fall schedule to accommodate the waitlists, which resulted in 380 additional participants registering in lessons.

Planning continues for the Indoor Sports Floor. Staff are updating the allocation policy and fees and charges rates to ensure both are in place for January 2020. The required facility upgrades are complete, including support beam padding, boarding windows, lighting fixture cages and floor levelling. The space currently hosts 16 hours weekly of drop in pickleball; weekly Friday evening Roller Skating drop in; and rentals from lacrosse and fastball user groups as well dryland practice for the JDF Figure Skating Club.

FOR INFORMATION ONLY

IN CAMERA

9. ***MOVED/SECONDED BY DIRECTORS EARL AND HUTCHINS THAT THE MEETING MOVE IN CAMERA. CARRIED***

Chair, Joe Martignago asked members of the public, and staff other than the Administrator and Recorder to leave for the duration of the in camera session.

ADJOURNMENT

10. ***MOVED/SECONDED BY DIRECTORS HILTON AND EARL THAT THE MEETING BE ADJOURNED AT 5:30PM. CARRIED***

CITY OF LANGFORD

MINUTES OF THE PROTECTIVE SERVICES COMMITTEE

Tuesday, November 26th, 2019 @ 5:00 pm

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Councillor: L. Szpak (Chair), L. Seaton (Vice-Chair), Members T. Cox, D. Darche, H. Frederiksen, and T. Stevens.

ATTENDING

Director of Corporate Services, B. Hutchins; Fire Chief, C. Aubrey; Senior Bylaw Enforcement Officer, P. Lambert; and West Shore RCMP Staff Sergeant, R. Sandhu, and the Program Director for the Pacific Centre for Family Services.

ABSENT

Members: M. Wignall and D. Wilson.

1. CALL TO ORDER

The Chair called the meeting to order at 5:02 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: H. FREDERIKSEN

SECONDED: T. COX

That the Protective Services Committee approve the agenda with item 3) Update on the Westshore AVI health Centre moved to after item 6b), and renumbered accordingly.

CARRIED.

3. ADOPTION OF THE MINUTES

a) Minutes of the Protective Services Committee Meeting – May 28th, 2019

MOVED BY: T. COX

SECONDED: H. FREDERIKSEN

That the Minutes of the Protective Services Committee meeting held on May 28th, 2019 be adopted as presented.

CARRIED.

4. CORRESPONDENCE

- a) Pacific Centre Family Services Association and Our Place Society**
RE: Coldest Night of the Year on Saturday, February 22, 2020

MOVED BY: H. FREDERIKSEN
SECONDED: T. COX

That the Protective Services Committee receive the letter from the Pacifica Centre Family Services and Our Place Society regarding sponsorship for the Coldest Night of the Year event on Saturday, February 22, 2020 and refer the correspondence to Council for consideration.

CARRIED.

5. REPORTS

- a) West Shore RCMP Biannual Report**
- Staff Report (West Shore RCMP)

MOVED BY: T. COX
SECONDED: H. FREDERIKSEN

That the Protective Services Committee receive the Biannual Report from the West Shore RCMP Detachment.

CARRIED.

- b) Departmental Update**
- Staff Report (Administration)

MOVED BY: T. COX
SECONDED: H. FREDERIKSEN

That the Protective Services Committee receive the joint departmental update from the Building, Bylaw and Fire departments.

CARRIED.

- c) Hermione Jefferis, Manager of Community Health; and Randal Mason,**
Medical Director, AVI Health Centre
Re: Update on the Westshore AVI Health Centre

MOVED BY: T. STEVENS
SECONDED: H. FREDERIKSEN

That the Protective Services Committee receive the presentation from the Westshore AVI Health Centre.

CARRIED.

6. ADJOURNMENT

The Chair adjourned the meeting at 6:14 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)



westshore.rcmp.gc.ca

**WEST SHORE RCMP
BIANNUAL REPORT
January-June 2019**

WEST SHORE RCMP BIENNIAL REPORT



The biannual reporting period is from January 1st 2019 to June 30th 2019. The intent of this correspondence is to provide a brief overview of policing operations as they pertain to the West Shore RCMP Detachment.

CRIME STATISTICS

Within the following statistics¹ we look for “trends.” This is significant as it relates to crime reduction initiatives designed to target prolific offenders and assists detachment personnel in identifying crime issues and focusing its resources. We continue to analyze and evaluate problem areas and individuals in an effort to target them for crime reduction initiatives. All members at the detachment including general duty, plain clothes and specialty teams contribute to this effort.

TOTAL FILE COUNT

The following table represents the total² file count for West Shore for January 1 – June 30, 2018 & 2019 with % change and graph depicting increases/decreases from January 1, 2015 through June 30, 2019. The blue points represent a full year of data; the red points represent January 1 through June 30, 2019.

West Shore Detachment	West Shore			
	Jan 1 - Jun 30, 2018	Jan 1 - Jun 30, 2019	% Change	2015 - 2019*
Crimes Against Persons	1039	872	-16%	
Offences Against Property	1920	1642	-14%	
Other Criminal Code Violations	815	1765	117%	
Controlled Drug & Substances Violations	224	159	-29%	
Other Federal Statute Violations	74	87	18%	
Provincial Statistics Codes	987	1211	23%	
RCMP Statistics Codes	5837	7348	26%	
Traffic Violations (Provincial)	543	315	-42%	
Total	10306	12216	19%	
* Jan 1 - June 30, 2019				

West Shore RCMP jurisdiction had a 19% increase (+1910 files) in calls for service in the first six months of 2019 compared to the same 2018 period. RCMP statistics related codes³ represented the highest incidence of calls followed by Other Criminal Code Violations⁴ and Offences Against Property. Other Criminal Code Violations has been trending upwards since 2015 & is higher in the first 6 months of 2019 compared to all 2015

¹ The West Shore RCMP Biannual Report provides an overview of various statistics & policing in West Shore & is not comprehensive. The statistics presented in this report were retrieved from RCMP E Division Business Intelligence and the British Columbia Police Records Information Environment (PRIME) & are accurate on the retrieval date. All data is preliminary and is subject to change based on investigational factors and data quality processes. In cases of discrepancy with previous/subsequent data, the most current data will take precedence. Data collection utilized “most serious offence” scoring consistent with Statistics Canada and the British Columbia Ministry of Justice (Police Services Division (PSD)) data collection practices. Collision data is not complete as it only includes files where police attended and not all collisions reported to the Insurance Corporation of British Columbia (ICBC).

² Total figures represent all calls for service.

³ RCMP Statistics Codes include, but are not limited to, bylaws, traffic (collisions, driving complaints, 215's/IRP's, etc.), warrants, missing persons, animal calls, false alarms, suspicious occurrences, etc.

⁴ Other Criminal Code Violations include, but are not limited to, weapons related offences (e.g. possession, trafficking), breaches, causing a disturbance, trespass at night, obstruction, being unlawfully at large, etc.

WEST SHORE RCMP BIENNIAL REPORT



– 2018 figures. There were three (3) fatal collisions in West Shore in 2019 (all three occurred in the winter months and two occurred along the Trans Canada Hwy.)

CITY OF LANGFORD

West Shore Detachment	City of Langford			
	Jan 1 - Jun 30, 2018	Jan 1 - Jun 30, 2019	% Change	2015 - 2019*
Crimes Against Persons	566	506	-11%	
Offences Against Property	1053	965	-8%	
Other Criminal Code Violations	473	1154	144%	
Controlled Drug & Substances Violations	131	96	-27%	
Other Federal Statute Violations	44	42	-5%	
Provincial Statistics Codes	521	665	28%	
RCMP Statistics Codes	3242	4213	30%	
Traffic Violations (Provincial)	294	168	-43%	
Total	5647	7046	25%	
* Jan 1 - June 30, 2019				

The City of Langford had a 25% increase (+1399 files) in calls for service in the first six months of 2019 compared to the same 2018 period.

CITY OF COLWOOD

West Shore Detachment	City of Colwood			
	Jan 1 - Jun 30, 2018	Jan 1 - Jun 30, 2019	% Change	2015 - 2019*
Crimes Against Persons	195	175	-10%	
Offences Against Property	326	262	-20%	
Other Criminal Code Violations	132	238	80%	
Controlled Drug & Substances Violations	48	37	-23%	
Other Federal Statute Violations	15	28	87%	
Provincial Statistics Codes	194	230	19%	
RCMP Statistics Codes	1004	1367	36%	
Traffic Violations (Provincial)	96	58	-40%	
Total	1792	2174	21%	
* Jan 1 - June 30, 2019				

The City of Colwood had a 21% increase (+382 files) in calls for service in the first six months of 2019 compared to the same 2018 period.

WEST SHORE RCMP BIENNIAL REPORT



TOWN OF VIEW ROYAL

West Shore Detachment	Town of View Royal			
	Jan 1 - Jun 30, 2018	Jan 1 - Jun 30, 2019	% Change	2015 - 2019*
Crimes Against Persons	145	99	-32%	
Offences Against Property	338	298	-12%	
Other Criminal Code Violations	119	245	106%	
Controlled Drug & Substances Violations	33	4	-88%	
Other Federal Statute Violations	9	9	0%	
Provincial Statistics Codes	146	159	9%	
RCMP Statistics Codes	871	1055	21%	
Traffic Violations (Provincial)	91	61	-33%	
Total	1609	1802	12%	
* Jan 1 - June 30, 2019				

The Town of View Royal had a 12% increase (+193 files) in calls for service in the first six months of 2019 compared to the same 2018 period.

DISTRICT OF METCHOSIN

West Shore Detachment	District of Metchosin			
	Jan 1 - Jun 30, 2018	Jan 1 - Jun 30, 2019	% Change	2015 - 2019*
Crimes Against Persons	36	33	-8%	
Offences Against Property	87	37	-57%	
Other Criminal Code Violations	34	35	3%	
Controlled Drug & Substances Violations	5	9	80%	
Other Federal Statute Violations	3	3	0%	
Provincial Statistics Codes	49	44	-10%	
RCMP Statistics Codes	351	331	-6%	
Traffic Violations (Provincial)	28	18	-36%	
Total	550	467	-15%	
* Jan 1 - June 30, 2019				

The District of Metchosin had a 15% decrease (-83 files) in calls for service in the first six months of 2019 compared to the same 2018 period.

WEST SHORE RCMP BIENNIAL REPORT



DISTRICT OF HIGHLANDS

West Shore Detachment	District of Highlands			
	Jan 1 - Jun 30, 2018	Jan 1 - Jun 30, 2019	% Change	2015 - 2019*
Crimes Against Persons	24	8	-67%	
Offences Against Property	40	19	-53%	
Other Criminal Code Violations	11	5	-55%	
Controlled Drug & Substances Violations	4	2	-50%	
Other Federal Statute Violations	1	1	0%	
Provincial Statistics Codes	22	9	-59%	
RCMP Statistics Codes	133	118	-11%	
Traffic Violations (Provincial)	12	2	-83%	
Total	220	156	-29%	
* Jan 1 - June 30, 2019				

The District of Highlands had a 29% decrease (-64 files) in calls for service in the first six months of 2019 compared to the same 2018 period.

SONGHEES NATION

West Shore Detachment	Songhees Nation			
	Jan 1 - Jun 30, 2018	Jan 1 - Jun 30, 2019	% Change	2015 - 2019*
Crimes Against Persons	42	34	-19%	
Offences Against Property	55	34	-38%	
Other Criminal Code Violations	32	63	97%	
Controlled Drug & Substances Violations	3	1	-67%	
Other Federal Statute Violations	2	2	0%	
Provincial Statistics Codes	46	80	74%	
RCMP Statistics Codes	130	124	-5%	
Traffic Violations (Provincial)	10	5	-50%	
Total	269	304	13%	
* Jan 1 - June 30, 2019				

Songhees Nation had a 13% increase (+35 files) in calls for service in the first six months of 2019 compared to the same 2018 period.

WEST SHORE RCMP BIENNIAL REPORT



ESQUIMALT NATION

West Shore Detachment	Esquimalt Nation			
	Jan 1 - Jun 30, 2018	Jan 1 - Jun 30, 2019	% Change	2015 - 2019*
Crimes Against Persons	16	10	-38%	
Offences Against Property	8	10	25%	
Other Criminal Code Violations	8	6	-25%	
Controlled Drug & Substances Violations	0	0	0%	
Other Federal Statute Violations	0	1	100%	
Provincial Statistics Codes	4	9	125%	
RCMP Statistics Codes	23	38	65%	
Traffic Violations (Provincial)	0	0	0%	
Total	51	64	25%	
* Jan 1 - June 30, 2019				

Esquimalt Nation had a 25% increase (+13 files) in calls for service in the first six months of 2019 compared to the same 2018 period.

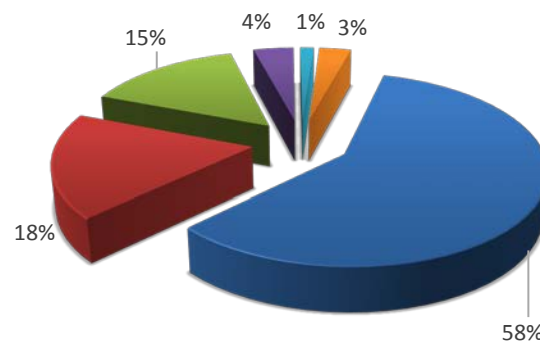


PERCENTAGE OF CALLS BY MUNICIPALITY

% of Total Calls for Service per Municipality for 2018 and 2019

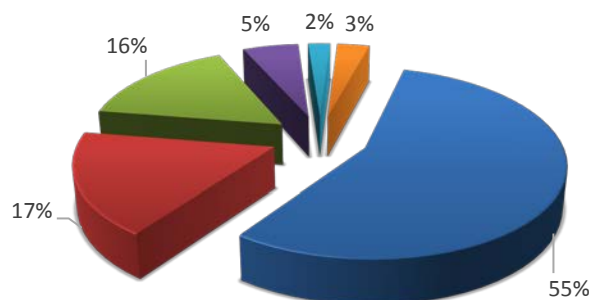
Calls for Service	Jan 1 - June 30			
Municipality	2018	%	2019	%
Langford	5647	55%	7046	58%
Colwood	1792	17%	2174	18%
View Royal	1609	16%	1802	15%
Metchosin	550	5%	467	4%
Highlands	220	2%	156	1%
First Nations	320	3%	368	3%
West Shore Total	10306		12216	

% of Total Calls For Service per Municipality-
Jan 1 - June 30, 2019



■ Langford ■ Colwood ■ View Royal ■ Metchosin ■ Highlands ■ First Nations

% of Total Calls For Service per Municipality-
Jan 1 - June 30, 2018



■ Langford ■ Colwood ■ View Royal ■ Metchosin ■ Highlands ■ First Nations

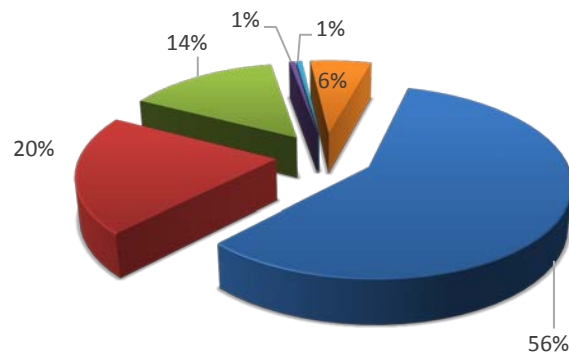


STREET CHECKS BY MUNICIPALITY

% of Street Checks per Municipality for 2018 and 2019

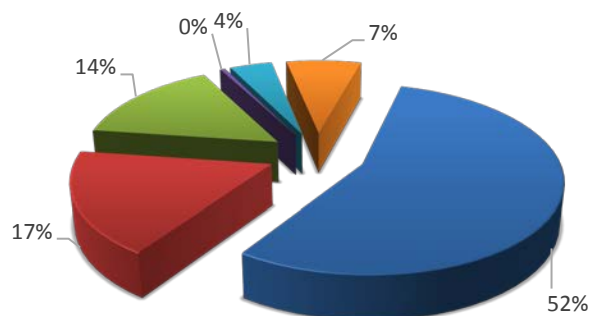
Street Checks	Jan 1 - June 30			
Municipality	2018	%	2019	%
Langford	121	52%	108	56%
Colwood	39	17%	38	20%
View Royal	33	14%	27	14%
Metchosin	1	0%	1	1%
Highlands	9	4%	1	1%
First Nations	16	7%	11	6%
West Shore Total	231		193	

% of Street Checks per Municipality-
Jan 1 - June 30, 2019



■ Langford ■ Colwood ■ View Royal ■ Metchosin ■ Highlands ■ First Nations

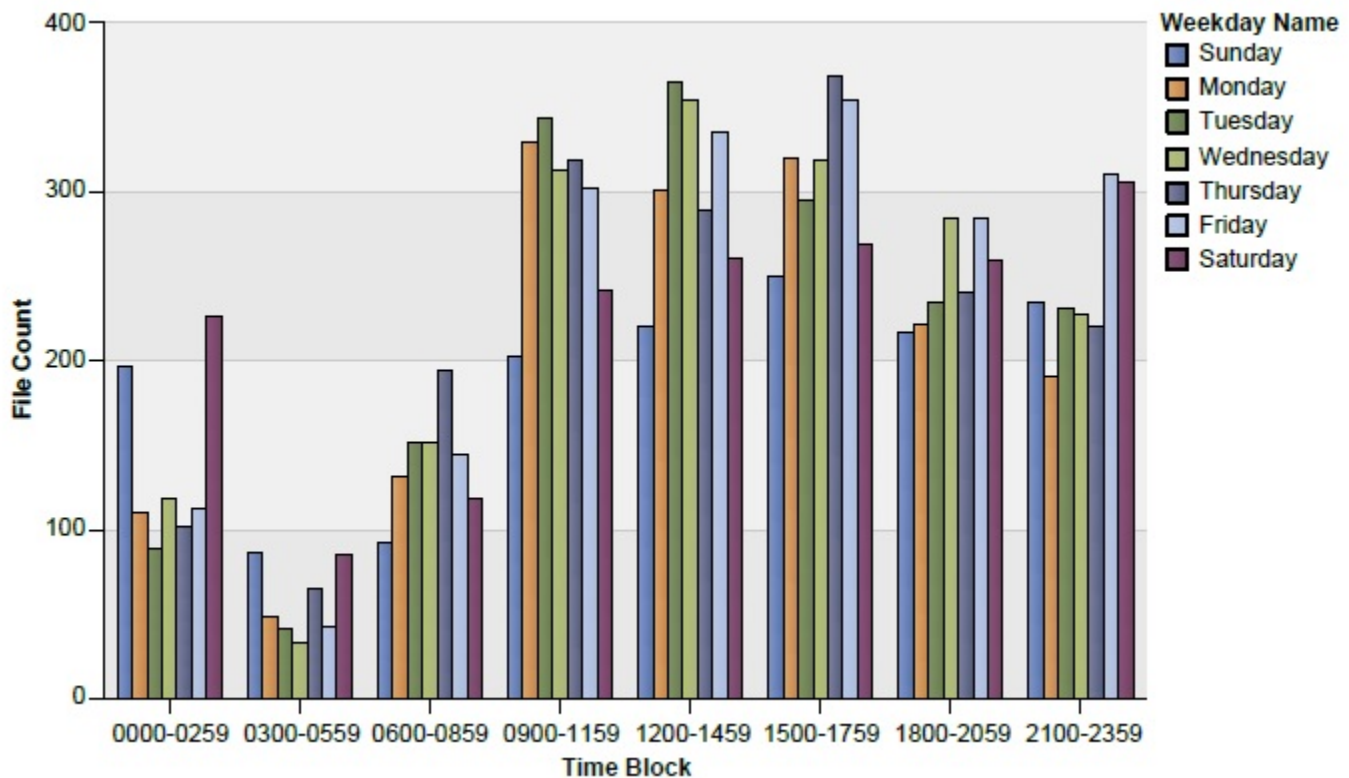
% of Street Checks per Municipality-
Jan 1 - June 30, 2018



■ Langford ■ Colwood ■ View Royal ■ Metchosin ■ Highlands ■ First Nations



CALLS FOR SERVICE BY TIME BLOCK



Source: RCMP E Division Business Intelligence West Shore RCMP - January 1, 2019 to June 30, 2019

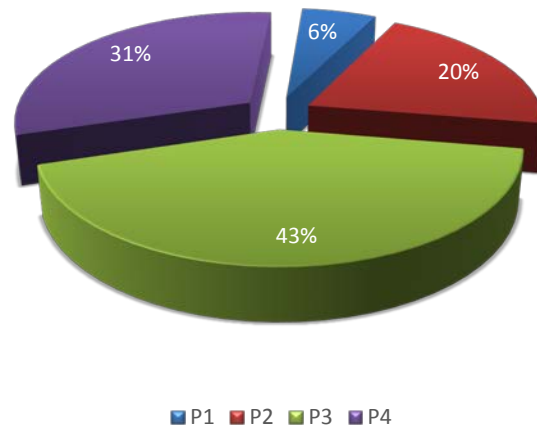
West Shore detachment schedules members on a “peak period” policing model based on the time day and urgency that calls for service are distributed. Through examination of the distribution of calls and GD SAC data the “peak period” for calls for service is between 0900-1800 hours with some variance by day of the week.

In January 2019, West Shore created an “E” watch general duty unit consisting of five Constables. “E” watch shifts are scheduled during peak periods throughout the week. An additional Corporal supervisor and Constable are working with “E” watch for the summer months. The general duty Watch Commander and Operations NCO directs all general duty resources including “E” watch based on priority. The additional “E” watch resources ensures West Shore RCMP has members available to respond to multiple priority calls during times of high call volume.



PRIORITY CALLS ATTENDED

Priority Calls Attended - Jan 1 to June 30, 2019



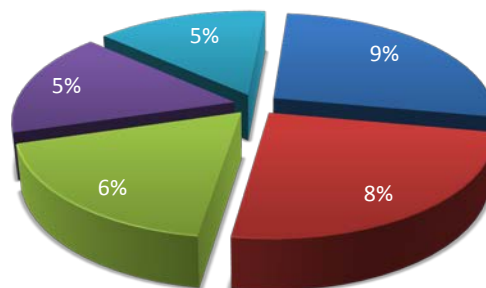
PRIORITY DEFINITION

- P1 - Priority 1 – Requires urgent attention; potentially life threatening.
- P2 - Priority 2 – Requires immediate attention; serious, may not be life threatening.
- P3 - Priority 3 – Routine attention; no current threat to life or property.
- P4 - Priority 4 – Event must be documented; may or may not require police attendance.

The top three calls requiring a Priority 1 response included “Suicidal Person” (34%), “Domestic in Progress” (28%) and “Motor Vehicle Incident with Injury” (11%). The top three calls requiring a Priority 2 response were “Abandoned 911” (23%), “Assist Police/Fire/Ambulance” (19%) and “Impaired” (13%).

TOP 5 CALLS FOR SERVICE

Top 5 Calls For Service
Jan 1 - June 30, 2019



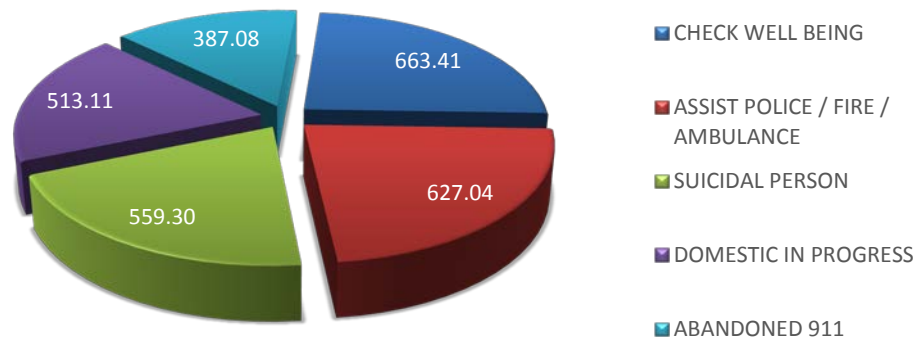
■ BREACH ■ TRAFFIC INCIDENT ■ ASSIST POLICE / FIRE / AMBULANCE ■ ABANDONED 911 ■ PROPERTY

Breaches represented the highest incidence of calls (9%) in the first 6 months of 2019 followed by Traffic Incidents (8%) and Assist Police/Fire/Ambulance (6%). Abandoned 911 & Property related calls tied at 5%.



TOP 5 TIME CONSUMING CALLS

Top 5 Time Consuming Calls (Hours)
Jan 1 - June 30, 2019

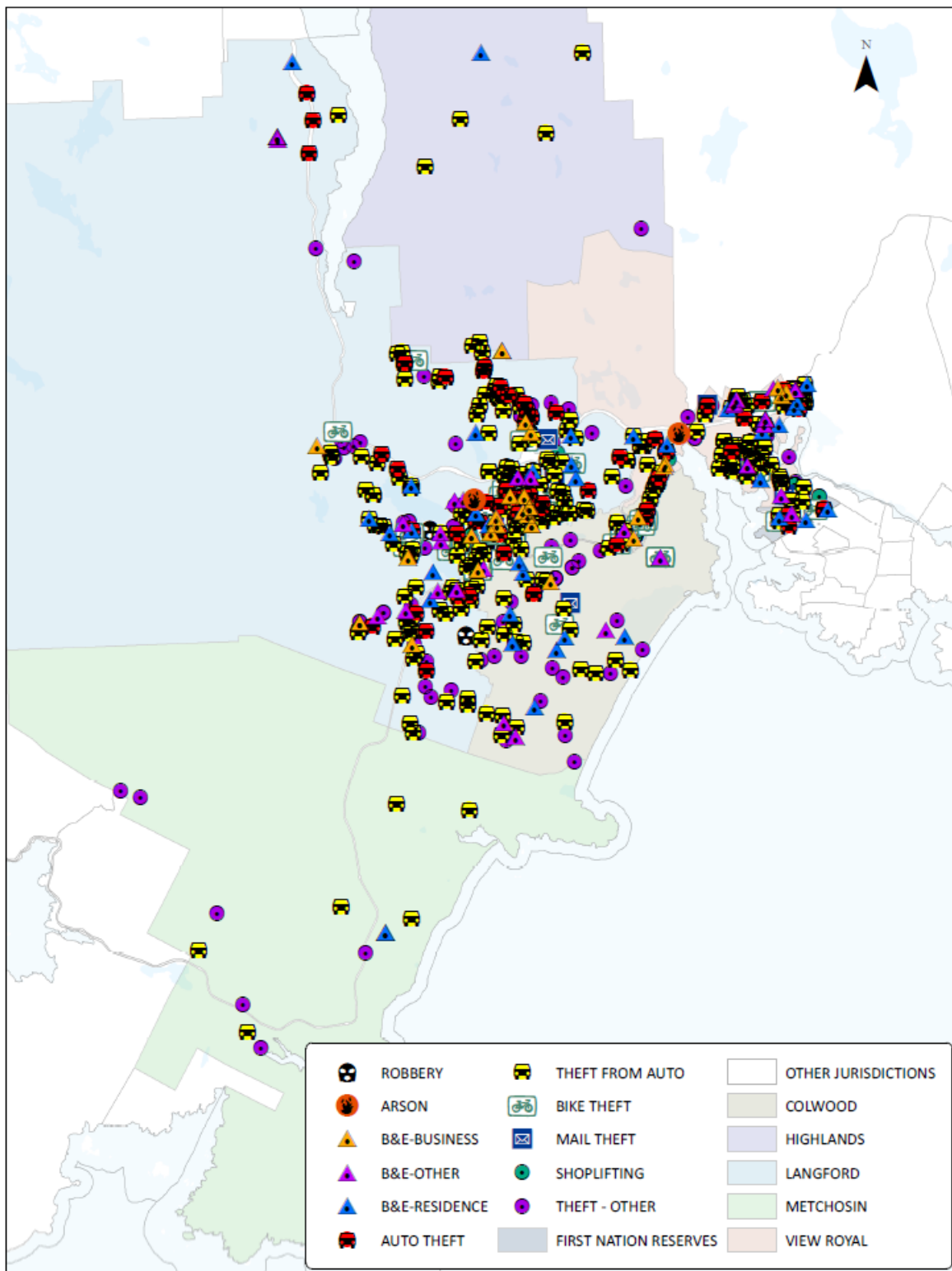


Check Well Being is the most time consuming call type with 663+ hours spent attending to these types of calls in the first six months of 2019. Assist Police / Fire/Ambulance calls were the second most time consuming call type (627+ hours) followed by Suicidal Persons (559.30 hours), Domestic in Progress (513+ hours) and Abandoned 911 calls (387.08 hours).

WEST SHORE RCMP BIENNIAL REPORT



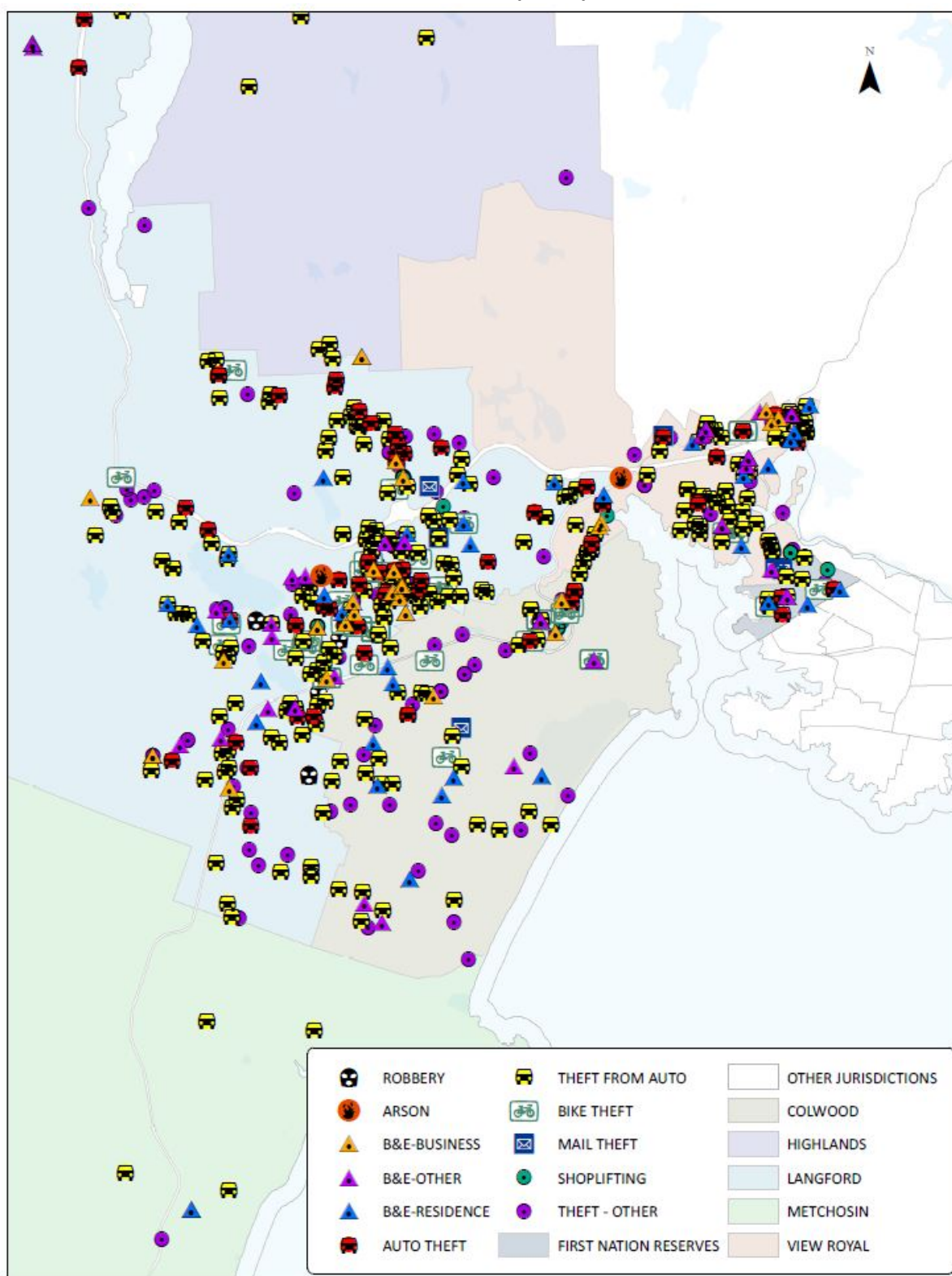
JAN 1 – JUNE 30, 2019 CRIME MAP



Maps do not include files scored as information, prevention, assistance or unfounded files. Not all property crimes are included on the map as some property crimes do not have a geographic component (e.g. online fraud). The map also shows robbery offence locations.



CRIME MAP (CORE)





FRONT COUNTER & SWITCHBOARD ASSISTANCE

The West Shore Detachment receives a significant amount of calls, enquiries and files that are generated through our front counter and switchboard. The detachment currently has a member working the front counter to assist our administration staff in operational matters and improve service delivery to the community. The detachment switchboard receives a large number of phone calls each day which must be triaged and routed to our dispatch/call-taking center or to the appropriate section and member.

Statistics for the front counter and switchboard are as follows:

JAN 1 – JUNE 30, 2019 FRONT COUNTER CALLS					JAN 1 – JUNE 30, 2019 SWITCHBOARD CALLS	
	Files Created at Front Counter	Phone Inquiries	Files Created by Phone	All Other		
Jan	110	107	27	970	Jan	2307
Feb	90	72	15	683	Feb	1838
Mar	106	70	6	858	Mar	1903
Apr	93	52	4	816	Apr	1761
May	126	72	5	971	May	2305
Jun	119	54	6	749	Jun	1979
Total	644	427	63	5047	Total	12093

GUARD ROOM STATISTICS

Please find below a copy of the Guard Room Statistics. **Guard room statistics follow the yearly calendar.*

JAN 1 - JUNE 30, 2019						
MUNICIPALITY	SIPP	CRIMINAL CODE ARRESTS	OTHER P.D.	ADULT	YOUNG OFFENDER	TOTAL
Colwood	7	47		50	4	54
Langford	44	143		157	30	187
View Royal	7	38		42	3	45
Provincial	5	80		80	5	85
TOTALS	63	308	11	329	42	371

JAN 1 - JUNE 30, 2019	
Guard Hours	3251
Meals	307



ANNUAL PERFORMANCE PLAN (APP)

Each Royal Canadian Mounted Police (RCMP) Detachment is mandated to prepare an annual performance plan that addresses identified “local policing priorities.” These “priorities” are set through consultation with elected officials and/or senior staff members. ** The APP follows the RCMP fiscal year of April 1st to March 31st.*

Listed below are the APP priorities for the 2018/2019 fiscal year:

- 1) Prevent and reduce the threat and impact of serious and organized crime.
- 2) Enhance road safety; speeding is the main focus.
- 3) Community engagement through programs of education and prevention.
- 4) Enhance relationships with Aboriginal/Indigenous Communities in our jurisdictional areas.
- 5) Reduce property crimes.
- 6) Reduce crimes against persons.

Further consultation was undertaken with the communities and it was decided that the priorities for the 2019/2020 fiscal year are:

- 1) Prevent and reduce the threat and impact of serious and organized crime.
- 2) Enhance road safety; distracted driving is the main focus.
- 3) Community engagement through programs of education and prevention; including restorative justice, business liaison and recruiting.
- 4) Enhance relationships with Aboriginal/Indigenous Communities in our jurisdictional areas.
- 5) Reduce property crimes.

2018/2019 ANNUAL PERFORMANCE PLAN UPDATES

Prevent and reduce the threat and impact of serious and organized crime.

In 2019, the West Shore RCMP received a presentation from the Gang Enforcement Unit crime analyst who updated the membership on the current status of Outlaw Motorcycle Groups (OMG's) on Vancouver Island and throughout BC. This information was valuable as it identified key areas of focus for police officers.

Since January 2019, the Crime Reduction Unit have conducted seven Drug Trafficking investigations where charges have either been approved or are currently pending. In total, over \$10000 worth of fentanyl, cocaine, and methamphetamine were seized as a result of arrests and search warrants related to the above investigations. One of the investigations involved the dismantling of a “shatter lab” and required the assistance of the RCMP Clan Lab. Members of the unit have obtained approximately ten separate judicial authorizations including three residential Controlled Drugs and Substances Act (CDSA) search warrants, two residential criminal code search warrants, four cell phone search warrants, a tracking warrant, and several unsealing order. Several of the authorizations written included information from confidential informants. Members of the team conducted a protracted Drug Under Cover Operation (UCO) as well as a minor UCO in relation to a property related offences.



A new Drug and Organized Crime Unit is being developed. The unit will consist of one Corporal and four Constables. The unit's mandate is to investigate drug trafficking in the West Shore, as well as monitor and investigate gang activity. These investigations were previously tasked out to the Crime Reduction Unit. The goal in the creation of the new unit is to allow the Crime Reduction Unit to focus their investigations on prolific offenders and property crimes while the new unit takes on the drug investigations which is often time consuming highly specialized work. The two units will fall under the command of the Staff Sergeant in charge of the Serious Crimes Unit and will work closely together to gather and share critical information in order to move investigations forward.

Enhance Road Safety – Speeding.

The detachment's municipal traffic section remains operational fulfilling its mandate to conduct targeted enforcement and investigate fatal collisions. The traffic unit performed several targeted enforcement campaigns targeting traffic offences hotspots in every community. During the first half of the year 873 violation tickets were issued, of that 359 violation tickets for speeding were issued.

The West Shore RCMP Traffic Unit focused on an identified hotspots throughout the West Shore area and conducts rotating motor vehicle enforcement. Identified hotspots include: Langford (VPM, and school zones), Colwood (Esquimalt Lagoon and Kelly Rd.), View Royal (Helmcken Rd. and Island Hwy.), Metchosin (Happy Valley Rd. and school zones), Highlands (Millstream Ave. and rural). The Media Relations Officer (MRO) has been working with the traffic unit to conduct a series of media releases providing updates on the campaigns and educating the public on the dangers of speeding and distracted driving.

Community Engagement Via Educational and Prevention Programs.

The Community Policing Section has filled its vacancies with two full time Constables and one Corporal. One member is assigned as the new Cannabis Liaison Officer. This position has been invaluable to both our detachment members and the public as a resource for the new laws regarding cannabis legalization. The Cannabis Liaison Officer has participated in many educational events including a presentation to teachers and parents at Royal Bay High School and for community groups.

This year the West Shore RCMP have experienced a large increase in the amount of calls for service involving chronic youth offenders aged 12 to 19. The calls for service vary in nature and have included causing disturbances, breaking and entering, theft, mischief to properties and assault. The West Shore RCMP have recognized this trend and created a strategic plan to address these crimes. In July 2019 the Community Policing Section hosted a town hall with parents/guardians, respective schools and community partners involved with the identified at-risk youth. The town hall provided an integrated approach and was well attended by 30 parents of at-risk youth.

Enhance Relationships with Aboriginal/Indigenous Communities.

The First Nation's Community Policing (FNCP) officer organized and participated community policing events focusing on Indigenous youth. West Shore members participated in several hockey games where students faced off against police officers. The games were hosted by Shoreline Middle School and many students from



the Esquimalt and Songhees Nations participated. The FNCP officer also organized the fundraiser and food drive "cram the canoe". Esquimalt and Songhees Nations along with Thrifty Foods raised money and non-perishable food donations. Total donations were close to \$2000, with all proceeds and food going to the Mustard Seed Food Bank.

The FNCP officer also liaised with the Legal Aid Society which recently implemented new changes that offer enhanced services to Indigenous or at-risk families who need legal representation. The FNCP officer ensured all watches and units were included in the information presentation educating officers on these new changes.

Reduce Property Crimes.

The West Shore RCMP Crime Analyst has been working with frontline members to identify chronic offenders and crime trends. Break and enters into businesses and theft of motor vehicles both saw an increase in the first half of 2019. This information has been distributed to all police officers in the West Shore allowing police to focus on areas where crime is being committed and chronic offenders. In cases where chronic offenders have been arrested and evidence to support charges are present, arrests are made and the investigations are being forwarded to Crown Counsel for charge approval.

The West Shore RCMP bike unit has been operational since July 2018 with one Corporal and three Constables on patrol. The unit has dedicated its resources to issues raised by the West Shore RCMP front line officers, Serious Crimes Unit, Crime Analyst and concerns brought forward from the community leaders. The unit targets chronic offenders by zeroing in on property crime offenders and emerging criminal patterns (i.e. increasing their patrols in areas where vehicle break-ins are predominant or areas where we have received numerous calls of disturbance or mischief). The unit has experienced enormous success. In its first year of operation they located 60 individuals wanted for outstanding warrants and 83 charges were forwarded to Crown Counsel for individuals arrested by the Bike Unit alone. In addition to this, the unit executed numerous search warrants for residences/buildings suspected of housing property crime offenders and made 190 contacts with local businesses in an effort to determine what the policing needs were.

Reduce Crimes Against Persons.

During this quarter, West Shore RCMP received 285 calls for service with respect to incidents involving family and/or intimate partner violence. This number does not include calls for service involving domestic disputes where no assault took place. These investigations are identified as a high risk for the RCMP and communities. From Jan 1st to June 30th of this year officers attended 151 calls for service involving non assaultive domestic disputes. This number is in addition to the 285 calls for service involving family violence.

The West Shore RCMP utilizes a police officer Domestic Violence Coordinator within the detachment to monitor all investigations that fell under the domestic violence reporting category. Supervisors work with the Domestic Violence Coordinator to ensure all provincial and organizational policies are followed. The media relations officer is also conducting a social media campaign highlighting violence in relationships. This campaign will focus on all violence, regardless of gender and will also encourage men to discuss being victims of domestic and sexual violence and where to seek resources. The campaign hopes to remove the stigma of men being reluctant to report violence by their partner.

WEST SHORE RCMP BIENNIAL REPORT



HUMAN RESOURCES STATUS REPORT

The West Shore detachment area is a desirable location for members and employees to work and live. The detachment offers a variety of opportunities, excellent working conditions and we are well supported by the communities we serve. As indicated earlier in this report, the overall calls for service (CFS) has increased placing pressure on policing resources. With strong population growth this trend is expected to continue and additional police officers and support staff resources are required to meet the policing needs of the West Shore community.

Currently the detachment has two recruits nearing the end of their recruit field-training. The detachment is expecting two additional recruits to join the West Shore before the end of the year. All newly engaged RCMP members are partnered up with an experienced member "field trainer" for the first four to six months of their general duty recruit field training. The goal is that by the six-month period after graduation from RCMP Depot members will meet all required competencies to fulfill the requirements of a general duty police officer.

The detachment has two new part-time municipal employee Prime File Reviewers working with plans for a third position. The Prime File Reviewers all have an extensive policing background. These positions assist in documenting files and administrative tasks that do not require police attendance. In the past these (non-attendance) files were documented by front line officers. Prime File Reviewers free up valuable time for front line officers to dedicate to on-going investigations or proactive policing.

WORK PLACE WELLNESS

The RCMP has made the mental and physical health of its members and employees a high priority. As the West Shore area continues in its population and development growth, there have been an increasing number of critical incident calls. Members and employees attending and investigating these incidents can experience a high degree of stress and trauma. The RCMP has mental health resources including Peer to Peer, Employee Assistance Program, RCMP Psychologist and referrals to personal and family counselling services. Supervisors are engaged on a regular basis with members and staff to promote work place wellness. Employees are encouraged to maintain physical health through detachment fitness facilities and maintaining active lifestyles in the community.

Respectfully submitted.

Staff Sergeant Raj Sandhu
for
Inspector Todd Preston
Detachment Commander
West Shore RCMP

GOOD MEDICINE IN HARD TIMES

Westshore AVI Health Centre Update
November 2019

OUR HEALTH CENTRE IS ON THE TRADITIONAL TERRITORIES OF THE LEKWUNGEN PEOPLES (SONGHEES AND ESQUIMALT NATIONS). THE 'WESTSHORE' AREA WE SERVE ALSO INCLUDES THE SC'IANEW, T'SOU-KE, AND PACHEEDAHT NATIONS.



ABOUT AVI HEALTH & COMMUNITY SERVICES

AVI was founded as a non-profit over 34 years ago by 5 local gay men in response to the impact of HIV and AIDS in their community. Now we have five offices across Vancouver Island providing a range of care.

Life expectancy for people with the HIV virus has changed radically, as have prevention strategies, but there is still no cure.

We now face a new health crisis in our community:
death by fentanyl poisoning.

ALTHOUGH 'HARM REDUCTION' IS SOMETIMES PERCEIVED AS CONTROVERSIAL,
IT IS A FAMILIAR APPROACH

wash your hands

brush your teeth

WEAR A SEAT BELT

wear a helmet when biking

don't drink and drive

keep your dog on a leash

Smoke outside

GET A FLU VACCINE

cross the street at a designated crosswalk



Harm reduction as it relates to substance use is a continuum. Sometimes abstinence is the goal, sometimes it is not. People need to be able to define what wellness looks like for them and get support to meet their goals.



**THE SOUTH ISLAND HEALTH
REGION HAS ONE OF THE
HIGHEST RATES OF ILLICIT
DRUG OVERDOSE DEATHS IN BC.**

**In the meantime, the Westshore area is
expanding exponentially and has very few
resources for people with mental health and/or
substance use challenges. Our clinic is the
ONLY one of its' kind in the area.**

Understanding Addiction

Starting drug use is a choice

Starting drug treatment is a choice

Addiction is **not** a choice

Brain changes as a consequence of drug use are **not** a choice

OPIOID AGONIST THERAPY

OAT is not simply replacing one substance for another. There is significant evidence to show people accessing these medications and supports experience:

↓ illicit opioid use

↓ IVDU and needle sharing

↓ multiple sex partners and/or exchange of sex for drugs or money

↓ HIV and hepatitis C seroconversion

↓ criminal behaviour

↓ mortality



↑ employment
**↑ social functioning and
participation in community life**
↑ quality of life
**↑ return of children from
Ministry care**

WESTSHORE AVI HEALTH CENTRE

- Attempts to address the biopsychosocial aspects of addiction
- Team based care is integral
- Approach similar to managing other chronic conditions
- Low barrier, patient directed
- Determinants of health and harm reduction centered service delivery

WESTSHORE AVI HEALTH CENTRE

How and why?

Dr. Mason had been working at our Nanaimo Health Centre and let us know he was moving with his family back to his home community, Langford, and would be available. Given all of the gaps in service in the Westshore, the increasing number of overdose deaths, and the evidence that opioid agonist therapy is a proven approach, we took this opportunity and went to our Board of Directors with a plan.

Because of the great need, the Board made an exceptional decision by giving us permission to go into our reserve funds to open a clinic. We opened our doors November 2017.

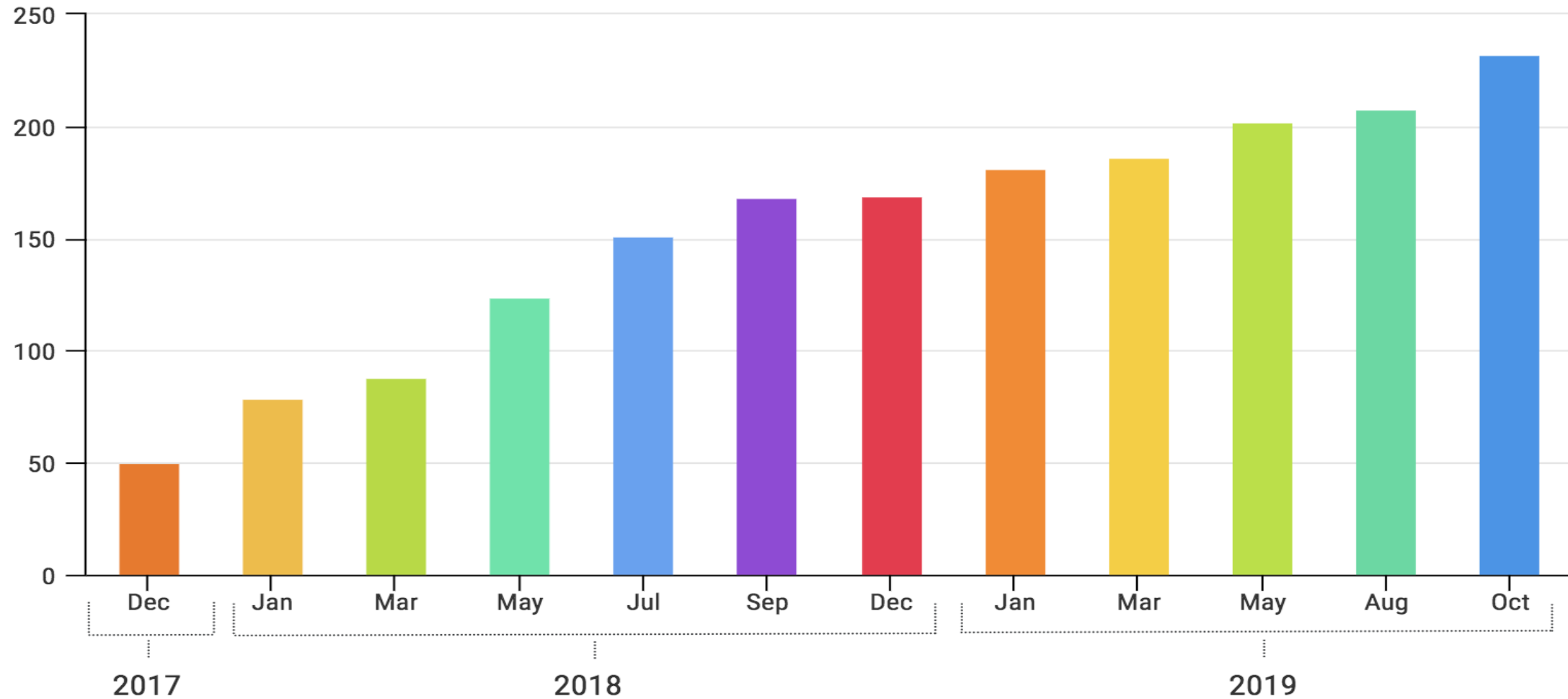
Around a year later we were given some funding from Island Health, which allowed us to hire a part time nurse, part time Social Worker, and two patient/peer educators who work 5 hours a week each.

Because we do not use a FFS model and do not charge our patients a clinic fee, finances continue to be challenging and we are unable to expand service beyond what we are currently doing.

WESTSHORE AVI HEALTH CENTRE

- 70% of our patients are men, the majority of whom are aged between 30 and 49, the demographic disproportionately represented in overdose deaths statistics. Many work in the trades; a group that is also at particularly high risk of overdose death.
- We offer Primary Care to our patients who do not have a GP (more than 90%). Many have not had any health care for a significant period of time and are dealing with head injuries, uncontrolled pain, and untreated chronic conditions such as hepatitis C, diabetes, depression and PTSD. Long term care builds relationships and trust and is proven to improve outcomes.
- Most of our patients have experienced at least one overdose event in their history, some have overdosed three or more times.
- We provide care to a very vulnerable group of young women and women who are pregnant and parenting.

Westshore AVI Health Centre ~ Patient Increase Rate



WESTSHORE AVI HEALTH CENTRE

As most of our team works part time we are only able to be open with medical care 3 days a week. It is not enough to meet demand form the community or the needs of this very vulnerable population.

We used to be able to take self referrals and walk ins, but now have a wait list.

Our hours are flexible so we can provide service to people who are working. We open an additional day a week without medical care to provide support services.

Monday: 2pm-6:30pm, with Doctor, MOA and Social Worker

Tuesday: 9:30am-8pm, with Doctor, MOA, Social Worker + Nurse (9-4pm)

Thursday: 7:30am-4:30pm, with Doctor, MOA, Social Worker + Nurse (9-4pm)

Friday: 10am-4:30pm, Support and Groups with Social Worker and Peer Support



QUESTIONS?

CITY OF LANGFORD

MINUTES OF THE PARKS, RECREATION, CULTURE AND BEAUTIFICATION COMMITTEE

Thursday, November 28th, 2019 @ 5:00 pm

Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Councillors: L. Seaton (Chair) and R. Wade (Vice-Chair), Members: N. Arden, R. Prettie, K. Reece, M. Stearns, J. Whitehouse, and Victoria Contracting and Municipal Maintenance Corporation Representative, G. Harrison.

ATTENDING

Manager of Parks and Recreation, C. Manton, Senior Parks Technician, Yari Nielsen, and Deputy Director of Planning, L. Stohmann.

ABSENT

Member A. Sturgeon.

1. CALL TO ORDER

The Chair called the meeting to order at 5:01 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR SEATON

SECONDED: M. STEARNS

That the Parks, Recreation, Culture and Beautification Committee approve the Agenda as presented.

CARRIED.

3. PRESENTATION

a) C&S Planning Group

RE: Parks and Recreation Space Needs Assessment

Council approved the Recreation, Parks, Trails and Open Space Review Project on November 25, 2019. C+ S Planning and their team have been awarded the contract for this project. Maria Stanborough, from C+S Planning, provided a verbal update regarding the goals and objectives of the Recreation, Parks, Trails and Open Space Review and laid out their timeline over the next 5 months.

b) Jimmy Miller, West Shore Skate Coalition
RE: Skateboard Park Facility in the Westshore

Jimmy Miller of the West Shore Skate Coalition (WSC) and Bobbi Neal of the West Shore Parks and Recreation (WSPR) presented to the Committee an update on the progress of the Westshore skatepark and Youth Spaces in the Westshore; along with the request for funding (\$239,314.20) from Langford. WSC & WSPR were seeking approval from the Committee for the funding to be presented to Council.

MOVED BY: COUNCILLOR WADE
SECONDED: M. STEARNS

THAT the Parks, Recreation, Culture and Beautification Committee request that the West Shore Skate Coalition return to the Committee with further information about capital and operational budgets for the West Shore Skatepark project, including confirmed contributions from other municipalities and any other expected funding, before recommending that Council support this project;

AND THAT the Committee recommend to the West Shore Skate Coalition that they submit the West Shore Skatepark proposal as part of the Recreation, Parks, Trails and Open Space Review process.

CARRIED.

4. ADOPTION OF THE MINUTES

a) Parks, Recreation, Culture & Beautification Committee Meeting – July 4th, 2019

MOVED BY: COUNCILLOR SEATON
SECONDED: M. STEARNS

That the Parks, Recreation, Culture and Beautification Committee approve the minutes of the meeting held on July 4th, 2019.

CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 6:04 p.m.

CHAIR

CERTIFIED CORRECT
(Corporate Officer)



Staff Report to Council

Date: December 2, 2019
Department: Administration
Subject: West Shore Parks and Recreation Society 2020 Agreement Extensions

Background

West Shore Parks and Recreation Society is jointly owned by the Councils of Langford, Colwood, View Royal, Metchosin and Highlands and it is governed by three documents, namely the Co-Owners Agreement, the Members Agreement and the Operating, Maintenance and Management Agreement. These agreements will expire on December 31, 2019 unless renewed or extended.

Commentary

The Board of Directors, which is currently made up of the CAOs of the five owner municipalities, has been revising and updating these documents with the intent of bringing them forward to their respective municipalities for review and ratification for a 5-year term. While good progress had been made, the Board has unanimously agreed to request that their respective Councils extend the existing agreements until February 29, 2020.

Options

1. That Council extend the Co-Owners Agreement, the Members Agreement, and the Operating, Maintenance and Management Agreement for West Shore Parks and Recreation until February 29, 2020.

or

2. Council not extend the three agreements.

Respectfully submitted,

Submitted by:	Darren Kiedyk, Chief Administrative Officer
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Braden Hutchins, Director of Corporate Services

/DK

CO-OWNERS AGREEMENT EXTENSION AGREEMENT
WEST SHORE PARKS AND RECREATION SOCIETY

THIS AGREEMENT dated for reference this _____ day of _____, 2019

AMONG

CITY OF COLWOOD
3300 Wishart Road
Victoria, B.C. V9C 1R1

DISTRICT OF HIGHLANDS
1980 Millstream Road
Victoria, B.C. V9B 6H1

CITY OF LANGFORD
877 Goldstream Avenue
Victoria, B.C. V9B 2X8

DISTRICT OF METCHOSIN
4450 Happy Valley Road
Victoria, B.C. V9C 3Z3

TOWN OF VIEW ROYAL
45 View Royal Avenue
Victoria, B.C. V9B 1A6

(collectively the “**Co-owners**” and each a “**Co-owner**”)

WHEREAS the current Co-Owners Agreement expires December 31, 2019.

NOW THEREFORE the current Co-Owners Agreement between the parties shall be renewed for an two-month term ending February 29, 2020, unless otherwise terminated earlier in accordance with the agreement.

IN WITNESS WHEREOF the parties hereto have set their hands on the day and year first above written.

CITY OF COLWOOD	)
By its authorized signatories	)
	)
_____	)
Mayor	)
	)
_____	)
Corporate Officer	)

DISTRICT OF HIGHLANDS)
By its authorized signatories)
)
_____)
Mayor)
)
_____)
Corporate Officer)

CITY OF LANGFORD)
By its authorized signatories)
)
)
_____)
Mayor)
)
_____)
Corporate Officer)

DISTRICT OF METCHOSIN)
By its authorized signatories)
)
)
_____)
Mayor)
)
_____)
Corporate Officer)

TOWN OF VIEW ROYAL)
By its authorized signatories)
)
)
_____)
Mayor)
)
_____)
Corporate Officer)

MEMBERS AGREEMENT EXTENSION AGREEMENT
WEST SHORE PARKS AND RECREATION SOCIETY

THIS AGREEMENT dated for reference this _____ day of _____, 2019

AMONG

CITY OF COLWOOD

3300 Wishart Road
Victoria, B.C. V9C 1R1

DISTRICT OF HIGHLANDS

1980 Millstream Road
Victoria, B.C. V9B 6H1

CITY OF LANGFORD

877 Goldstream Avenue
Victoria, B.C. V9B 2X8

DISTRICT OF METCHOSIN

4450 Happy Valley Road
Victoria, B.C. V9C 3Z3

TOWN OF VIEW ROYAL

45 View Royal Avenue
Victoria, B.C. V9B 1A6

(collectively the “**Members**” and each a “**Member**”)

WHEREAS the current Members Agreement expires December 31, 2019.

NOW THEREFORE the current Members Agreement between the parties shall be renewed for an two-month term ending February 29, 2020, unless otherwise terminated earlier in accordance with the agreement.

IN WITNESS WHEREOF the parties hereto have set their hands on the day and year first above written.

CITY OF COLWOOD	)
By its authorized signatories	)
	)
_____	)
Mayor	)
	)
_____	)
Corporate Officer	)

DISTRICT OF HIGHLANDS)
By its authorized signatories)
)
_____)
Mayor)
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Corporate Officer)

CITY OF LANGFORD)
By its authorized signatories)
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Mayor)
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Corporate Officer)

DISTRICT OF METCHOSIN)
By its authorized signatories)
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_____)
Mayor)
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_____)
Corporate Officer)

TOWN OF VIEW ROYAL)
By its authorized signatories)
)
)
_____)
Mayor)
)
_____)
Corporate Officer)

OPERATING, MAINTENANCE AND MANAGEMENT AGREEMENT EXTENSION AGREEMENT
WEST SHORE PARKS AND RECREATION SOCIETY

THIS AGREEMENT dated for reference this _____ day of _____, 2019

AMONG

CITY OF COLWOOD

3300 Wishart Road
Victoria, B.C. V9C 1R1

DISTRICT OF HIGHLANDS

1980 Millstream Road
Victoria, B.C. V9B 6H1

CITY OF LANGFORD

877 Goldstream Avenue
Victoria, B.C. V9B 2X8

DISTRICT OF METCHOSIN

4450 Happy Valley Road
Victoria, B.C. V9C 3Z3

TOWN OF VIEW ROYAL

45 View Royal Avenue
Victoria, B.C. V9B 1A6

(collectively the “**Municipalities**” and each a “**Municipality**”)

OF THE FIRST PART

AND

WEST SHORE PARKS AND RECREATION SOCIETY

Inc. No. S-43917
1767 Island Highway
Victoria, B.C. V9B 1J1

(the “**Society**”)

OF THE SECOND PART

WHEREAS the current Operating, Maintenance and Management Agreement expires December 31, 2019.

NOW THEREFORE the current Operating, Maintenance and Management Agreement between the parties shall be renewed for an two-month term ending February 29, 2020, unless otherwise terminated earlier in accordance with the agreement.

IN WITNESS WHEREOF the parties hereto have set their hands on the day and year first above written.

CITY OF COLWOOD	)
By its authorized signatories	)
	)
_____	)
Mayor	)
	)
_____	)
Corporate Officer	)

DISTRICT OF HIGHLANDS)
By its authorized signatories)
)
_____)
Mayor)
)
_____)
Corporate Officer)

CITY OF LANGFORD	)
By its authorized signatories	)
	)
_____	)
Mayor	)
	)
_____	)
Corporate Officer	)

DISTRICT OF METCHOSIN	)
By its authorized signatories	)
	)
_____	)
Mayor	)
	)
_____	)
Corporate Officer	)

TOWN OF VIEW ROYAL)
By its authorized signatories)
)
)
_____)
Mayor)
)
_____)
Corporate Officer)

WEST SHORE PARKS AND)
RECREATION SOCIETY)
By its authorized signatories)
)
_____))
Chair)
)
_____))
Administrator)



Staff Report to Council

Date: December 2, 2019

Department: Planning

Application No.: Z18-0031 and OCP19-0003

Subject: Bylaw No. 1852 – Application to amend the Official Community Plan from Neighbourhood to Mixed Use Employment Centre at 1000 Citation Road and 2961 Secretariat Way and;
Bylaw No. 1853 - Application to Rezone 1000 Citation Road from R2 to RM2A to Allow for Townhouse Units and to Rezone 2691 Secretariat Way from R2 to RM7A to Allow for Multi-Family Development and;

At their Regular Meeting of 15 July 2019, Council passed the following resolution with respect to the properties at 1000 Citation Road and 2691 Secretariat Way:

That Council:

1. *Direct Staff to prepare a bylaw to amend the Official Community Plan designation of 1000 Citation Road and 2691 Secretariat Way from Neighbourhood to Mixed Use Employment Centre;*
2. *Direct Staff to prepare a bylaw to amend the zoning designation of the property located at 1000 Citation Road from R2 (One-and Two-Family Residential) to RM2A (Attached Housing) and the property located at 2691 Secretariat Way from R2 (One-and Two-Family Residential) to RM7A (Medium Density Apartment) 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: (**SECURED IN BYLAW**)*
 - i. *\$610 towards the Affordable Housing Fund; and*
 - ii. *\$3,660 towards the General Amenity Fund.*

The apartment component may be 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 stormwater can be adequately managed on-site for the proposed developments, to the satisfaction of the Director of Engineering; **(COMPLETED)***
 - ii. *Conceptual design drawings for both 1000 Citation Road and 2691 Secretariat Way to the satisfaction of the Director of Planning. **(COMPLETED)***
- 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: **(SECURED IN COVENANT)***
 - i. *That all frontage improvements to Bylaw No. 1000 standards are provided to the satisfaction of the Director of Engineering prior to the issuance of a building permit including any required measures from the approved Traffic Impact Study;*
 - ii. *Complete remaining sidewalk on Citation Road to Florence Lake Road to the satisfaction of the Director of Engineering;*
 - iii. *That a Stormwater Management Plan be provided and all required measures recommended be implemented to the satisfaction of the Director of Engineering prior to the issuance of a building permit;*
 - iv. *That a Construction Parking Management Plan be provided to the satisfaction of the Director of Engineering prior to any alteration of the land;*
 - v. *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;*
 - vi. *That the 6 m portion that will remain road will be improved to the satisfaction of the Fire Chief if the applicant proceeds with purchasing a portion of the road right-of-way.*
- 3. *Direct Staff to amend Schedule "A1" within Zoning Bylaw No. 300 to include 2691 Secretariat Way;*
- 4. *Direct Staff to amend the RM7A zone to allow for a height limit of 7 storeys at 2691 Secretariat Way;*
- 5. *Authorize the Director of Planning to issue the following variances through a Development Permit application:*
 - a) *A variance to Section 6.31A.06(1) to decrease the front lot line setback from the required 5.5 m to 3.8 m for townhomes located at 1000 Citation Road;*
 - b) *A variance to Section 6.36A.06(1) to decrease the front lot line along Secretariat Way from the required 7.5 m to 0 m for the development located at 2691 Secretariat Way;*
 - c) *A variance to Section 6.36A.06(3) to decrease the exterior side lot line along McCallum Road from the required 7.5 m to 2 m for the development located at 2691 Secretariat Way;*

- d) *A variance to Section 6.36A.06(3) to decrease the exterior side lot line along Citation Road to 0 m for the development located at 2691 Secretariat Way.*

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 2. c) i. – vi. in Council's resolution of July 15th, 2019.

Bylaw No. 1853 was signed by the Minister of Transportation on November 4th, 2019.

As there are no additional conditions placed on the approval of Bylaw No. 1852 or Bylaw No. 1853, Council may wish to give these bylaws fourth and final reading.

OPTIONS

That Council:

1. Adopt Bylaw No. 1852 and Bylaw No. 1853;
2. Take no action at this time with respect to Bylaw No. 1852 and Bylaw No. 1853;

Respectfully Submitted,

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 – Approval via Email
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

**CITY OF LANGFORD
BYLAW NO. 1852**

**A BYLAW TO AMEND BYLAW NO. 1200,
“LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008”**

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

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

1. By deleting from the NEIGHBOURHOOD designation and adding to the MIXED USE EMPLOYMENT CENTRE designation the property legally described as COMMON PROPERTY PLAN VIS1876 (1000 Citation Rd) and COMMON PROPERTY PLAN 5695 (2691 Secretariat Way) and shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as “Langford Official Community Plan Bylaw, Amendment No. 32, (1000 Citation Rd and 2691 Secretariat Way), Bylaw No. 1852, 2019”.

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

PUBLIC HEARING held this 7th day of October, 2019.

READ A SECOND TIME this 7th day of October, 2019.

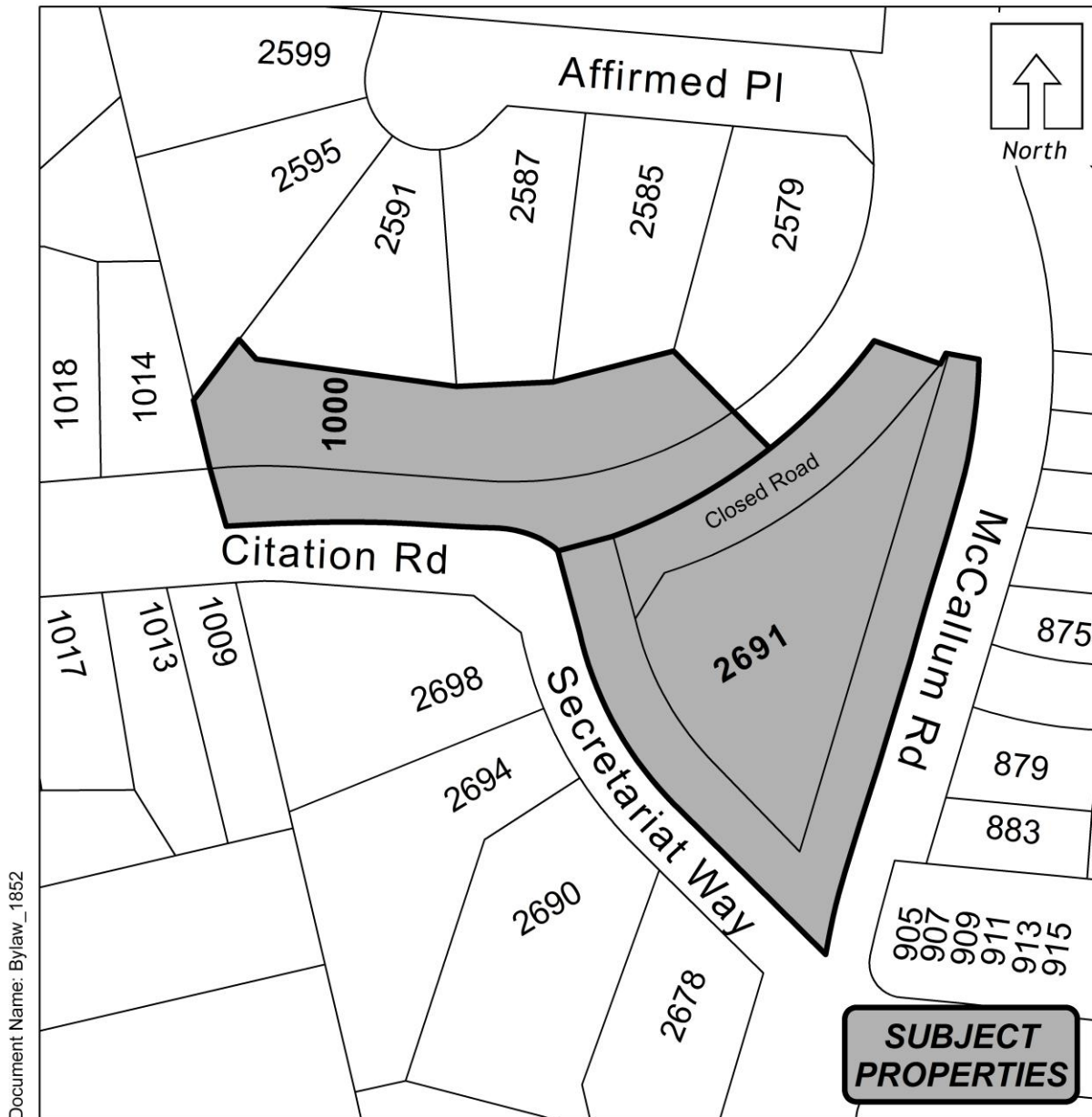
READ A THIRD TIME this 7th day of October, 2019.

ADOPTED this day of , 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1852

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/23/2019

**CITY OF LANGFORD
BYLAW NO. 1853**

**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 RM2A (Attached Housing) Zone the property legally described as Common Property Plan VIS1876 (1000 Citation Rd) and by deleting from the R2 (One- and Two-Family Residential) Zone and adding to the RM7A (Medium Density Apartment A) Zone the property legally described as Common Property Plan VIS5695 (2691 Secretariat Way) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding to Section 6.36A.05 the following:

On the lot legally described as Common Property Plan VIS5695 (2691 Secretariat Way) the maximum height for an apartment may be 7 storeys.

3. 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)
RM2A	1853	Common Property Plan VIS1876 (1000 Citation Rd)	a) \$610 per new unit created towards the Affordable Housing Fund b) \$3,660 per new unit created towards the General Amenity Fund	No

RM7A	1853	Common Property Plan VIS5695 (2691 Secretariat Way)	a) \$610 per new unit created on the 1st to 4th storeys of the building towards the Affordable Housing Fund; and b) \$305 per new unit created on the 5th and 6th storeys of the building towards the Affordable Housing Fund; and c) \$152.50 per new unit created on the 7th storey or higher of the building towards the Affordable Housing Fund; and d) \$3,660 per new unit created on the 1st to 4th storeys of the building towards the General Amenity Fund; and e) \$1,830 per new unit created on the 5th and 6th storeys of the building towards the General Amenity Fund; and f) \$915 per new unit created on the 7th storey or higher of the building towards the General Amenity Fund	No
------	------	--	--	----

4. By deleting Schedule AI and replacing it with the map shown on Schedule B of this bylaw;
- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 566, (1000 Citation Rd and 2691 Secretariat Way), Bylaw No. 1853, 2019".

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

PUBLIC HEARING held this 7th day of October, 2019.

READ A SECOND TIME this 7th day of October, 2019.

READ A THIRD TIME this 7th day of October, 2019.

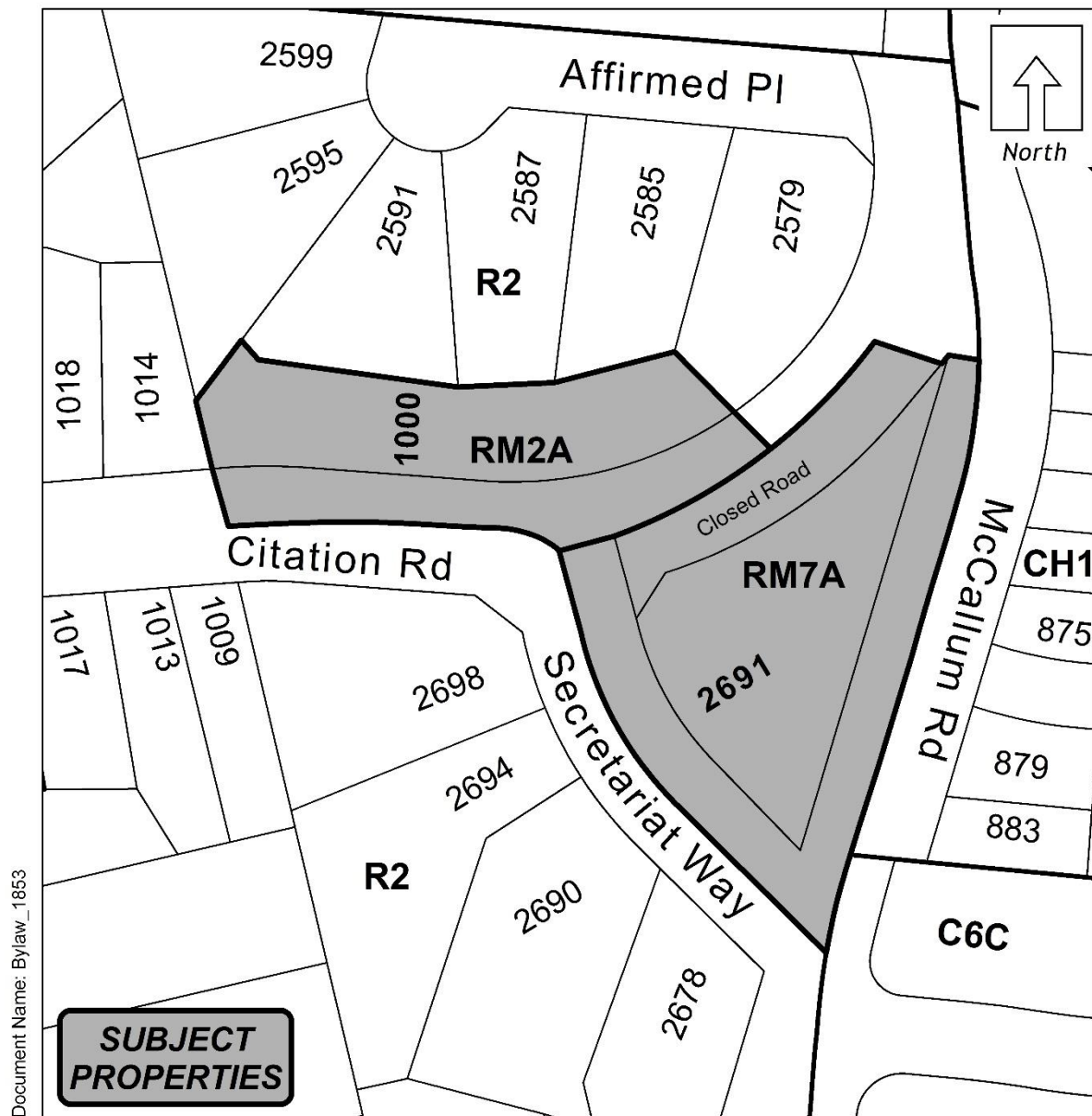
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 4th day of November, 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1853

MAYOR

ADOPTION: _____

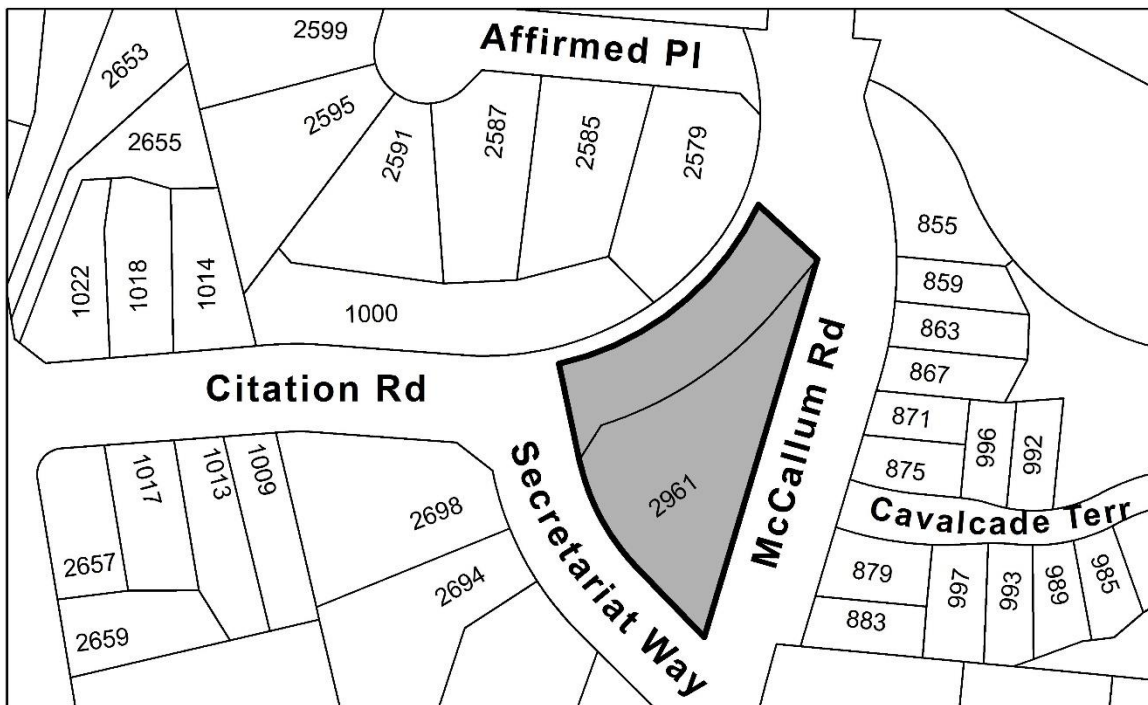
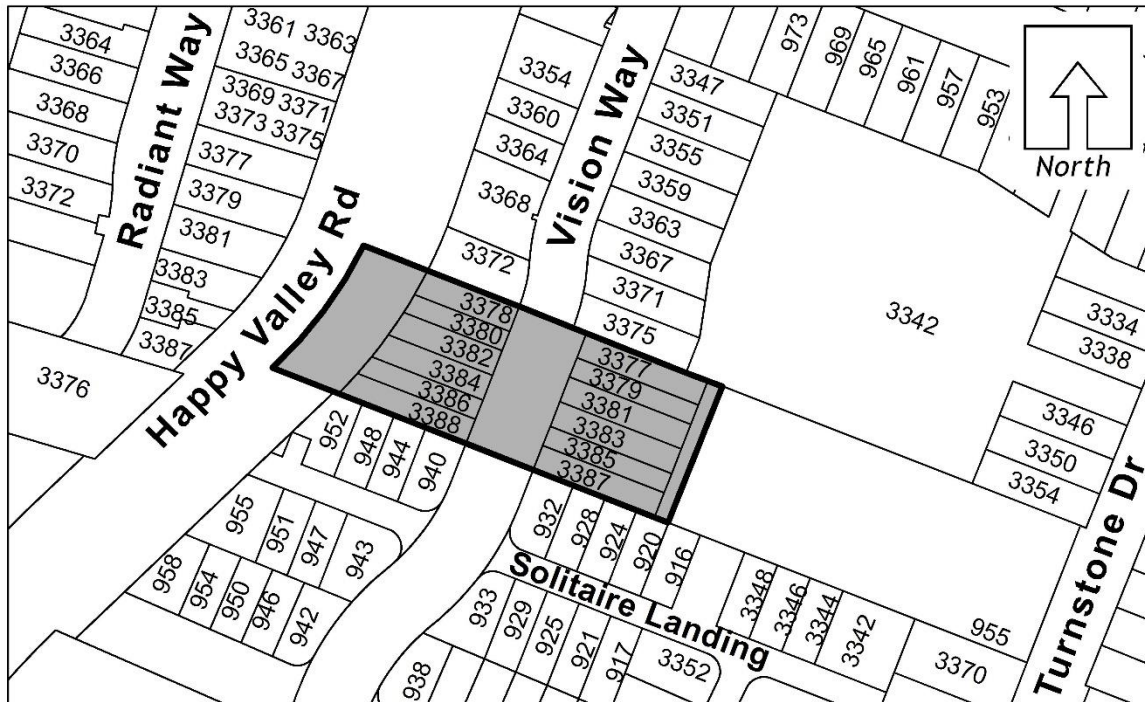
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/23/2019

Schedule B

SCHEDULE "A1" TO BYLAW No. 300



Scale: N.T.S.

Last Revised: May 21, 2019

**CITY OF LANGFORD
BYLAW NO. 1857**

**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 RM2A (Attached Housing) Zone the property legally described as LOT 1 SECTION 1 RANGE 3 WEST HIGHLAND DISTRICT PLAN 34701, PID No. 000-301-515 (684 Hoylake Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RT1	1857	LOT 1 SECTION 1 RANGE 3 WEST HIGHLAND DISTRICT PLAN 34701, PID No. 000-301-515 (684 Hoylake Ave)	a) \$3660 per unit towards the General Amenity Reserve Fund; and b) \$610 per unit towards the Affordable Housing Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 570, (684 Hoylake Ave), Bylaw No. 1857, 2019".

READ A FIRST TIME this 4th day of November, 2019.

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

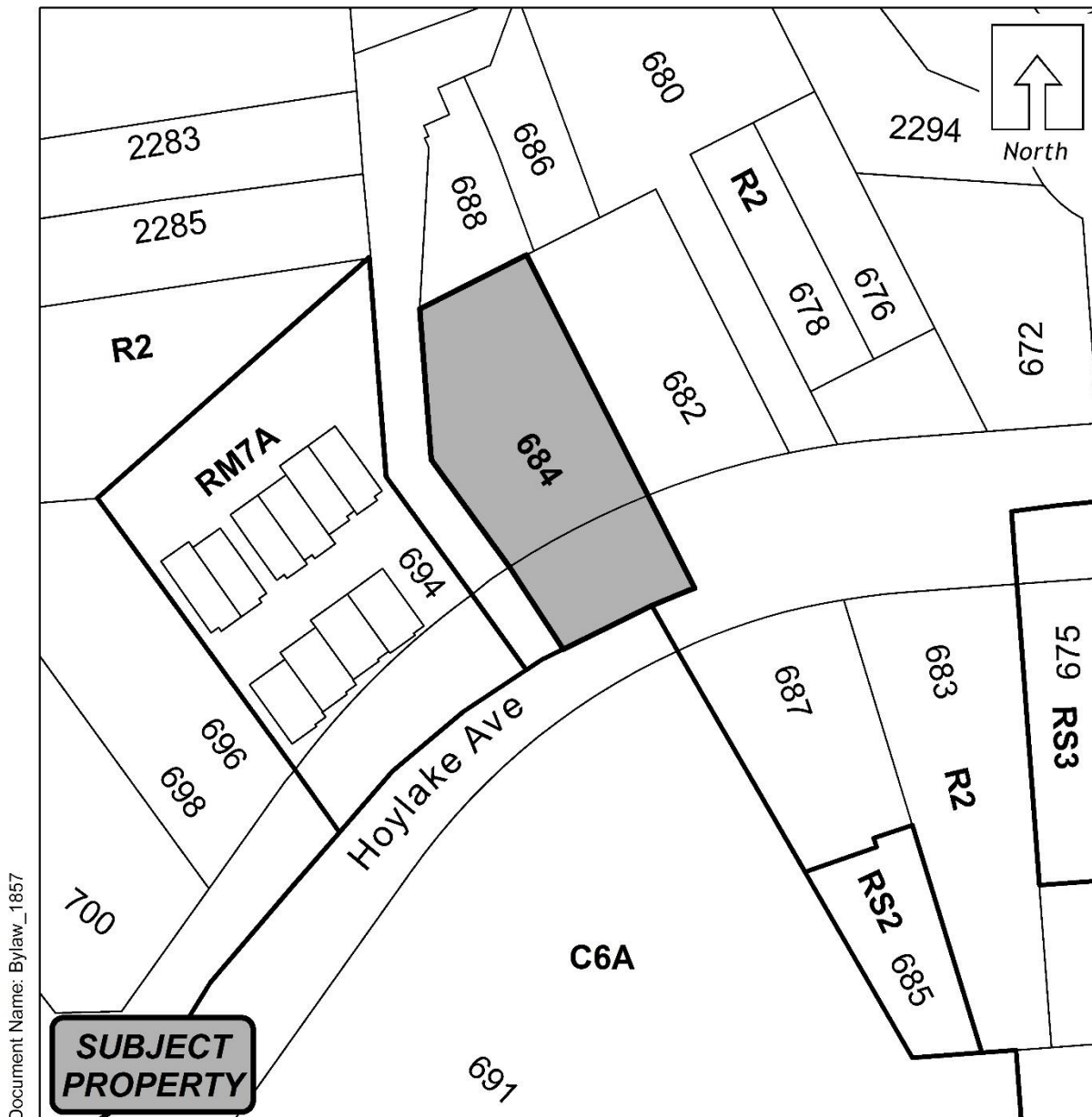
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1857

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 7/30/2019



Staff Report to Council

Date: December 2, 2019
Department: Administration
Subject: Updated Indemnification Bylaw

Background

The City of Langford's indemnification bylaw, "Members of Council, Officers, and Employees Indemnification Bylaw No. 5," was written in 1992, and staff recommend an update.

Commentary

The purpose of an indemnification bylaw is to ensure that municipal officials are not personally liable for legal costs or fines if they are sued for performing their duties. The *Local Government Act* section 740 states that local governments can indemnify their officials either by bylaw or by resolution. It is common for BC municipalities to have an indemnification bylaw to provide certainty to officials, including Council, staff and volunteers, that legal costs and fines will be covered if they are individually named in a legal action.

The proposed bylaw provides more clarity on who is indemnified, and in what situations. For example, it does not include consultants. It also extends indemnification to volunteers, such as those on Council committees.

Financial Implications

None.

Legal Implications

This bylaw provides greater legal clarity to how the City will indemnify its officials.

Options

1. THAT Council give first, second and third reading to “Indemnification Bylaw No. 1865.”

OR

2. THAT Council take no action on the draft indemnification bylaw.

Respectfully submitted,

Submitted by:	Adriana Proton, Manager of Legislative Services
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Chris Aubrey, Fire Chief
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

City of Langford

BYLAW NO. 1865

A Bylaw to indemnify municipal officials.

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

Citation

1. This Bylaw may be cited as “Indemnification Bylaw No. 1865”.

Definitions

2. In this Bylaw:

CITY	means the City of Langford.
INDEMNIFY	means to pay the amounts required or incurred: a) To defend an action or prosecution brought against a person in connection with the exercise or intended exercise of the person’s powers or the performance or intended performance of the person’s duties or functions; b) To satisfy a judgment, award or penalty imposed in an action or prosecution referred to in paragraph a); or c) In relation to an inquiry under the <i>Public Inquiry Act</i>, or to another proceeding, that involves the administration of the City or the conduct of City business; but does not extend to a fine that is imposed as a result of a conviction for an offence, other than a strict or absolute liability offence;
MUNICIPAL OFFICIAL	means: a) A current or former member of Council; b) A current or former employee or officer of the City; c) A person who is or was a person referred to in section 738 (1) of the <i>Local Government Act [immunity for individual local public officers]</i>, but only in relation to the exercise of powers or performance of duties or functions for or on behalf of the City; but does not include an independent service provider, professional advisor or contractor engaged by the City from time to time on a fee for service basis;

WILLFUL MISCONDUCT	in relation to a municipal official, includes, without limitation, willfully acting contrary to the terms and conditions of their employment or to a lawful direction or order of a superior.
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3. Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time.

Indemnification

4. The City will indemnify every municipal official against an action or prosecution brought against the municipal official as a result of or relating to the performance or intended performance of their duties, including, for certainty, reasonable legal costs incurred in relation to the proceeding, if the person to be indemnified:
- a) Promptly, after being served with any document initiating an action or prosecution or relating to an action or prosecution, delivers a copy of same to the City's Corporate Officer;
 - b) Does not admit or assume liability, enter into a settlement, or enter a guilty plea except with the approval of Council;
 - c) Consents in writing to the City having sole discretion to appoint and instruct legal counsel, to conduct all necessary investigations, and to negotiate and settle the action or prosecution, provided that if the person believes they have an interest that is in conflict with the interest of the City the person is entitled to independent legal counsel; and
 - d) Assists in providing and securing information, evidence and witnesses, and cooperates with the City and their legal counsel in the defence of the action or prosecution.
5. Where the City indemnifies a municipal official under this Bylaw, the City will keep the municipal official apprised of the status of the action or prosecution against that person, when possible.

Exceptions

6. The City will not seek indemnity against a municipal official in respect of any action of the municipal official which results in a claim for damages against the City, except where a court of competent jurisdiction makes a finding that the person has been guilty of dishonesty, gross negligence, or malicious or willful misconduct.

Severability

7. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the Bylaw is deemed valid.

Repeal

8. The “Members of Council, Officers and Employees Indemnification Bylaw No. 5, 1992” is hereby repealed.

READ A FIRST TIME THIS DAY OF DECEMBER 2019.

READ A SECOND TIME THIS DAY OF DECEMBER 2019.

READ A THIRD TIME THIS DAY OF DECEMBER 2019.

ADOPTED THIS DAY OF 2020.

Presiding Council Member

Corporate Officer

**CITY OF LANGFORD
BYLAW NO. 1870**

**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 R1 (One-Family Residential) Zone and adding to RS4 (Residential Small Lot 4) Zone the property legally described as LOT 3, SECTION 78, ESQUIMALT DISTRICT, PLAN 22056, PID No. 003-323-048 (894 Walfred Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS4	1870	LOT 3, SECTION 78, ESQUIMALT DISTRICT, PLAN 22056, PID No. 003-323-048 (894 Walfred Rd)	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. 576, (894 Walfred Rd), Bylaw No. 1870, 2019".

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

PUBLIC HEARING held this day of, 2019.

READ A SECOND TIME this day of, 2019.

READ A THIRD TIME this day of, 2019.

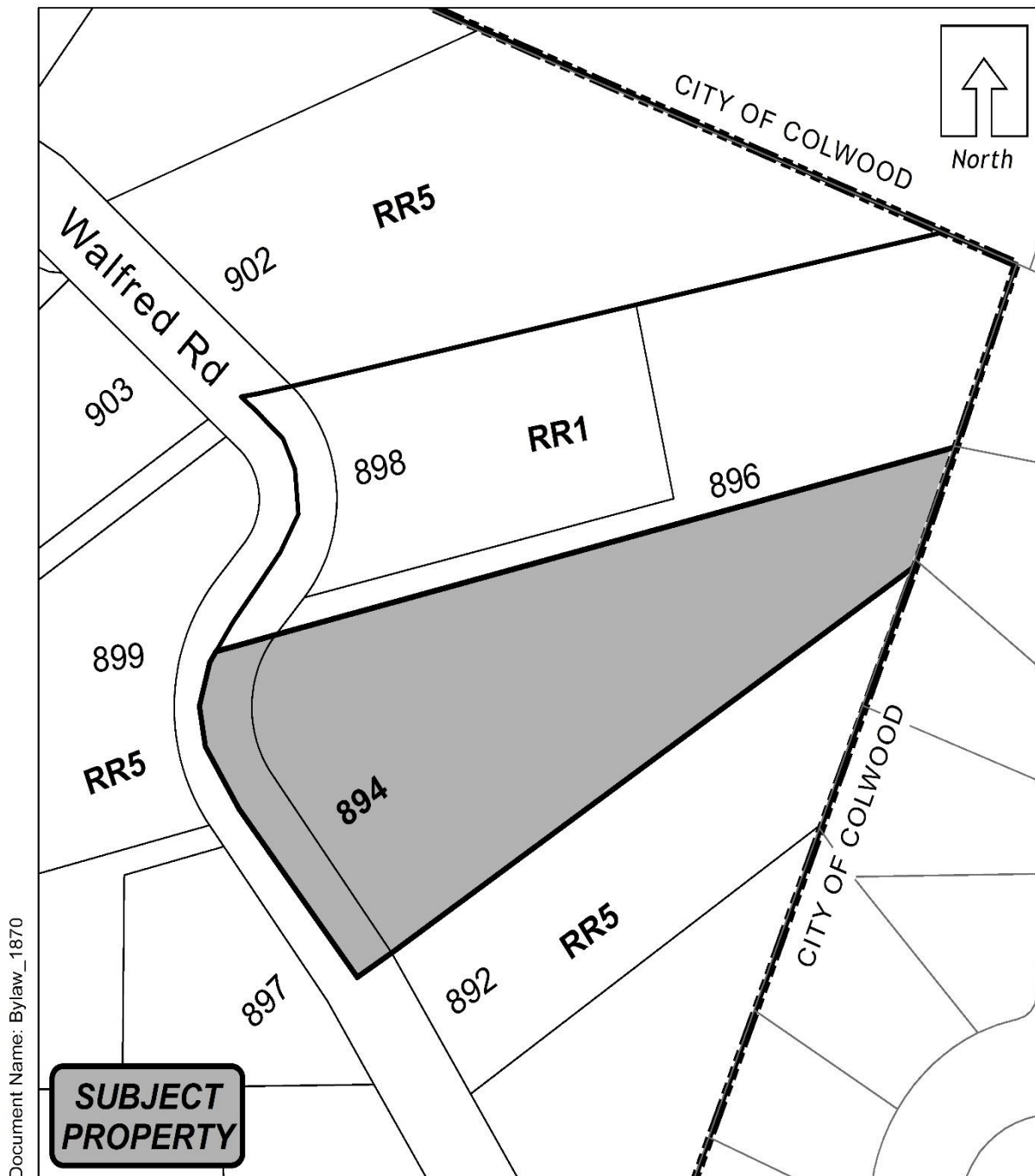
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS day of , 2019.

ADOPTED this of, 2019.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1870

MAYOR

ADOPTION: _____

CORPORATE OFFICER



Staff Report to Council

Date: December 2, 2019
Department: Finance
Subject: City Hall Building Strata Council Appointment

Background

After 18 years of serving as the City representative on the Strata Council for the composite Langford City Hall commercial office building at 877 Goldstream Ave, Mr. Geoff Pearce has given his resignation. Mr. Pearce has provided many years of exceptional service on behalf of the City, first as the Chair of the Strata Corporation when he was the City's Administrator and subsequently following his retirement in 2006.

Mr. Pearce is currently appointed as the City representative in Langford City Hall Strata Property Delegation Bylaw No. 991, 2005 as amended.

With Mr. Pearce's resignation, it is prudent for the City to amend the Bylaw to appoint a new representative. As such, Bylaw No. 1879 is attached.

Options

THAT Council give Langford City Hall Strata Property Delegation Bylaw No. 991, 2005, Amendment No. 2, Bylaw. No. 1879, 2019 first, second and third readings.

Respectfully submitted,

Submitted by:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

CITY OF LANGFORD

BYLAW NO. 1879

**A BYLAW TO AMEND THE DELEGATE AUTHORITY RELATING TO MANAGEMENT OF THE CITY
HALL STRATA PROPERTY**

The purpose of this Bylaw is to amend the delegation authority relating to management of the City Hall Strata Property.

Under its statutory powers, including Section 154 of the Community Charter, the Municipal Council of the City of Langford enacts the following provisions:

1. Bylaw No. 991, “Langford City Hall Strata Property Delegation Bylaw No. 991, 2005” as amended is hereby amended:

a. by revising sections 1 and 2 to read:

Delegation:

1. Council delegates to the Chief Administrative Officer, or delegate, the authority, on behalf of the City, to manage, vote at and participate in all meetings of Strata Corporation VIS5151, make decisions with respect to and otherwise deal with Strata Lots 3, 6, 30 and 31 Section 5 Esquimalt District Strata Plan VIS5151 (the “Lands”), to the extent permitted under the laws of the Province of British Columbia and Canada, and to execute on behalf of the City any agreements or instruments related thereto, and to be the proxy standing in the place of the City in relation to all strata property matters associated with the Lands.
 2. Without limiting the generality of section 1, the Chief Administrative Officer, or delegate, shall have the power of appointment as set out in section 9 of the Form I Amended Strata Bylaws.
2. This Bylaw may be cited as the “Langford City Hall Strata Property Delegation Bylaw No. 991, 2005, Amendment No. 2, Bylaw No. 1879, 2019.”

READ A FIRST TIME this day of December, 2019.

READ A SECOND TIME this day of December, 2019.

READ A THIRD TIME this day of December, 2019.

ADOPTED this day of January, 2020.

MAYOR

CORPORATE OFFICER



City of Langford

www.cityoflangford.ca

December 2nd, 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 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.